

**Commission for Historical and Architectural Preservation  
Meeting Minutes  
September 13, 2022**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:06 on September 13, 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, Chair	x	
Nichole Battle	x	
John Bullock	x	
Jill Dennis	x	
Kate Edwards	x	
Katherine Good	x	
Sara Langmead	x	
Kuo Pao Lian	x	
Peter Morrill	x	
Ann Powell	x	
Garrett Power	x	
Gary Rodwell	x	

2. **APPROVAL OF MINUTES FOR August 9<sup>th</sup>, 2022**

Motion made by:	Rodwell
Seconded by:	Dennis
Commission Vote: Approval	

	For	Against	Abstain	Absent
Harry Spikes, Chair				
Nichole Battle	x			
John Bullock	x			
Jill Dennis	x			
Kate Edwards	x			
Katherine Good	x			
Sara Langmead	x			
Kuo Pao Lian	x			
Peter Morrill	x			
Ann Powell	x			
Garrett Power	x			
Gary Rodwell	x			
<b>Total</b>	11	-	-	-

**3. CONSENT AGENDA**

Request: Applicant: Staff Presenter: Staff Recommendation:	<p><b><u>1708 West Pratt Street (Union Square Historic District)</u></b> Request: Concept Review- Construct 3-story rear addition Applicant: Brandon Alves Staff: Tyriq Charleus Staff Recommendation: Concept Approval. See Staff Report.</p>
	<p><b><u>1014 South Charles Street (Federal Hill Historic District)</u></b> Request: Concept Review - Construct 3-story rear addition Applicant: Adam Carballo Staff: Tyriq Charleus Staff Recommendation: Approval. See Staff Report.</p>
	<p><b><u>823 Light Street (Federal Hill Historic District)</u></b> Request: Concept Review - Construct 3-story rear addition Applicant: Gina Campbell Staff: Tyriq Charleus Staff Recommendation: Approval. See Staff Report.</p>
Motion made by:	Spikes
Seconded by:	Good
Motion:	Move

		For	Against	Abstain	Absent
Harry	Spikes, Chair	-	-	-	-
Nichole	Battle	x			
John	Bullock	x			
Jill	Dennis	x			
Kate	Edwards	x			
Katherine	Good	x			
Sara	Langmead	x			
Kuo Pao	Lian	x			
Peter	Morrill	x			
Ann	Powell	x			
Garrett	Power	x			
Gary	Rodwell	x			
	<b>Total</b>	11			

**4. 3818 Roland Avenue – Potential Landmark**

Request:	Designation as a Potential Landmark
Applicant:	Councilmember Odette Ramos
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Approval of designation as Potential Landmark.
Additional Speakers:	Councilwoman Ramos
Motion made by:	Good
Seconded by:	Bullock
Motion:	Approve staff Recommendation

		For	Against	Abstain	Absent
Harry	Spikes, Chair	-	-	-	-
Nichole	Battle	x			
John	Bullock	x			
Jill	Dennis	x			
Kate	Edwards	x			
Katherine	Good	x			
Sara	Langmead	x			
Kuo Pao	Lian	x			
Peter	Morrill	x			
Ann	Powell	x			
Garrett	Power	x			
Gary	Rodwell	x			
	<b>Total</b>	11			

**5. Sarah Ann Street Historic District - Designation Hearing 2**

Request:	Designation as a Baltimore City Historic District
Applicant:	Poppleton Neighborhood Association
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Approval of designation as Historic District.
Additional Speakers:	Johns Hopkins, Baltimore Heritage; Dr. Nicole King; Sonia Eaddy;
Motion made by:	Bullock
Seconded by:	Langmead
Motion:	Approve

		For	Against	Abstain	Absent
Harry Spikes, Chair		-	-	-	-
Nichole Battle		X			
John Bullock		X			
Jill Dennis		X			
Kate Edwards		X			
Katherine Good		X			
Sara Langmead		X			
Kuo Pao Lian		X			
Peter Morrill		X			
Ann Powell		X			
Garrett Power		X			
Gary Rodwell		X			
<b>Total</b>		11			

**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 with final plans to return to staff. See Staff report.
Additional Speakers:	Julie Tice, Eastend Designs; Jerry Gaylord; Lawrence Campbell; Isak Bakaev
Motion made by:	Powell
Seconded by:	Lian
Motion:	<p>Approve general concept with the applicant to return with the following:</p> <ul style="list-style-type: none"> <li>• Block site plan</li> <li>• Incorporate stone veneer on house foundation</li> </ul>

		For	Against	Abstain	Absent
Harry Spikes, Chair		-	-	-	-
Nichole Battle		X			
John Bullock		X			
Jill Dennis		X			
Kate Edwards		X			
Katherine Good		X			
Sara Langmead		X			
Kuo Pao Lian		X			
Peter Morrill		X			
Ann Powell		X			
Garrett Power		X			
Gary Rodwell		X			
<b>Total</b>		11			

**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 with final plans to return to staff. See Staff report.
Additional Speakers:	Julie Tice, Eastend Designs; Jerry Gaylord; Lawrence Campbell; Isak Bakaev
Motion made by:	Powell
Seconded by:	Lian
Motion:	<p>Approve general concept with the applicant to return with the following:</p> <ul style="list-style-type: none"> <li>• Block site plan</li> </ul> <p>Incorporate stone veneer on house and front porch foundation</p>

		For	Against	Abstain	Absent
Harry	Spikes, Chair	-	-	-	-
Nichole	Battle	X			
John	Bullock	X			
Jill	Dennis	X			
Kate	Edwards	X			
Katherine	Good	X			
Sara	Langmead	X			
Kuo Pao	Lian	X			
Peter	Morrill	X			
Ann	Powell	X			
Garrett	Power	X			
Gary	Rodwell	X			
	<b>Total</b>	11			

**8. 500 South Bond Street (Fells Point Historic District)**

Request:	Concept Review – Construct one-story rooftop addition
Applicant:	Chasen Development; Justin Seto (architect)
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval of height, massing, and scale; Concept design to return to the full Commission.
Additional Speakers:	Deborah Tempera; Gregory Barkman [sp?]; Nate Pretl, Justin Seto,
Motion made by:	Morril
Seconded by:	Edwards
Motion:	Approve staff recommendation

		For	Against	Abstain	Absent
Harry Spikes, Chair		-	-	-	-
Nichole Battle		x			
John Bullock		x			
Jill Dennis		x			
Kate Edwards		x			
Katherine Good		x			
Sara Langmead		x			
Kuo Pao Lian		x			
Peter Morrill		x			
Ann Powell		x			
Garrett Power		x			
Gary Rodwell		x			
<b>Total</b>		11			

**Adjourn: 4:17 p.m.**