

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: March 13, 2008

Meeting No.: 77

Project: Health Care for the Homeless Building

Phase: Schematic

Location: Fallsway and Hillen

PRESENTATION:

Jeff Singer, President of Health Care for the Homeless (HCH) described the need for the building and its program. Architect Cass Gottlieb reviewed how the site conditions influence the building design. The site is within the flood plain and the Jones Falls culvert is just 10' outside the property line. Subsequently the building's ground floor is 3-4 feet above grade and set back along The Fallsway. The building is generally broken into two masses. The three-story masonry building has split face concrete block on two sides with ground face block accent bands and punched window openings. The other two elevations have Iron Spot wire cut bricks with ribbon windows. Atop the flat roof is a sloped light monitor near the center of the building.

RECOMMENDATIONS OF THE PANEL:

The Panel members suggested the building should be more unified, if not fewer materials, a predominance of one. Perhaps an accent material can be used to strengthen the entrance. The entrance should be opened up with a visual hint of the light from the light monitor. The canopy is weak; it may also be used to highlight the entrance and the porch. Panel members believed the planter dividing the porch was not working. The proposed pharmacy will need its own entrance if they expect to attract customers other than the HCH clients. If trees cannot be planted other plant materials should be investigated. Planters may also work.

PANEL ACTION:

The Panel was supportive of the project and found it very encouraging but withheld approval of this schematic design.

Attending:

Jeff Singer, Mary Jean Herron – Health Care for the Homeless

Cass Gottlieb, Vipul Talwar – Kann Partners

Fran Anderson – RECOMP

Latoya Staten – DPOB

Jay Brodie – BDC

Messrs, Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Kelley Britt, Melvin Hicks, Bob Quilter