

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

**Date:** November 16, 2017

**Meeting #249**

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**Project:** Eager Square

**Phase:** Final

**Location:** 1900 + 1901 East Eager Street, Baltimore, MD 21205

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**PRESENTATION:**

Michael Weincek, FAIA of Weincek + Associates presented an overview of the design of Buildings A and B, focusing on the changes since the last presentation.

**Building B**

Overall, the building façades were simplified, and many of the motifs the panel previously felt too distracting were eliminated. The changes include:

N. Wolfe Street and N. Washington Street

- Replacing the elongated vertical windows at the corner tower elements with the earlier “ladder” window, and reducing the number of window types.
- Using the “rust” colored brick to consistently articulate the ground level of the building and transitioning to dark grey Hardi panel in the levels above.
- Eliminating the “spots and dots” Hardi panel.
- Replacing the beige Hardi Panel at the alley corner towers with the beige brick to match the Eager Street corners.
- Simplifying the massing and articulation of the N. Wolfe Street/Eager Street corner tower and retail entrance.

Eager Street

- Additional detail of the ground floor condition was provided, including proposed landscape, balcony details and lighting.

Alley Façade

- A much simpler façade was presented and earlier motifs such as the recessed panels and bay windows were eliminated.
- The beige brick of the corner elements turned onto the alley façade and transition to a darker grey Hardi panel, with a lighter grey Hardi Panel surrounding the courtyard.

**Building A**

Similar simplification to the facades was undertaken. Changes include:

- Elimination of the “spots and dots” panel and elongated vertical windows.
- The vertical bays on Eager Street were reduced in height and no longer break the cornice.
- Entries on the Eager Street façade were articulated with vertical brick panels.

- An alternate for the N. Wolfe Street façade was offered with a large picture window on the ground floor.
- Additional details on service and trash were provided.

**Comments from the Panel:**

The panel had a very positive response to the design changes, and the simplification of the building façade designs of both Buildings, which they felt made a stronger scheme. They had the following minor comments:

**Building B**

- The Eager Street/N. Wolfe Street corner tower would be improved with some additional minor simplification, both at the ground floor retail entrance and at the cornice. The current three tiered cornice element has an Art Deco character not in keeping with the style of the building. A balcony element that relates to the roof trellis and celebrates this special corner unit might be an option or eliminating some of the horizontal cornice elements.
- The panel questioned the vertical pattern of the Hardi panel. A horizontal pattern which would better incorporate the mechanical vents or a less aggressive pattern without the articulate joints were two options offered.
- The air conditioning vents at the top of the picture frame element on the N. Wolfe Street façade are distracting and should be relocated to the underside of the frame.
- Cascading landscaping on the site walls on Eager Street might be a more effective softening of the streetscape than the landscape currently shown, especially given the northern exposure.

**Building A**

- The panel felt the picture windows did not improve the N. Wolfe Street façade and introducing the paired vertical window pattern from the levels above would be an improvement.
- A panel member suggested that windows might be introduced in the brick panels above the unit entries along Eager Street, making a more gracious entry feature within the facade.
- The panel offered different suggestions for the distribution of brick on the facades. One member suggested the use of two brick colors would be strengthened if the beige brick on the N. Wolfe Street bays turned further in to Eager Street, eliminating the current appearance that the bays are “stuck on.” Another felt the façade design would be improved if only one brick color were used throughout, likely the red brick, which is more appropriate to the townhouse character of the Building.

**Panel Action:**

Recommend Approval with comments addressing the items above.

**Attending:**

Carl Skooglund, Ehsan Hajabbassi, Michael Wiencek – Wiencek +Assoc.

Patrick Stewart, Ivy Dentch Carter, Pat Bateman - Pennrose

Messrs. Bowden, Ms. O’Neill\* - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Tamara Woods - Planning