

Design Review Committee

**August 24, 2006
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231**

Attendees:

Denise Whitman, Judy Brunton, Romaine Somerville, Tony Norris, Keith LaSoya, Anne Hagarty Boyce, Dan Kuc, Adam Carballo, Josh Phillips

2044 Fountain St. - Work has gone beyond the scope of the permit and a stop work order has been issued.

2029 Fleet St. This property has not come before design review.

600 S. Broadway - The Design Review Committee is not in favor of projects that do not uphold the URP, demolish historic properties, and further diminish the historic fabric of Fell's Point.

Regular Session

106 E. Montgomery St.

Julie Tice

This is a revisit for this property from the 8/10/06 DRC meeting. Architect Julie Tice stated that they removed penthouse enclosure; removed cornice extension as per the DRC request. The Design Review Committee stated that any rooftop amenities - such as a hottub or cooking equipment - must not be visible from the street

Decision: Approved - The Design Review Committee requested that the architect submit a section drawing to Planning Dept. that shows that the deck rail will not be visible from the Montgomery St. right-of-way.

514 S. Dallas St.

Robert Quigd

This property is a Greek Revival styled house in the historic Frederick Douglass block. The contractor visited with sample of roof material. It was advised that architectural shingles, rather than flat asphalt felt shingles, should be used. It was mentioned to the contractor that the owner would need to revisit for any additions or decks

602 S. Washington St.

David Lauer

This owner did not show. Nevertheless, the committee noted it's disapproval of any additions to this property that would be visible from any street. The Committee requested that it's position be conveyed to BMZA, which is scheduled to review this property.

1527 Aliceanna St./703 S. Dallas

Bob Moll

This is a review of a new construction of 2 buildings to be built on an empty lot. This is a return visit for this property. The last visit was 8/10/06.

It was reported by the architect that the property has been to site plan review and the curb cuts, turning radius and garage widths have been approved.

The architect, Bob Moll, has made the changes requested by the Design Review Committee.

The DRC recommendations are as follows:

1527 Aliceanna St. .

windows - 2/2 wood with wood bullnose surround; will be changing the size of the first floor windows to a shorter size window to match the 3rd floor.

balconies - are now "balconettes, going out 1 foot.

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 - as originally shown by the architect

gutters/downspouts - half round/full round

outdoor lights - simple and in scale

Dormer windows - Marvin casement wood egress window with true divided lights

701-703 Dallas St.

windows - 2/2 wood with wood bullnose surround

balconies are now "balconettes, going out 1 foot.

brick - a different cushwa brick with darker red colors than the Aliceanna St. house. This will be left to the architects discretion.

door - 4 panel wood

window arches - brick fan

outdoor lights - simple in scale

Decision: Approved - with changes noted on plans.

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1810 Eastern Ave.

**David Gleason
Pat Massey**

This is a concept review of 4 properties that are consolidated to the address of 1810 Eastern Avenue. The formstone has been removed from the front of the buildings. The architect the has the following proposals:

1810 - is an early (ca. 1870) brick victorian with an italianate cornice and a first floor storefront.

1812 & 1814 (former street numbers) - are twin, early 19th century federal style properties with dormered roofs and first floor storefronts.

1816 (former street number) - is a later (ca. 1880) brick victorian building with a decorative cornice and a first floor storefront

The concept plan for the facade is acceptable to the committee. However, before the committee can approve the plans, the members would like to see drawings for the Durham St. side and the roof elevations. The Design Review Committee will tell the Main Street Facade Improvement Grant reviewer that there is a delay.

The committee also expressed concern about the structural safety of the storefront, particularly since the original supports between 1810 and 1812 properties have been removed.

Decision: resubmit with Durham St. elevation and roof drawings.

114 Warren St.

Justin Seto

This is a brick, late Victorian townhouse that formerly had a formstone facade.

Windows- 2nd and 3rd 2/2 wood; first floor 2/4 wood window with bullnose surround

Door - four panel with arched panel (as in drawing.)

Cornice - is acceptable as drawn in plans

The design review members made some suggestions:

Iron railing (to basement door) - should be Victorian in styling.

It was suggested that the owners visit Second Chance to look for appropriate railings and exterior doors.

Decision: Approved - but resubmit revised drawings to Denise for review

Next meeting: September 14, 2006