

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

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

1. **ROLL CALL** – This meeting was chaired by Tom Liebel. 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 February 8th, 2022**

Motion made by:	Powell
Seconded by:	Ranon
Commission Vote: Approval	

	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	8		1	1

3. CONSENT AGENDA

Address (Historic District): Request: Applicant: Staff Reviewer: Staff Recommendation:	333 East Hamburg Street (Federal Hill Historic District) Request: Construct rear addition Applicant: Michael Knoepfle Staff Reviewer: Tyriq Charleus Staff Recommendation: Approval with final details to return to staff.
	1904 Mount Royal Terrace (Historic Mount Royal Historic District) Request: Construct carport and rear deck Applicant: Christopher Weston Staff Reviewer: Eddie Leon Staff Recommendation: Approval with final details to return to staff.
	1411 West Baltimore Street (Union Square Historic District) Request: Demolish unstable 2-story rear addition and reconstruct in brick Applicant: The Greywood Group Staff Reviewer: Stacy Montgomery Staff Recommendation: Approval with final details to return to staff.
Motion made by:	Bullock
Seconded by:	Ranon
Motion:	Approve

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			
8		1	1

4. Baltimore Gas & Electric Informational Review

Request:	Revised Design – Construct four-story vertical addition
Applicant:	n/a
Staff Presenter:	Eric Holcomb
Staff Recommendation:	n/a
Additional Speakers:	Faviola Donato-Gallindo, Cory Summerson, Jason Wagner, Kevin Nelson, Cindy Ptak, Anthony Scott, Biff Browning, Thomas Harris, Beth Witmer, Will Brockman, Patty Hogan, Fran Landof, Robert Giroux,
Motion made by:	
Seconded by:	
Motion:	Informational hearing only

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

5. 835 and 837 South Dallas Street (Fells Point Historic District)

Request:	Concept Review - Construct a 3-story apartment building
Applicant:	PKL Studios
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval of Height, Massing and Scale. See staff report.
Additional Speakers:	Kuo Pao Lin, Nate Pretl, Greg Rapasarda,
Motion made by:	Mosca
Seconded by:	Ranon
Motion:	Table till April

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		1	2

6. 414 Grindall Street (Federal Hill Historic District)

Request:	Retroactive approval of installation of front door
Applicant:	Jon Leo
Staff Presenter:	Stacy
Staff Recommendation:	Disapproval. See Staff report.
Additional Speakers:	
Motion made by:	Edwards
Seconded by:	Ranon
Motion:	Retroactively approve the door

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		1	2

Adjourn: 3:00 PM