

**Design Review Committee  
April 8, 2010  
The Fell's Point Visitor Center  
1724-26 Thames Street, Baltimore, MD 21231  
AGENDA**

Attending: Romaine Somerville, Ann Hagart- Boyce, Jerome Bird, Ann Stacy, Andrea Drake, John Thompson, Joel Plitt

**Executive Session**

**1740 Eastern Avenue**

The owner is requesting to remove formstone; clean 2nd and 3rd floor brick and re-point with the same color mortar

**Decision: Approved**

**Regular Session**

**6:15 pm      248 South Broadway,      Gary Maslan, Anthony Ilkan (owner)**

This is request for the approval of a Notice to Proceed (NTP) after the work has already been completed. The property owner was cited by Baltimore City inspectors for construction work without permits. The building's first floor facade was removed and reconstructed to be used as a convenience store. The convenience store facade was not reviewed by DRC or CHAP prior to construction. The engineered drawings were done by John Elder.

The Design Review Committee cited the internally lit, barrel styled, vinyl awning as unacceptable in a historic district under the CHAP Guidelines. DRC members also recommended that the bottom portion of each of the glass facade panels be filled in as opaque – so that it would let in light but not be used for advertising.

Attorney Gary Maslan stated that all this was “after the fact” and that this store looked much better than other storefronts. The owner, Mr. Anthony Ilkan, agreed with the Committee, but that changes would have to be made by the tenant. He stated that he would talk to the tenant to see if he/they would cooperate.

**Decision: Resubmit**

**6:35 pm      1927 Fleet St.      Mr. & Mrs. Chris Dugan, owners**

This is a review of a two and 1/2 story brick Greek revival townhouse that was formerly used as two apartments. The owners wish to put two separate buildings

for two dwelling units on the lot. The front building on Fleet St. will be rehabilitated. The rear structure, separated by a patio, is a new building. Access to the rear building is via a sally port from Fleet St., or via a 4' alley which adjoins the rear of the property. Although the owners went before zoning in September, it was with the understanding that there would be two units in the existing building. The plans as presented show two buildings. The city representative to DRC outlined the steps that the owners must go through before approval, i.e. reappear before the zoning board to get a variance for the rear yard setback requirement and to get a side yard setback variance if needed (they already have a parking variance.) The owners must also review the plans with appropriate community groups, i.e. Fell's Prospect, in which this property falls. Mr. Chris Dugan was amenable to these suggestions and stated "whatever it takes." After city approvals are in place, the owners can resubmit to DRC.

The Design Review Committee members approved the Fleet St. facade plans. City and community comments and approvals are needed before final review of the rear building.

**Decision: Resubmit**

**7:00 pm      510 S. Chapel St.**

**Tom Adkins**

This property is currently a 20 foot wide vacant lot on S. Chapel St. The lot is much wider than the small, narrow, alley row homes on the street. The owner would like to put a three story brick town house on this lot with a ground level garage, accessible from the street. The DRC members found the façade design plans lacking fenestration and details that would make it compatible with the neighboring homes. The windows on the second and third floors were the same height in the plans. It was suggested by the committee members that the third floor windows be smaller than the second floor windows. The ground level door to the property was higher than the curved double garage door. There was a massing of brick between the top of the garage door and the second story windows. DRC suggested that the owner secure the services of an architect that understands Baltimore row homes to get the nuances of the façade design compatible with the neighborhood.

**Decision: Resubmit**

**7:20 pm      515 S. Broadway**

This building is the former Lakein's Jewelry Store. The owner is seeking DRC approval of a new sign. The owner plans to strip off the vinyl "Lakein's" letters, restore the red background, and install his own "Gold Mine" letters, which will

also be vinyl. DRC members requested that the owner only feature the business name on the sign. The committee suggested that the phone number, the web address, and cowboy logos be placed on the windows. The owner will resubmit the changes electronically for approval.

**Decision: Resubmit**