

Design Review Committee
August 27, 2009
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

DRC members attending: Jerome Bird, Andrea Drake, Anne Hagarty Boyce, John Thompson.

Executive Session:

723 S. Broadway - Review of flat and hanging sign. The hanging sign will be mounted on the existing bracket that is below the second floor windows. Approved

Regular Session

6:20 pm 1909 Aliceanna Street Richard Cavazos, architect

This is a revisit for this property which is a 2 story Greek Revival townhouse that has a pent roof and is next to a one-story Thai restaurant. The owner and architect propose to put a two-story restaurant at the ground level of this property, adding an entrance ramp to make it accessible to wheelchair users. They wish to continue the roofline at the peak to a third level, then add a fourth floor, with roof deck, above that. The owner also wants to add a four-story stair tower, accessing all levels of the structure, at the rear of the property abutting the adjacent building (an industrial concern). This would require 100% lot coverage, except for the side sally port.

This proposal engendered considerable discussion among DRC members as the architect intimated that he had previous CHAP encouragement to pursue these ideas. The architect had a full set of drawings prepared for the property. The DRC does not to approve this plan citing the CHAP Guidelines, p. 50,

Retain historic character defining features when planning alterations and additions to a historic building.

DRC members stated that this four-story addition is too massive for the historic character of the neighborhood and the roof-deck would be visible from the street.

Decision: Not approved