

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: September 17, 2009

Meeting No.: 101

Project: Barclay Midway Old Goucher Rental - Phase I

Phase: Schematic

Location: Barclay URA

PRESENTATION:

Building: Ms. Catherine Stokes of Telesis described the scope of the total project of which the first phase was being presented. The first phase shall include new three story single family townhouses with a three story building of stacked flats at the end. Ms. Faith Nevins, principal of Marks Thomas Architects presented the building design and how it related to the existing urban context. The units are brick on the first two floors with an asphalt shingle mansard third floor. Alternate units have Hardie-Plank bays at the second floor, fronts. The windows are double hung vinyl. Salvaged marble steps are being used for front stoops.

Site: Ms. Sharon Bradley, the Landscape Architect, presented the site plan. She explained that they are unable to plant new street trees because of existing underground gas utility lines along the curb and that instead they are providing a four foot planting strip in front of each home with an ornamental tree included. Off-street parking is provided in the rear.

RECOMMENDATIONS OF THE PANEL:

Panel members stated that the design was very thoughtful and the presentation very well done. Members expressed the following concerns:

1. The ornamental trees may out grow the size of the planter strips.
2. The first floor windows should be proportionally taller double hung windows with half screens.
3. The doors at the end unit buildings with stacked flats should have a larger entrance reflecting that it is a multi-family building.
4. The masonry area around the Hardie-Plank bays needs to be beefed up.

PANEL ACTION:

Final Approval with follow-up of comments required.

Attending:

Catherine Stokes – Telesis Baltimore

Magda Westerhout, Faith Nevins, Kristine Finney – Marks Thomas Architects

Sharon Bradley – Bradley Site Design

Jay Brodie, Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Schack, Britt and Cameron

Tom Stosur, Gary Cole, Lisa Morris, Bob Quilter - Planning