

Design Review Committee
May 27, 2010
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

Attending: Anne Stacy, Adam Carballo, Ann Hagerty-Boyce, John Thompson, Bob Quilter and Secretary Denise Whitman

Executive Session:

Schedule A – DRC will persue utilizing the former Schedule A from the Urban Renewal Plan to “fill in the gaps” not specifically covered by CHAP.

818 S. Broadway, AFI awning - Meli, the leaseholder restaurant, at the Admiral Fell Inn, would like to install awnings on the sidewalk along the Thames Street facade of the Admiral Fell Inn. The easement for the Admiral Fell Inn is held by The Preservation Society. The Preservation Society's Board of Directors has asked the Design Review Committee to comment on the awning proposal and supplied the Design Review Committee with drawings that had been submitted to the Board.

The Design Review Committee reviewed the design drawings of the awning proposal. Committee members felt that due to the narrow sidewalk and other sidewalk obstructions (tree wells, etc), this awning claims pedestrian space that would force pedestrians to walk single file in order to pass by the awning and tables. If there is oncoming pedestrian traffic, it will force the pedestrians into the street. The Committee felt that this was an unsafe scenario.

Historically, awnings provided shade for storefront show windows. The Design Review Committee felt that the proposed awning is not historically appropriate in Fell's Point. Committee members also felt that this would set a precedent for other sidewalk bistros, who have already expressed interest in having awnings over their sidewalk cafes. The DRC felt that it was imperative to consider the change that the awnings would have on the overall historic character of Fell's Point.

Regular Session:

6:15 pm **1613 Shakespeare**
No show

6:25 pm **1621 Shakespeare**
No show

6:25 pm St. Stans convent

Mike Burton

This is a review of the former St Stanislaus Convent building that was built in 1926. The current plans call for it to be used as a Montessori School that will be relocating from the Patterson Park area. The developer is looking at rehabbing or modifying the following items in association with developing the site for use by the school.

Walls:

West wall - 6 foot brick wall at rear of the site

North wall - is masonry with wrought iron and will match the front wall

East wall - will remain the same

ADA Ramp to be relocated at the rear of the school

Windows:

The developer has asking for aluminum clad windows on the second and third story windows. The DRC members cited the CHAP Guidelines, Chapter 8.6

Windows:

WINDOW REPLACEMENT

• Where windows are deteriorated beyond repair, replacement windows shall match the historic windows in size, type, configuration, material, form, appearance, and detail.”

• Where both window sash and frames are being replaced, pre-manufactured windows of the required size and configuration may be permitted. Match size, type, configuration, material, form, and overall appearance of original windows including frames, sash, and muntins.”

First floor windows will be replaced with wood windows (not wood clad windows)
2nd & 3rd floor windows (these windows are currently vinyl) will remain and not be changed.

Paint Colors - Jeldwen Harford Green on the windows, frames, trim,

Shutters - The developer asked to use Fipon shutters. The DRC members stated that Fipon is not an acceptable material. The developers have decided to eliminate the shutters.

Parking lot - will be repaved with an asphalt surface as described in plans.

The developer asked to be allowed to paint the brick masonry of the school. The Design Review Committee cited CHAP Guidelines, Chapter 8.8, Paint and Color:

“GENERAL

Do not paint any building element if historical evidence shows that it was never painted.”

“MASONRY PAINTING

Masonry that has never historically been painted should not be painted.”

DRC members asked for a sample of the type of brick that will be used in the wall.

The metal of the fences will be painted steel and will match the currently existing wrought iron as closely as possible.

The Design Review committee found that the wall elevations were somewhat confusing. The developer needs to express the height of the west wall elevation (Register St.)

Decision Approved, with comments written on plans.

7:05 pm

503-505 S. Ann St

Jean Pula

This building was built in 1931 by a photographer, who used the building as his gallery and studio for wedding, communion, family portraits. Due to security issues faced by the owners, they would like to have additional wrought iron doors made to protect the buildings. The existing building has two recessed doorways that have become problematic for the owners due to vagrants, vandalism, and attempted illegal entry. The owner would like to place custom made wrought iron gates to secure the recessed entryway. They would also have a door made for the sally port that is located between the doors. The design of the gates will match the original wrought iron window guards that were made for the second story windows when the building was built in 1931.

Decision: Approved

7:15 pm

Scooters

Cliff Addison

This awning was previously reviewed by the Design Review Committee. The owner presented his previously DRC approved plans to the BMZA for a variance to allow him to install his awning. BMZA approved the variance. The Design Review Committee approved the designs and plans as reviewed/approved on 8/13/09. Mr. Addison was also reminded that this project may be eligible for a Facade Improvement Grant. Mr. Addison replied that he had the paperwork and was processing it.

Decision: Approved.

1818 Aliceanna St Adam Carballo

The owner would like to repair or replace some currently existing deck elements that have become unstable.

Decision: Approved