

Design Review Committee
May 28, 2009
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

DRC members attending: Jerome Bird, Andrea Drake, Adam Carballo, Romaine somerville, John Thompson and secretary Denise Whitman

Executive session:

1730 Thames St. - Cat's Eye Pub - Repaint with same colors; replace windows as previously presented. Approved

1810 Lancaster St. - Replace wood windows with the same. Approved

1712 Eastern Ave - Repaint with same color. Approved

Bertha's - emergency roof repair due to fire damage. Approved

Regular Session:

6:15 pm Marketplace Josh Neiman, Gordon Godat

This is a revisit for the Marketplace project. Due to time constraints, the Design Review Committee asked that only the west side of Broadway be reviewed at this meeting. The architects presented the current changes in design and materials for the west side of the 600 block of Broadway. The developers have decided to change the materials and use brick for the additional and infill buildings up to the 4th floors. On the 5th floor levels they plan to utilize Firestone Uniclاد Fluorocarbon Steel in sandstone and slate gray. The brick to be used is Cushwa 115 Shenandoah and Redland Middle Plantation

The west side of Broadway storefront elevations:

622 S. Broadway - will get a new cornice, one over one wood windows. This building will be the entrance to the Marketplace apartment complex. The committee made the recommendation to use cast stone sills for all of the historic storefronts. The architect stated that there would be an increased depth to the 622 cornice that is not represented on the drawings.

620 S. Broadway - will have a new store front, one over one wood windows.

618 S. Broadway - the current storefront will be removed and replaced, existing cornice will be repaired.

616 S. Broadway - the current storefront will be removed and replaced, existing cornice will be repaired.

614 S. Broadway- The existing non-contributing 1920's two story building will be demolished and a 3 story building will be built. Windows will be one over one and will be pulled in closer to the center by half a brick width than is illustrated on the drawings.

612 S. Broadway - the current storefront will be removed and replaced. The eyebrow arches of the windows will remain.

610 S. Broadway - is a federal styled building with a pent roof and a dormer that will remain. This building will have 6 over 6 wood windows.

608 S. Broadway - the brick corbelling of the cornice will remain; the building will have 6 over 6 wood windows.

606 S. Broadway - infill new construction; The Design Review Committee members asked that windows on the 2nd and 3rd floors to be closer together to the center. Committee members asked for a for a more interesting cornice.

604 S. Broadway - Existing storefront will remain, stained glass, and cornice will remain. A new custom gate will remain.

Decision - approved - with recommended changes; Please submit corrected drawings for file.

The Design Review will review the east side of Broadway at a later date or by email if possible.

6:40 pm 911 Fell St. Richard Wagner

This building is a three story brick townhouse that has been rebuilt in the Victorian style. There is currently existing a metal wrapped cornice, which will be removed and replaced with an Italianate cornice.

Windows will be Marvin wood windows or comparable quality windows. Sills will be replaced with cast stone. The front facade's eastern most first floor door will be removed and be replaced with a window in a configuration that would have been original to the building.

The original footprint of the addition will remain, so there will be no change in the current zoning. The rooftop deck will be rebuilt. The stairs will be rebuilt and will remain in the same place. Deck materials will be pressure treated wood or trekboard. The owners will remove a shed that currently exists in the backyard and will rebuild the neighbors adjoining wall.

The neighbor asked about the bowed adjoining wall. Richard Wagner talked about the adding architectural stars to that wall to repair and add stability to that wall. The exterior rear wall will repointed.

Decision: Approved

7:00 pm 2016 Aliceanna Jim Pociluyko

This is a 1985 brick townhouse. The owner would like to add two sky lights to the pent roof in the rear. He would also like to replace the roof shingles with architectural shingles - Sovereign - charcoal or nickel gray colors.

The owner also inquired about the possibility of putting a deck on the rear of his house off the third story. DRC member advised that they could do a third floor rear roof deck similar to the townhouses on the north side, however they may encounter drainage problems since their neighbors do not have decks. The Design Review Committee would need measured drawings in order to approve a deck.

Decision: Approved - skylights and roof shingles.

7:15 pm 904 S. Browadway

This is a three story brick townhouse. The owner would like to repair or replace rotted wood window sills with wood sills. The owner would like to repaint the wood trim the following colors:

Trim - BM Andover cream
Doors - BM Charleston green
Stair rail - rustoleum black
Small trim on porch - BM burgundy

Decision: Approved.

7:30 pm 613 S. Chapel St. Virgil Bartram

This is a two story formstone fronted alley house. The owners would like to build a 3 story addition behind their 2 story house. The 3 story addition would be higher than the existing roof of the house. The owner would like to remove part of the existing pent roof, in front of the roof peak, for a deck and install a third story addition with a "green" roof. This may violate Baltimore city building code that specifies that decks must be 8 feet behind the peak of a roof. The changes would entail almost 100% lot coverage and there would also be changes in rear yard set back requiring zoning approval.

The owner would like to remove the formstone, repoint the brick and install new wood windows and doors. The Design Review Committee was in favor of this rehabilitation.

The Design Review Committee prefers that the owner keep the original roofline. The Design Review Committee does not accept the changes to the roofline or the third story addition.

Decision: Not approved