

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

Date: June 29, 2017

Meeting #242

Project: 3400 Boston Street Apartments

Phase: Final

Location: Canton/Brewer' Hill Neighborhoods

PRESENTATION:

Architect Jonathan Wehri of Warehouse presented updates to both the landscape design by Mahan Rykiel Landscape Architects, as well as to the architecture of the building, responding to Panel comments from the previous presentation. The presentation and design revisions included:

Landscape:

- Adjustments to the landscape design at Boston Street including adding cobblestone paving around the rail cart path.
- Adjustments to the landscape along Highland Avenue.

Architecture:

- Presentation of studies and façade adjustments to the two-story masonry base and the head house on the right side of the building.
- Presentation of studies and adjustments to the ground level façade at the building entry including the storefront and glazing, entry canopy and the figural feature to the left of the entry, replacing the metal overhang with a triangular brick element.
- Presentation of studies and adjustments to the East/West façades including:
 - Extending the glazed/metal feature of the head house an additional bay
 - Adjusting the language of the dark brick and metal center bays
 - Minimizing the garage entrance on the East façade
- Presentation of materials and additional views and elevations

Comments from the Panel:

The panel was very receptive to the design revisions, which advanced the building's design and strengthened it conceptually. In general, they appreciated the strength of the concept, with the courtyard massing and identity of the two head houses. They had the following additional minor comments:

Landscape:

- The panel did not think the lawn panel and hedge along Highland Avenue an appropriately urban landscape treatment and encouraged further investigations into understory street trees that could be placed beneath the above grade utility lines.

Architecture:

- The panel was in agreement on the improvements to the articulation of the two story brick base. Some felt the recessed dark brick panels in the piers were unnecessary and the identity of the base more powerful without them.
- The panel supported the improvements to the entry and made the following additional suggestions:
 - The entry canopy could be potentially enlarged and a grander gesture.
 - There was debate about the iconic triangular brick element – some thought it confused the identity of the base and should be replaced with a metal feature, others preferring it as currently designed.
 - A suggestion was made to eliminate the brick pier in the ground level on the West façade, which would increase the iconic identity of the triangular brick piece at the front.
- There was agreement that the adjustments to the East/West facades had improved the design. Some members felt a transitional zone was needed between the glazed head house components and the dark center bays. Others conversely felt that the two should be better integrated, with some of the horizontals of the head house component threaded through the verticals of the dark center bays.

Panel Action:

Recommend Final approval with comments.

Attending:

Messrs. Bowden, Haresign, Rubin, Ms. O'Neill* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield - Planning