

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

Date: July 14, 2011

Meeting No.: 132

Project: Phillips Restaurant – Exterior Renovations

Phase: Schematic

Location: Power Plant Building, East Pratt Street - Inner Harbor

PRESENTATION:

Richard Marietta of Design Collective Inc. described the overall project. Carl Meyers, Phillips corporate architect was also introduced. The Phillips restaurant will occupy the first floor level only of the Power Plant Building utilizing all existing openings, awning/canopies and major signing locations although the second floor and other upper level spaces are to be made available for future unnamed tenants. Seasonal sidewalk dining areas were discussed along the west facade as well as the utilization of the existing floating barge for additional outdoor seating. Three new window openings were proposed to be cut into the solid base wall along the Pratt Street façade, although existing openings, interior layout conflicts and the location of critical structural elements prevent a symmetrical placement of those windows. The largest of three proposed signs will be located above the dormer levels on the west façade higher than the previous ESPN Zone sign with the largest letter being approximately 15 feet in height. The second major sign on that façade will occupy the arched space provided where the earlier ESPN entrance sign was located. Three vertical cloth banners are proposed on that façade as well. The third sign element is located on the Pratt Street façade and serves primarily as the valet parking signage element.

RECOMMENDATIONS OF THE PANEL:

The Panel was pleased that a new tenant had been identified for this critical location at the Power Plant complex. There was unanimous concern regarding the location and relationship of the new window openings proposed along the Pratt Street face. The following comments were offered:

1. Consider studying other options in the placement of the proposed new window openings in order to reinforce the pervasive symmetry of the existing Pratt Street historical façade. Some suggestions included:
 - a. actually placing the new windows symmetrically on the Pratt Street facade.
 - b. extending the existing canopy in ways that camouflage the lack of symmetry of the new openings.
 - c. creating a shallow projecting glass bay that achieves symmetry on the larger façade while accommodating the proposed openings.

- d. creating a separate new awning/canopy along with a low raised planter which together incorporate the proposed windows openings but achieves symmetry on the larger façade.
- e. other suggestions: significantly recess the window glass plane from the brick face to reflect the scale of the base wall's apparent thickness; incorporate the valet sign more directly into a stronger Pratt Street treatment; eliminate the spandrel glass treatment at the bottom of the windows.

2. Consider reducing the scale (size) of the larger rooftop sign so that the building does not appear to be totally dominated by Phillips and so that a significant signage opportunity can be accommodated for a future second floor tenant. Illustrate how this future signing would be achieved.

PANEL ACTION:

Schematic Phase Approved with above comments.

Attending:

Richard Marietta, Anthony Polito – The Design Collective

Carl Meyers – CJMC, Inc.

Molly Buckeit – GBC

Lorraine Mirabella – The Sun

Dan Sernovitz – BBJ

Bill Cunningham – Planning Commission

Terrance Hancock - BDC

Ms. Eig, Messrs. Bowden, Britt, Cameron and Ramberg - Panel

Tom Stosur, Gary Cole, Anthony Cataldo, Bob Quilter - Planning