

Design Review Committee
August 28, 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. Mike Burton, Romaine Somerville. Staff member and Secretary Denise Whitman also attended.

Executive Session

1710 Fleet St. - This building is not being built according to approved plans. DRC has asked CHAP to review this property

Regular Session

6:15 pm 1534 Fleet St. - 532 S. Bond St. Brian Schwartz

This property is being reviewed for use as a parking lot. There are 2 properties that will be used for the parking lot: 1534 Fleet St. (zoned B 2-2) and 532 S. Bond St (zoned R-8). The zoning for 532 S. Bond St. is restricted to residential use only and a parking lot is not allowed. This property cannot be reviewed for use as a parking lot until 532 S. Bond St is consolidated with 1534 Fleet St. or the zoning is changed to B 2-2.

Decision: Not Approved

6:45 pm 519 S. Dallas St. Calvin Farrell

This a revisit for this property. This is a 2 story brick federal styled house with pent roof and front and rear dormers. The owner would like to put a two story addition on the rear to replace the current addition. The addition will be stuccoed. The owner will not be removing the formstone on the front of the building at the present time.

Front door - six panel wood door.

Front windows - original window openings will be determined when the formstone is removed. 6 over 6 wood windows. DRC need the manufacturer's sheets for the windows

Rear door - wood or wood with upper paned glass.

Gutters and downspouts - full round & half round

Shingles - GAF architectural - DRC recommends charcoal gray as the shingle color.

Paint colors - DRC recommends any color in the BM historic palette.

Window sills - are currently brick. DRC recommended should be cast concrete.

Decision: Approved - for formstone removal, addition reconstruction, addition roof deck, and modified rear dormer as shown on plans. Must return for paint colors, front windows, mortar choice, exterior electrical fixtures.

7:15 pm 731-35 S. Broadway Michael Metcalfe

Mr. Metcalfe is again representing the owners of Max's on Broadway. This is a review for work to be done on several buildings 731-735 S. Broadway.

DRC members advised the Mr. Metcalfe to be more specific about the location of the paint

colors and the exterior light.

There was a discussion about the cornice return on the Lancaster St. side. The owner would like to continue the cornice on the Lancaster St. side since it is visible for a great distance.

DRC approved the use of Fypon Crown molding as the cornice on 735-737 S. Broadway and on Lancaster St. for maintenance reasons.

DRC members did not approve the rooftop sign

Decision: Approved

7:30 pm 307 S. Broadway

The building is a 3 story painted brick Victorian building with a recently constructed wood storefront. The storefront appears to have been constructed without permits. The owner is visiting the Design Review Committee to ask to be allowed to put a large sign up and for approval of his previously constructed storefront.

The committee members reiterated that the sign could not be approved due to the reasons given on 7/24/08. The committee also stated that they could not give an opinion on the already constructed storefront.

Decision: Not Approved