

**Design Review Committee**  
**January 14, 2010**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

**Attending:** Anne Stacy, Adam Carballo, Ann Hagarty Boyce and secretary Denise Whitman

**6:10 pm 906 S. Wolfe St.**

**Red Star Restaurant**

This is a temporary sidewalk vestibule that was constructed in front of the Red Star restaurant door without building permits or minor privilege permits.

It was suggested by DRC members that the property owner construct an interior vestibule, which is required by code for restaurants. The committee was agreeable to giving the owner until March 1, 2010 to keep the temporary vestibule, after which, it must be discontinued. The Design Review Committee strongly encouraged the owners to build an interior vestibule.

**Decision: Approved** for temporary use until March 1, 2010; thereafter this temporary vestibule must be removed and will not be approved

**6:15 pm 1632 Shakespeare St.**

**John Stout, owner**  
**David Gleason, architect**

This building is a 2 story Federal period brick building with a gabled roof. The building owner would like to increase the currently existing one story addition to a two story addition in the rear of the building. The current addition is not visible to the public. The 2 story addition will have a deck on top of the 2nd story roof.

The owner was advised to get approval from the owners of the neighboring properties.

**Decision: Approved - pending neighbors approval.**

**6:30 pm Marketplace**

**Dan Winner**

This is a review of several properties within the Marketplace project.

**600 S. Broadway.** The Marketplace team presented detailed facade plans for this building. The upper story windows will be 2 over 2 wood. All windows and doors will be fitted into preexisting openings. The DRC members were satisfied with the plans presented.

**614-616 S. Regester St.** This a pair of one story Federal period brick twin buildings. The Marketplace team plans to rehabilitate these properties for use as one residence. They will do a total rehabilitation of the interiors of both buildings; repair and repoint the exteriors; and retain the appearance of the facades. The Design Review Committee members advised the team to retain both 6 panel wood front entrance doors.

**Comfort Station** - The Marketplace team will be eliminating the currently existing handicap ramp and creating two emergency exits. They will be leasing the upper floor. It was mentioned that tax credits and HUD money will be used in this project.

**Decision: Concept Accepted** - materials still need to be reviewed.

**7:15 pm 402 Bank St.**

**Beans and Bread  
Matthew Compton, architect**

This is the concept review for a new building to be added to the currently existing Beans and Bread complex.

The projected use plans for new building are:  
basement - HVAC, utilities and a recreation room  
first floor - entrance, waiting room and client services  
second floor - in the rear left portion will be used for offices

The currently existing kitchen storage building will also be demolished.  
The currently existing second level of Beans and Bread is used as offices and conference room.

The capacity of the dining program is 34 - 36 diners at any one time.  
Employees -are limited to 20 by zoning

Design Review Committee comments:

DRC members were concerned about the roof and the volume of the building. The committee members stated that the roof was an incongruous interpretation of the gabled roofs in the area. DRC members also suggested moving the building forward to the property line of Bank St. Members felt that both the building and the roof need to better relate to the prominent corner on which the building will be situated. Other members stated that the building needs to integrate better with the neighborhood as a whole. Several DRC members commented that a clearstory with a flat roof might help some of the design issues.

Architect Matthew Compton stated that they would abide by the recommendations of the CHAP commissioners and look at reworking the designs. It was noted by representatives of Beans and Bread that the zoning restrictions on this property restrict use to the first floor only at this site.

Dallas Street homeowners are requesting that Beans and Bread create a buffer on the rear of the building, lower the roof; and keep the entrance on Bond St. The neighbors also want window design altered so they are not overwhelmed in the evening and can have privacy.

DRC would like the architect take all of the suggestions given by the CHAP Commissioners, the DRC and the homeowners to redesign the building. The Design Review Committee would welcome a dialog with the homeowners and architects and would be happy to facilitate if possible.

Design Review Committee summary:

1. lower the roof, look at a the possibility of clear story roof.
2. work with the neighbors and community
3. move the building forward and flush to Bank St.
4. scale down the roof or building so that a second floor cannot be built.
5. move the entrance to Bond St.

**Decision: Resubmit**