

The Preservation Society
Design Review Committee
1724 Thames St.
Baltimore, MD 21231
July 23, 2009

Attending: Romaine Somerville, Andrea Drake, John Thompson; secretary and staff member Denise Whitman

Executive Session:

1803 Fleet St. - Roof repair, the flat roof is not visible from the street. Approved
1707 Fleet St.- Repaint brick the same color (white) to satisfy code violation. Approved

Regular Session:

6:15 pm 1534 Fleet St. Jesse Schwartz

The owner of the property would like to install a wrought iron fence with an electric gate to enclose the parking lot located between 530 S. Bond St. and 1534 Fleet St. The proposed fence is steel with a motorized gate to be constructed by "Fence Fair" similar to the fence located at Belt's landing. The DRC members had questions about the structural stability of the wall of the adjacent building at 530 S. Bond St. The owner presented the engineer's report about the structural soundness of the wall.

The Design Review Committee would like to see the permits that were issued and site plan review. The DRC members would like an Baltimore City inspector to review the walls of the adjoining properties. The Design Review Committee would also like to research whether CHAP or the City of Baltimore requires a parged or finished surface or supporting wall on the party wall surfaces after a demolition.

Bob Quilter suggested and other committee members agreed that there should be some plantings to possibly soften or screen the hardscape appearance of the parking lot. The DRC members asked that the owner redesign the fencing to allow for plantings and submit the plant species.

Decision: Revisit

6:30 pm 1704 Thames St.

The owner is has returned for a revisit for this property.

This is a three-story painted brick Victorian storefront building. The owner would like to re paint the second and third story facade with paint colors that are similar to the existing paint scheme. The owner has replaced the decorative (inoperable) shutters. The approved paint colors are:

Shutters, cornice: BM charcoal HC 154
Second and third story brick facade: Elmyra White HC 84

Trixie's Palace first floor storefront facade is currently painted bright blue and red. The storeowner would like to repaint using those colors. As stated at the May 8, 2008 DRC meeting when this property was last reviewed for paint colors, the colors that the store owner wants are not acceptable. DRC members suggested choosing colors from the

Benjamin Moore or Sherwin Williams Historic Color Palettes.

The six panel wood door is approved and will be painted dark green.

Decision: Approved - for painting the 2nd and 3rd story facade. Resubmit first floor facade paint colors.

6:45 pm 531 S. Broadway

The owner would like to repair the existing windows, and to repaint the building. The owner will retain the building's the existing colors - beige and putty gray. The owner will supply the exact color numbers on their Notice to Proceed.

The signage and the roll down security gates do not comply with the CHAP district guidelines. An architectural drawing done by David Gleason Architects was presented by the owner, but the drawing does not represent what the owner wants to do. The Design Review Committee members urged the owner to remove the overlarge sign and the roll down security gates.

Decision: Approved to repair the windows in-situ and for painting only.

7:00 pm 1434 Fleet St. Karen Kontoudis

This is the former Fell's Point Futon Building. The owner would like to replace all the windows and presented a modern styled aluminum window to replace the current rolled steel windows. The DRC members stated that the newer style of the aluminum windows are inconsistent with the architectural style of the building.

The Design Review Committee expressed that this is a landmark building and important to the historic district. The DRC members feel that it is important to keep the architectural style of the windows consistent with the time period that the building represents.

DRC members also recommended that the owners speak with the Baltimore Development Corporation to assist in the redevelopment this building. The members also suggested that the owner speak to other developers of industrial styled buildings like SBER or Larry Silverstein for information on windows.

They have a potential for daycare operator that would rehabilitate the interior for use

Decision: Revisit

7:35 pm 1619 Lancaster St.

This is a 3 story brick Italianate Victorian building. The owner would like to rebuild the currently existing deck. The deck is located on the rear portion of a two story addition and has minimal visibility from Bethel St. The deck design is essentially the same as the previous deck.

Decision: Approved

7:50 pm 951 Fell St.

This is a review to correct some issues that have arisen at the Crescent to do with traffic and

parking. The condominium association would like to remove and relocate 2 brick pillars. The condominium association would also like to remove some plantings due to problems with trucks being trapped in the driveway and not able to turn around. The trucks then run over the planters in order to turn around. The relocation of the plantings and pillars is to improve the ability of vehicles to be redirected and give better warning about the private drive.

Decision: Approved

8:10 pm

910 Fell St.

Lou Fisher

This is a very important three bay 3 story brick building, circa 1790. The owner would like to replace the windows with double glazed wood, simulated six over six divided lite window with internal spacer bars with internal and external wood mullions throughout. Baltimore bullnose framed window surrounds will be constructed to fit in the existing window openings.

The windows will be painted white, as currently.

Decision: Approved