

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

**DRC members attending:** Jerome Bird, Andrea Drake, Adam Carballo, Anne Hagarty Boyce, John Thompson, Romaine Somerville and secretary Denise Whitman

**Executive Session:**

**1811 Eastern Ave** - The business owners painted the storefront of this building pink and purple without permits and were fined by the city. New storefront paint colors were selected from the Benjamin Moore Historic color palette. Approved

**1404 Thames St., Ferndale Fence** - Property owner Herb Zientak will replace the existing windows with 6 over 6 Marvin wood windows and the existing bull nose surrounds will remain, as reviewed by Bob Eney. Approved.

**715 S. Broadway** - rear fronting on Register St. Owner Dan Korn would like to paint existing cinderblock wall with Benjamin Moore paint colors and replace rear steel roll down garage door and entry door with three six-panel steel doors. The prospective tenant would like steel doors for security purposes. Approved.

**613 S. Chapel St.** Chairman Jerome Bird will write a letter on behalf of the Design Review Committee expressing dismay at the CHAP Commission's approval of this project which DRC, based on the Guidelines, Not approved.

**Regular Session:**

**6:00 pm 400 S. Bond St.** Beans & Bread - (review in absentia)

Architect Michael Murphy stated in a telephone conversation with Denise Whitman that he would not return to DRC for a final review. During the telephone conversation, Denise Whitman reiterated that the concept review at the December 11, 2008 DRC meeting was not final approval of the Beans and Bread design plans. Mr. Murphy stated that Beans and Bread would bypass DRC and go directly to CHAP for review.

The Design Review Committee members had advised Beans and Bread on 12/11/08 that they must meet with Douglass Place Community Association for their comments. The Design Review Committee members felt that CHAP needs to hear both community and DRC input about this project.

Deirdre Hammer, President of the Douglass Place Community Association, commented that after meeting with Beans & Bread, the members asked for more information and more detailed plans. She also stated that Beans & Bread did not return to Douglass Place Community Association for review of the revised plans.

Douglass Place Community Association expressed their opposition to the Beans & Bread design plans to the BMZA. Currently, Douglass Place Community Association is appealing the BMZA approval on procedural and substantive issues. Denise Whitman reported that the Fell's Point Task Force, comprised of 12 major Fell's Point organizations, is unanimously opposed to the Beans and Bread project.

The Design Review Committee felt that many issues were unresolved and that the following specific actions, requested by the committee at the 12/11/08 meeting, had not been taken by Beans and Bread, nor their results reported to DRC:

1. Inadequate submission of plans
2. Incomplete submission of materials
3. Did not return with community input
4. No measured drawings
5. Out of scale and massing with neighboring buildings

For the above reasons, the Design Review Committee has decided to not approve the formerly submitted plans by Beans and Bread.

**Decision: Not Approved**

**6:15 pm      1909 Aliceanna St.      Mr. Cavazos, AIA**

The property owner has been to BMZA for approval. The property owner has also been to CHAP on November 10, 2009. The CHAP commission members reviewed the design plans as a concept review and gave concept approval. The CHAP Commissioners referred the owner back to DRC for comments.

The property owner has reduced the massing from the two previous submissions, as requested by the Design Review Committee. The DRC members have requested that the owner submit measured drawings for approval.

**Decision: Approved - the architect needs to submit measured drawings for approval.**

**6:35 pm      1434 Fleet St.      Ms. Karen Kontoudis**

This is a revisit for this property. This is the former Fell's Point Futon Building. The owner would like to replace all the windows and presented a manufacturer's sheet of a modern-styled aluminum window to replace the current rolled steel metal windows. At the previous meeting, DRC members stated that the newer style of the aluminum windows is inconsistent with the architectural style of the building.

The owner is again proposing an aluminum window. The Design Review Committee has asked the contractor for a sample window with muntin bars. The DRC strongly encouraged the owner to reexamine the use of rolled steel windows, coupled with tax credits to offset the additional expense.

**Decision: Resubmit**

**7:10 pm      911 Fell St.      Richard Wagner, architect**

This is a revisit for this property that last appeared before DRC on 5/28/09 and was approved for rehab. This building is a three story brick townhouse that has been rebuilt in the Victorian style. The owner has decided to come back to DRC for approval of the installation of an elevator. Technology has enabled the owner to scale down the elevator to an acceptable size. The owners of the neighboring properties have approved this revised addition.

**Decision: Approved**

**7:30 pm 930 S. Wolfe**

no show, second occasion.