

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

Date: April 14, 2011

Meeting No.: 126

Project: Lillian Jones Apartments – New Construction

Phase: Discussion

Location: Johnston Square URA, 1300 Greenmount Avenue

PRESENTATION:

David Benn of Cho Benn Holback (CBH) Architects described the proposed 74 unit affordable housing apartment project by the development team, a partnership between The French Companies and Empire Homes of Maryland. The project is located in the Johnston Square neighborhood across from Greenmount Cemetery on a site bordered by Greenmount Avenue, Hoffman and Proctor Streets and is described as a 4 level u-shaped courtyard building with on-grade parking along Hoffman Street (above a 19th century train tunnel).

Betsy Boykin, landscape architect of Core Studio Design, described sustainable aspects of the landscape design including courtyard storm water collection features, an entry terrace with handicapped ramps and stepped rain gardens around the building. Tina Pogliani, CBH project manager, reviewed the project's program and plans while David Benn described the schematic form and elevations and the proposed materials of the design that included redbrick and two differently colored metal panels.

RECOMMENDATIONS OF THE PANEL:

The Panel was supportive of the overall project, its site relationships, massing and landscape approach and complimented CBH on its initial design. In addition, the following suggestions and recommendations were offered:

1. That the coloration of the project be "lightened up" to avoid an overly somber appearance and that the palette of materials be simplified.
2. That the corner entry element be restudied to bring more emphasis to this component perhaps through the introduction of a canopy or recalling the brick (as the primary material) more effectively.
3. To study the number and types of windows proposed and particularly to reconsider the "horizontal" window element that draws unnecessary attention in an otherwise harmonious composition.
4. To consider continuing the dominant low terraced wall landscape approach (employed elsewhere on the site) to the Hoffman Street parking edge to re-enforce the clear definition of the total compound.

PANEL ACTION:

No action required – discussion only.

Attending:

David Benn, Tina Pogliani – Cho Benn Holback Architects

Betsy Boykin, Sarah Trantretter – Core Studio Design

Jim French – French Development Company

Jennifer Mielke – Baltimore Housing

Paul Dombrowski – BDC

Ms. Eig, Messrs. Bowden, Ramberg, Britt and Cameron - Panel

Gary Cole, Tamara Woods, Ken Hranicky, Anthony Cataldo, Bob Quilter - Planning