

Design Review Committee
January 22, 2009
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

DRC members attending: Jerome Bird, Adam Carballo, Andrea Drake, John Thompson, Romaine Somerville, City Representative Bob Quilter Staff member and Secretary Denise Whitman also attended.

Regular Session

6:15 pm 507-509 S. Bond Street Kristin Hogue, Frank Gant

This is a review for two properties - 507 and 509 South Bond St.. 507 S. Bond Street is a three story brick Victorian building with a modified first floor. The facade currently has been modified for commercial use with a first floor garage and has been used for warehouse storage.

Both buildings currently have 100% lot coverage and will remain the same. The owner is asking for demolition of the rear additions of both buildings. The owner would like to convert both properties from commercial to single family residential properties.

509 S. Bond Street is also a three story Victorian styled brick building with a modified first floor facade. The owner would like to convert the first floor of this property to a garage front for residence parking.

Baltimore City Site Plan Review has reviewed use the use of garage fronts in both properties. Site Plan Review recommended against allowing garages in both properties, and encouraged the return of all properties on 500 S. Bond St. to more pedestrian-friendly residential use.

The DRC members agreed to allow the owner to retain the preexisting garage at 507 S. Bond, and to not allow the garage at 509 S/ Bond Street. The garage doors at 507 S. Bond need to be redesigned and rescaled to reflect residential use. The first floor facade will be redesigned to resemble a storefront.

The Design Review Committee asks that the owner and architect bring redrawn measured elevations of both properties and manufacturers specification sheets for windows, garage door, cornice, doors and material samples/information for steps, sills, mortar, gutters, downspouts, exterior lights, etc. to the next DRC meeting.

The owner was also advised to ask Site Plan Review about the required set back for the garage at 507 S. Bond St..

The owner is tentatively scheduled to go to the March 11th CHAP hearing.

Decision: **Approved** - demolition of rear building additions only of both properties
 Resubmit - elevations, materials and manufacturer specification information

6:40 pm 730 S. Bethel Street Jacob Nutter

This is a three story gambrelled roof house. It is one of three gambrelled houses in a row on Bethel St. and the only ones known to exist in Baltimore city. The owner would like to replace the flat roof with a membrane roof and the front wood shingle roof with wood shingles.

Decision: Approved

7:00 pm 616 S. Regester Street Dan Winner

616 S. Regester St. is one of a pair (with 616 S. Regester St.) of late 18th Century brick three story, Federal period buildings with pent roofs and front dormers. This building is also part of the Marketplace Project. The developers would like to demolish the two rear additions to 616 S. Regester St. The third and most recent addition is probably 20th Century and made of a variety of masonry materials, including brick and concrete block. There was discussion about the age and significance of the closest addition. It was felt that the less than 8 foot width of this building and the amount of non-original material would make it difficult to readapt this building for reuse. The developer's reiterated the commitment to restore both of the original Federal styled buildings.

Decision: Approved - demolition of additions