

Commission for Historical and Architectural Preservation

Meeting Minutes

January 9, 2018

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:04 on January 9, 2018.

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 | |
| Donna Cypress | | x |
| Robert Embry | x | |
| Aaron Bryant | | x |
| Cynthia Conklin | x | |
| Laura Penza | x | |
| John Bullock | x | |
| Larry Gibson | | x |
| Anath Ranon | x | |
| Matthew Mosca | | x |
| Jim French | x | |
| Elizabeth Nix | | x |
| Wendi Redfern-Curtis | x | |

2. **APPROVAL OF MINUTES FOR December 12, 2017**

| | |
|--------------------------|---------|
| Motion made by: | Ranon |
| Seconded by: | Conklin |
| Commission Vote: Approve | |

| | For | Against | Abstain | Absent |
|----------------------|----------|---------|---------|--------|
| Tom Liebel | | | | |
| Donna Cypress | | | | x |
| Robert Embry | x | | | |
| Aaron Bryant | | | | x |
| Cynthia Conklin | x | | | |
| Laura Penza | x | | | |
| John Bullock | x | | | |
| Larry Gibson | | | | x |
| Anath Ranon | x | | | |
| Matthew Mosca | | | | x |
| Jim French | x | | | |
| Elizabeth Nix | | | | x |
| Wendi Redfern-Curtis | x | | | |
| Total | 7 | | | |

3. 400 Park Avenue (City-Owned Property)

| | |
|-----------------------|--|
| Request: | Demolition Hearing One – Determination of Architectural Significance |
| Petitioners: | Park Avenue Partners, LLC |
| Staff Presenter: | Stacy Montgomery |
| Staff Recommendation: | Building is Non-Contributing. See Staff Report. |
| Additional Speakers: | Mark Nook (sp) Cho Benn Holback Arch; Jason Vaughan Baltimore N Heritage Area |
| Motion made by: | Jim French |
| Seconded by: | Cindy Conklin |
| Motion: | <p>Move Staff Recommendation that the structure at 400 Park Avenue us noncontributing [to the Howard Street Commercial historic district]</p> <p>.</p> |

| | | For | Against | Abstain | Absent |
|-----------|----------------|-----|---------|------------|--------|
| Tom | Liebel | x | | | |
| Donna | Cypress | | | | x |
| Robert | Embry | x | | | |
| Aaron | Bryant | | | | x |
| Cynthia | Conklin | x | | | |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | | | | x |
| Anath | Ranon | | | x (recuse) | |
| Matthew | Mosca | | | | x |
| Jim | French | x | | | |
| Elizabeth | Nix | | | | x |
| Wendi | Redfern-Curtis | x | | | |
| | Total | 7 | | | 6 |

4. 1922 Aliceanna Street (Fells Point Historic District)

| | |
|-----------------------|---|
| Request: | Concept Review - Construct 2 nd and 3 rd Floor Addition to one-story garage |
| Petitioner: | Tyler Banks, 3211 Noble St. LLC , Seto Architects |
| Staff Presenter: | Eddie Leon |
| Staff Recommendation: | Concept Approval. See Staff Report. |
| Additional Speakers: | |
| Motion made by: | Ranon |
| Seconded by: | Penza |
| Motion: | Move staff recommendation of concept approval with the following amendments: 1) require a gate or other component [to be installed] within plane of garage opening, and 2) require final details to come back to full commission. |

| | | For | Against | Abstain | Absent |
|-----------|----------------|-----|---------|---------|--------|
| Tom | Liebel | | | | |
| Donna | Cypress | | | | x |
| Robert | Embry | x | | | |
| Aaron | Bryant | | | | x |
| Cynthia | Conklin | x | | | |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | | | | x |
| Anath | Ranon | x | | | |
| Matthew | Mosca | | | | x |
| Jim | French | x | | | |
| Elizabeth | Nix | | | | x |
| Wendi | Redfern-Curtis | x | | | |
| | Total | 7 | | | 5 |

5. 211 W. Franklin Street - formerly 423-425 North Howard Street and 217, 221, and 223-225 West Franklin Street (City-Owned Properties)

| | |
|-----------------------|--|
| Request: | Construct Five-story Building –Final Review |
| Petitioner: | The AZ Group |
| Staff Presenter: | Stacy Montgomery |
| Staff Recommendation: | Approval with Conditions. See Staff Report. |
| Additional Speakers: | Aziz Husseini Justin Seto |
| Motion made by: | Ranon |
| Seconded by: | Bullock |
| Motion: | <p>Move Staff recommendation of approval of the final design with the following conditions:</p> <ul style="list-style-type: none"> • Revisit window proportions on Howard Street elevation. • Strengthen the design of the cornice on Howard Street elevation. • Regularize window configuration on the bay windows on W Franklin Street. • Provide more emphasis on the entrance to the apartment building in the transitional bay on West Franklin Street. |

| | | For | Against | Abstain | Absent |
|-----------|----------------|-----|---------|---------|--------|
| Tom | Liebel | | | | |
| Donna | Cypress | | | | x |
| Robert | Embry | x | | | |
| Aaron | Bryant | | | | x |
| Cynthia | Conklin | x | | | |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | | | | x |
| Anath | Ranon | x | | | |
| Matthew | Mosca | | | | x |
| Jim | French | x | | | |
| Elizabeth | Nix | | | | x |
| Wendi | Redfern-Curtis | x | | | |
| | Total | 7 | | | 5 |

Meeting Adjourned – 1:45 PM