

**Design Review Committee
June 10, 2010
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231**

Attending: Romaine Somerville, Anne Stacy, Ann Hagarty-Boyce, John Thompson, Jerome Bird, Joel Plitt and Secretary Denise Whitman.

Executive Session:

Schedule A - Denise Whitman will scan and convert the URP Schedule to a digital copy.

1111 Light St. - The Department of Housing and Urban Development has asked the Design Review Committee to become a Section 106 consultant in regard to potential demolition of this property. The DRC members felt that the demolition of the historic buildings is not compatible with the Secretary of Interior Standards numbers 2 & 9. The Design Review Committee also felt that the facade plans that were presented are not compatible with the historic neighborhood in massing, rhythm, articulation, fenestration and materials and are incompatible in scale to neighboring buildings

Regular Session:

6:35 pm 501 S. Broadway Felipe Santo Domingo

no show

6:50 pm 603 S. Caroline St. The Black Olive

This is a review of two signs to be placed on the facade of the Black Olive building that is in the process of being built. The building's design plans were approved in 2003. The building is nearing completion, and the owners are seeking approval for their signs.

Two signs are being reviewed. Both signs are face lit cabinet style signs. One sign is 6 foot by 8 foot leaf shaped sign that will be placed at the top at the north west corner of the building facing Caroline Street. The other sign is a 2 foot by 18 foot sign that will be placed above the first floor entrance on the north end of the building facing Caroline St.

Due to the fact that this is new construction, without nearby historic buildings, the Design Review Committee felt that this style, size and location of the signs were congruous with the building.

Decision: Approved

7:00 pm 1613 Shakespeare Dave Durst

The contractor will only be replacing the first floor window, the bullnose surround with a custom made Trimline wood window. The contractor will replace the wood tympanum above the window if necessary.

Decision: Approved

7:10 pm 1621 Shakespeare

Dave Durst

The contractor will be using existing frames and bullnose surround in the repair of the windows. The contractor will only be replacing the sashes with custom made Trimline 6 over 6 wood windows.

Decision: Approved

7:35 pm 1927 Fleet St.

Chris Dugan

The owners have returned for a revisit of this property. The owner is presenting modified drawings. Previous plans had a three story building in the rear of the property with a one story, first floor connector between the historic building and the planned three story building. The plans presented today have an additional second floor infill story between the historic building and the newly planned building.

Victor Corbin, President of Fell's Prospect Community Association presented a synopsis of what happened at the Fell's Prospect monthly meeting. The organization's vote was split. A proposed compromise was proposed by several members, that the owners build a 2 story addition to decrease the mass of the project.

The Design Review committee also recommended that the mass of the addition should be reduced to two stories. The committee cited CHAP Guidelines:

8.14 ALTERATIONS AND ADDITIONS

• Design additions to be compatible with the existing historic structure in massing, height, form, and scale.

Several other questions were brought up by committee members: Have the rear yard and side yard setbacks been approved by BMZA? Has a parking variance been approved by BMZA? Does the configuration meet FAR regulations? Has the current plan been presented to BMZA?

Decision: Resubmit