

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

<b>Date:</b>	November 2, 2017	<b>Meeting No.:</b> 248
<b>Project:</b>	Roberta's House	<b>Phase:</b> Schematics
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<b>Location:</b>	E. North Avenue and Cecil Avenue	
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**PRESENTATION:**

Representatives from Pensa + Bailey Architects presented refinements to the design of Roberta's House in response to previous UDARP comments. The refinements proposed include:

1. Preserving the existing townhomes on the west side of the block for future development and locating staff parking to the rear of the site along the alley.
2. Locating the proposed building to the east side of the block, creating a stronger building presence at the corner of North and Cecil Avenues.
3. Relocating the main entrance at the mid-point of the North Avenue building façade.
4. Creating a "mews" or exterior court between the existing townhomes and the proposed building.
5. Incorporating a continuous cadence of trees along North Avenue.

**EXTERIOR DESIGN AND MASSING:**

1. Simplifying the exterior fenestration.
2. Creating a circular turret element to define the corner of the building at the intersection of North and Cecil Avenues, and
3. Setting the rooftop mediating room off of the North Avenue façade.

**COMMENTS FROM THE PANEL:**

The Panel expressed appreciation to the design team for their thoughtful refinements to the site plan, massing and building elevations. The Panel felt all refinements strengthen the design of the building and reinforced its important place in the context of the neighborhood and community.

The Panel offered the following comments for careful consideration:

1. Consider shifting the rooftop mediation room so it aligns with the three story glass entry element.
2. Consider shifting the rooftop mediation room off of the west façade.
3. Consider the need or desirability of the planting along the North Avenue façade in the same rhythm/location as the stair that exists along the rowhomes that remain on site.
4. Consider additional refinement to the frieze(s) created within the new building and their relationship to the overall design.

**PANEL ACTION:**

Recommend approval of schematic design addressing the comments above.

Attendance:

Adam Reed, Dan Baily, Laura Thul Penza – Penza Baily Architects

Dan McCarthy – Episcopal Housing Corp.

Annette M. Green – Roberta’s House

Philip Taylor

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

Anthony Cataldo, Christina Hartsfield, Tamara Woods, Matthew DeSantis - Planning