

Design Review Committee
March 22, 2007
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

DRC members attending: Jerome Bird, Adam Caballo, Josh Phillips, Tony Norris, Bob Quilter, Ann Hagarty Boyce. Staff member and Secretary Denise Whitman was also in attendance.

Executive Session

2029 Fleet St.

Amy Baeder

The Design Review Committee members decided to accept the written plans provided based on the competence of the architect. However, the DRC will not accept written comments in place of drawn plans for our records. The Design Review Committee requested that the architect submit drawn plans reflecting the submitted written comments.

Decision: Approved.

1706 Fleet St.

Fola Olumide

The property owner did not build the facade according to plans. The Chairman Jerome Bird will contact the owner and city inspections enforcement.

1510-1512 Fleet St.

BB&T

This is a preliminary review of the submitted plans. Design Review Committee would like to see the following modifications”

Windows - change from 6 over 6 to a more appropriate 2 over 2, or 4 over 4

Window sizes - seem different than the existing window openings

Sign - specific details of the sign are requested - lighted? metal? size?

Doors - specific plans need to be provided for the doors

Regular Session

6:35 pm 415 S. Bond St.

John Pikounis

The property owner will be retaining the existing 18th century facade and rebuilding the facade next door. The new facade will have a large bay door, to accommodate a truck entrance, but will be built to match the existing facade as closely as possible.

The owner has made a commitment to repair the sidewalk so that it is in good condition. Additional recommendations by the design Review Committee are:

Sills - cast stone

Doors - wood frame doors with bullnose surrounds.

Windows - 6 over 6 with integral muntins

Shutters - wood louvered fixed shutters

Brick - to match existing

Shingles - architectural grade on the front sloped roof
Paint - black forest green by Benjamin Moore

Decision: Approved

507 S. Dallas

Bruce Faulstich

The owner has returned to resubmit a new architectural rendering for the facade of this property. There will be a brick veneer placed on the first floor, The second floor and upper third floor addition will remain as they exist currently with fresh paint.

The Design Review Committee requested a revisit for materials approval.

Decision: Concept approved.

7:55 pm 1718 Thames St.

**Nestor Zabala
Pat Mayes**

This is a return visit for this property. The modified plans now include the addition of three small efficiency apartments in rear. The owner met with the Fire Marshall's office. The Fire Marshall suggested to increase the fire rating to a "1 hour burn" rate and "45 minute" windows along the path of egress.

The owner will refurbish the facade, keeping the existing 6 over 6 front windows. Ms. Mayes would like to create 7 efficiency units at 355 sq. ft per unit. The Urban Renewal Plan would allow 5 efficiencies or 3 full apts. It was suggested that the owner contact Laurie Feinberg in the Planning Dept. to interpret the proposed uses of this property under the Urban Renewal Plan.

There was much discussion by Design Review Committee members about the time period of this building, due to the gabled roof - which is not a characteristic feature of Victorian townhouses.

NEXT DRC MEETING: April 12, 2007