

Commission for Historical and Architectural Preservation

Meeting Minutes December 11, 2018

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:11 p.m. on December 11, 2018.

1. **ROLL CALL** – This meeting was chaired by Anath Ranon. Roll was called and the following commissioners were in attendance:

| | Present | Absent |
|-----------------|---------|--------|
| Tom Liebel | | x |
| Ann Powell | 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 November 13, 2018**

| | |
|------------------|---------|
| Motion made by: | Bullock |
| Seconded by: | Penza |
| Commission Vote: | Approve |

| | For | Against | Abstain | Absent |
|-----------------|-----|---------|---------|--------|
| Tom Liebel | | | | x |
| Ann Powell | x | | | |
| Aaron Bryant | x | | | |
| Cynthia Conklin | | | | x |
| Laura Penza | x | | | |
| John Bullock | x | | | |
| Larry Gibson | x | | | |
| Anath Ranon | | | | |
| Matthew Mosca | x | | | |
| Jim French | x | | | |
| Elizabeth Nix | x | | | |
| Kate Edwards | x | | | |
| Monica Rhodes | | | | x |
| Total | 9 | | | 3 |

3. CONSENT AGENDA

| | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requests Petitioner Staff Presenter Staff Recommendation | <u>1618 Portugal Street (Fells Point Historic District)</u> Request: Raise roofline on rear portion of gable roof Applicant: Jayre Reaves Staff: Walter Edward Leon Recommendation: Approval. See Staff Report. |
| Motion made by: | chair |
| Seconded by: | |
| Motion: | approve |

| | | For | Against | Abstain | Absent |
|-----------|--------------|-----|---------|---------|--------|
| Tom | Liebel | | | | x |
| Ann | Powell | x | | | |
| Aaron | Bryant | x | | | |
| Cynthia | Conklin | | | | x |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | x | | | |
| Anath | Ranon | | | | |
| Matthew | Mosca | x | | | |
| Jim | French | x | | | |
| Elizabeth | Nix | x | | | |
| Kate | Edwards | x | | | |
| Monica | Rhodes | | | | x |
| | Total | 9 | | | 3 |

4. CC Bill 18-0295 Baltimore City Landmark List: Exteriors Hanlon Park

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request: | Designate as a Baltimore City Landmark |
| Petitioner: | Mayor and City Council |
| Staff Presenter: | Lauren Schiszik |
| Staff Recommendation: | Recommend Approval. See Staff Report. |
| Additional Speakers: | Councilman Pinkette, Linda Batts, Marcia Collins |
| Motion made by: | Penza |
| Seconded by: | Bullock |
| Motion: | Approve staff recommendation with amendment Insert “as presented and approved by CHAP in 2015” [in the sentence] CHAP review will exclude the current water infrastructure plans <i>as presented and approved by CHAP in 2015</i> . In staff recommendation delete “underway”. |

| | | For | Against | Abstain | Absent |
|-----------|--------------|-----|---------|---------|--------|
| Tom | Liebel | | | | x |
| Ann | Powell | x | | | |
| Aaron | Bryant | x | | | |
| Cynthia | Conklin | | | | x |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | x | | | |
| Anath | Ranon | | | | |
| Matthew | Mosca | x | | | |
| Jim | French | x | | | |
| Elizabeth | Nix | x | | | |
| Kate | Edwards | x | | | |
| Monica | Rhodes | x | | | |
| | Total | 10 | | | 2 |

5. 1 North Carey Street (Union Square Historic District)

| | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request: | Final Review - Construct Five-Story Addition |
| Petitioner: | 1 N. Carey St. LLC, Owner; Phillip L. Scott, Architect |
| Staff Presenter: | Caitlin Audette/Walter Gallas |
| Staff Recommendation: | Approval. See Staff Report. |
| Additional Speakers: | Philip Scott, Daniel Rodenberg |
| Motion made by: | French |
| Seconded by: | Bolluck |
| Motion: | Approve staff recommendation with [the following] amendments: the rehabilitation of 1 North Carey Street is to come back to the full commission [for review] and document ghost sign on the side of the existing building. |

| | | For | Against | Abstain | Absent |
|-----------|--------------|-----|---------|---------|--------|
| Tom | Liebel | | | | x |
| Ann | Powell | x | | | |
| Aaron | Bryant | x | | | |
| Cynthia | Conklin | | | | x |
| Laura | Penza | x | | | |
| John | Bullock | x | | | |
| Larry | Gibson | x | | | |
| Anath | Ranon | | | | |
| Matthew | Mosca | x | | | |
| Jim | French | x | | | |
| Elizabeth | Nix | x | | | |
| Kate | Edwards | x | | | |
| Monica | Rhodes | x | | | |
| | Total | 10 | | | 2 |

6. 520 South Caroline Street (Fells Point Historic District)

| | |
|-----------------------|---------------------------------------------------------------------------------------------------|
| Request: | Concept Review – Construct Five-story building |
| Petitioner: | Kuo Pao Lian (Pl.KL Studio) |
| Staff Presenter: | Eddie Leon |
| Staff Recommendation: | Approval of Height, Massing and Scale. See Staff Report. |
| Additional Speakers: | Kuo Pao Lian, Deborah Tempera, Idan Tzamet |
| Motion made by: | Powell |
| Seconded by: | Mosca |
| Motion: | Approve staff recommendation Note that the Fells Point community groups have been notified |

| | |
|-----------|--------------|
| Tom | Liebel |
| Ann | Powell |
| 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 |
| xx | | | |
| x | | | |
| | | | x |
| x | | | |
| | | | x |
| x | | | |
| | | | |
| x | | | |
| x | | | |
| x | | | |
| | | x | |
| 8 | | 1 | 3 |

7. 1742 Fleet Street (Fells Point Historic District)

| | |
|-----------------------|-------------------------------------|
| Request: | Construct Rooftop and Rear Addition |
| Petitioner: | Brandon Chasen |
| Staff Presenter: | Caitlin Audette/Eddie Leon |
| Staff Recommendation: | Approval. See Staff Report. |
| Additional Speakers: | Branden Chasen |
| Motion made by: | Mosca |
| Seconded by: | Bryant |
| Motion: | Approve staff recommendation |

| | |
|-----------|--------------|
| Tom | Liebel |
| Ann | Powell |
| 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 | | 1 | 3 |

Meeting Adjourned – _____ PM