

**Commission for Historical and Architectural Preservation
Meeting Minutes
February 8, 2022**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:00 pm on February 8, 2022. *This hearing was held virtually due to COVID-19.*

1. **ROLL CALL** – This meeting was chaired by Tom Leibel. Roll was called and the following commissioners were in attendance:

	Present	Absent
Tom Liebel	x	
Ann Powell	x	
Aaron Bryant	x	
Jill Dennis		x
Laura Penza	x	
John Bullock	x	
Anath Ranon	x	
Matthew Mosca		x
Jim French	x	
Kate Edwards	x	

2. **APPROVAL OF MINUTES FOR January 11th, 2022**

Motion made by:	Ranon
Seconded by:	Bryant
Commission Vote: approve	

	For	Against	Abstain	Absent
Tom Liebel				
Ann Powell	x			
Aaron Bryant	x			
Jill Dennis				x
Laura Penza	x			
John Bullock	x			
Anath Ranon	x			
Matthew Mosca				x
Jim French	x			
Kate Edwards	x			
Total	7			2

3. 104-112 East Madison Street (Mount Vernon Historic District)

Request:	Final Review - Construct a three-story rear addition
Petitioner:	Mark Banta, BCA Architects
Staff Presenter:	Anthony Stewart, Caitlin Audette
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Donald Kann, Scott Ponemone, James Casciotte
Motion made by:	Ranon
Seconded by:	French
Motion:	<p>Approve staff recommendation with the following conditions:</p> <ul style="list-style-type: none"> • Require site visit to examine mock-up of first floor stucco to review installation, color and faux jointing. • Examine that the stucco turns the corner onto Calvert Street the entire length where there is a difference in brick type. • Suggest that upper windows should be configured as 2 over 2 and that any vinyl window surrounds be replaced with Baltimore Bullnose (as seen on 112 E Madison). Bullnose is also missing on the first floor of 106 E Madison St.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
x			
x			
			x
x			
x			
			x
x			
x			
7			2

4. 1012-1020 Morton Street (Mount Vernon Historic District)

Request:	Revised Design – Construct four-story vertical addition
Petitioner:	SM+P Architects
Staff Presenter:	Anthony Stewart, Caitlin Audette
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Steve Ziger, Angela and William Santoni and Bagely
Motion made by:	French
Seconded by:	Penza
Motion:	Move approval of staff Recommendation

		For	Against	Abstain	Absent
Tom	Liebel	x			
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis				x
Laura	Penza	x			
John	Bullock				x
Anath	Ranon	x			
Matthew	Mosca				x
Jim	French	x			
Kate	Edwards	x			
	Total	7			3

5. 600 South Caroline Street (Fells Point Historic District)

Request:	Concept Review - Construct a four-story vertical addition
Petitioner:	Chasen Development
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Justin Seto, Nate Pretl
Motion made by:	Penza
Seconded by:	Bryant
Motion:	Approve Staff Recommendation

		For	Against	Abstain	Absent
Tom	Liebel	x			
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis				x
Laura	Penza	x			
John	Bullock				x
Anath	Ranon	x			
Matthew	Mosca				x
Jim	French	x			
Kate	Edwards	x			
	Total	7			3

6. 1816 Aliceanna Street (Fells Point Historic District)

Request:	Concept Review - Construct third-story addition
Petitioner:	Adam Carballo, Carballo Architects
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Adam Carballo
Motion made by:	French
Seconded by:	Bryant
Motion:	Approve staff recommendation with final details to be reviewed at staff level

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
x			
x			
x			
			x
x			
			x
x			
x			
7			3

7. 3603 Sequoia Avenue (Ashburton Historic District)

Request:	Concept Review – Construct two-story single-family house
Petitioner:	Vadim Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Vadim Bakaev, Laurence Campbell, Carlton Curry, Jerry Gaylord, Kendra Abaido, A.J. Foster, Ms. Collins, Terri Byrne
Motion made by:	Edwards
Seconded by:	Bryant
Motion:	<p>Move to table with following conditions to happen prior to bringing it back to the full commission:</p> <ul style="list-style-type: none"> • Rework design • Put variety between 3603 and 3605 Sequoia • Present new plans to the community • Incorporate staff recommendations • Ask how the Cederdale property will be resolved.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
x			
x			
x			
			x
x			
			x
x			
			x
x			
X			
7			3

8. 3605 Sequoia Avenue (Ashburton Historic District)

Request:	Concept Review – Construct two-story single-family house
Petitioner:	Vadim Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff report.
Additional Speakers:	Vadim Bakaev, Laurence Campbell
Motion made by:	Edwards
Seconded by:	Bryant
Motion:	<p>Move to table with following conditions to happen prior to bringing it back to the full commission:</p> <ul style="list-style-type: none"> • Rework design • Put variety between 3603 and 3605 Sequoia • Present new plans to the community • Incorporate staff recommendations • Ask how the Cederdale property will be resolved.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
x			
x			
x			
			x
x			
			x
x			
x			
x			
7			3

Adjourn: 3:30