

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: December 10, 2009

Meeting No.: 105

Project: Loyola University Corner Addition

Phase: Schematic

Location: North Charles Street at Cold Spring Lane

PRESENTATION:

The existing buildings at the corner are 50+/- feet back from existing curblines. There is currently an entrance to the campus quad from the corner as well as a six foot high stone wall with a sign identifying the University. The entrance path/stairs rise 25+feet above the corner under a multi-story sloped glass wing into the internal quad. The wing is to be razed and the Donnelly Hall addition expanded into the space connecting the two buildings and closing the entrance. The two buildings are both stone with vertical curtain wall glass strips.

RECOMMENDATIONS:

Panel members expressed the following concerns:

1. The Addition at the corner is an unresolved confluence of the two existing buildings.
2. The Architect may consider making a clear statement between an independent building of its own, or an extension of one building or the other.
3. The entrance on Cold Spring Lane should be more defined in the wall that joins the addition to the existing building.
4. The site planting should be pulled together and made a whole rather than three separate elements.
5. The quad-facing side of the addition should relate to adjacent similar conditions.
6. The roof is neither consistent with existing nor an expression of its own.
7. Proposed street trees should be located closer to Cold Spring Lane.

PANEL ACTION:

Schematic approval withheld.

Attending:

Joan Flynn – Loyola University Maryland

Earl Purdue, Ann Powell – ASG

Carol Macht, Om Khurjekar – HCM

Tom Trosko, Philip Der – WBCM

Ed Gunts – Sunpapers

Paul Dombrowski - BDC

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

Gary Cole, Brigitte Fessenden, Anthony Cataldo, Bob Quilter - Planning