

**Design Review Committee**  
**August 13, 2009**  
**The Fell's Point Visitor Center**  
**1724-26 Thames Street, Baltimore, MD 21231**

**Executive Session:**

**504 S. Durham** - Repaint windows and wooden garage door preexisting paint color - black. Approved.

**519 S. Dallas St.** - Remove formstone clean brick and repaint. Windows and doors will be repainted same color as existing. (discussed at prior DRC meeting) Approved

**616 S. Washington** - install wooden fence to replace existing wooden picket fence. Approved.

**1800 Eastern Ave.** - Preexisting sign. Approved

**2001 Fleet St.** - Replace 24 windows with wood Marvin windows, and repaint existing color. Approved.

**813 S. Broadway** - Install hanging sign, wrought Iron bracket to be mounted in the mortar, no lighting. Approved.

**Regular Session:**

**6:15 pm      1611 Bank St.                      Joe Lurz**

The owner would like to use this building for a carryout seafood business. Much unpermitted work has been done to the facade, including a roll-down security grate that covers a new glass facade.

The owner will paint the brick facade and the side door - Duron Quill (a Charleston historic color). The windows and trim color will be white or off white

The owner would like to install a Sunbrella awning. The Sunbrella color would be Pacific blue with a slant front and flat front panel that will hide and cover the preexisting roll down grate. The owner will return for approval of windows (one over one wood windows) and blade sign.

**Decision: Approved.**

**7:10 pm      Brown's Wharf Thames St.                      Laverna Olkowski**  
**7-11 signs**

This is a request to exchange a door and a window in the front facade and place 2 signs. The company would like to place a hanging sign on the facade and an internally lit channel letter sign on the side of the building.

The owners representative presented the design plan for installing a new center doors in the center archway to match the existing metal windows. All work will be done within existing openings.

The Seven-Eleven blade sign was accepted by the committee and can be up to 36" x 36" Brackets and two lights for the blade sign will match the brackets and lights on the adjacent. M & T sign.

The Channel letter sign that was proposed on the side of the building was not accepted because of the *CHAP Guidelines*:

#### **8.10 SIGNAGE AND AWNINGS**

- *Concealed, indirect lighting is preferred for signage in the historic areas. Internally lit signs are generally inappropriate in an historic context.*

**Decision:**    **Approved - Blade sign & door/window modification**  
                  **Not Approved - Backlit Channel letter sign**

**7:30 pm      1728 Thames St.              Candace Beatty**

This property is a 3 story brick Italianate Victorian townhouse, with an ornate Victorian storefront facade. The owner will repair and restore the existing Victorian storefront facade. The Design Review Committee suggested several methods by which the owner could save and restore important facade woodwork. The owner will also have the stained glass repaired and restored to the transom window openings. The slate lower panels are beyond repair and will not be reinstalled.

The Design Review Committee advised the owner to look at methods of protecting the public from falling out of the doors when they are open. The owner was also advised to examine handicap accessibility, as that issue has repeatedly come up in historic districts.

There will be 6 large wood doors across the facade that will be fitted into the existing historic Victorian facade. The owner will supply the manufacturer's sheets for the doors and windows.

Paint colors to be approved later.

**Decision: Approved**

**7:50 pm      613 S. Chapel St.              Virgil Bartram, Al Berry**

The owner would like the Design Review Committee to reconsider the design for the rooftop addition to the building.

At this visit, the owner is requesting to add a story on top of the roof and raise the height of the building by about 8 feet.

The Design Review Committee commented that this design is not compatible with the CHAP guidelines, citing the regulations listed below:

*CHAP Guidelines:*

#### **8.7 GENERAL GUIDELINES**

- *Preserve roofs and roof elements that are significant to a building's historic character, including form, shape, materials, and decorative features such as gables, if nails, towers, turrets, dormers, and chimneys.*

#### **8.7 ROOFTOP ADDITIONS, DECKS, AND ACCESSORIES**

- *In most cases, rooftop additions, decks, and terraces easily seen by the public at the front of the building are not permitted in a historic district. Rooftop additions, decks, and terraces visible from a rear secondary street or alley may be approved.*

#### **8.14 ALTERATIONS AND ADDITIONS**

- *Retain historic character defining features when planning alterations and additions to a historic building.*
- *Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.*

The third story rooftop additions have never been approved in the Fell's Point Historic District by the Design Review Committee.

**Decision: Not approved**