

Commission for Historical and Architectural Preservation
Meeting Minutes
April 13, 2021

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:06 pm on April 13, 2021. *This hearing was held virtually due to COVID-19.*

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	
Ann Powell	X	
Aaron Bryant	X	
Jill Dennis	X	
Laura Penza		X
John Bullock	X	
Larry Gibson		X
Anath Ranon	X	
Matthew Mosca	X	
Jim French	X	
Kate Edwards	X	
Monica Rhodes	X	

2. **APPROVAL OF MINUTES FOR March 9, 2021**

Motion made by:	Bryant
Seconded by:	Rhodes
Commission Vote: Approve	

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	9			2

3. Baltimore City Historic Preservation Guidelines

Request:	Approval of design guideline revisions
Petitioner:	n/a
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Approval of the guidelines with the inclusion of language regarding chimney crickets.
Additional Speakers:	Deborah O’Neil - Ridgely’s Delight ARC; Margo Williams
Motion made by:	Ranon
Seconded by:	Mosca
Motion:	Approve staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
-	-	-	-
X			
X			
X			
			X
X			
			X
X			
X			
X			
X			
9			2

4. 3535 Clipper Road (Woodberry Historic District)

Request:	Concept Review – Construct a four-story apartment building
Petitioner:	Gordon Godot, AIA, JP2 Architects
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Concept approval of height, return to Commission for final design
Additional Speakers:	Gordon Godat; Larry Jennings; Nathan Dennies; Jill Orlov; Tracey Brown
Motion made by:	Edwards
Seconded by:	Ranon
Motion:	Move staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
-	-	-	-
X			
X			
X			
			X
X			
			X
X			
X			
X			
X			
X			
9			2

5. 100 W. Franklin Street/502 Cathedral Street – New Psalmist Baptist Church and Parsonage (Baltimore City Landmark)

Request:	Construct third story rear addition
Petitioner:	Martin JW Marren (Architect), Ministry of Good Shepherds LLC (Owner)
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval of height, scale, and massing, with final details to be reviewed and approved at staff level. Staff recommends that the applicant revise the fenestration and the cladding on the addition to better meet the design guidelines
Additional Speakers:	Marty Marren (architect)
Motion made by:	Ranon
Seconded by:	Powell
Motion:	Move staff recommendation approving height, scale, massing, with final details to be reviewed and approved at the Commission level. The applicant should refine the fenestration and the cladding on the addition to better meet the design guidelines.

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock				X
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	8			3

6. 46-48 South Carrollton Avenue (Union Square Historic District)

Request:	Construct two-story addition atop existing first floor
Petitioner:	Noble W. Baier, 46-48 S. Carrollton LLC (Owner)
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval of plans with final details to be approved by staff
Additional Speakers:	Noble Baier, applicant; Will Brockman
Motion made by:	French
Seconded by:	Bryant
Motion:	Move staff recommendation of approving plans with final details to be approved by staff.

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock				X
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	8			3

7. 640 Melvin Dr. (Ridgely's Delight Historic District)

Request:	Construct rear addition and raise roof
Petitioner:	Neil Junker (Consultant) Division LLC, Dececco Dockins (Owner)
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approve final design
Additional Speakers:	Deborah O'Neil (Ridgely's Delight ARC)
Motion made by:	Powell
Seconded by:	Rhodes
Motion:	Move staff recommendation of final approval

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
-	-	-	-
X			
X			
X			
			X
X			
			X
X			
X			
X			
X			
9			2

8. 3213 Bancroft Road (Bancroft Park Historic District)

Request:	Concept Review – Construct a rear addition
Petitioner:	Bruno Vaughn Reich, AIA (Architect), Nathan Jakobovits (Owner)
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval of height, massing and scale. Final design to return to staff.
Additional Speakers:	Bruno Reich
Motion made by:	Edwards
Seconded by:	Bryant
Motion:	Move staff recommendation of approving height, massing, and scale, with final design to return to staff.

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	9			2

9. 105 Warren Avenue (Federal Hill Historic District)

Request:	Retain vinyl windows installed at front façade without CHAP review/approval
Petitioner:	Megan Nolan (Owner)
Staff Presenter:	Walter Gallas
Staff Recommendation:	Disapproval with applicant to work with CHAP staff to develop a schedule of replacement of the windows with approvable windows within a reasonable timeline agreed upon with the owner.
Additional Speakers:	Megan Nolan; Francis Landoff (Federal Hill ARC Chair);
Motion made by:	Ranon
Seconded by:	Mosca
Motion:	Move staff recommendation

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca	X			
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	9			2

10. 1724 Thames Street (Fells Point Historic District)

Request:	Concept review: Construct two new additions and a rooftop deck
Petitioner:	Twopoint Studio, LLC (Architect), Thames Street Holdings LLC (Owner)
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval of the plans for height, massing and scale as the additions meet the CHAP Guidelines. Final designs to return to the full Commission.
Additional Speakers:	David Lopez, Carroll Holzer, Cliff Ransom, Mary Bickford, Susan Singer, Will Rogers, Caroline Hecker
Motion made by:	Edwards
Seconded by:	Bullock
Motion:	Move Staff Recommendation

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis				X
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon			X	
Matthew	Mosca		X		
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes			X	
	Total	5	1	2	3

11. 5914 Greenspring Avenue – Carroll Hunting Lodge (Baltimore City Landmark)

Request:	Reconstruct portion of building demolished without permits
Petitioner:	Reuben Flax (Owner)
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval of plans, final details to be approved at staff level
Additional Speakers:	Reuben Flax (owner)
Motion made by:	Powell
Seconded by:	Ranon
Motion:	Disapprove staff recommendation. The reconstruction must replicate the original dimensions of the addition that was demolished. The building can be extended to the width of the first floor porch; the enclosed porch should read as a separate element. The second floor of the reconstructed addition must match the original dimensions. This proposal must come back to the Commission for review and approval.

		For	Against	Abstain	Absent
Tom	Liebel	-	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis	X			
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca				X
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes	X			
	Total	8			3

12. 1426 Hollins Street (Union Square Historic District)

Request:	Reconstruct portion of building demolished without permits
Petitioner:	Marcus D. Livingston, Jr., Respectful Realtors LLC (Owner)
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval of plans with final details to be approved by staff
Additional Speakers:	Marcus D. Livingston, Jr., Bif Browning, Will Brockman
Motion made by:	Bullock
Seconded by:	Bryant
Motion:	Approve staff recommendation

		For	Against	Abstain	Absent
Tom	Liebel	X	-	-	-
Ann	Powell	X			
Aaron	Bryant	X			
Jill	Dennis				X
Laura	Penza				X
John	Bullock	X			
Larry	Gibson				X
Anath	Ranon	X			
Matthew	Mosca				X
Jim	French	X			
Kate	Edwards	X			
Monica	Rhodes				X
	Total	7			5

Adjourn: 6:05 PM