

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

**Date:** November 7, 2019

**Meeting #26**

**Project:** 420 Aisquith St.

**Phase:** Design Development

**Location:** 420 Aisquith St.

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**CONTEXT/BACKGROUND:**

Dana Henson with Henson Development introduced the project team and reviewed the project in the context of the existing site and the overall POS Redevelopment Plan. There was a slight increase in the number of units as a result of the new financing strategy for the building.

Mel Thompson with Grimm + Parker reviewed the current site plan and rendered views of the proposed building, and the new floor plans. Megan with Grimm + Parker reviewed the previous Panel comments and presented the revised elevations. The base brick color was revised to differentiate between the residential use and the parking within the ground floor. The openings in the façade were also modified to respond to the garage use beyond. The main entry was shifted north towards McElderry Street and the parking entry was shifted to the northeast so that it no longer aligns with the pedestrian access into Old Town Mall. The generator has been eliminated from the project and the transformer area is now smaller and screened from the public view. The east elevation was simplified with a reduction in the number of the orange projecting bays. A materials palette was reviewed within the elevations

**DISCUSSION:**

The Panel asked questions related to the use of the base brick colors, the window design, the size of the garage openings, the specific changes to the projecting bays, details of the canopy design, and the streetscape design specific to this site.

**Site:**

- A presentation of the specific streetscape design surrounding this building is needed in order to evaluate the successfulness of the intention of the project.

**Building:**

- There is concern about the introduction of an additional brick material in the base. Investigate opportunities to address the original Panel comments architecturally. The use of the oversize openings is not currently working within the overall design. If color is changing, it needs to be more coordinated within the architecture as a whole.

Conversely, if the material is the same color, then focus on the openings in order to distinguish the difference through size, rhythm, brick details. Alignments between the various architectural elements – storefront vs punched windows vs garage openings as well as openings in the base vs the residential levels above would further help unify the overall architectural articulation of the building.

- The revisions to the projecting bays seem unsuccessful in retaining the original intentions of the overall design. Re-visit the original design and edit back to reinforce some of the key elements – ‘floating’ color elements over unified base and bay window proportions. They are reading too oversized currently and not a part of the corner element.
- Revisit the window design. The single hung over a small transom as currently presented does not fit within the overall mass design intention when it is used in the same condition throughout the entire building.
- Review transitions between various materials and simplify in order to ensure clarity in the overall massing as well as opportunity for quality execution.
- Continued design of the canopy is it relates to the corner entry zone and sidewalk development.

**Next Steps:**

Continue design development addressing the comments above.

**Attending:**

Carley Milligan – BBJ

Tony Cortea, Susan Williams – STV

Dana Henson, Dan Henson – THC, Inc.

Megan Kiel, Adam Romsey, Mel Thompson – G+P

Hallie Miller – Baltimore Sun

Mr. Anthony, Mses. Ilieva and Bradley – UDAAP Panel

Anthony Cataldo\*, Matt DeSantis, Tamara Woods, Marshella Wallace – Planning