

**Commission for Historical and Architectural Preservation  
Meeting Minutes  
July 13, 2021**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:04pm 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		Arrived late
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 June 8, 2021**

Motion made by:	Anath Ranon
Seconded by:	Kate Edwards
Commission Vote:	

		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			
	<b>Total</b>	8			3

**3. Consent Agenda**

Request:	<ol style="list-style-type: none"> <li>Eubie Blake Cultural Center, 847 N. Howard (Mount Vernon Historic District): Paint signage at north elevation and south elevations</li> <li>3605 Clipper Rd (Woodberry Historic District): Construct a new garage</li> </ol>
Petitioner:	<ol style="list-style-type: none"> <li>Eubie Blake Center, Derek Price</li> <li>Ian Barnes</li> </ol>
Staff Presenter:	<ol style="list-style-type: none"> <li>Caitlin Audette</li> <li>Caitlin Audette</li> </ol>
Staff Recommendation:	<ol style="list-style-type: none"> <li>Approval</li> <li>Approval</li> </ol>
Additional Speakers:	n/a
Motion made by:	French
Seconded by:	Rhodes
Motion:	Remove signage for Eubie Blake Cultural Center be removed from consent agenda and approve

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

For	Against	Abstain	Absent
X			
			X
X			
			X
X			
			X
X			
X			
X			
X			
X			
8			3

**4. 1925-1927 Aliceanna St. (Fells Point Historic District)**

Request:	Construct a three-story residence with a garage front
Petitioner:	Adam Carballo, Carballo Architecture, LLC
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approve the general height, massing, and scale of the proposal. Disapprove the front-loading garage. The architectural details should be refined to reflect more contemporary design or more contemporary materials so that the new building can be distinguished from historic buildings. Final details to be considered by full CHAP Commission.
Additional Speakers:	Adam Carballo (architect), Jacqueline Boone,
Motion made by:	Ann Powell
Seconded by:	Anath Ranon
Motion:	Support staff recommendation but strike phrase regarding contemporary materials

		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			
	<b>Total</b>	8		1	2

**5. ITEM REMOVED - 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:	
Motion made by:	
Seconded by:	
Motion:	N/A

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

For	Against	Abstain	Absent

**6. 1517 Eastern Avenue (Fells Point Historic District)**

Request:	Concept Review – Construct a Five-story Residential building
Petitioner:	Brandon Chasen
Staff Presenter:	Eddie Leon and Eric Holcomb
Staff Recommendation:	<p>Approve height, massing and scale with final design to return to the full commission.</p> <p>In addition, staff suggests the following guidance for final design:</p> <ul style="list-style-type: none"> <li>• Through design elements break up the massing of the proposed building along South Dallas Street. The stepping down of height along South Dallas St. can resemble the stepping down of many rowhouses structures at the corners of alley streets. The setbacks break up this elevation into three parts. This elevation should be treated as three components of a single whole.</li> <li>• The main elevation that faces Eastern Avenue should be treated as a single whole with a base, middle, and top. It should also follow the rhythm of many of the historic rows in Fells Point. Therefore, the design should visually break up the facade into vertical components but allow the main entrance to be easily recognizable.</li> <li>• Explore increasing the setbacks from 10 feet to 12-15 feet in order to complement the rhythm of historic blocks found in the district.</li> <li>• The Eastern Avenue façade needs further depth and dimensionality. Use window reveals and architectural elements to create shadow lines in the design.</li> <li>• Use proportions of solids and voids that complement the historic character of the district.</li> <li>• Materials of the design need to complement the masonry (brick) look of the historic district.</li> </ul>
Additional Speakers:	Justin Seto (architect), Nate Pretl, Drew Peace (Chasen Development), Deborah Tempera, George Frazier, Scott Burkholder,
Motion made by:	Matthew Mosca
Seconded by:	Laura Penza

Motion:	Approve staff recommendation including guidance offered
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		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			
	<b>Total</b>	8			3

**7. 601 S. Broadway (Fells Point Historic District)**

Request:	Concept Review 2- Construct 3-story addition on top of existing building
Petitioner:	Five Seas Limited Partnership
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Staff recommends approval of the massing and scale. Staff recommends that the applicant return to the full commission for approval of the final design.
Additional Speakers:	Justin Seto (Architect)
Motion made by:	Anath Ranon
Seconded by:	Aaron Bryant

Motion:	Approve staff recommendation
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Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
Monica	Rhodes
	<b>Total</b>

For	Against	Abstain	Absent
X			
X			
X			
X			
			X
			X
X			
X			
X			
X			
			X
8			3

**Adjourn: 3:00 PM**