

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

Date: March 3, 2016

Meeting No.: 222

Project: Anthem House II

Phase: Schematic

Location: 1430-44 Lawrence Street

PRESENTATION:

Architect David Baker presented the schematic design of Anthem House II, a five-story multi-family rental project located in South Baltimore and jointly developed by Bozzuto, Solstice Partners and War Horse. As described by Mr. Baker, the project program consists of 52 affordable rental units and accommodates 32 parking spaces, 12 of which are off site and provided in the adjacent Anthem House II project. The five-story building consists of four stories of stick wood construction on top of a concrete podium. The design is conceived as three distinct volumes. Each volume is distinguished by changes in materiality and architectural fenestration. Materials proposed include cement fiber siding, textured concrete, weathered steel panels, glass and wood slat screens. The resident's main entry lobby is located along Lawrence Street and the garage entry is off of Harvey Street.

PANEL COMMENTS:

The Panel complemented the Architect for both the quality of the presentation and of the building design. The Panel felt the building design was beautifully composed and that the parti advanced by the three distinct architecture volumes cleverly addressed site, context and scale issues. The Panel offered the following comments for consideration:

1. Restudy the base at the corner of Harvey and Lawrence Streets. The exposed concrete and narrow vertical windows appear fortress-like and pedestrian unfriendly.
2. The north and east solid blank walls facing the fifth floor amenity terrace appear to be a lost opportunity. Could these walls accommodate graphics or art? Could they be active green walls?
3. The saw-tooth façade approach along Lawrence St. was questioned and additional study is needed to understand the details there.
4. The landscape is an important component of the overall project and all efforts should be made to ensure its viability and success on all sides of the building.

PANEL ACTION:

Recommend Approval with comments. The Panel looks forward to the continued development and refinement of the design.

Attending:

Joonyon Kim, James Sink – Mahan Rykiel Assoc.

Jeff Kayce – Bozzuto Development

Jeff Jacobson – Soltice Partners

David Baker – David Baker Architects

Scott Plank – Warhorse

Dan Loveless – WRA

Ray Morris - Woresco

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

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Brent Flickinger- Planning