

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

Date: April 25, 2019

Meeting #17

Project: 520 Somerset Apartments

Phase: Design Development

Location: 520 Somerset Street, Baltimore MD

CONTEXT/BACKGROUND:

Dana Henson with The Henson Group reviewed the overall plan for context as well as the site for 520 Somerset Street.

Maya Tokic with Moseley Architects then reviewed the current proposal including the program uses. The landscape design surrounding the building was also reviewed including the previous comments.

The elevations of the building were then reviewed in context of the previous UDAAP minutes. The brick volumes were expanded at the corners and three vertical brick volumes remain in the center of the parkfront elevation (east). The entrance panel was made darker and the coloration of the vertical stripe was brought to the retail canopy to tie the two together. On the north elevation the corner brick volume was brought to the ground and the panel volume was simplified and also grounded. The break in the volume and the penthouse level was made a darker color. On the west façade along Asquith, the brick volumes were modified to carry the organization expressed on the other facades into this side. The south elevation mirrors the motifs of the revised north façade but without projecting bays. Overall materials include brick and fiber cement panels.

Renderings were presented to illustrate the revised proposal within the overall context.

DISCUSSION:

Building:

- The overall building language has been simplified in a positive way. There is now a clarity to the overall volumes and relate to the street contexts they exist on.
- Seeing the building within the context of the other planned buildings was very successful and helped to show the overall ‘family’ of architecture.
- North elevation is most successful in clearly identifying the architectural vocabulary used in the building. Follow the intent and hierarchy throughout the rest of the building.
- There is some concern with the east elevation and the non-projecting bay windows. If they cannot project, then investigate an alternative architecture. The northern volume can be treated slightly differently than the rest. Remove the white bays on either the southern portion and allow the elevation to read more similar to the middle section. OR remove them from the ‘commercial’ volume.
- There is overall concern in the ‘bays’ that do not physically project.

- Investigate some finesse of the ground floor of the buildings along Asquith St. (Raise the sill? More narrow windows? Add a shading devise?) It currently lacks some intimacy to the ground floor units.
- Secondary entry on Asquith - the element needs some expression on the ground level. Either the entry panel comes to the ground OR the panel infill adjacent to it comes down to the ground (similar to the other side) and then the entrance is identified in brick.

Next Steps:

Continue the development of the design addressing the comments above with Staff.

Attending:

Magda Westerhout, Maya Tokic, Andrea Drake - Moseley Architects

Dana Henson - The Henson Group Inc.

Dr. D Farmer, Lynthia Newman-Lynch, Kevin Gallaher, Lembit Jogi - HABC

Angela Harris - Somerset Extension

Messrs. Anthony, Mses. Wagner, O'Neill, and Ilieva - UDAAP Panel

Anthony Cataldo*, Marshella Wallace, Christina Hartsfield, Tamara Woods - Planning