

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

DRC members attending: Andrea Drake, Romaine Somerville, John Thompson, Jerome Bird; City Representative Bob Quilter; Staff member and secretary Denise Whitman.

Executive Session:

Meli - 818 S. Broadway (aka 888 S. Broadway)

Several issues were discussed concerning this property.

1. There is currently an easement on the Admiral Fell Inn property held by the Preservation Society.
2. In researching the property, there seems to be no exterior building permits for Meli. Non-permitted materials were used in the vinyl canopy.
- 3 The proposed awning is not in front of restaurant, but along the Admiral Fell Inn exterior wall.

The owner has decided to resubmit the previous awning designs, substituting fabric for the metal roof of the awning. The Design Review Committee looked at the proposed placement of the awning, which would be attached to the brick wall of the Admiral Fell Inn and the sidewalk. DRC members were concerned about potential installation and weather damage to the brick wall. Design Review members also considered that the awning would not be consistent with the architecture of the building. Additionally, the awning would impede pedestrian traffic and set a precedent for sidewalk structures in the historic district.

Decision: Not Approved

Regular Session:

6:15 pm 715 S. Ann St.

Beverly Eisenberg

This is a review of a late 18th century wooden building that is currently covered with formstone. Architect Beverly Eisenberg has completed several excellent restorations on two neighboring wooden houses and will be working on this building as well.

The owner would like to demolish the existing rear addition and replace with a new 2 story rear addition with a 2nd floor rooftop deck.

The owner will be removing the formstone to reveal the wood panels underneath. Plans call for the restoration or replacement (if too badly damaged) of the wood siding. If the existing conditions under the formstone, such as window or door

positions, are different than currently existing, the owner will return to the Design Review Committee with modified plans.

Decision: Demolition of rear addition - Approved
Restoration/rehabilitation of building - Approved

6:40 pm 723A Broadway Jessica Jensen

Ms. Jensen plans to open a yogurt shop in this location and would like to install a hanging sign. The DRC members would like to see the bracket for the sign placed higher - above the 1st floor cornice and below the 2nd floor window sills. The business owner will also install 2 angle lights to illuminate the signs. The committee advised the owner to put the bracket mounting screws in the mortar, rather than the brick.

Decision: Approved

7:10 pm Marketplace Dave Holmes

This is an update on the Marketplace project after the recent visit with and concept approval by CHAP.

Dave Holmes commented that the design group will come back in front of DRC in the future for review of the storefronts along Broadway.

Design Review Committee members made some suggestions on the Bethel St. Elevation to change the southern most building to 4 stories of brick instead of 3 stories of brick and to wrap the brick around to the Aliceanna St. side.

There was a discussion about the buildings on West Broadway side, Fleet St. elevation. Several DRC members expressed that the dark red brick building should have a contrasting color on the fifth story.

The East Broadway project elevations were reviewed. The building project is about 80 feet back from the street face of Register St. A parking lot will wrap beside and around the back of the twin federal styled houses. Design Review member asked if it would be possible to include some landscape options, such as trees, to soften the architecture on Register St.

7:30 pm 204 East Montgomery Mike Golden

This is a 2 story Victorian styled brick building. The owner would like to build 2 story addition on the rear of his building that faces Key Highway. Most of the addition would not be visible along Key Highway due to the commercial buildings that front there. The plans also include a deck that would be several feet above the highest point of the roof, and therefore would not be allowed under the Montgomery Street Urban RENEWAL Plan.

The owner would also need to take the plans to BMZA for zoning approval.

The owner was advised to present his plans to the Federal Hill Neighborhood Association in order to get a waiver.

Decision: Not Approved