

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES
(Revised 9-20-07)

Date: September 13, 2007

Meeting No: 67

Project: The Madison Residential Project
Market Center URA

Phase: Final

Location: 712-730 North Howard Street

PRESENTATION:

The architect, Peter Fillat, presented the design team's response to previous Panel comments. A new element was presented – a masonry “rubble wall” as a façade for the live/work units and the building's entrance on Madison Street. The wall will be secured by a metal cage system of an 18” thickness, with loose brick rubble pored within. It will stand alone, with the glass plane six inches behind.

RECOMMENDATIONS OF THE PANEL:

The Panel approved the design team's response. It was not in 100% agreement about the rubble screen wall, however. A mock up panel is advised.

Also, the entrance on Madison Street appears weak and should be restudied, perhaps incorporating a stronger canopy, or more glass. Lastly, this project seems like an ideal building for planting opportunities on the façade, or balconies.

PANEL ACTION:

Final approval with comments. The Panel encourages the development team to build a mock wall panel on the site to evaluate the materials proposed. A study for the rubble wall should definitely be included with this. The Panel looks forward to an invitation to a site visit when the studies are in progress to participate in the evaluation process.

Attending:

Peter Fillat, Basil Rousos – Peter Fillat Architects
Lorraine Mirabella, Ed Gunts – The Sun

Jay Brodie, Michael Pokorny - BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Theo Ngongang, Bob Quilter - Planning