

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

Date: August 18, 2016

Meeting No.: 230

Project: Anthem House II

Phase: Final

Location: 1430-44 Lawrence Street

PRESENTATION:

Architect David Baker presented the continued design development of the Anthem House II project and addressed previous U.D.A.R.P. comments. As described, the building massing concept will be differentiated by the use of a variety of exterior materials, textures and colors. These finishes include textured concrete, random batten siding, corten steel rain screen and cementitious siding. The garage openings along the alley will be screened using a metal grill which will extend up to serve as the railing for the first floor terrace units. All other balcony railings will be composed of sheets of perforated corten steel. Mr. Joonyon Kim, Landscape Architect representing Mahan/Rykiel; presented detailed refinements to the streetscape design, including selection of paving and plant materials.

PANEL COMMENTS:

The Panel continues to support the project and complemented the Design Team on the clarity of the design, the creative use of materials and the overall attention to design execution. The Panel felt that both the landscape and building architecture created a unified composition.

The Panel offered the following comments for careful consideration:

ARCHITECTURE:

1. Consider reducing the height of the roof top parapet as this “eye brow” element appears visually heavy. Instead of the proposed 6’-0” high parapet wall, perhaps it could be reduced in height to 4’-0” and still screen roof top mechanical units.
2. Continue to study the nature, character and treatment of the ground floor residential unit and its’ entry access from the public sidewalk. Borrowing from the precedence of “Baltimore Rowhomes”, perhaps the unit could be raised by a few steps leading to it, recessed, or otherwise differentiated at the entry door. As

designed, the Panel felt the entry did not convey a residential use or character and did not establish a clear separation between the public and semi-private domain.

LANDSCAPE:

1. From both a safety and maintenance concern, the Panel felt the proposed open grid metal tree grating was problematic and urged the Design Team to consider alternative solutions.

PANEL ACTION:

Recommend final approval with comments. The Panel looks forward to the completion of this innovative residential design project.

Attending:

Amina Mohamed, Joonyon Kim, Justin Wilson – Mahan Rykiel

Jeff Jacobsen – Solstice Partners

Joe Woolman – JR Woolman, LLC

Tess Guinn, Jeff Kayce – Bozzuto Development

Maurice Walters, Amanda Coen – Maurice Walters Architects

Melody Simmons– BBJ

Natalie Sherman – Baltimore Sun

David Baker – David Baker and Assoc.

Messrs. Bowden, Haresign, Burns* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Christina Hartsfield - Planning