

Design Review Committee
March 27, 2008
The Fell's Point Visitor Center
808 S. Ann Street, Baltimore, MD 21231

Attendees - Jerome Bird, Romaine Somerville, John Thompson, Mike Burton, Bob Quilter. Also in attendance was secretary Denise Whitman.

Regular Session

6:15 pm 301 E. Warren St.

Marty Marin, Joe Fonte

This is a revisit for this property. This is the former Southern High School building that is now Harbor Hill Apartments. The plan is to build a 4 story addition that will be an "L" in the rear of the existing building, fronting along Riverside Ave and Grindall St. There will be a total of 133 units, 73 existing and 60 new ones, in the proposed addition. Parking accommodations will be made with tandem parking - 2 head-in parking spaces owned by the same household, as well as single spaces in the ground level lot behind the old building, as well as under the new addition. The "L" shaped addition is a total of 61,000 sq. ft.

The new plan presented by the owner includes apartment units with accessibility on the interior through 3 new entrances on the L-shaped addition. The DRC members suggested putting doors to each first floor apartment directly on the street to increase the foot traffic and create a sense of ownership of the sidewalk and to create a more active streetscape. If the owner were to incorporate this suggestion, there would be six front doors into ground level apartments on Riverside, and four front doors (with 25 foot front yards) on Grindall St. DRC members also suggested that doors be put to each first floor apartment on the park side (inner court) of the building. DRC members also felt that by putting first floor apartment doors in the design, security would be enhanced. Other suggestions were to further build out the brick cornice to better define the top edge of the building. The DRC members expressed approval for the 4th floor set back, but they also suggested some type of separation between the 4th floor terrace apartments.

There was much discussion about the bay windows along Riverside Ave. It was suggested that the owner look into the necessity and recurring costs of acquiring minor privilege permits for the bay window features. Another suggestion was to incorporate architectural features already found in the Federal Hill/Riverside Ave. area, such as an undulating front like other properties on Riverside Ave. or matching the top of the addition to the top of the Southern High School building.

DRC members proposed that the beige/off white cast stone treatment along the first floor exterior be lowered to begin under the first floor window sills and continue to the ground. The DRC members also commented that the windows should be graduated in size and get smaller as they go higher up the facade. It was also suggested that the owner look into a more "upscale" gate, rather than the current sliding one, that serves as security for the parking area.

The owner stated that he met twice with the community. The owner changed the configuration of the building to meet the community concerns by setting back the building by 3 feet on Grindall St. side.

It is unclear whether a traffic study has been done or is needed. Bob Quilter will check with the city about the traffic study. The owner stated that he met with the city who have

commented that he could contribute to a soon-to-be-constructed roundabout on Key Highway, in lieu of a traffic study.

Decision: Revisit

7:00 pm 1623 Shakespeare St.

Julie Tice

This property has been reviewed recently. The owner wants to change the design of the rear additions. At the previous review, the owners were going to rehab the additions with no design or size modifications. Architect Julie Tice presented schematics for design, size and material changes to the rear yard additions. The rear yard additions are not visible from any public accessway. The Design Review Committee will consult with CHAP as to recommendations and requirements of non-visible exterior rehabilitation and then communicate with Ms. Tice so that she can modify the plans if needed.

7:15 pm 1407 Shakespeare

Signorama

This is a sign review for the front of the "Broom Corn" Building which currently home to the business "Blue House." The owner would like to place a sign on the front of the building. The sign is a 2 foot by 2 foot brushed aluminum sign that will be placed in a diamond configuration underneath the existing oval sign. The committee approved the sign with the caveat that future business signs in this location would need to be incorporated into one sign.

Decision: Approved

7:25 pm Berthas

Laura & Tony Norris

the owners of Bertha's would like to repaint the exterior of the building. They will be using the same colors as previously and have filled out a CHAP application for approval

Decision: Approved