

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

**Date:** October 23, 2014

**Meeting No.:** 195

**Project:** 611 Charles Street –Banner Hill

**Phase:** Continued Final

**Location:** Otterbein Neighborhood

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**PRESENTATION:**

Torti-Gallas Architect Andy Czajkowski described the design team’s design responses to the Panel comments from the last presentation. Changes to the buildings included: Embellishments to cornice detailing with the addition of more brackets; full balconies replacing some earlier “Juliette” balconies; the introduction of undulating attic level “eyebrow” elements at the topmost level of the southern building; alteration of the window patterns on the northernmost building; and more balconies along the Hill Street face. Changes to the landscape design included: simplification of paving patterns in the sidewalks and the motor court; introduction of painted sculptural wood fence/wall at rear of the motor court; amalgamation of the planters along the Lee Street facade; and changes to the rear plaza at its connection to the Light Street senior’s housing plaza.

The Panel was advised that the Church’s leadership desires to limit the direct connection from the project to the shared park area between the properties.

**COMMENTS FROM THE PANEL:**

The Panel, for the most part, was pleased with the latest revisions to the building and landscape design for the project. Further study was recommended on a few remaining issues:

1. **Rear Plaza Connections**– The Panel continues to feel strongly that the Rear Plaza would benefit from additional access from the project itself with direct and visual connection to its main recreational interior courtyard deemed desirable.
2. **Top Level Façade Treatments** – Several comments were offered regarding the “up and down” treatment of the “eyebrow” elements on the southernmost buildings. Suggestions ranged from keeping them all at the same level, using them in select locations and/or adding transoms to further distinguish their locations. Resolution in one direction would be beneficial.
3. **Motor Court Concerns** – The latest proposals for the motor court were well received, particularly the introduction of the sculptural wood screen element. However, concern was noted regarding the need to block glaring headlights into the lobby from the parked and departing cars, as well as concern that more permanent barriers be introduced to protect the sculptural wood wall. The Panel suggested strongly that the sculptural wood element be treated more naturally than being painted as originally proposed.

**PANEL ACTION:** Recommended final approval with comments to be addresses with Planning Staff.

**Attending:**

Andy Cretal - ZOM

Andy Czajkowski, Michael Mabaquiao - Torti-Gallas and Partners Inc.

Michael Humes, Peng Gu - Mahan Rykiel Landscape Architects

Susan Williams – STV

Barbara Valeri – Towers at Harbor Court Condos

Kevin Lynch – Southbaltimore.com

Patrick Terranova - BDC

Dr.Meany; Messrs. Bowden\*, Burns, Rubin, and Haresign - UDARP Panel

Director Tom Stosur, Christina Gaymon, Anthony Cataldo, Wolde Ararsa, Alex Hoffman –Planning Dept