

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: January 24, 2008

Meeting No: 73

Project: EBDI – Pennrose Rental Housing

Phase: Schematic

Location: New East Baltimore Community (Chase, Washington and Wolfe Streets)

PRESENTATION:

Patrick Wagner (Pennrose Properties) introduced this 63 unit rental housing phase of EBDI. Keith Kobin, HCM, presented detailed plans of the phase, which includes rehabilitation and new construction on Chase, Washington and Wolfe Streets. There will be 19 rehabs, 12 newly constructed townhouses and a 32 unit apartment building located along Washington Street.

COMMENTS OF THE PANEL:

Members of the Panel commented as follows:

1. The apartment building appears monolithic. Earlier elevations (top one for example) seem more successful and able to deal with the site grades.
2. The Chapel Green courtyard does not have to be so symmetrical, given the location of the adjacent community room to one side. Consider a porch or pergola element off the community room.
3. The new rowhouse facades appear too busy compared to the existing, which they need to sit comfortably amid. There are too many façade types.
4. The size of the battens and window surrounds within the hardiboard areas appear too heavy.
5. The window proportions of the rental building facades should be the same, allowing for variety as they are grouped.
6. There could be fewer materials used on the facades. Hardiboard may be too different a material from the others used.
7. Side elevations could have more vertically proportioned areas of hardiboard.
8. The rear elevations, by contrast, look stark and minimal.

PANEL ACTION:

Schematic approval withheld.

Attending:

Patrick Wager – Pennrose Properties
John Lecker, Cheo Hurley – Forest City – NEBP
Lee Driskill – Keith Kobin, Craig Martin – HCM

Holly Arnold - DPOB
Jay Brodie, Paul Dombrowski – BDC

Messrs. Ramberg, Cameron and Schack – Panel
Gary Cole, Bob Quilter – Department of Planning