

Commission for Historical and Architectural Preservation

Meeting Minutes

April 10, 2018

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:12 p.m. on April 10, 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	arrived 1:25	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 February 13, 2018**

Motion made by:	Bullock
Seconded by:	Mosca
Commission Vote:	Approval

	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	8			4

3. Consent Agenda

Requests:	<ul style="list-style-type: none"> • Certified Local Government Review of National Register Nominations for • Edmondson Village Shopping Center (4404 Edmondson Avenue), Mercantile Deposit and Trust Building (111 West Baltimore Street), Baltimore Federal Savings and Loan Building (19-25 East Fayette Street), and Mount Calvary Church (800 North Eutaw Street) • 119 South Gilmour Street (Union Square Historic District) - Remove Unapproved Work; Reconstruct Original Third Floor; Add Deck to Roof of Reconstructed Two-story Addition • 919 Cathedral Street (Mount Vernon Historic District) - Confirmation of Non-contributing Status to Mount Vernon Historic District • City Council Bill 18-0202 Repeal of Madison – Park North Urban Renewal Area and Plan
Motion made by:	French
Seconded by:	Penza
Motion:	Move approval of consent agenda.

		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	8		1	3

4. 7-11, 13/15 W Eager Street and 919 Cathedral Street (Mount Vernon Historic District)

Request:	Concept Review - Construct a Ten-story Mixed-use Building
Petitioner:	13 West Eager LLC
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Disapproval. See staff report.
Additional Speakers:	Dennis Richter, Doug Bothner, Steve Ziger, Councilman Costello, Charlie Duff, Kristen Speaker, Mandy Lippman, David Weisand, Paul Warren, Camila Lancaster, Shawn Soviak, Ms. Aspinwal, Johns Hopkins, Wesley Stuckey, Drew Reager, Mark Wells
Motion made by:	Gibson
Seconded by:	Embry
Motion:	<p>Approve Concept Design because [of the following:]</p> <ul style="list-style-type: none"> • Building lot is adjacent to the 140-foot height limit area • The quality of materials • Public amenities will be accessible to the public • our understanding that the developer will pursue a modern grocery store, • overwhelming community support • building sits on a [street] corner, and • minimally over height limit

		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	9			3

5. 2001 Aliceanna Street (Fells Point Historic District)

Request:	Final Review – Construct 2 nd and 3 rd Floor Addition and Construct 23 Townhomes
Petitioner:	Hord Coplan Macht
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with conditions. See staff report.
Additional Speakers:	Denise Whitman, Deborah Tempera, Sean Kefferstan, Jim Mobley, Marshella Wallace
Motion made by:	Bryant
Seconded by:	Embry
Motion:	Move approval of staff recommendation.

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

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

6. 914 St. Paul Street (Mount Vernon Historic District)

Request:	Concept Review – Expand Basement Window to Newly Created Areaway
Petitioner:	Baltimore Apartment Company, LLC
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Approval. See staff report.
Additional Speakers:	None.
Motion made by:	Gibson
Seconded by:	Bryant
Motion:	Move approval of staff recommendation.

		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	8			4

8. 723-725 West Pratt Street (Ridgely's Delight Historic District)

Request:	Demolition Hearing One – Determination of Architectural Significance
Petitioner:	Kann Partners
Staff Presenter:	Eddie Leon
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	Donald Kann, Daniel Roddenberg
Motion made by:	Mosca
Seconded by:	Bryant
Motion:	Support staff recommendation

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

For	Against	Abstain	Absent
			x
x			
x			
x			
			x
		x	
			x
x			
	x		
x			
			x
6	1	1	4

Meeting Adjourned – 4:19 PM