

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

Date: August 27, 2015 **Meeting No.:** 212

Project: Nelson Kohl Apartments **Phase:** Final

Location: East Lanvale Street

PRESENTATION:

Mr. Jonathan Wehri, Director of Design for L.S.C Design, reintroduced the project to the Panel and identified the design changes which were initiated based upon previous UDARP Panel comments.

Those changes included:

- Extending the “base cut-out” across Lovegrove Street to encompass the residential lobby,
- Incorporating a frame to visually contain the random pattern of metal and window panels expressed within the facades,
- Incorporating a more subtle gradation of color metal panels, starting from a darker grey at the east edge of the Lanvale Street façade to a lighter grey concentrated at the western edge of the façade,
- Providing a placeholder for a highly visible, vertical art work piece at the south corner of the west façade, and;
- Introducing a faux wood grooved aluminum siding as the base material.

COMMENTS OF THE PANEL:

The Panel continued to express support for the massing of the building and the overall design direction, which promotes a random pattern of metal panels and windows exhibited in each Façade. The incorporation of a large vertical art piece on the west façade and the extension of the “base cut-out” across Lovegrove Street to encompass the residential lobby were viewed favorably.

The Panel offered the following comments for careful consideration:

1. Color Gradation of Metal Panels:
The Panel felt that much of the exuberance of the previously presented façade options was lost in the current promoted design. The proposed gradation in metal panels from a dull, dark grey to a light grey lacked the visual energy appropriate

to the Station North Arts District. The Panel felt that incorporating just two color panels, one neutral and one primary color, would reassert the vibrancy of the design.

2. Base Material:

The Panel questioned the contextual appropriateness and durability of horizontal grooved aluminum siding for the base of the building. The Panel suggested that masonry, stone or tile would be an appropriate base material for an urban building.

3. The Lovegrove Street Drive Thru:

The Panel felt that more attention needs to be paid to the side walls and ceiling of the building as it crosses over Lovegrove Street.

The use of the artwork or graphics in the ceiling and or side walls, including dramatic lighting; could celebrate and enhance this unique feature of the building design.

4. Site work and Landscape:

The Panel asked the Architect to provide more detailed development of site work, hardscape and landscape. The Panel requested additional information on paving material, planting specifications, lighting and street furniture as these are integral components of the overall building design composition.

In lieu of street trees on the east side of Lanvale Street, the Panel encouraged the Architect to explore options to create vertical markers which would extend the rhythm across Lovegrove Street established by the cadence of trees on the west side

PANEL ACTION: The Panel recommended Continued Development.

Attending:

Josh Neiman – SA+A

Randy Funk, Jonathan Wehri – LSC Design

Adam Bednar – The Daily Record

Emily Bregel – BBJ

Bowden, Burns*, Haresign - UDARP Panel

Anthony Cataldo, Heather Martin –Planning Dept