

## Design Review Committee

August 10, 2006  
The Fell's Point Visitor Center  
808 S. Ann Street, Baltimore, MD 21231

### Attendees:

Denise Whitman, Judy Brunton, Tony Norris, Keith LaSoya, Anne Hagarty Boyce

### Regular Session

1527 Aliceanna St/703 S. Dallas

Bob Moll  
Bob Field

This is a review of a new construction of 2 buildings to be built on an empty lot. This is a revisit for this property, after BMZA approved height and massing issues. The DRC will be reviewing the design plans and materials.

DRC members questioned whether this property had been to site plan review to examine whether the garages listed in the designs meet the turn radius requirements from Dallas St. There were also questions about flood plain construction requirements.

The DRC recommendations are as follows:

#### 1527 Aliceanna St.

windows - 2/2 wood with wood bullnose surround

steel window guards - instead of steel balcony

cornice - fypon

dormer side - hardiplank

shingles - simulated slate on mansard roof

brick - cushwa georgian modular machine

mortar - 14b or 21a - very white mortar

window lintels - precast

Paint colors - DRC recommends the Benjamin Moore historic colors

door - simplify and remove columns and lintel - use a 4 panel wood door with side lights

garage doors - wood and simplify

gutters/downspouts - half round/full round

outdoor lights - simple and in scale

#### 701-703 Dallas St.

windows - 2/2 wood with wood bullnose surround

brick - something other than what is used on 1527 Aliceanna.

door - 4 panel wood

window arches - brick fan

outdoor lights - simple in scale

The committee members also recommended that to further differentiate the buildings that different bricks are used in each of the properties

Decision: Resubmit

**520 S. Bethel****John Mitchell**

This is a mid-to late 19th century building that is a twin of the property next to it. The property currently has a "stop work order" imposed by Baltimore City. A first floor vinyl bay window and 2nd and 3rd floor vinyl windows were installed without the benefit of Design Review.

After reviewing pictures of the property and the neighboring twin, the Design Review Committee members recommended that the contractors match the detailing, such as window opening location and size, of the neighboring house - 522 S. Bethel St. The Design Review Committee members made additional comments:

1st floor bay window -Should return to the original as-built window opening and match the neighboring property. A 6/6 wood true divided light windows with a wood bullnose surround should be used.

2nd and 3rd floors - 6/6 wood true divided light windows with a wood bullnose surround

Door - wood 6 panel door with an archway transom.

sills - may be wood or wood or precast.

Decision: resubmit with manufacturer specification sheets and paint colors

**106 E. Montgomery****Julie Tice**

This is a revisit for this building post-collapse. As was noted in the previous DRC minutes (1/27/05 and 2/17/05) this house has been reconstructed at some point in time. The facade is a late nineteenth century construction. A structural engineer has been consulted for continuous footings to support the underpinning of the building.

In reviewing the plans, the Design Review Committee members were concerned about any additions that might negatively impact the adjoining property. The following recommendations were made:

The 3rd floor addition must be lower than 35 feet

No doghouse or rooftop deck would be allowed

No extension should be made to the cornice

The building should not be higher than existing roofline

The DRC members reiterated the design comments from the previous visit:

- clean and repoint the brick
- 1/1 wood windows and a wood bullnose surround (if needed to replace)
- wood arch tympanum over windows
- sills: could be parged with concrete or could use cast concrete
- "a good simple cornice" - look at ones around the neighborhood.
- 4 panel door or wood frame glass door
- steps are marble and should remain
- gutters - 1/2 round galvanized
- downspouts - full round galvanized

Decision: resubmit

Next meeting: August 24, 2006

