

**Design Review Committee**  
**January 28, 2010**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

**Executive Session:**

421-423 Bond St. - this is a review for rehabilitation recommendations to the owner of these two properties. The Design Review Committee recommended the following:

Windows - Wood 1/1

Wood window surround - Baltimore Bullnose

Window sills - cast concrete or stone

Doors - wood 6 panel

Window openings should not be altered; remove shutters and do not reinstall on building; retain door transom openings; retain the sallyport's wooden spoked architectural element if possible; install door and window wooden eyebrow arch tympanums; retain brick steps. Paint colors will need to be approved.

**Regular Session:**

**6:15 pm      1622 Thames St.      Cory Mitchell**

This is a review for a three signs for this newly relocated business that was formerly in the 1700 block of Thames Street.

The blade sign that formerly hung at the 1700 Thames St. location is approved to be hung below the second floor windows and should be mounted into mortar. DRC members approved the size of the flat sign above the window, but suggested color changes to provide more contrast and greater legibility. The third sign is a small changeable sign located next to the door to capitalize on foot traffic going to the popular business next door. The Design Review Committee recommended reducing the size of the sign to 12x16

Mr. Mitchell will send an email draft of changes for approval

**Decision: Approved** - pending email

**6:20 pm      911 Fell St.      Bob Groves**

This property was previously reviewed on December 10, 2009 and was approved. The owner would like to make changes in the stairs to become a wooden winder type stair and the proposed location of the HVAC is moved forward and so it will be shielded by the neighbor's third floor wall. These changes have been approved by the effected neighbor.

**Decision: Approved**

**6:30 pm      700 S. Broadway      Howard Barshop**

The property owner is seeking approval of flashing/ demi-roof for the currently existing wooden "Todd Connor" sign to remedy a water runoff issue that is occurring behind the sign. The flashing color will be mansard brown and will not be visible from the street.

**Decision: Approved**

**6:40 pm      Royal Farms Sign      Gary Brent**

This is a review of the revised upright pillar style sign to replace the currently existing metal and plastic upright box pillar signs. The proposed pillar is lower and the bottom is constructed of half stone and half brick. The top portion is internally lit company logo topped by a crown styled molding.

The Design Review Committee suggested that the bottom part of the sign pillar be all brick and slightly smaller. It was also recommended that no advertising signs be placed on the bottom half of the sign.

**Decision: Resubmit**

**7:00 pm      1744 Eastern Avenue      Carla Bravo**

This property has been cited for exterior work without permits. This is a wide 3-story brick building covered with formstone and has a 20th century glass 1st floor storefront. The owners removed the previous 2nd and 3rd floor windows and replaced with vinyl windows. The owners have a long standing restaurant on the first floor and live above, on the 2nd and 3rd floors.

Explaining to the owner the technical requirements of the window is problematic with this property. Denise Whitman will set up an appointment with the owners to explain what the owners need to do to install the windows.

**7:20 pm      701 S. Broadway      Long and Foster**

no show

**7:40 pm      Fletcher's      John Mariani**

This is a revisit to review a proposed vestibule. The owner would like to install an exterior vestibule in the public right of way for his business. The plans call for creating a modern, mostly glass vestibule outside of the Aliceanna St. entrance. The plans cite the use of translucent tempered glass for the vestibule walls. The lighting will be recessed cans with regular white light - no colored lights or light bulbs. The structural framing will be steel. The tempered translucent glass panels will abut glass panels with no vertical aluminum channels or supports for the glass. The roof supports will be wood framing topped with a rubber roof that should not be visible.

DRC members had many questions about the door and how the door would be supported. Several committee members stated that the door should have modern proportions. DRC members recommended a Herculite styled door to be consistent with the modern styling. Design Review Committee members questioned how the door will be supported, as this is not detailed in the drawings. Members also questioned how the glass is to be supported, as that is also not detailed in the drawings. The architect, John Mariani replied that the glass panels sit in an aluminum track on the top and the bottom.

A question arose about the building code and whether this vestibule must be accommodated within the footprint of your building.

**Decision - Resubmit**