

**Commission for Historical and Architectural Preservation
Meeting Minutes
September 14, 2021**

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:01 pm on September 14, 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	
Anath Ranon	X	
Matthew Mosca	X	
Jim French	X	
Kate Edwards	X	

2. **APPROVAL OF MINUTES FOR August 10, 2021**

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

	For	Against	Abstain	Absent
Tom Liebel			-	
Ann Powell	X			
Aaron Bryant	X			
Jill Dennis				X
Laura Penza	X			
John Bullock	X			
Anath Ranon	X			
Matthew Mosca	X			
Jim French	X			
Kate Edwards	X			
Total	8			1

3. CONSENT AGENDA

Request: Petitioner: Staff Presenter: Staff Recommendation:	502 Cathedral Street, New Psalmist Baptist Church Rectory (Baltimore City Landmark) Proposal: Construct a banded dormer on fourth floor rear elevation Applicant: Martin Marren, Marren Architects Staff: Lauren Schiszik Staff Recommendation: Approval. See Staff Report.
Motion made by:	Bryant
Seconded by:	Ranon
Motion:	Approval

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
		-	
X			
X			
			X
X			
X			
X			
X			
X			
8			1

4. 104-112 East Madison Street (Mount Vernon Historic District)

Request:	Concept Review – Construct three-story rear addition
Petitioner:	The Loyola School
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	Father Watters (owner); Mark Banta (architect); Chris Hyde;
Motion made by:	Powell
Seconded by:	Ranon
Motion:	Support staff recommendation and disapprove proposal due to the demolition of the historic rear ells.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
		-	
X			
X			
			X
X			
			X
X			
X			
X			
X			
7			2

5. 517 South Broadway (Fells Point Historic District)

Request:	Concept Review - Construct five-story building
Petitioner:	William Reuter
Staff Presenter:	Caitlin Audette
Staff Recommendation:	Concept Approval. See Staff Report.
Additional Speakers:	Nick Tomaszewski (architect); Maureen Kowzan;
Motion made by:	French
Seconded by:	Bryant
Motion:	Move staff recommendation.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
		-	
X			
X			
			X
X			
			X
X			
X			
X			
7			2

6. 4 East Eager Street (Mount Vernon Historic District)

Request:	Demolition Hearing I - Determination of Architectural Significance
Petitioner:	SM+P Architects
Staff Presenter:	Eric Holcomb
Staff Recommendation:	Approval of demolition request. See Staff Report.
Additional Speakers:	John Pannoni (owner); David Applefeld (attorney); Steve Brown (Skarda and Associates); Eric Uttenreither (DHCD); Chris Hyde; Jessica Pryor;
Motion made by:	Penza
Seconded by:	Mosca
Motion:	Approval of the deconstruction of the structure, with an emphasis on salvage, especially of the façade; the façade should be 3d scanned as soon as possible, a study of retention of the façade should be completed by close of business on Friday, 9/17 and provided to staff, and then either move forward with stabilization of the façade and removal of the rest of the building OR deconstruction of the façade and removal of the rest of the building. Applicant to present a schedule to CHAP staff and shared with the Commission. DHCD to provide a full report of findings to the Commission for consideration in a future hearing.

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
		-	
X			
X			
			X
X			
			X
X			
X			
X			
7			2

7. 506 North Howard Street, The Mayfair Theater, and 300-304 North Howard Street, the Franklin-Delphey Hotel site (Baltimore City Landmarks)

Request:	Construct 6-story building behind the façade of the Mayfair Theater, rehabilitate façade of theater, and construct six story building on site of the former Franklin-Delphey Hotel
Petitioner:	Aaron Zephir, Moseley Architects
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	Disapproval. See Staff Report.
Additional Speakers:	Potential speakers: Councilmember Costello; Aaron Zephir, Moseley Architects; Gayatri Hegde, Moseley Architects; Arjun Hosekere, Zahlco Development; Yonah Zahler, Zahlco Development; Johns Hopkins, Baltimore Heritage
Motion made by:	
Seconded by:	
Motion:	(No quorum – no motion. However, the Commission considered the presentation and offered feedback and comments to the applicant.)

Tom	Liebel
Ann	Powell
Aaron	Bryant
Jill	Dennis
Laura	Penza
John	Bullock
Anath	Ranon
Matthew	Mosca
Jim	French
Kate	Edwards
	Total

For	Against	Abstain	Absent
			X Recuse
			X
		X	
			X
		X	
			X
		X	
			X
		X	
		X	
		5	5

Adjourn: 5:25 PM