

**Commission for Historical and Architectural Preservation
Meeting Minutes
June 8, 2021**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:00 PM on June 8, 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 (arrived 1:04 pm)	
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 May 11, 2021**

Motion made by:	Ranon
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	8			3

3. Consent Agenda

Request:	1927 Aliceanna St. (Fells Point Historic District) - Demolition Hearing I - Determination of Architectural Significance - Demolition of non-contributing frame structure
Petitioner:	Adam Carballo
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Building does not contribute to the historic district. Approve request to demolish.
Additional Speakers:	n/a
Motion made by:	Bryant
Seconded by:	Dennis
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. 1925 Aliceanna St. (Fells Point Historic District)

Request:	Demolition Hearing I: Determination of Architectural Significance - Demolition of facade and side wall
Petitioner:	Adam Carballo, Carballo Architecture, LLC
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approve the request for demolition of the front facade and side party wall as the building is so altered that it is no longer a contributing resource to the Fells Point Historic District.
Additional Speakers:	Adam Carballo (architect), Deborah Tempera
Motion made by:	French
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			
9			2

5. 12 East Eager Street (Mount Vernon Historic District)

Request:	Demolition Hearing I: Determination of Architectural Significance – Demolish rear garage
Petitioner:	David John Amato
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Rear garage is historic and contributes to the Mount Vernon Historic District
Additional Speakers:	David John Amato; Abraham Hurdle (attorney for owner);
Motion made by:	Bryant
Seconded by:	Edwards
Motion:	Move to table

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

6. 500 South Broadway (Fells Point Historic District)

Request:	Concept Review – Construct a Five-story Mixed-use building
Petitioner:	504 South Broadway, LLC
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval of Height, Scale, and Massing
Additional Speakers:	Nate Pretl; Adam Carballo;
Motion made by:	Powell
Seconded by:	Rhodes
Motion:	Move staff recommendation, with final design to return to full Commission.

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			
8			3

7. 1517 Eastern Avenue (Fells Point Historic District)

Request:	Concept Review – Construct a Five-story Residential building
Petitioner:	Brandon Chasen
Staff Presenter:	Eddie Leon
Staff Recommendation:	<p>1. Approve height as it relates to the Eastern Avenue elevation.</p> <p>2. Significantly step back the massing of the South Dallas Street elevation above the second and fourth stories and resubmit a revised design for full Commission review.</p> <p>3. Study alternate designs that would reduce to the scale of the South Dallas Street elevation to respect the scale and character of the historic alley houses and resubmit the revised design for full Commission review.</p> <p>4. Examine how to make the entrances more pronounced for vehicles and pedestrians and resubmit the revised design for full Commission review.</p>
Additional Speakers:	Justin Seto (architect), Nate Pretl, Drew Peace (Chasen Development), Deborah Tempera, Scott Burkholder,
Motion made by:	Edwards
Seconded by:	Ranon
Motion:	Disapprove staff recommendation; reject submission because it is too large for adjacent context, and request that the developer return with a more modestly-scaled project.

		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

8. 6108 Maywood Avenue (Mount Washington Historic District)

Request:	Final Review - Construct rear, garage, and porch additions
Petitioner:	Scott Bloomberg
Staff Presenter:	Eddie Leon
Staff Recommendation:	1. Approval of the new garage and mudroom connector 2. Approval of new siding using cedar shake Hardishingle siding.
Additional Speakers:	Rebecca Rabin (owner); Gloria Hoffman, Michael Koban
Motion made by:	Edwards
Seconded by:	Dennis
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			
7			5

Adjourn: 3:04 PM