

**Commission for Historical and Architectural Preservation  
Meeting Minutes  
June 14, 2022**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:04 on June 14, 2022.

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

	Present	Absent
Harry Spikes	x	
Ann Powell	x	
Gary Rodwell	x	
Jill Dennis	x	
Kuo Pao Lian	x	
John Bullock	x	
Nichole Battle	x	
Katherine Good	x	
Peter Morrill	x	
Kate Edwards	x	
Garrett Power		x
Sara Langmead	x	

2. **APPROVAL OF MINUTES FOR May 10th, 2022**

Motion made by:	Bullock
Seconded by:	Battle
Commission Vote: Approve	

	For	Against	Abstain	Absent
Harry Spikes				
Ann Powell	x			
Gary Rodwell	x			
Jill Dennis	x			
Kuo Pao Lian	x			
John Bullock	x			
Nicole Battle	x			
Katherine Good	x			
Peter Morrill	x			
Kate Edwards	x			
Garrett Power				x
Sara Langmead	x			
<b>Total</b>	10			1

**3. CONSENT AGENDA**

Request: Applicant: Staff Presenter: Staff Recommendation:	1006 Hollins Street (Union Square Historic District) Proposal: Reconstruct and expand three-story rear addition Applicant: Aureon Johnson Staff: Tyriq Charleus Staff Recommendation: Approval
Motion made by:	Morrill
Seconded by:	Dennis
Motion:	Move

		For	Against	Abstain	Absent
Harry Spikes					
Ann Powell		x			
Gary Rodwell		x			
Jill Dennis		x			
Kuo Pao Lian		x			
John Bullock		x			
Nicole Battle		x			
Katherine Good		x			
Peter Morrill		x			
Kate Edwards		x			
Garrett Power					x
Sara Langmead		x			
<b>Total</b>		10			1

**4. Revisions to Historic Preservation Design Guidelines**

Request:	Approval of Revisions to Design Guidelines
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Approval. See Staff report.
Additional Speakers:	
Motion made by:	Good
Seconded by:	Battle
Motion:	Approve staff Recommendation

		For	Against	Abstain	Absent
Harry Spikes					
Ann Powell		x			
Gary Rodwell		x			
Jill Dennis		x			
Kuo Pao Lian		x			
John Bullock		x			
Nicole Battle		x			
Katherine Good		x			
Peter Morrill		x			
Kate Edwards		x			
Garrett Power					x
Sara Langmead		x			
<b>Total</b>		10			1

**5. 517 South Broadway (Fells Point Historic District)**

Request:	Final Review - Construct a new five-story building
Applicant:	Tamir Ezzat
Staff Presenter:	Eddie Leon
Staff Recommendation:	Final Approval. See Staff report.
Additional Speakers:	Tamir Ezzatt
Motion made by:	Good
Seconded by:	Edwards
Motion:	<p>Approve staff recommendation with the following conditions:</p> <ul style="list-style-type: none"> <li>• Eliminate lap siding, and panel rest of building</li> <li>• Reconsider 4th floor loggia area/material/design on inset panel on return elevationx</li> <li>• Create more balanced entry for commercial area</li> <li>• Better distinguish between residential and commercial space</li> <li>• Lighten appearance of 4<sup>th</sup> floor/remove contrast</li> <li>• Final details to return to staff.</li> <li>•</li> </ul>

		For	Against	Abstain	Absent
Harry Spikes					
Ann Powell		x			
Gary Rodwell		x			
Jill Dennis		x			
Kuo Pao Lian		x			
John Bullock		x			
Nichole Battle		x			
Katherine Good		x			
Peter Morrill		x			
Kate Edwards		x			
Garrett Power					x
Sara Langmead		x			
<b>Total</b>		10			1

**6. 3603 Sequoia Avenue (Ashburton Historic District)**

Request:	Updated Concept Review – Construct two-story single-family house
Applicant:	Isak Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval. See Staff report.
Additional Speakers:	Isak Bakaev, Dawn Taylor, Jerry Gaylord, Lawrence Campbell
Motion made by:	Lian
Seconded by:	Edwards
Motion:	Disapprove proposal and come back with revised plans

		For	Against	Abstain	Absent
Harry Spikes					
Ann Powell		x			
Gary Rodwell		x			
Jill Dennis		x			
Kuo Pao Lian		x			
John Bullock		x			
Nichole Battle		x			
Katherine Good		x			
Peter Morrill		x			
Kate Edwards		x			
Garrett Power					x
Sara Langmead		x			
<b>Total</b>		10			1

**7. 3605 Sequoia Avenue (Ashburton Historic District)**

Request:	Updated Concept Review – Construct two-story single-family house
Applicant:	Isak Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval. See Staff report.
Additional Speakers:	Jerry Gaylord
Motion made by:	Spike
Seconded by:	
Motion:	

		For	Against	Abstain	Absent
Harry	Spikes				
Ann	Powell	x			
Gary	Rodwell	x			
Jill	Dennis	x			
Kuo Pao	Lian	x			
John	Bullock	x			
Nichole	Battle	x			
Katherine	Good	x			
Peter	Morrill	x			
Kate	Edwards	x			
Garrett	Power				x
Sara	Langmead	x			
	<b>Total</b>	10			1

Adjourn: 3:50