

Design Review Committee
July 9, 2009
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

Attendees: John Thompson, Jerome Bird, Andrea, Romaine Somerville, Adam Carballo; also attending Denise Whitman.

Executive Session

1730 Thames St. - Repaint existing color and new wood window installation to replace existing. Approved.

1709 Aliceanna St. - Install handrail to basement and approval of existing sign. Approved

238 S. Montgomery - Install 2 solar panels as approved from site visit. Approved.

Regular Session:

6:15 pm 411 Warren Ave. John Thompson

This is a two story brick Victorian building. The owner would like to replace 5 windows with Marvin wood one over one windows. The Baltimore bullnose wood window surround will remain.

Paint colors will remain the same and are from the Benjamin Moore historic palette

Decision: Approved

6:25 pm 218 E. Churchill St. Owner not present

This is a brick duplex building that may have originally been a barn. The owner would like to put in 12 pane casement Marvin wood windows. The Design Review Committee members did not feel that casement windows were appropriate for the building. Committee recommends placing 6 over 6 double hung wood windows on 2nd floor facade and 6 over 9 double hung wood windows on the first floor facade.

Decision: Revisit

6:45 pm 238 S. Castle St. Todd Vaughn

This is a two story brick Victorian building. The formstone was removed without CHAP review. This work is mostly completed on this project. The owner has replaced the sills with marble, installed wood 1 over 1 windows; removed the formstone; repointed the brick. The Design Review Committee members were satisfied with the work that has been completed to date. The Design Review Committee asked that the owner remove the inoperable shutters that had been installed as they are not consistent with the period of the building.

Decision: Approved

6:55 pm 1720 Aliceanna St.

This is a two story concrete block building that is set back about 25 feet from the sidewalk

between adjacent 3 and 4 story buildings. The owner would like to stucco the first and 2nd floor facade a neutral color matching the existing color of the adjacent buildings

The owner would like to put terra-cotta styled Spanish tiles above the awning. The DRC members advised against this, stating that this would create water permeation issues in the long run.

DRC members suggested that the owners put a simple flashing above the awning.

Decision: Approved - pending submission of the flashing material

7:10 pm 1820 Fleet St.

John Morgan

This building is a three story brick Victorian building with a modified first floor. The first floor contains one central door and is covered with a white brick formstone type of material. The owner would like to install steps and 2 first floor windows. The white brick formstone styled facade will remain. The DRC members suggested that the windows be larger (taller) and the door be taller as well.

Windows - one over one wood Jeldwen double hung

Window sills - cast concrete

Steps - precast concrete

Door - Wooden door with 4 panes of glass on top.

Decision: Approved

7:30 pm St. Stanislaus Kostka Church Larry Silverstein, Josh Niemann

Josh Niemann stated that the development team is in the preliminary “due diligence” stage of investigating potential uses for the Saint Stanislaus Kostka Church building. This is a concept review to look at the replacement of stained glass with clear glass in this landmarked building.

The development group felt that due to sunlight limitation and the religious symbols, that the stained glass should be removed in order to facilitate the adaptive reuse of the building.

The DRC members inquired about the potential uses for the church building. The development team replied that the uses were mostly limited to religious if the existing stained glass windows remain in place. The Franciscans have placed restrictions on the reuse of the Church building for religious purposes. The development team went on to say that office or residential uses were possible if the stained glass is removed. The Design Review Committee members felt that the stained glass windows are an important part of the facade of this landmarked building, however the best hope for adaptive reuse of the structure may lie with removing the stained glass windows.

DRC members inquired about what would happen to the windows after removal. They encouraged the following scenarios: leaving some of the windows in place where possible; reuse of the windows within the project; contacting the families of the “memorial” windows for placement. The DRC members did not want to see the windows thrown in the dumpster.

DRC members inquired if the church steeple would be restored, Larry Silverstein said that the plan was to restore the steeple to its original gothic look. He also commented that the plan is to restore the original roof dormers, that are still present in the church.

The developer was encouraged to have a dialogue with the Polish community and the former parishioners of St. Stanislaus Kostka for their input about the stained glass windows and the adaptive reuse of the church.

Decision: Concept Accepted