

**Commission for Historical and Architectural Preservation
Meeting Minutes
August 10, 2021**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:00 PM on August 10, 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 July 13, 2021**

Motion made by:		Penza			
Seconded by:		Ranon			
Commission Vote: 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

1401 East Monument Street aka 623 North Eden Street, Chick Webb Memorial Recreation Center (Baltimore City Landmark)

Request:	Final Review – Construct Addition, Rehabilitate exterior of historic building, add new landscaping.
Petitioner:	Baltimore City Department of Recreation and Parks
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Approval
Additional Speakers:	<i>Potential speakers:</i> Matthew Ames (GWWO Architects), Kate Brower (BCRP), Ronald Miles (RJY Chick Webb Council Inc.)
Motion made by:	Anath Ranon
Seconded by:	Aaron Bryant
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
8			3

3. 1601 Portugal St. (Fells Point Historic District)

Request:	Retain street-facing façade and construct 3 rd and 4 th floor addition.
Petitioner:	Dale Swavely (owner); Julie Tice (architect)
Staff Presenter:	Eric Holcomb
Staff Recommendation:	Approve Façade Restoration and Third and Fourth Floor addition with final details to be reviewed by staff
Additional Speakers:	Julie Tice
Motion made by:	Anath Ranon
Seconded by:	Laura Penza
Motion:	Approve staff recommendation but strike the use of panel for clapboard siding

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			4

4. 3535 Clipper Road (Woodberry Historic District)

Request:	Concept Review - Construct 4-story apartment building
Petitioner:	Gordon Godot, AIA, JP2 Architects (Architect) 3535 Clipper LLE (Owner)
Staff Presenter:	Caitlin Audette
Staff Recommendation:	<p>Concept approval of height, scale and massing, with final review of design to be completed at the staff level. The below recommendations regarding the design should be incorporated.</p> <ul style="list-style-type: none"> • Consider alternative materials and colors to relate better to the surrounding historic buildings. • Rethink the use of Craftsman style windows as they don't seem to relate to the historic context. • Consider the use of masonry at the entire first floor for a strong base. • Activate the south elevation which will be highly visible
Additional Speakers:	Larry Jennings, Gordon Godat, Jill Orlov, Sherri Higgins, Jessica Meyer, Tracey Brown, Robert Summers, Tod Evans
Motion made by:	Laura Penza
Seconded by:	Anath Ranon
Motion:	To accept staff recommendation (add the rethink the size and style of windows)

		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	7			4

5. 601 S. Broadway (Fells Point Historic District)

Request:	Final Review - Construct 3-story addition on top of existing building
Petitioner:	Five Seas Limited Partnership
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Staff recommends approval of final design and materials.
Additional Speakers:	Justin Seto, Josh Adlin
Motion made by:	Ranon
Seconded by:	Penza
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
			X
7			4

6. 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 (applicant), Abraham Hurdle (applicant’s attorney)
Motion made by:	Jim French
Seconded by:	Anath Ranon
Motion:	Approve 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	7			4

Adjourn: _4:03_ PM