

# Commission for Historical and Architectural Preservation

## Meeting Minutes

### August 14, 2018

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:04 on August 14, 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	
Kate Edwards	X	

2. **APPROVAL OF MINUTES FOR July 10, 2018**

Motion made by:	Bullock
Seconded by:	Conklin
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	
Kate Edwards	x			
<b>Total</b>	9		1	1

**3. 406-414 Park Avenue (Howard Street Commercial Historic District)**

Request:	Demolition Hearing I – Determination of Architectural Significance – Remove Rear Additions Only (Rehabilitation of Front Portions of Buildings.)
Petitioner:	Park Avenue Partners, LLC
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Determination that the rear portions of the buildings at 406-414 Park Avenue do not contribute to the historic district. See staff report.
Additional Speakers:	Kristen Mitchel (Market center Merchants Association), Brandon Schultz
Motion made by:	Embry
Seconded by:	Mosca
Motion:	Move Staff Recommendation with an amendment [that directs applicant that] remaining structure to be stabilized and made water tight for future use.

		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			
Kate	Edwards	x			
	<b>Total</b>	10			1

**4. 1700 South Road (Mount Washington Historic District)**

Request:	Rehabilitate Church Structure
Petitioner:	David Warschawski
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff Report.
Additional Speakers:	David Warchawski, Councilman Schliefer, Charles Patterson
Motion made by:	Embry
Seconded by:	Conklin
Motion:	Approve staff recommendation with an amendment with crosses removed and stored next door.

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

For	Against	Abstain	Absent
X			
		X	
X			
	X		
		X	
	X		
			x
X			
X			
X			
	X		
5	3	2	1

**5. 1208-26 East Baltimore Street (Jonestown Historic District)**

Request:	Final Review – Construct Seven-Story Building
Petitioner:	Helping Up Mission
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approval with conditions. See Staff Report.
Additional Speakers:	Al Barry, Annette Hopkins, Deb O’Neill, Donald Kann
Motion made by:	Embry
Seconded by:	Gibson
Motion:	Approval of Staff Recommendation

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

For	Against	Abstain	Absent
x			
x			
x			
x			
x			
			x
x			
x			
x			
x			
10			1

**6. 719-727 West Pratt Street (Ridgely's Delight Historic District)**

Request:	Demolition Hearing II– Determination of Substantial Hardship – Incorporate Portions of 717, 719 & 725 West Pratt Street into a New Six-Story Building
Petitioner:	Kann Partners, Architect
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval of preserving and incorporating only the facades of 717 and 719 W. Pratt Street and 25% of 725 W. Pratt Street into a six-story, 50-unit apartment building. The applicant is to come back to the full commission for review and approval for the massing and design of a six-story structure. See Staff Report.
Additional Speakers:	Al Barry, Annette Hopkins, Deb O’Neill, Donald Kann
Motion made by:	Edwards
Seconded by:	Penza
Motion:	Motion to Table

		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			
Kate	Edwards	x			
	<b>Total</b>	9	1		1

**7. 553 South Paca Street (Ridgely's Delight Historic District)**

Request:	Construct Three-Story House
Petitioner:	PI.KL Studio, LLC
Staff Presenter:	Eddie Leon
Staff Recommendation:	Concept Approval. See Staff Report.
Additional Speakers:	Kou Poa Lian, Deb O'Neill
Motion made by:	Embry
Seconded by:	French
Motion:	Move Staff recommendation with comment that casement windows are not appropriate.

		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			
Kate	Edwards	x			
	<b>Total</b>	10			1

**8. 115-117 East Montgomery Street (Federal Hill Historic District)**

Request:	Install Stair Railings
Petitioner:	James Wilcox
Staff Presenter:	Walter Gallas
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	James Wilcox
Motion made by:	Bryant
Seconded by:	Conklin
Motion:	Disapproval of Staff recommendation and approve application as submitted by the applicant

		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			
Kate	Edwards	x			
	<b>Total</b>	10			1

**9. 623 South Caroline Street (Fells Point Historic District)**

Request:	Demolition Hearing II – Determination of Economic Hardship
Petitioner:	Rosenberg, Martin, Greenberg, LLP
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval. See Staff Report.
Additional Speakers:	Jeff Dewberry, Stanley Fine
Motion made by:	Embry
Seconded by:	Bullock
Motion:	Approve staff recommendation

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

For	Against	Abstain	Absent
x			
x			
x			
x			
x			
			x
x			
x			
x			
10			1



**10. 509 South Washington Street (Fells Point Historic District)**

Request:	Construct Five-Story Building
Petitioner:	Justin Seto, Architect
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approval with Conditions. See Staff Report.
Additional Speakers:	Senator Ferguson, Councilman Cohen, Justin Seto, Branden Chase, Nate Pretl, Kou Pao Lian, Scott Goldman, Margaret Mills, Kevin McAndrew, John Wolford, Liz Bement, Ben Cole, Jeff Dewberry, Anita Bhatia,
Motion made by:	Embry
Seconded by:	Gibson
Motion:	Disapprove Staff recommendation; Disapprove proposal as is.

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

For	Against	Abstain	Absent
x			
x			
x			
	x		
x			
x			
			x
x			
x			
x			
	x		
8	2		1

**Meeting Adjourned – 5:30 PM**