

Design Review Committee
May 10, 2007
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

Attendance

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

Executive session

1736-38 Thames St.

Denise Whitman will ask architect Becky Swanston to attend the next DRC meeting to answer questions about this property.

Of specific concern are the following items:

- the "bay" windows
- the visible roof top vent
- the new "Miss Irene's" perpendicular sign on the Thames St. Side of the property.

2000 Fleet St.

DRC members are concerned that this property is not being built according to plans approved by DRC.

Response from our previous letters

A letter from the owner of 17006 Fleet St., in response to a DRC letter signed by Mr. Bird, was reviewed.

Regular Session

6:35 pm 1718 Thames St.

Roger Ripple

The new owners of this property have decided on a new use for this property. Current plans are to use the first and second floors as a restaurant and the third floor will be an office.

The first floor storefront facade will essentially remain as it is. The transom windows above the storefront can be made operable to allow for ventilation. The cornices will be repaired.

Second and third story windows will remain the same, wood. The owners will return for side gate, signage and color scheme, and to supply manufacturer cut sheets for approval.

Decision: Concept plans approved.

7:05 pm 301 Warren St.

Marty Marren

This is the former Southern High School building that is now Harbor Hill Apartments. The plan is to build an addition that will be an "L" in the rear of the existing building, fronting along Riverside Ave. There will be a total of 132 units, 73 existing and 60 new ones in the proposed addition. Parking accommodation will be made with tandem parking - 2 head-in parking spaces owned by the same household, as well as under the

new addition.

This project is limited by the Montgomery St. Urban Renewal Plan to 40 feet in height. There is also a standard zoning rear yard setback of 25 feet along Grindall St.

There was much discussion about the architectural design of the proposed building addition. The DRC members made recommendations to the architect and owner about the windows and fenestration of the new building. Several DRC members suggested that the windows be composed in different styles or different groupings. DRC members also suggested that the bridge connecting the old building to the new building should be more open and have more glass. Another recommendation was that the Grindall St. facade be made entirely of brick, and not brick/stucco as shown in the drawings

The DRC would like more input from the community about the various aspects of this project and encourages the owner to continue a dialog with the neighborhood community association.

The owner also needs to have a traffic study done with attention to the impact of the entrance on Riverside Ave.

It was suggested that the developer/architect return to DRC with revised plans once they have had further dialogue with the community.

Decision: Resubmit

7:35 pm 2026 Fountain St.

Ed Kowalski

This is a revisit for this property. The owner last came before the Design Review Committee on February 9, 2006. At that time the DRC made many recommendations, that were reviewed at this meeting.

After considerable discussion, the following items were decided upon as a compromise, recognizing the requirements of the Fell's Point Urban Renewal Plan, the previous decisions of the DRC, and the work that the owner has already completed.

1. Remove the side roof soffit over the recessed area inset on the Castle St. side.
2. Remove the ridgeline board, leaving only enough board to block view of HVAC adjacent to HVAC along the western wall of the property.
3. The replaced windows will remain in the older building
4. Recess the rooftop deck rail so that it is not visible from the Castle St. side. The deck support on the Castle St. side party wall may remain.
5. The windows in the new addition need to be replaced with a metal window or possibly a casement as determined by DRC in February 2006. They are to look "new" and not emulate the older 6 over 6 wood windows in the original portion of the property.
6. Paint the stucco of the old building to distinguish it from the new addition. A terra-cotta color was suggested, matching the brick of the front.

Other items that will need future review:

1. Castle St. Door - metal door,
2. Fountain St. Door - wood 6 panel door.
3. Paint colors - selection from Benjamin Moore historic palette recommended
4. Manufacturer's cut sheets for the windows in the new addition

Mr. Kowalski was advised to contact Denise Whitman with any help he might need.

Decision: Resubmit.