

last 12 feet of the building. The entire rear wall will be solid stucco. The owner plans to build a secure parking lot with 32 spaces immediately adjacent to the rear of the building. This parking lot will be for use of the apartments and the retail/restaurant space, with the possibility of some spaces left for community use.

BMZA has already approved. 2001-2003 as B-2-3 and the proposed parking lot is zoned R-8; The owner is still working on how to light the parking lot. The owner was advised that the parking lot plans will need to go to Site Plan Review.

The owner was given information about Facade Improvement Grant and Tax Credits and given information.

Ms Tice advised the committee that the whole building will have a sprinkler system so that secondary fire egress is not necessary. There will be no rooftop decks.

Materials and manufacturer's information for paint colors, window and door manufactures, sills, mortar, stucco color, etc. will be supplied at the next DRC meeting. The owner and architect have agreed to return at a later date for the review of the storefront.

Decision: Approved - for stabilization and third floor infill rear addition and entire rear wall approved.

7:15 pm 811 S. Broadway

**Andrea Adney, owner
Mannion Associates**

This property is a 3 story Victorian building with a modified wood Victorian storefront with an Eastlake cornice. The new property owner would like to install an oriental restaurant. The fire marshal has advised the owner that they need a secondary form of egress from the rear of the property to be compliant with Baltimore City Fire Code. The owner is proposing to modify the storefront to accommodate a fire egress.

The fire egress will consist of a 2 hour burn rated masonry wall that will be constructed in the north side of the building and with a french-styled multi-paned glass and wood door exiting to Broadway.

Additionally, the owner would like to reconstruct some of the storefront to give a more unified appearance. The facade main entrance doors will consist of double french doors that will be centered in the storefront. The large carved asian themed door will be removed and replaced with a stationary single french door to balance the southern side of the storefront and the fire egress.

The Design Review Committee asked that the architect revisit with materials (manufacturer sheets for doors and windows, paint colors, outside lighting, etc.) and the redrawn storefront indicating what original material will remain. Denise Whitman offered to assist the owner with her fire egress issues.

Concept : Accepted - revisit