

**Commission for Historical and Architectural Preservation
Meeting Minutes
April 12, 2022**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:00 on April 12, 2022

1. **ROLL CALL** – This meeting was chaired by 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 March 8th, 2022**

Motion made by:	Bullock
Seconded by:	Penza
Commission Vote:	

	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	6			3

3. CONSENT AGENDA

Address (Historic District): Request: Applicant: Staff Reviewer: Staff Recommendation:	<p><u>3600 Clipper Mill Road (Woodberry Historic District)</u> Proposal: Construct second story on non-historic addition Applicant: Khanh Uong Staff: Anthony Stewart Staff Recommendation: Concept Approval with Conditions</p>
	<p><u>1605 Lemmon Street (Union Square Historic District)</u> Proposal: Retroactive approval of a two-story addition to be re-clad in brick Applicant: Jordan Taylor Staff: Tyriq Charleus Staff Recommendation: Retroactive Approval</p>
	<p><u>515 Nottingham Road (Ten Hills Historic District)</u> Proposal: Demolition of fire-damaged garage and construction of new two-bay garage Applicant: Dana W. McKee Staff: Tyriq Charleus Staff Recommendation: Approval.</p>
	<p><u>2126-2130 Madison Avenue (Madison Park Historic District)</u> Proposal: Demolition Hearing One- Determination of Architectural Significance Applicant: The Berg Corporation Staff: Tyriq Charleus Staff Recommendation: Buildings have lost integrity and do not contribute to the historic district.</p>
Motion made by:	Bullock
Seconded by:	Ranon
Motion:	Move to approve

Tom Liebel
 Ann Powell
 Aaron Bryant
 Jill Dennis

For	Against	Abstain	Absent
x			
			x
			x

Laura Penza
John Bullock
Anath Ranon
Matthew Mosca
Jim French
Kate Edwards
Total

x			
x			
x			
x			
			x
x			
6			

4. Sarah Ann Street Historic District - Designation Hearing I

Request:	Determination if the historic district designation is ready for formal consideration by CHAP
Applicant:	Poppleton Neighborhood Association
Staff Presenter:	Stacy Montgomery, Eric Holcomb
Staff Recommendation:	Historic District Designation is ready for formal consideration by CHAP
Additional Speakers:	Johns Hopkins, Tony Scott, Nicole King, Curtis Eaddy, Sonia Eaddy, Carrie Beniszewski, Baynard Woods, John Murphy, Blanca Gonzales, China Terrell, Shannon Darel
Motion made by:	Penza
Seconded by:	Bullock
Motion:	Remand back to staff to include N. Carrollton Street properties [319 and 321 N. Carrollton Street].

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

For	Against	Abstain	Absent
x			
			x
			x
x			
x			
x			
			x

Kate Edwards
Total

		x	
5		1	3

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

Request:	Final Review - Construct a four-story vertical addition
Applicant:	Chasen Development
Staff Presenter:	Eddie Leon
Staff Recommendation:	Final Approval. See staff report.
Additional Speakers:	Nate Pretl, Justin Seto
Motion made by:	Kate Edwards
Seconded by:	Mosca
Motion:	Approve staff recommendation

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			

6. 1925-27 Aliceanna Street (Fells Point Historic District)

Request:	Construct three-story rowhouse with garage front
Applicant:	Adam Carballo
Staff Presenter:	Eddie Leon
Staff Recommendation:	Disapproval. See Staff report.
Additional Speakers:	Adam Carballo
Motion made by:	(Motion One – Failed) Penza
Seconded by:	Bullock
Motion:	Approve proposal to include garage front and curb cut.

		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	3	4		3

7. 1500 Bolton Street (Bolton Hill Historic District)

Request:	Paint brick front façade and install shutters
Applicant:	Christopher Heller
Staff Presenter:	Anthony Stewart
Staff Recommendation:	Disapproval. See Staff report.
Additional Speakers:	Al Barry, Chirstopher Heller, Susan VanBuren, China Terrel
Motion made by:	Ranon
Seconded by:	Mosca
Motion:	Approve Staff recommendation [with the following advice:] If there is evidence for shutters, approve of shutters then shutters are appropriate

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			
6	1		3

8. 1128-1130 North Calvert Street (Mount Vernon Historic District)

Request:	Remove stained glass windows from rear elevation
Applicant:	Irene Azkue, 1130 Calvert Investors LLC
Staff Presenter:	Anthony Stewart
Staff Recommendation:	Disapproval. See Staff report.
Additional Speakers:	Irene Azkue
Motion made by:	Penza
Seconded by:	Powell
Motion:	Approve of replacing the windows

		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	6			3

9. 837 Brinkwood Road (Hunting Ridge Historic District)

Request:	Economic Hardship to retroactively approve windows on side and rear elevations
Applicant:	Baye Holmes
Staff Presenter:	Tyriq Charleus
Staff Recommendation:	Disapproval. See Staff report.
Additional Speakers:	Baye Holmes, Lewis Bringman, Diane Campany
Motion made by:	Edwards
Seconded by:	Ranon
Motion:	Approve Staff recommendation and create a schedule to be worked out with CHAP staff [for replacing the windows]

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

For	Against	Abstain	Absent
x			
			x
			x
x			
x			
x			
			x
x			

Total

7			3
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Adjourn: 5:00