

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

Date: April 24, 2008

Meeting No.: 80

Project: Brewers Hill Housing

Phase: Schematic

Location: Brewers Hill PUD (O'Donnell/Dean/Toone Streets)

PRESENTATION:

Richard Burns and Luis Bernardo, of The Design Collective, presented the design concept (derived from the previously approved Master Plan amendment) that included a layering of the several elevation components, “marking” of the entrances and of the junctures as well as of the corner dwelling units. Two shades of brick are proposed along with stucco (at the top, “slipping down” at certain points) and on the courtyard and mews elevations.

RECOMMENDATIONS OF THE PANEL:

The Panel appreciated the articulation of the architectural concept, as illustrated in the plan diagram, as a framework for the elevation design. In general, the Panel found the design to be well-composed and appropriate in terms of forms, proportion and materials. Further study is recommended for the upper portion (stucco) of the northerly area of the Dean Street elevation, the treatment of the pedestrian bridge elevation, the “piers”- that as shown do not come to the ground, and the interior of the parking garage (use of colors, perhaps work by an artist, on the walls is strongly recommended).

In the Final Presentation, the Panel expects to see elevations (at a larger scale than presented today), major architectural details, samples of all exterior materials, landscaping/streetscape, signage and exterior lighting.

PANEL ACTION:

Schematic approved with comments (to be addressed in the final presentation).

Attending:

Adam Harbin – The Hanover Company

Rick Diehl – Focus

Susan Williams – STV

Rich Burns, Luis Bernardo, Mike Goodwin – Design Collective

Wells Obrecht – Obrecht

Jay Brodie, Terrance Hancock – BDC

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

Doug McCoach, Gary Cole, Bob Quilter - Planning