

Design Review Committee
October 16, 2008
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

DRC members attending: Jerome Bird, Adam Carballo, Andrea Drake, John Thompson, Ann Hagarty Boyce. Staff member and Secretary Denise Whitman also attended.

Executive Session

1611 Eastern Ave - David Gnauman

This property was reviewed in 2006 and approved. The owner wants to complete the deck that was in the original plans and needs a NTP.

Decision: Approved

Regular Session

6:30 pm 1509 Eastern Ave. Garrett Fontenot

This is the review of the back yard of this property. The owner would like to pour two concrete slabs in the back yard. The slab nearest the house will support the deck system. The slab furthestmost will be also be poured concrete surrounded landscape strip. Committee members suggested that the owner install a root barrier to protect the slab and the wall. DRC members also suggested that the owner pay close attention to the angling and drainage of the slabs and install drains to keep from damaging neighboring properties.

Decision: Approved

7:00 pm Marketplace Dan Winner, Dave Holmes

Marketplace is a PUD project being presented for concept review. The revised PUD has been signed, with a reduction of height to 60 feet, not including mechanicals. The Marketplace project team would like the Design Review Committee to review the design plans for the first phase of the project - the west side of 600 S. Broadway,

The architect, Josh Niemann, presented the proposed west side of 600 S. Broadway construction, floor by floor. All street facing buildings will be returned to retail or restaurant uses at the ground floor level. Above the ground level, at floors 2,3,4,5, will be residential.

There was much discussion about materials. The committee commented that there are large visible areas in the current design plans of the Marketplace project, so that the materials will be very important. The committee members were not in favor of the use of Hardi-plank or Hardi-panel on the visible exterior parts of the building. The Design Review Committee members suggested that the architect look at the materials used in recent rehabilitated industrial buildings.

The actual height of the building is 53-54 feet. The elevator towers are 10 feet above the building height at 63-64 feet, David Holmes stated that the team is also looking at "machineless" elevators that will reduce the height of the elevator towers.

Decision: Concept revisit

7:00 pm 825 William St.

Peg McCarty

The owner would like to replace the existing wood windows with marvin wood window sashes to fit existing openings.

Decision: Approved.