

**Design Review Committee**  
**March 12, 2009**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

**DRC members attending:** Jerome Bird, Ann Hagarty-Boyce, Andrea Drake, John Thompson, Romaine Somerville, City Representative Bob Quilter

**Executive Session**

The Department of Transportation has made a ruling on curb cuts which will effect 507-509 S. Bond. The architect Frank Gant appeared before DRC on January 12, 2009 to request approval of an additional curb cut at 509 S. Bond St. (there is already an existing curb cut at 507 S. Bond St.) to create first floor garages that would supply off-street parking for each planned townhouse. DOT concurred with DRC and denied the additional curb cut at 509 S. Bond, although the preexisting one at 507 S. Bond may remain. The owner/architect will have one garage at the 507 S. Bond property on the first floor without set back, provided that a sidewalk pedestrian warning system is installed.

**Regular Session**

**723 S. Broadway** – no show

**1516 Lancaster St.** (at the corner of Dallas St.).

Steve Strohecker

This is currently an unused 2 story brick warehouse/garage owned by H&S Bakery. H&S has said they will convey the building to Mr. Strohecker, owner of 1516 Lancaster St., if he gets the legal issues resolved. Currently there is a shared 3 foot right of way on one edge of the property. The warehouse roof and much of the second floor have collapsed. The applicant wishes to renovate this warehouse, repair the roof and second floor, to create storage units for the nine apartments in his adjacent building at 1516 Lancaster St. The rehab would include changing the door way, which is currently a sliding barn-style doorway, and replacing the windows on one side of the building. The Committee accepted the concept as presented by the applicant, but said that the applicant must return with measured drawings, an external elevation of the proposed sliding doorway, elevation of the façade in which the windows will be replaced, and cut sheets on the doors and windows to be installed. The applicant was willing to do this.

**Decision:** Concept accepted Applicant to resubmit when plans are firmer and he has measured drawings.