

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

Date: December 13, 2012

Meeting No.: 159

Project: Silo Point Townhome Development

Phase: Schematic

Location: Silo Point, South Baltimore

PRESENTATION:

Mr. Tom Jones, Architect with GMA Design Group, presented the conceptual design of the proposed townhomes for the revised Silo Point P.U.D. master plan. As described, three story townhomes will have rear alley garage access and roof top stair access with enclosures. The front and side elevations of each townhome block will consist of brick and or stone and two story bay window elements for each unit. Rear elevations will have masonry wrapping the end units with horizontal siding cladding the mid-block units.

RECOMMENDATION OF THE PANEL:

In general the Panel was pleased with the proportions of the front elevations and the extensive use of the masonry. However, the limited presentation did not address the design and placement of the roof top stair enclosures and the elevations of typically larger blocks with an odd number of units. Future presentations to the Panel must address these conditions. The Panel offered the following comments:

FRONT ELEVATIONS:

- To restudy the necessity of the one story stone base as it appears contextually inconsistent with existing neighborhood townhome architecture.
- To restudy the design of the bay windows to further differentiate those elements that wrap the corner from the mid block bay windows.
- To simplify the articulation of the parapet to reinforce the visual unity of the block.
- To articulate the roof top stair access and party room enclosures similar to the bay windows in terms of a defined structural box frame which supports windows and doors.

REAR ELEVATIONS:

- To restudy the rear elevations, particularly the mid block units so there is a visual distinction/demarcation between each separate unit and to explore other cladding systems including a more panelized approach to better define each unit. As presented, the rear elevation appears to be one multi family housing block.
- To consider a one story masonry base for the mid block units.

PANEL ACTION:

The Panel recommends approval with comments.

ATTENDESS:

Addison Palmer, Mayra Filippone, Sharon Huber-Plano – STV

David Strouse – BCP

Mark Sapperstein – 28 Walker

Ed Gold, Tommy Jones, Stephen Scholder – Beazer Homes

Steve Kilar- Baltimore Sun

Stanley Fine, Caroline Hecker – RMG

Priscilla Carroll – Bowie + Jensen/ CSX

Ms. Eig, Mssrs. Burns*, Bowden – UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Gaymon, Natasha Becker, Eric Tiso, Carmen Morosan, Brent Flickinger – Dept. of Planning