

**Design Review Committee**  
**May 14, 2009**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

**DRC members attending:** Jerome Bird, Andrea Drake, Adam Carballo, Anne Hagarty Boyce, Romaine Somerville, John Thompson and secretary Denise Whitman

**Executive Session:**

**517 S. Broadway** - HCD citation for peeling paint - Owner would like to repaint with the currently existing paint color. Approved.

**725 S. Bethel** - David Gleason Architect. Owner would like to replace non-visible flat tar paper roof with rubber roof. Approved.

**801 S. Ann St.** - The Wharf Rat Bar, William Oliver. The owner received a state violation ADA regulations with 15 days to comply. The owner will replace wood framing and wood door and sill within the currently existing brick door opening and slightly ramp the sidewalk. Approved.

**2016-2018 Fountain St.** - Work already completed without permits. The owner has replaced the wooden roof substrate and would like to use charcoal gray architectural shingles in a total roof replacement. Approved.

**2001 Fleet St.** - Nelson Adlin. The owner would like to repaint brick with same color. Approved.

**Regular Session**

**6:15 pm      1724-1726 Eastern Ave.      Tim Ching**

This is a 3 story brick Victorian building with a ground level storefront. The owner would like to place an "Obama 2012" sign across the front of the building. Since an election sign would be considered advertising, this sign needs to be removed. The DRC members recommended putting a sign up for the group (as a business name) like "Baltimore for Obama."

The committee members recommended 18" high letters. The DRC follows the guidelines of 2 square feet of sign for every linear foot of frontage to calculate the sign size.

Decision: Resubmit with measured drawings.

**6:30 pm      238 S. Montgomery St.      Julie Tice**

This is a 3 story brick Victorian building in Federal Hill. The owner, Claire Johnson, would like the Design Review Committee to reexamine the solar panel issue on top of the roof. Ms. Johnson owns a solar panel company and would like to install 8 solar panels. In previous visits to DRC six panels were approved, however the front 2 solar panels that are closest to the front of the building and would be visible were not approved.

DRC members suggested a mock up on top of the roof and a site visit in order to make a

decision on whether the front four solar panels will be visible.

Decision: Arrange a site visit with the architect and the owner.

**6:40 pm      200 E. Montgomery St.      Ian Neuman**

This is a review for an addition to 4 story Victorian brick building. The owner would like to put a 2 story bump out infill building on the William street side and a three story addition with double bay windows.

The Design Review Committee suggested that the addition be made of wood lap board and built on a brick base. The roof will be architectural shingles. The windows will be custom built out of wood. Paint colors will match the existing paint colors on the the house.

The DRC member asked the owner to talk to the neighbors and community about this project.

Decision: Approved - pending neighbor and community approval.

**7:10 pm      527 S. Broadway      Taki's Pizza**

The owner received a HCD violation notice on the existing sign. The new sign will be 30 inches high by 120 inches long. The new sign will be placed on top of the old sign. The committee suggested eliminating sign lettering that was too small and would be difficult to read. The background will be white with a blue Greek key design around it and the lettering will be blue and red.

Decision: Approved

**7:25 pm      527 S. Dallas St.      Alex Rothstein**

This is a 2.5 story Greek Revival brick townhouse that is situated across from the historically important Douglass Place town houses. The owners recently purchased this property. In 2005, the former property owners came to the Design Review Committee for a two story addition plus roof top deck. The deck would have been fully visible from Aliceanna St. and therefore was not allowed. The former owners built the deck anyway, and subsequently were ordered to remove the deck by the City. The new owners have come to Design Review to ask to retain the deck. Due to visibility this deck is not allowed in a CHAP district

Decision: Not Approved

**7:40 pm      1716 Aliceanna St.      Dan Winner**

This is a 3 story former commercial warehouse dating circa 1870 with cast iron Egyptian revival columns across the front. The Design Review Committee agreed that this is an important and unusual facade treatment in Fell's Point. The contractor would like to cut and repoint the Register St. brick sidewall mortar, that is currently in poor condition.

The contractor will also replace all of the windows with Jeld-wen wood one over one windows thermal pane windows. The side door will be replaced with a wood four panel door.

Decision: Approved.