

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

**Date:** September 30, 2021

**Meeting #52**

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**Project:** 804 N. Franklinton Road

**Phase:** Schematic Design

**Location:** 804 N. Franklinton Road

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**CONTEXT/BACKGROUND:**

Jerryn McCray, the project architect, introduced the project and oriented the panel to the location at Franklinton Road. He continued to discuss the background on the design and site limitations, which include the unique site geometry, existing building, adjacent landmark property, and intensive program needs. The proposal retains the historic façade at Franklinton Road which screens a small green space. The first floor includes parking and lobby space with three floors of residential above. Mr. McCray included information about the structural requirements of the retention of the free-standing walls.

**DISCUSSION:**

The Panel thanked Mr. McCray for the presentation and asked clarifying questions.

**Clarifications:**

- *Is the retained wall historic, or is it being retained for purely architectural reasons? The wall is being retained to ground the site and maintain a sense of familiarity for surrounding residents.*
- *Is the church occupied? Yes, though minimally utilized currently due to COVID.*
- *How are you addressing the small-scale residential properties to the rear? Want to provide a better neighbor than either the current derelict property or previously utilized industrial building.*
- *Is the courtyard intended for passive or active use? Passive, there would be minimal programming and the current zoning doesn't allow for retail.*

**Site:**

- Commend the urge to maintain something familiar for the neighborhood by retaining parts of the old warehouse and the response to the challenging site.
- The proposed building parti does not appear to acknowledge the historic church in any way, which is a 360 degree structure.

- A tighter forecourt will more successfully activate the sidewalk at Franklinton Road, this will also relieve the congested and cramped feeling at other locations of the site. A larger forecourt would need to incorporate careful programming that invites positive activity so it does not result in an underutilized, undervalued and potentially unsafe space.
- There are opportunities to weave in existing green spaces (around church, Resemont park, opposite side of Franklinton). This effort needs to feel very deliberate and intentional and involve and incorporate the immediate surroundings including the residential neighborhood to the south.
- The sense of oasis at the forecourt can feel integral to the context as a unique addition to a cohesive mini-park or garden system and help integrate the new project into the existing neighborhood.

### **Building:**

- Great design opportunity to engage the historic shell.
- Question whether preserving the existing structure as a ruin is the familiarity that wants to be preserved. Perhaps there is a way it can be more integrated by reengaging the front façade more. Consider extending the lobby volume forward to allow it to begin to fill in the corner, maintaining a 10' setback with engaged balconies. The courtyard can be retained at the other side of the elevator.
- Consider turning the three units that create the light well 90 degrees to allow all elements of the building direct light and to simplify the building layout.
- Agree that if you're retaining the wall the rest of the building can be simple to allow for the rich interplay of the structure and the massing.
- The elevator should recede into the building and not dominate the composition. Allow the new street wall and landscape to shine.
- The south facade of the building should be addressed so it offers an attractive view from the rest of the neighborhood and the pedestrian level is more friendly to surrounding properties.
- What if the building was rectangular beyond the retained structure? This will ease the corner and create the opportunity to create a building that responds to the site.

### **Next Steps:**

Address the panels comments above and work with Planning staff prior to returning to UDAAP.

### **Attending:**

Jerryn McCray – Architect

Carla Ryon – Colbert Matz Rosenfelt

Mason Campbell - Colbert Matz Rosenfelt

C Hill - Owner

Klaus Philipsen - journalist

Ed Gunts - journalist

Jessica Lanetta - BBJ

Jonathan Moore

Shae Hite

Johannes Kettler

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

Tamara Woods, Ren Southard, Caitlin Audette, Matt Desantis, Chad Hayes– Planning