

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

Date: March 10, 2011

Meeting No.: 124

Project: Negro Baseball Museum Project
(Black Athletes Lost Legends)

Phase: Schematic

Location: 2101 – 2111 Pennsylvania Avenue - Upton Area

PRESENTATION:

Mr. Roscoe Johnson of the Druid Heights Community Development Corporation, developer, presented the background of his organization and their interest in creating business and job opportunities through this revitalization project.

Mr. Klaus Philipsen and his associates from ArchPlan, the architect, and Mr. Aaron Teeter, Floura Teeter Landscape Architects, then presented the project's program and schematic design. The program includes rehabilitation of two existing buildings plus infill new construction, housing a Museum (emphasizing the former Negro Baseball League), a café, indoor and outdoor performance spaces and related office space in addition to a "business incubator".

Design ideas include an articulated bold glass corner at Pennsylvania Avenue and Bloom Street, a sandstone veneer combined with perforated metal screens on which large graphics will be mounted and rehabilitation of the existing buildings to standards that would qualify for Historic Tax Credits. A solar/thermal array is proposed to be placed on the roof.

The landscape design includes new streetscape, with five new street trees, a rain garden, a courtyard for outdoor dining/performance space and a partial green roof.

RECOMMENDATIONS OF THE PANEL:

The general design concept with rectangular forms and simple planes was seen to be effective as was the highly visible glass corner at the Pennsylvania and Bloom intersection. A baseline articulated along Bloom and Pennsylvania should be explored. The courtyard building should be studied further and simplified; the banner sign may not be useful. The windows in the Bloom Street elevation - location and size - should be reviewed. The Museum entrance should be more strongly expressed as a major feature of the design.

PANEL ACTION:

Schematic design approved with the above comments to be addressed at the next presentation.

Attending:

Roscoe Johnson – DHCDC

Klaus Philipsen, Erin Jones, Mandy Palasik - ArchPlan

Aaron Teeter – Floura Teeter Landscape Architects

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron

Tom Stosur, Gary Cole, Wolde Ararsa, Kyle Leggs, Anthony Cataldo, Bob Quilter - Planning