

**Commission for Historical and Architectural Preservation
Meeting Minutes
October 11, 2022**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:06 PM on October 11, 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
Mayra Mendeleev	X	

2. **APPROVAL OF MINUTES FOR September 13th, 2022**

Motion made by:	Katherine Good
Seconded by:	Nichole Battle
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
Mayra Mendeleev	X			
Total	10			2

3. CONSENT AGENDA

<p>Request: Applicant: Staff Presenter: Staff Recommendation:</p>	<p><u>City Council Bills – Urban Renewal Amendments</u> <u>2022-0279 Urban Renewal – Coldstream Homestead Montebello - Amendment</u> <u>2022-0280 Urban Renewal – Johnston Square - Amendment</u> <u>2022-0281 Urban Renewal – Middle East - Amendment</u> <u>2022-0282 Urban Renewal – Oliver - Amendment</u> Request: Review and Respond Applicant: City Council President Staff: Stacy Montgomery Staff Recommendation: No Objection. See Staff Report.</p> <p><u>City Council Bill #22-0277 – Landmark List – Reed Calloway House</u> Request: Designate as a Baltimore City Landmark Applicant: Councilmember Torrence Staff: Lauren Schiszik Staff Recommendation: Approval. See Staff Report.</p> <p><u>City Council Bill #22-0284 - Sarah Ann Street Local Historic District</u> Request: Designate as a Baltimore City Historic District Applicant: Councilmember Bullock Staff: Stacy Montgomery Staff Recommendation: Approval. See Staff Report.</p> <p><u>4604 Liberty Heights Avenue - Ambassador Theater National Register Designation</u> Request: Certified Local Government Review of National Register Nomination Applicant: The Maryland Historical Trust Staff: Eddie Leon Staff Recommendation: Approval. See Staff Report.</p> <p><u>1434 West Baltimore Street (Union Square Historic District)</u> Request: Concept Review – Construct 3-story rear addition Applicant: Maacs Properties Staff: Tyriq Charleus Staff Recommendation: Approval. See Staff Report.</p>
<p>Motion made by:</p>	<p>John Bullock</p>
<p>Seconded by:</p>	<p>Nichole Battle</p>
<p>Motion:</p>	<p>Approval</p>

Harry Spikes, Chair
 Nichole Battle
 John Bullock
 Jill Dennis
 Kate Edwards
 Katherine Good
 Sara Langmead
 Kuo Pao Lian
 Peter Morrill
 Ann Powell
 Garrett Power
 Gary Rodwell
 Mayra Mendeleev
Total

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

4. City Council Bill #22-0263 – Landmark List – Harlem Theater

Request:	Designation as a Baltimore City Landmark
Applicant:	Councilmember John Bullock
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Angela Francis, Leon Miller
Motion made by:	Nichole Battle
Seconded by:	John Bullock
Motion:	Approval of 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
Mayra Mendeleev		X			
Total		10			2

5. City Council Bill #22-0264 – Landmark List – Canton Railroad Transfer Bridge

Request:	Designation as a Baltimore City Landmark
Applicant:	Councilmember Zeke Cohen
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	None
Motion made by:	Ann Powell
Seconded by:	Katherine Good
Motion:	Approval of 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
Mayra Mendeleev		X			
Total		10			2

6. City Council Bill #22-0265 – Landmark List – 3818 Roland Avenue

Request:	Designation as a Baltimore City Landmark
Applicant:	Councilmember Odette Ramos
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Gabriel Stuart-Sikowitz for Councilmember Ramos
Motion made by:	Katherine Good
Seconded by:	Peter Morrill
Motion:	Approval of 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
Mayra Mendeleev		X			
Total		9			3

7. 3603 Sequoia Avenue (Ashburton Historic District)

Request:	Final Review – Construct two-story single-family house
Applicant:	Isak Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff report.
Additional Speakers:	Julie Tice
Motion made by:	Kate Edwards
Seconded by:	Nichole Battle
Motion:	<p>Move approval of staff recommendation of final design approval with the following conditions:</p> <ol style="list-style-type: none"> 1) Extension of the driveway to the rear façade of the property; and 2) Return to staff to complete review.

		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
Mayra Mendelev		X			
Total		9			3

8. 3605 Sequoia Avenue (Ashburton Historic District)

Request:	Final Review – Construct two-story single-family house
Applicant:	Isak Bakaev
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff report.
Additional Speakers:	Julie Tice
Motion made by:	Kate Edwards
Seconded by:	Nichole Battle
Motion:	<p>Move approval of staff recommendation of final design approval with the following conditions:</p> <ol style="list-style-type: none"> 1) Extension of the driveway to the rear façade of the property; 2) Lattice is acceptable between the piers below the front porch; and 3) Return to staff to complete review.

		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
Mayra Mendelev		X			
Total		9			3

9. 414 Wilson Street (Upton’s Marble Hill Historic District)

Request:	Construct Two-Story Building
Applicant:	Demolition Man Contracting, Inc. (Contractor), V'Chells Homes of Pearl, LLC - Tyrone Davis (owner), Pratul Patel (Engineer)
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Tyrone Davis
Motion made by:	Kuo Pao Lian
Seconded by:	Kate Edwards
Motion:	Approval of staff recommendation with the following conditions with final designs as follows: 1) Provide an accurate elevation and floor plan that match in dimensions; 2) Provide a 1 st floor plan to staff; 3) Create a real storefront with transoms above doors and windows and an apartment and commercial entry that read separately like the historic storefront; and 4) Staff to get dimensions of the historic building from Pictometry.

		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
Mayra Mendelev		X			
Total		9			3

Adjourn: 3:20 p.m.