

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

Date: September 25, 2014

Meeting No.: 193

Project: 1525 N. Calvert Street

Phase: Discussion

Location: 1525 N. Calvert Street

PRESENTATION:

Mr. Paul Thompson and Mr. Richard White, both representing Architectural Design Works reintroduced the project to the Panel.

PRESENTATION:

The presentation started with a collage of neighborhood buildings representing the architectural and material context in which the new office building is to be constructed. The panel's prior review requested that the project respect and complement the rich architectural heritage of the surrounding neighborhood. The revised schematic drawings show a reduced corner tower condition at Calvert Street while now adding a second tower like projection at the other end of the façade. In addition, the building material above the base has been changed to red brick masonry.

The perspective from the Calvert Street Bridge also includes a stone covered walkway along the length of the building culminating at the second building entrance located in the tower like projection. The project is designed with a 10,000 s.f. green roof as well as 2 levels of green screen along the garage face above the rail line.

COMMENTS OF THE PANEL:

The Panel viewed the new design as a positive beginning to be a good neighbor. However, the corner tower at the Calvert Street bridge edge continues to be overpowering along the street edge. This architectural aspect of the building continues to require further design articulation and attention to the scale and impact on the Calvert Street edge. The secondary tower appears too bold in appearance in relationship to its restricted use. The proposed building's limestone base may not be as concordant with the change of the building facade to a strong red brick. The panel voiced concerns about the bay expression on the revised drawings and the width of the piers between windows.

One of the panel's major concerns was the inaccurate perspectives shown from the Calvert Street Bridge. As confirmed in discussions with the panel, the building is placed at a significant angle to the bridge; however, the perspectives do not represent the reality. Therefore, the panel requests that at the next presentation, the project be presented with a 3D model which clearly delineates the relationship of the proposed building to the Calvert Street Bridge. Further, the panel would like a revised design scheme which addresses in more design detail resolution of the geometry of the building, clarity of the tower element relationship of the upper building to the street, reduce the second tower to the roof line and address the inconsistent treatment of the building with respect to the base, middle and top of the building.

PANEL ACTION:

Discussion only, no recommendation.

Attending:

Paul Thompson and Richard White- ADW, Inc.
Natalie Sherman – Baltimore Sun
Rod Malin, Jodie Misola – NGWCA
Andre Stone – Greater Homewood Community Corporation
Kevin Litten - BBJ

Ms. Meany*, Messr. Bowden, and Haresign - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Martin French –Planning Department