

**Commission for Historical and Architectural Preservation**  
**Meeting Minutes**  
**November 13, 2018**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced a 1:08 pm on November 13, 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	
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	
Kate Edwards	X	
Monica Rhodes		X

2. **APPROVAL OF MINUTES FOR October 9, 2018**

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

	For	Against	Abstain	Absent
Tom Liebel				
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			
Kate Edwards	x			
Monica Rhodes				x
<b>Total</b>	9			3

**3. CONSENT AGENDA**

<p>Requests Petitioner Staff Presenter Staff Recommendation</p>	<p><b><u>1808 Dixon Road (Mount Washington Historic District)</u></b> Request: Construct One-Story Addition Applicant: Kenneth B. Frank Staff Reviewer: Walter Edward Leon Staff Recommendation: Approval. See Staff Report.</p> <p><b><u>520 South Caroline Street (Fells Point Historic District)</u></b> Request: Demolition Hearing One – Determination of Architectural Significance Applicant: Kuo Pao Lian (Pl.KL Studio) Staff Reviewer: Walter Edward Leon Staff Recommendation: Building has already been determined non-contributing. Approval of demolition. See staff report.</p> <p><b><u>Greenmount Cemetery Gates and Chapel (Baltimore City Landmark)</u></b> Request: Update Landmark Designation Report Staff Reviewer: Lauren Schiszik Staff Recommendation: Adoption of Staff Report for Landmark</p>
<p>Motion made by:</p>	<p>French</p>
<p>Seconded by:</p>	<p>Penza</p>
<p>Motion:</p>	<p>Motion to Approve</p>

Tom Liebel  
 Robert Embry  
 Aaron Bryant  
 Cynthia Conklin  
 Laura Penza  
 John Bullock  
 Larry Gibson  
 Anath Ranon  
 Matthew Mosca  
 Jim French  
 Elizabeth Nix  
 Kate Edwards  
 Monica Rhodes  
**Total**

For	Against	Abstain	Absent
x			
x			
			x
x			
x			
x			
			x
x			
x			
x			
			x
9			3

**4. 417-421 North Howard Street (Howard Street Commercial Historic District)**

Request:	Demolition Hearing One – Determination of Architectural Significance: Demolish Building Walls of 417 North Howard Street Behind Façade
Petitioner:	Current Forever Space LLC, Michael Benevento
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Determination that the walls behind the façade of the building at 417 N Howard Street do not contribute to the historic district. See Staff Report.
Additional Speakers:	Michael Benevento, Julian Hamilton
Motion made by:	French
Seconded by:	Penza
Motion:	Approve Staff recommendation: Staff recommends a determination that the side and rear walls of the building at 417 North Howard Street are non-contributing. If the commission approves the finding, the applicant can be granted approval to demolish these walls.

		For	Against	Abstain	Absent
Tom	Liebel				
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			
Kate	Edwards	x			
Monica	Rhodes				x
	<b>Total</b>	9			3

**5. Patterson Park (Baltimore City Landmark)**

Request:	Demolish One-Story Rear Addition on White House; Construct One-Story Event Space and Storage Building Behind White House
Petitioner:	Friends of Patterson Park
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Jennifer Robinson
Motion made by:	Gibson
Seconded by:	Embry
Motion:	Approve Staff recommendation with amendment to have final details be approved at staff level: Staff recommends approval of the demolition of the one-story rear addition on the White House, and concept approval of the construction of the rear building and site work, subject to the requirement that an archaeological monitor be present during the initial phases of ground disturbance and that the final details of the proposal be presented to the full Commission for review and approval. Staff also recommends that the applicant explore other options for the porch roof of the flex space, and relatedly, the relationship between the porch roof, wall, and fencing at the same location.

Tom	Liebel
Robert	Embry
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
x			
x			
			x
x			
x			
x			
			x
x			
x			
x			
			x
9			3

**719-723 West Pratt Street (Ridgely's Delight Historic District)**

Request:	Final Review – Rehabilitate Four-Story Building and Two Facades and Incorporate into a Six-Story Apartment Building
Petitioner:	Kann Partners
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Al Barry, Donald Kann, Deb O’neil
Motion made by:	Embry
Seconded by:	Ranon
Motion:	Move approval of Staff recommendation of approval of final design

		For	Against	Abstain	Absent
Tom	Liebel				
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			
Kate	Edwards	x			
Monica	Rhodes				x
	<b>Total</b>	9			3

**6. 1742-1746 Fleet Street (Fells Point Historic District)**

Request:	Construct Rooftop and Rear Addition
Petitioner:	Brandon Chasen
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Branden Chasen, Kuo Pao Lian, David Gleason
Motion made by:	Bullock
Seconded by:	Embry
Motion:	<p>Move Staff recommendation: Staff recommends approval of the proposal with the final proposal to return to the full commission for review with the following condition;</p> <ul style="list-style-type: none"> <li>• Details should be provided to show what historic material is in place beyond the non-original brick façade at the first floor and the non-original cornice at 1742 Fleet Street. If any historic materials are extant, they should be evaluated with CHAP staff for potential reuse.</li> </ul>

Tom	Liebel
Robert	Embry
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
x			
x			
			x
	x		
x			
	x		
x			
			x
	x		
	x		
x			
			x
5	4		3

**7. 1719 Eastern Avenue (Fells Point Historic District)**

Request:	Concept Review – Construct Rooftop Addition
Petitioner:	Brandon Chasen
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval. See Staff Report.
Additional Speakers:	Branden Chasen
Motion made by:	Penza
Seconded by:	Gibson
Motion:	Approve staff recommendation: Concept approval of height, massing and scale of rooftop addition and rear addition infill with final design to return to staff.

Tom	Liebel
Robert	Embry
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
x			
x			
			x
x			
			x
x			
x			
x			
			x
8			4



**8. 106 East Preston Street (Mount Vernon Historic District)**

Request:	Paint Mural on Side Elevation of Building
Petitioner:	Jesse Salazar
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Jesse Salazar, Kira Gardener Marshall, Jennifer Berg, Kevin Brown, Oren Orbach, Steve Cavosolis, Marsha Jews
Motion made by:	Gibson
Seconded by:	Edwards
Motion:	Move staff recommendation: Staff recommends retroactive approval of the proposal to paint a mural on the side elevation.

Tom	Liebel
Robert	Embry
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
x			
x			
			x
x			
			x
x			
x			
x			
			x
8			4

**Meeting Adjourned –     4:35     PM**