

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

**Date:** April 14, 2011

**Meeting No.:** 126

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**Project:** Black Athletes Lost Legends - Negro Baseball League Museum      **Phase:** Final

**Location:** 2101 – 2111 Pennsylvania Avenue - Upton Area

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**PRESENTATION:**

Mr. Roscoe Johnson, representing the developer Druid Heights Community Development Corp., commented on how he did not know what to expect from the process but he learned a lot and thanked the panel for their input. He believed the project is much better as a result.

Mr. Klaus Philipsen and his associates from ArchPlan responded to the Panel's previous comments and presented building materials. A sand colored Terra Cotta rain screen with a dark gray/brown base that died into the ground at the front wall was presented for the front and street side façade of the new corner building with an aluminum curtain wall rear and EIFS party wall. The front elevation of the northern most building's courtyard was revised with a more traditional low brick wall with a metal picket between brick piers framing the entrance. A ball shaped light fixture was situated on the top of each brick pier and gooseneck fixtures were shown above the ground floor openings. The corner of the corner building is an all glass box with a frit above the ground floor that increased as it went up to the second floor sill elevation. Three cone-shaped bollards were placed near the corner of the glass box.

**RECOMMENDATIONS OF THE PANEL:**

Panel members expressed their concerns and made the following recommendations:

1. The corner building still appears too busy with too many materials for such a small building. Consider eliminating the aluminum curtain wall material on the corner rear, bringing the EIFS all the way around the rear of the building to the terra cotta edge. Additionally, several members preferred the terra cotta screen wall without the dark base.
2. The banner sign seems too high and too wide - diminishing the affect of the terra cotta screen walls flanking the glass box.
3. The terra cotta should turn the corner at the same height as the front elevation.
4. Increase the number of bollards and relocate them close to the curb.

5. The upper story party wall “mural” should be reduced in sized, moved closer to Pennsylvania Avenue and become more of a sign, perhaps with goose-neck lighting to match that below.
6. Remove the globe lights on the brick piers – they seem too traditional.

**PANEL ACTION:**

Final design approved with the above comments to be addressed.

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**Attending:**

Roscoe Johnson – DHCDC  
Klaus Philipsen, Erin Jones, Mandy Palasik - ArchPlan  
Paul Dombrowski – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Britt and Cameron  
Tom Stosur, Alex Hoffman, Anthony Cataldo, Bob Quilter - Planning