

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

Date: Oct 16, 2008

Meeting No: # 89

Project: Sheraton Four Points

Phase: Revised Final

Location: 25 South Calvert Street

PRESENTATION:

Robert and Scott Greenberg, architects for the project advised the panel of value engineering decisions, resulting in the following revisions to the previously approved design:

- With the abandonment of the connection to the city's comfort link system, the details below the windows must now accommodate louvers for the substituted thru-wall heat pump system;
- A less expensive metal panel exterior wall system has replaced the previous system resulting in new detailing of the joints, although the silver color remains;
- The previous canopy extension around the corner "drum" has been eliminated and only the Water Street entrance canopy remains;
- The rooftop parapet has been reduced, changing the proportions of the building cornice, as well as affecting the location of the wall-top Water Street signage;
- The color of the granite base is shown as green or greenish grey although a sample was not submitted at this time;
- A silver dryvit-type material was proposed for the less visible northern façade.

COMMENTS OF THE PANEL:

Overall, the Panel agreed with the proposed changes, with reservations, comments, and recommendations as listed below:

- A. Proposed cornice/top – Several members challenged the diminished proportions of the current building "cap" or parapet, preferring instead, something closer to the height of the previous design;
- B. Sign location along Water Street – It was suggested that the sign move closer toward the Calvert Street corner for better visibility as indicated on the previous design;
- C. It was noted again that more effort should be made to visually continue the vertical solid building wall components down through the façade to the ground rather than the discontinuity of the current design;
- D. Consider increasing the amount of the silver metal panel that turns onto the northern façade and consider greatly simplifying the remaining (fairly unseen) dryvit-type material;
- E. Corner canopy – There was some concern that the elimination of the extended canopy around the corner drum element diminished the role of the building's previous strong grounded base. Although the glass canopy itself around the corner drum element might be eliminated, consider maintaining a less expensive simple open framework or trellis type structure around the drum.

Additionally, the Panel was subsequently made aware of the potential change in the circular/spiral element as it rises above the metal panel level. Is the glass to continue to the top of the spiral, or is it open framework in this area? This needs to be clarified and perhaps re-submitted.

PANEL ACTION:

Final Approval with comments and clarification about top of spiral element.

Attending:

Robert Greenberg, Scott Greenberg, Tracey Newberry – Gordon & Greenberg Architects

Pranav Mehta – Owner Representative

Colin Tarbert, Ben Stone – BDC

Sarah Husain - DPOB

Messrs. Bowden, Ramberg, Britt, Cameron and Schack – Panel

Bob Quilter - Planning