

Design Review Committee
October 26, 2006
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

Attendees - Judy Brunton, Dan Kuc, Jerome Bird, Adam Carballo, Anne Hagarty Boyce, Bob Quilter, Denise Whitman

Regular Session

**6:15 pm 603 S. Bond St.
 H & S Bakery**

Dave Buffington

This building is a large warehouse style building, that is currently used as a commercial bakery (H & S Bakeries.) This addition is being built in order to expand the factory. This expansion will add 26 more feet to the height of the property. Adam Carballo asked about the air handling capacities of this additional area. Committee members expressed some concerns about impact on the neighboring residences and the community as a whole.

The committee members suggested another material besides the white paneling or siding as the material for the addition. Suggestions were a blue gray metal or paneling.

The DRC sked the presenter for detailed drawings/elevations. DRC members also asked the following questions: How much space are they adding and what percentage is the addition compared to present size of building.

Decision: Defer to Task Force for residential concerns such as: air, noise, quality of life, and parking issues.

6:35 pm 2044 Fountain St.

**Milton Smith III
Malkin Enterprises**

This is a revisit for this property after a stop work order was issued for demolishing the facade of this building without permits. The owner stated at the September 2006 DRC meeting that he had been ordered by the city to tear down the facade. DRC requested at the September 2006 DRC meeting that the owner provide proof of this tear down order. The proof of the tear down order was not provided to DRC.

The owner stated that Inspector James Blaylock told him that the front wall was unstable and needed to come down. Again, no proof of this was provided to the DRC.

Since the facade wall has been halfway torn down, the Design Review Committee decided that it has no choice but to allow the reconstruction of this wall. An agreement was provided for the owner to sign that delineated the DRC requirements regarding this facade. The owner agreed to sign the contract, with the change from "true divided lights" to "simulated true divided lights or true divided lights" in the agreement. Ann Hagarty Boyce went over each point in the agreement in great detail with the owner. The owner signed the agreement, and Jerome Bird signed for the Design Review Committee.

Decision: Facade agreement was signed by owner and DRC.

NEXT DRC MEETING: November 9, 2006