

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

Date: March 13, 2008

Meeting No: 77

Project: NEBC – Pennrose Rental Housing

Phase: Continued Schematic/Final

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

PRESENTATION:

Lee Driskill and Keith Kobin, HCM, presented revised 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.

RECOMMENDATIONS OF THE PANEL:

The Panel appreciated the response to its previous comments. Panel comments were:

Apartment Building: The majority of the Panel members thought that the treatment of Washington Street elevation was successful, especially in the reduction of the use of Hard-plank, although some panel members did not think it was necessary to reduce the amount of Hardi- plank as much as was done. They recommended using a lighter grey color for the infill panels. The Courtyard Elevation was well-received. There were two major issues: first, the North and South elevations where the metal panels and brick intersect, and the large amount of Hardi-plank used at these elevations diminished the building's appearance of solidity; and second, the need for the Hardi-plank panels/boards to be re-organized to a configuration that was convincing as a basic aesthetic consistent with the rest of the design..

Rehabbed Row Houses: The Panel was happy with the approach taken with the rehabbed buildings. It was recommended that the interior plans be studied to minimize the closing of some of the existing windows on the rear elevations.

New Row Houses: On the Wolfe Street façade, the panel recommended limiting the extent of the Hardi-plank on the facades. Elevation C, which limited its use to a projecting oriel was considered the best solution. The use of Hardi- plank as a facing for the third (top) story was the least successful. The Panel recommended that the brick cornice run across all the facades (rather than breaking into the line with the Hardi-plank) to create a unified appearance in keeping with the existing row houses. It was suggested that the overall composition would benefit from moving the individual entry doors to match the pattern seen on the existing row houses, thereby eliminating the pairing of doors at adjacent buildings. The use of the Hardi- plank on the Courtyard Elevation was acceptable.

Courtyard Landscape: The Panel expressed concern over the landscape and design relative to use and asked that the Landscape Architect present the plan at a future meeting.

PANEL ACTION:

Final Approval (with the exception of the Courtyard Landscape) with conditions. Applicant will work with staff to address the final issues. The Courtyard Landscape plan was not approved at this time and may be presented at a future meeting.

Attending:

Patrick Wager, Nichole Battle – Pennrose Properties

John Lecker – Forest City – NEBP

Paul Weiner - EBDI

Lee Driskill – Keith Kobin – HCM

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Cameron, Britt and Schack – Panel

Doug McCoach, Natasha Poole, Bob Quilter – Department of Planning