

# Commission for Historical and Architectural Preservation

## Meeting Minutes

### July 14, 2020

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:11 PM on July 14 2020. \*This hearing was held virtually due to the COVID-19 Stay-at-Home order.\*

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	
Larry Gibson	X	
Anath Ranon	X	
Matthew Mosca	X	
Jim French	X	
Kate Edwards	X	
Monica Rhodes	X	

2. **APPROVAL OF MINUTES FOR June 9, 2020**

Motion made by:	Liebel requested Approval
Seconded by:	N/A
Commission Vote:	

		For	Against	Abstain	Absent
Tom	Liebel			X	
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis				x
Laura	Penza	X			
John	Bullock	X			
Larry	Gibson	X			
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	<b>Total</b>	10	0	1	1

**3. Consent Agenda**

<p>Request Petitioner Staff Reviewer Staff Recommendation</p>	<p><b><u>1) 1511-13 Eastern Avenue (Fells Point Historic District)</u></b> Request: Concept Review - Construct rear addition Applicant: Brandon Chasen Architect: Josh Nicodemus/ NW2 Staff: Eddie Leon Staff Recommendation: Concept Approval. See Staff Report.</p> <p><b><u>2) 505 South Durham Street (Fells Point Historic District)</u></b> Request: Concept Review - Construct 3rd story rear addition Applicant: Andrew Crummey Architect: Carballo Architecture Staff: Eddie Leon Staff Recommendation: Concept Approval. See Staff Report.</p>
<p>Motion made by:</p>	<p>Liebel Requested Moving to Approval</p>
<p>Seconded by:</p>	<p>N/A</p>
<p>Motion:</p>	

		For	Against	Abstain	Absent
Tom	Liebel			X	
Ann	Powell	x			
Aaron	Bryant	x			
Jill	Dennis				X
Laura	Penza	x			
John	Bullock	x			
Larry	Gibson	x			
Anath	Ranon	x			
Matthew	Mosca	x			
Jim	French	x			
Kate	Edwards	x			
Monica	Rhodes	x			
	<b>Total</b>	11	0	1	1

**4. 106 South Stricker Street (Union Square Historic District)**

Request:	Paint Mural on unpainted brick side elevation
Petitioner:	Kelly Burke
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Kelly Burke, Mr Mowghi
Motion made by:	Bullock
Seconded by:	Bryant
Motion:	Ranon- Friendly Amendment Submission of paint specifics to return to staff

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
		X	
X			
X			x
X			
X			
		X	
X			
X			
X			
X			
9	0	2	1

**5. 1410 Hollins Street (Union Square Historic District)**

Request:	Retain board-and-batten shutters installed without permit
Petitioner:	Donnell Nance
Staff Presenter:	Walter Gallas
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	Donnell Nance, Kalia Kinson, Ms. Townsend
Motion made by:	Bullock
Seconded by:	Rhodes
Motion One:	Keep the shutters

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
		<b>X</b>	
	X		
	X		
			x
	X		
X			
		X	
	X		
	X		
X			
X			
3	6	2	1

Request:	Retain board-and-batten shutters installed without permit
Petitioner:	Donnell Nance
Staff Presenter:	Walter Gallas
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	
Motion made by:	Bryant
Seconded by:	Penza
Motion Two:	Support Staff Recommendation, timeline to be worked out with Staff

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
		<b>X</b>	
<b>X</b>			
<b>X</b>			
			x
<b>X</b>			
	<b>X</b>		
		<b>X</b>	
<b>X</b>			
<b>X</b>			
<b>X</b>			
	<b>X</b>		
		<b>X</b>	
<b>6</b>	<b>2</b>	<b>3</b>	<b>1</b>

**6. 214 W Mulberry Street (Howard Street Historic District)**

Request:	Partial Rehabilitation of historic building. Replace the rear slope of the roof with a steel trellis. Build a partial rear wall.
Petitioner:	Park Avenue Partners, LLC
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	Chris Janian, Johns Hopkins
Motion made by:	Gibson
Seconded by:	French
Motion:	Opposed to Staff Recommendation and support applicant trellis plan

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
		<b>X</b>	
X			
X			
			x
X			
X			
X			
		<b>X</b>	
X			
X			
X			
X			
9	0	2	1

**7. 425 North Howard Street (Howard Street Historic District)**

Request:	Demolition Hearing I - Determination of Architectural Significance
Petitioner:	HeLa Franklin LLC/Michael Burton
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Determination that the building at 425 N Howard Street has lost its integrity and does not contribute to the historic district. See Staff Report.
Additional Speakers:	Michael Burton, Johns Hopkins, Chris Hyde, Michael McCrary
Motion made by:	Powell
Seconded by:	Mosca
Motion:	Against Staff Recommendations, Building still Contributes and Retains Structural Integrity

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
		<b>X</b>	
<b>X</b>			
<b>X</b>			
			x
<b>X</b>			
		<b>X</b>	
<b>X</b>			
<b>X</b>			
<b>X</b>			
<b>X</b>			
<b>X</b>			
<b>9</b>		<b>2</b>	<b>X</b>

**8.**

**9. 504 South Dallas Street (Fells Point Historic District)**

Request:	Concept Review – Construct new third-story setback addition and front garage entry
Petitioner:	Eastwing Architects/Jeff Burkholder
Staff Presenter:	Walter Edward Leon
Staff Recommendation:	Concept approval of plans for third-story addition and explore condition of ground floor fenestration pattern at front beneath Formstone.
Additional Speakers:	Scott Burkholder, Evan Wivell
Motion made by:	Penza
Seconded by:	Bryant
Motion:	Staff Recommendation and Approval of front Garage Entry

		For	Against	Abstain	Absent
Tom	Liebel			<b>X</b>	
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis				x
Laura	Penza	X			
John	Bullock				X
Larry	Gibson	X			
Anath	Ranon			X	
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	<b>Total</b>	8	0	2	2

**Meeting Adjourned – \_4:10\_PM**