

Design Review Committee
September 10, 2009
The Fell's Point Visitor Center
1724-26 Thames Street, Baltimore, MD 21231

Attending: Jerome Bird, Andrea Drake, John Thompson, Adam Carballo, Anne Hagarty Boyce, secretary and staff member Denise Whitman

Regular Session:

6:15 pm 529 S Broadway

Charles Williams

The owner of the driving school at this location has received several citations from the city for his non-permitted signs. He is requesting to replace the sign in the existing sign box.

There are existing sign boxes on the first and second floors. The second floor sign box would not be allowed as it is above the second floor window sill. A backlit sign would be allowed in the preexisting first floor box, where the driving school sign was previously located.

The Design Review Committee members recommended that the business owner install a blade sign that would have similar graphics as those presented.

The owner was advised that the regulations for window signage is 20% area of the glass.

Decision: Approved

6:40 pm 2004 Fountain St.

Noah Matten

This property is a 2 story wooden house that is a twin to the wooden house to the west. It is one of eight remaining wooden houses in Baltimore City. The owner would like to rehab the house and put a 3rd story addition on the rear. The owner will leave the existing wooden clapboard siding and will repair the stucco that is on overtop of the clapboard siding.

This property currently has full lot coverage with an addition in the rear. The owner needs to go to BMZA for approval of the mass. The owner will also need to supply DRC with revised drawings.

The owner will be replacing the exterior light. The owner must supply DRC with a manufacturer's sheet of the exterior light for approval. The owner would like to install Jeldwen 6/6 wood Simulated Divided Light windows with putty line 7/8 inch muntins grills with spacer bars in between. The owner has not decided on the stucco/trim color and will return with that information. The DRC members suggested that the windows have 3-4" wooden sills projecting 1/4 inch. It was also recommend by DRC that this building have wooden steps.

The owner would like to install a standing seam metal roof that is charcoal gray in color. The owner will also install 1/2 round gutters with full round downspouting..

Decision:: Revisit

7:00 pm 2001 Aliceanna St. Jason Orozco, Gaudreau Architects

This is a Twentieth Century industrial building and warehouse that formerly housed Osiris Biomedical. The property owners, Alexandria Real Estate, would like to do a fit out for a new business tenant. The owner would like to change a door, steps and hand rail on the front.

Decision: Approved

7:20 pm 1617 Lancaster St. Steve Haupety

This is a repair and replacement of a currently existing rear deck that is accessed from the 3rd story of this 3 story Victorian townhouse. The deck has very minimal visibility from Bethel St., due to the adjoining house.

Decision: Approved

7:40 pm Washington Square Townhouses

This is a discussion, in absentia of the property owners, of the advisability of allowing vinyl windows to be installed in the Washington Square Townhouses. The townhouses were originally constructed in the 1980's with wooden windows installed as per negotiations and agreements with the Preservation Society. It was agreed by the DRC members present that allowing vinyl windows in this enclave was not an acceptable change in these properties and would not enhance the exterior facades of the townhouses.

Decision: Not Approved