

Design Review Committee
October 12 2006
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

Attendees - Anne Hagarty Boyce, Romaine Somerville, Adam Caballo, Denise Whitman, Josh Phillips, Bob Quilter

Regular Session

6:15 pm 1718 Thames St. Pat Mayes

The property is brick Victorian 3 story storefront with a single residence above. This is an initial concept meeting with the architect and owner. The owner would like to create a storefront and four apartments.

On the facade, the cornice is missing and needs to be replaced. It was suggested to replicate the neighboring cornice. Anne Hagarty Boyce brought up the fact that the fascia is missing and should also be replaced. The Nesto Zufala (sp?) is the architect. since this is a multiunit dwelling plan, the property owner will need to install fire egress. The owner inquired about the possibility of creating a balcony deck, if the fire egress is wide enough. there was much discussion about this concept. The owner was advised to provide drawn plans incorporating the ideas presented.

Decision: resubmit

6.35 pm 2029 Fleet St. Amy Baeder

This property is a 3 story Victorian era building with a modified first floor facade. Ms. Baeder is the owner of the property. This is a FIG grant application and the owner is working with David Gleason as her architect.

The owner would like to replace the vinyl awning with a neoprene-like black awning with gold lettering and repaint the Castle St. side with a shiny black paint. The owner would also like to expand the size of the first floor window and would like to replace the door with a mahogany faux stained glass door. While the committee rejected the door that was presented, several options were deemed acceptable

The committee would like to see more developed plans, cut sheets of the proposed windows and samples of the awning materials at the next meeting.

Decision: resubmit

7:30 pm 2028-30-32 Eastern Ave. Zadroga

These buildings are 2 former greek revival houses that the housing department has condemned and requested that the fronts be taken off within 10 days. Apparently the property owner had problems with the construction contractor that was hired to do the facade demolition, and a new contractor is being sought.

It was recommended that the owner go to the Fell's Point Development Corporation, and apply for a Main Street Grant. Also recommended that the owner contact CHAP for tax

credits and a realtor, Bill Cassidy with Long and Foster, for information about whether to make these properties residential or commercial.

Decision: resubmit after going to FIG and tax credits

7:30 pm 803 S. Caroline St. Dimitri Spiliades

This is a review of new construction and will be a 4 story building with 3 upper stories of inn/hotel, a roof top cafe, and the 1st floor will be a market. Total height is 58.32 feet from street level and is the same height as the last design. There are trellises on the roof as well as mechanicals and solar panels.

This is a platinum level designed "green" building with thermal wells. The committee made several suggestions concerning the design of the building, and approved the plans without modifications.

Decision: approved, resubmit materials at a later meeting.

8:30 pm 309 S. Broadway Jack Cooper

This is a revisit for this property. The changes discussed at the last DRC presentation have been incorporated into the final drawings. Two additions to changes to the drawings are:

Sills - cast concrete
windows - wood 6/6 true divided light

Decision: approved

NEXT DRC MEETING: October 26, 2006