

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

**Date:** October 12, 2017

**Meeting #247**

**Project:** Patterson H.S./Claremont Middle & H.S.

**Phase:** Discussion #2

**Location:** 100 Kane Street, East Baltimore

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**PRESENTATION:**

Architects Gregg Overkamps and Mike Zaskowski representing Stantec and Steven Kelley of Mahan Rykiel Landscape Architects presented an overview of the project and the changes since the previous presentation.

The presentation began with a review of the updates to the landscape plan. These include:

- The relocation of the northernmost entry drive further south because of a utility conflict.
- The refinement of the entries from Kane Street and updated signage proposals, in part reflecting the elimination of the public bus stop on Kane Street.
- An overview of the outdoor learning spaces, gardening program and landscape features.

The presentation followed with a discussion of the building design which included:

- An overview of the plans and the distribution of the two school programs in the building.
- Refinements to the elevations including a change in the color palette, a revised window pattern with a vertical emphasis, and the first story differentiated from the upper levels by a darker brick color and a soldier course above the ground floor infill panels.
- A presentation of the building materials which include three different masonry colors as well as metal panels, and their distribution on the building facades.
- Visualizations of the building exterior.

**Comments from the Panel:**

The panel felt that progress has been made on the design and had the following additional comments:

- They expressed continued concern about the lack of a civic identity to the building as expressed in both the signage along Kane Street as well as the articulation of the Patterson H.S. School entry.
- The panel suggested the Kane Street signage should not strictly conform to existing guidelines but respond more specifically to the building's unique location in an industrial setting. A more civic and monumental signage clearly differentiated from that of the surrounding industrial signage was suggested.

- The panel suggested the entries along Kane Street should not be closely linked to elimination of the bus stop as these can change in the future.
- The Patterson School entry continues to have a commercial image not connoting the buildings important civic and institutional use. Articulating the entry as a joint between the two wings rather than a glass volume, and a more expressive architecture or canopy were suggested. Concern was also expressed whether the size of the plaza in front of the entry was sufficient for the numbers of students enrolled in the school.
- A number of comments were made on the revised façade articulation including:
  - The location of the soldier course was awkward and not well integrated with the vertical window and brick pier pattern. A suggestion was made to eliminate it in favor of a clearer reading of the façade as a composition of vertical brick piers with clearly articulated infill panels between them
  - The three masonry colors were confusing and the façade would be stronger with only two. Rather than the current horizontal subdivision of the façade by the soldier course and the two different brick colors, it was suggested that the vertical piers be a single brick all the way to the ground floor and the first story differentiated by a darker color infill, either one to the two darker bricks or the metal panel. This would differentiate the ground floor and the Claremont program in a stronger and more cohesive façade system.
- The athletic entry is too hidden and the connection to the parking tenuous. A suggestion was made to extend the primary pathway that links the two school entries to the athletic entry, integrating it with the primary exterior circulation.

**Panel Action:**

Discussion only.

**Attending:**

Michael McBride – 21<sup>st</sup> Century Schools  
 Dawn Sanders – MSA  
 Chang Song, Paul Bradshaw – Grimm + Parker Architects  
 Yoshihiko Kubota, Bel St John Day – Bradley Site Design  
 Marianne Crampton – MK Consulting Engineers  
 Greg Overkamp, Michael Zaskowski – Stantec  
 Bob Wall – Recreation and Parks  
 Philip Taylor  
 Tony Cortea, Kyle Kramer - STV

Messrs. Bowden and Burns, Ms. O'Neill\* and Ms. Ilieva - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Carmen Morosan, Mary Colleen Buettner, Matthew DeSantis - Planning