

# Commission for Historical and Architectural Preservation

## Meeting Minutes

### July 10, 2018

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:10 p.m. on July 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	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 June 12, 2018**

Motion made by:	Bullock
Seconded by:	Ranon
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
Wendi Redfern-Curtis	x			
<b>Total</b>	8			3

**3. May 8, 2018 Closed Session Disclosure**

Time of Closed Session:	12:30 pm	Place:	Department of Planning
Purpose(s):	To obtain legal counsel about the project at 7-11, 13-15 W Eager Street and 919 Cathedral Street in Mount Vernon		
Members who voted to meet in closed session:	Embry, Penza, Gibson, French, Nix, Conklin, Bryant, Redfern-Curtis		
Persons attending closed session:	Eric Holcomb, Caitlin Audette, Lauren Schiszik, Walter Gallas, Eddie Leon, Stacy Montgomery, Laurie Feinberg, Eric Tiso, Adam Levine, Aaron Degraffenreidt		
Authority under §3-305 for the closed session:	§3-305(b)(7): To consult with counsel to obtain legal advice.		
Topics actually discussed:	Legal issues regarding the project at 7-11, 13-15 W Eager Street and 919 Cathedral Street in Mount Vernon		
Actions taken:	None	Each recorded vote:	None

		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			
	<b>Total</b>	8			3

**4. June 12, 2018 Closed Session Disclosure**

Time of Closed Session:	12:30 pm	Place:	Department of Planning
Purpose(s):	To obtain legal counsel about 1) procedure for remand hearing for 1000 W. Lombard Street and 2) FCC regulations		
Members who voted to meet in closed session:	Embry, Penza, Bullock, Gibson, Ranon, Mosca, French, Nix, Redfern-Curtis		
Persons attending closed session:	Eric Holcomb, Caitlin Audette, Lauren Schiszik, Walter Gallas, Eddie Leon, Stacy Montgomery, Laurie Feinberg, Adam Levine, Aaron Degraffenreidt, Victor Tervalá		
Authority under §3-305 for the closed session:	§3-305(b)(7): To consult with counsel to obtain legal advice.		
Topics actually discussed:	Legal issues regarding the project at 1000 W. Lombard St and regulations related to cellular antenna installations in Baltimore City.		
Actions taken:	None	Each recorded vote:	None

		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			
	<b>Total</b>	8			3

**5. 8-10 Albemarle Street (Jonestown Historic District)**

Request:	Demolition Hearing I – Determination of Architectural Significance
Petitioner:	Albemarle United LLC (Chris Taylor)
Staff Presenter:	Walter Gallas
Staff Recommendation:	Determination that 805-809 Plowman Street and 23 S. Front Street on parcel designated 8-10 Albemarle Street retain architectural integrity and are contributing buildings in the historic district. See Staff Report.
Additional Speakers:	Chris Taylor, James A Durkee
Motion made by:	Penza
Seconded by:	Mosca
Motion:	Approve Staff Recommendation “that 805-809 Plowman Street and 23 S. Front Street on the parcel designated as 8-10 Albemarle Street retain architectural integrity and are contributing buildings in the historic district per Criteria 1 and 3.”

		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
Wendi	Redfern-Curtis	x			
	<b>Total</b>	6			

**6. 719 West Pratt Street (Ridgely's Delight Historic District)**

Request:	Demolition Hearing I – Determination of Architectural Significance
Petitioner:	Kann Partners, Architect
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Deborah O,Neal, Dan Roddenberg
Motion made by:	Mosca
Seconded by:	Embry
Motion:	Disapprove staff recommendation [because] structure still retains enough integrity and still contributes to the historic district

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

For	Against	Abstain	Absent
x			
x			
x			
x			
			x
x			
x			
x			
8			3

**7. 721 West Pratt Street (Ridgely's Delight Historic District)**

Request:	Demolition Hearing I – Determination of Architectural Significance
Petitioner:	Kann Partners, Architect
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Deborah O,Neal, Donald Kann
Motion made by:	Mosca
Seconded by:	Embry
Motion:	Disapprove staff recommendation [because] structure still retains enough integrity and still contributes to the historic district

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

For	Against	Abstain	Absent
	x		
			x
x			
x			
x			
			x
x			
	x		
			x
x			
6	2		3

**8. 701 Rapolla Street – Dr. John Ruhrah Elementary School (Baltimore City Landmark)**

Request:	Final Review- Rehabilitation and Additions to Historic School Buildings
Petitioner:	Grimm and Parker, Architect
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Paul Bradshaw, Liam Davis
Motion made by:	Embry
Seconded by:	Ranon
Motion:	Approve staff recommendation of approval, with the recommendation that the window colors better match the stone detailing on the historic portion of the building.

		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
Wendi	Redfern-Curtis	x			
	<b>Total</b>	8			3

**9. 509 South Washington Street (Fells Point Historic District)**

Request:	Construct Five-Story Building
Petitioner:	Justin Seto, Architect
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval. See Staff Report.
Additional Speakers:	Justin Seto, Michael (councilman Cohens Office) John Wolford, Anita Bhatia, Ben Cole, Nate Pretl, Branden Chasen, Martha Quinn, Ron Almeda, Tristen Kerr,
Motion made by:	Penza
Seconded by:	Mosca
Motion:	Motion to table [with the following suggestions to study massing, setback, and rear elevation].

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

For	Against	Abstain	Absent
x			
			x
x			
x			
			x
			x
x			
x			
			x
x			
7			4

**Meeting Adjourned – 3:42 PM**