

**Design Review Committee**  
**June 24, 2010**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

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

**Regular Session:**

**6:15 pm 1921 Fleet Street**

**Wendy & Dan Magus**

This building is the former Quo Vadis Democratic Club and is a large brick "box" that was built in 1974. Formerly there were two 15 foot townhomes on this lot. The building measures 30 feet wide by 70 feet deep. The owners would like to create a warehouse styled residence with parking for 2 cars on the first floor.

DRC members suggested moving the parking garage to the rear toward Chapel St. The owners are looking to go as green as possible and they are investigating possibilities. Their architect is Jeremy Kargon.

**Decision: Concept plans accepted**

**6:30 pm 631S. Broadway**

**Ding How Restaurant**

This visit concerns the illegal signs over the Broadway entrance and on the Aliceanna St. side of Ding How Restaurant. The signs were placed without permits when the Urban Renewal Plan was in effect. The business owner has been cited by Baltimore City for installing the signs without permits. The Design Review Committee members stated that while the signs would not be allowed now, they would have been allowed under the Urban Renewal Ordinance, as there were no regulations prohibiting internally lit signs. The committee decided that due to the length on time that the signs have been in place, that the signs should remain. The DRC members also commented that the signs were not out of context with the oriental-themed first floor of the building.

**Decision: Approved**

**6:45 pm 1715 Aliceanna Street**

**Garth Young**

The owner originally submitted a back lit sign, which is not allowed under the CHAP guidelines. The committee made some specific suggestions about the sign - that the sign be made of metal or wood letters with backlighting or down-lighting. The business owner will resubmit the sign plans and light fixture information via email. T

**Decision: Resubmit**

**6:55 pm 1707 Aliceanna Street**

**Garth Young**

The owner was required by Baltimore City to get approval for a formerly placed small metal hanging sign.

**Decision: Approved**

**7:00 pm 511 S. Wolfe St.**

**Ellen Horn**

The property owner would like to install a very ornate Italianate cornice on her building that is currently lacking a cornice. The Design Review Committee point out that while the building has been modified over the years, it was originally and early Federal styled building. This is evidenced by existing Flemish Bond masonry. The cornice should be federal styled.

The owner plans to repair/restore the original weighted windows.

The DRC members asked the owner for a new drawing of the cornice that details the number of brick courses above the window eyebrow arch to the bottom of the cornice

Adam Newby is a well known local cornice maker that the owner has decided to use.

**Decision: Resubmit.**

**7:20 pm 1645 Thames St.**

**Richard Wagner  
Lee Giroux**

The architect, contractor, and owner's representative are present for review of these two combined properties formerly known as the Admiral's Cup.

The Design Review Committee is very concerned about illegal demolition that has occurred at this site in the last week. DRC members are opposed to giving approvals in light of the current situation. The property owner has demolished the following items from the 18th century Flemish bond brick building, 1643 Thames Street: the 18th Century chimney and fireplace, part of the 1643 pent roof that adjoined the large chimney stack, and the rear dormer. In addition, most of the roof of the Victorian styled 1645 Thames Street has also been removed

The DRC members decided to review the windows with Richard Wagner alone, as the contractor and owner's representative were adamant that the demolition of the exterior 18th century fabric of the building was within their rights.

Richard Wagner's firm did the original dormers in the early 1980's and has noted that they need to be restored and that the front dormers' trim needs to be corrected. Due to ongoing wood rot problems, the architect would like to use bead edged Hardie board for dormers. The architect feels that at this height, Hardie board will be indistinguishable from wood, and will have better performance.

The windows will be refurbished (not replaced) on the Broadway side building addition (which is not part of the original building). There will be eight new windows in the Broadway side stucco wall. The stucco will be refined from the coarse stucco that is currently existing, to a fine smooth stucco. The green tint marble panels on the base of the storefront facade will be restored (Broadway and Thames). A railing will be placed along the second floor of the Broadway side addition

The architect is planning on presenting a complete submittal - not piecemeal. It is also noted that BDC is supplying a loan for this property.

**Decision: Concept accepted - only windows on Thames and Broadway aspects.**