



City of Cambridge

PLANNING AND ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-228-1955
FAX: 410-228-1474

MD RELAY (VTTY) 7-1-1 or 1-800-735-2258

HPC - CoA# 2020-056

ARC #

EAR #

Application to the Historic Preservation Commission

Check the Appropriate Requested Action:

X Informal Review

- o Discuss with Staff and the Commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide guidance.

Administrative Review Certificate (ARC)

- o Meet with staff to discuss projects eligible for administrative review, such as in-kind replacement of deteriorated features, minor work not impacting the architectural character, or repairs and in-kind restorations etc. (see attached Minor Work Items Chart attached)

Emergency Approval Review (EAR)

- o Meet with staff to qualify the level of emergency of the repairs and replacements
- o One or more Commissioner will confirm (site visit may be required) in addition to Staff

Formal Review- (Certificate of Appropriateness / HPC-CoA)

- o Requires a full review by the Historic Preservation Commission
- o Typical projects that apply (please check relevant sections below)
 - Construction of any new buildings, additions, or accessory structures
 - Exterior Building Alteration (facades, roof, porches, entrance stoops...)
 - Signage or Graphics
 - Landscaping/Fencing/Patios/Paving
 - Demolition/Moving a Structure/Removal of a character defining feature
 - Other:

Consent Agenda – Application is presented at HPC meeting; if Commissioners have questions, it becomes a full HPC review, otherwise it is voted upon without discussion

Note: Please refer to Administrative / Minor Works Item chart attached for details on HPC-CoA requirements

PROPERTY INFORMATION:

108 Choptank Avenue

Cambridge

MD 21613

Street Address

City State

Zip Code

301/4/152

NC-3

Prior 1930

Map/Parcel Number

Current Zoning

Year Built

APPLICANT INFORMATION:

Michael J. Keene

Name

PO Box 158, 8837 Howeth Road

Wittman MD 21676

Street Address

City State

Zip Code

mjkeene@atlanticbb.net

E-Mail Address

443 786 5763

Phone Number

Fax Number

PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)

SAME

Name

Street Address

City

State

Zip Code

E-Mail Address

Phone Number

Fax Number

CONTRACTOR/ARCHITECT (if applicable)

None contracted YET

Name

Address

Daytime phone number

Email address

Please indicate below which sides of the building are impacted and provide documentation as applicable:

- € Main street front façade
- € Side yard facades
- € Rear façade and rear side of house

€ **Outbuildings**

Please use the table below to indicate the existing elements that will be affected by the project.

| | Existing Materials | |
|--------------------------------------|--------------------|------------|
| Foundations & Masonry | | Quantity : |
| Exterior Wall / Finish | | |
| Porch / Floor, Elements, Details ... | | |
| Entrance Steps | | |
| Windows & Doors / type & style | | |
| Ornamental Elements (brackets ...) | | |
| Roof & Dormers | | |
| Chimney(s) | | |
| Walkway & Driveway | | |
| Built Landscaping Features | | |
| Fences | | |
| Signage | | |
| Handicapped accessibility | | |
| Solar Panels | | |
| Exterior lighting | | |

Scope of Work: Describe the proposed project *in detail*, including all changes to the building, site, or lot. Include all features to be removed, replaced, altered, repaired, and/or added. Attach more sheets to provide all drawings and to describe all proposed, elements, materials and their specifications.

The requests being made are for the removal of the two existing accessory buildings and the construction of a new accessory building:

Old Building 1:



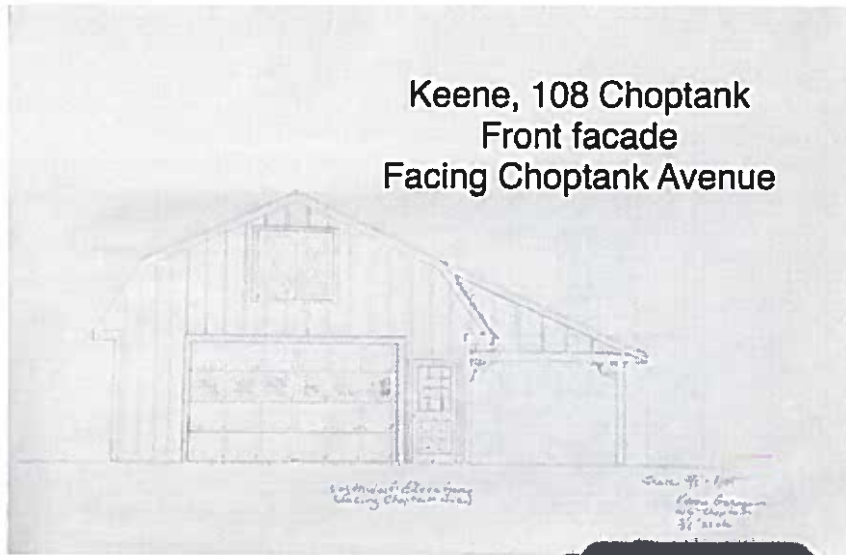
Remove this existing 12 x 16 foot structure with a dirt floor and an open end facing SW; the tide often brings 6 inches of seawater into the shed each week since I purchased the property in March 2020.

Old Building 2:



Remove this existing 22.5 x 32 foot structure with gable end facing Choptank Avenue; concrete slab is at grade of front gable; 3 -5 inches of tide was over the slab during the 2003 hurricane, Isabel.

New Accessory Building:



Build a new, elevated 24 x 40 structure with a 12 x 40 foot lean-to; total dimension of project is 36 x 40. Pole-construction is the type of structure. Poles are dug into the ground and set in concrete, support framing on walls and roof, roof truss system, poured concrete interior pad 6 – 12 inches higher than existing pad, metal sheeting for roof and exterior walls and gables. An overhead 14' x 8' garage-type insulated door in each gable end. Storage attic space with 6' of height above a 10' garage space below. Two pairs of French doors open towards SW side of building on ground floor. Some type of windowed gable-end opening loft doors on each gable end of attic space. 2 – 4 windows on NE side of building facing the neighbor's shed. (More photos to follow*)

More on the materials:

Metal Sales (MS) Manufacturing Corporation is the metal supplier.

26ga metal with MS Colorfast45 Acrylic Coated Galvalume. Sheets apply over open framing in 36" panels. (Details included in an attached photo*)

Link is: [Metal for siding and roofing](#)

Garage doors are specified from Overhead Door Company; photo attached*

Windows and French doors were specified from Lowe's; photos attached*.

Truss system will be from [Sam Yoder and Sons](#), at this time;

*Look for separate attached emails with more photos of details

Please complete the following checklist of required elements to complete your application.

Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. *Any application without the necessary documentation and deemed incomplete by staff will not be accepted nor presented at the HPC hearing.*

Required Documentation:

For All Applications (HPC-CoA, ARC and EAR):

Completed/ signed application form

___ **“Before” photos** of existing conditions, should show the entire site, plan and elevation where the work is to be completed.

___ **“After” photos/drawings/renderings**; should indicate what the property will look like after proposed work is completed.

___ **Specifications** and/or materials brochures describing in detail the manufacture, material, proportions and details of all new proposed elements of repair, replacement or new construction

For New Construction, Addition or Demolition

___ **Site plan, to scale.** A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ **Floor Plans** (showing existing conditions, demolition and new construction)

___ **Dimensioned elevation drawings** of all sides affected (including any demolition & new construction)

___ **Construction Details** (including all materials specifications, ornamental elements, special features)

For Fences, Porches and Site Improvements (decks, garages, sheds, pergolas)

___ **Site plan, to scale.** A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ **Drawings/photographs** of proposed alteration and modifications to site

___ **Material specifications** including picture or product brochure of proposed product, as well as specification sheet for construction materials and pre-fabricated elements

Solar Panels

___ **Roof plan, to scale,** showing the location of all panels on the roof

___ **Elevations** of locations with solar panels

___ **Photos** of “before”, and if possible “after” conditions viewed from street level or rights-of-way

Signage

___ Dimensioned drawing/rendering of proposed sign and placement on the building

___ Photos of streetscape, including surrounding signage if applicable.

Modifications to mature trees and significant natural landscape features

___ Photos of existing conditions as they relate to the streetscape

I have reviewed, and I understand the applicable HPC guidelines for my project.

Michael J Keene

May 7, 2020

Applicant/Owner Signature

Date

OFFICE USE ONLY

Date Received: _____ Taken By: _____ Receipt #: _____ HPC Application #: _____

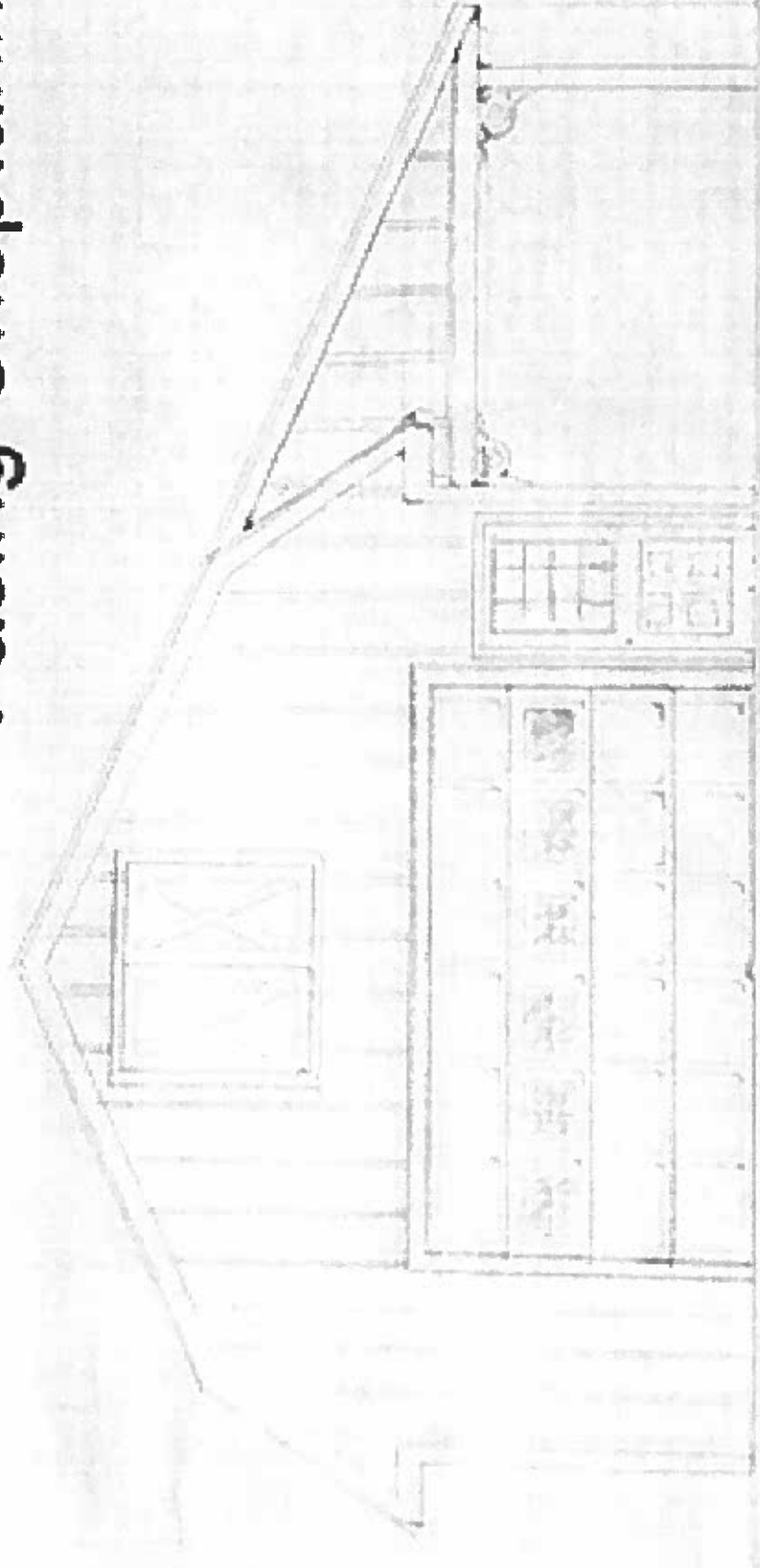
Documents provided: 1 original _____ Meeting Date: _____

Filing Fees-Residential _____ \$50.00 Commercial & Non-Residential _____ \$100.

Administrative Review _____ (No charge) Request for Extension : _____ (No charge if filed before expiration date).

Note: Make Checks Payable to the City of Cambridge.

Keene, 108 Choptank Front facade Facing Choptank Avenue

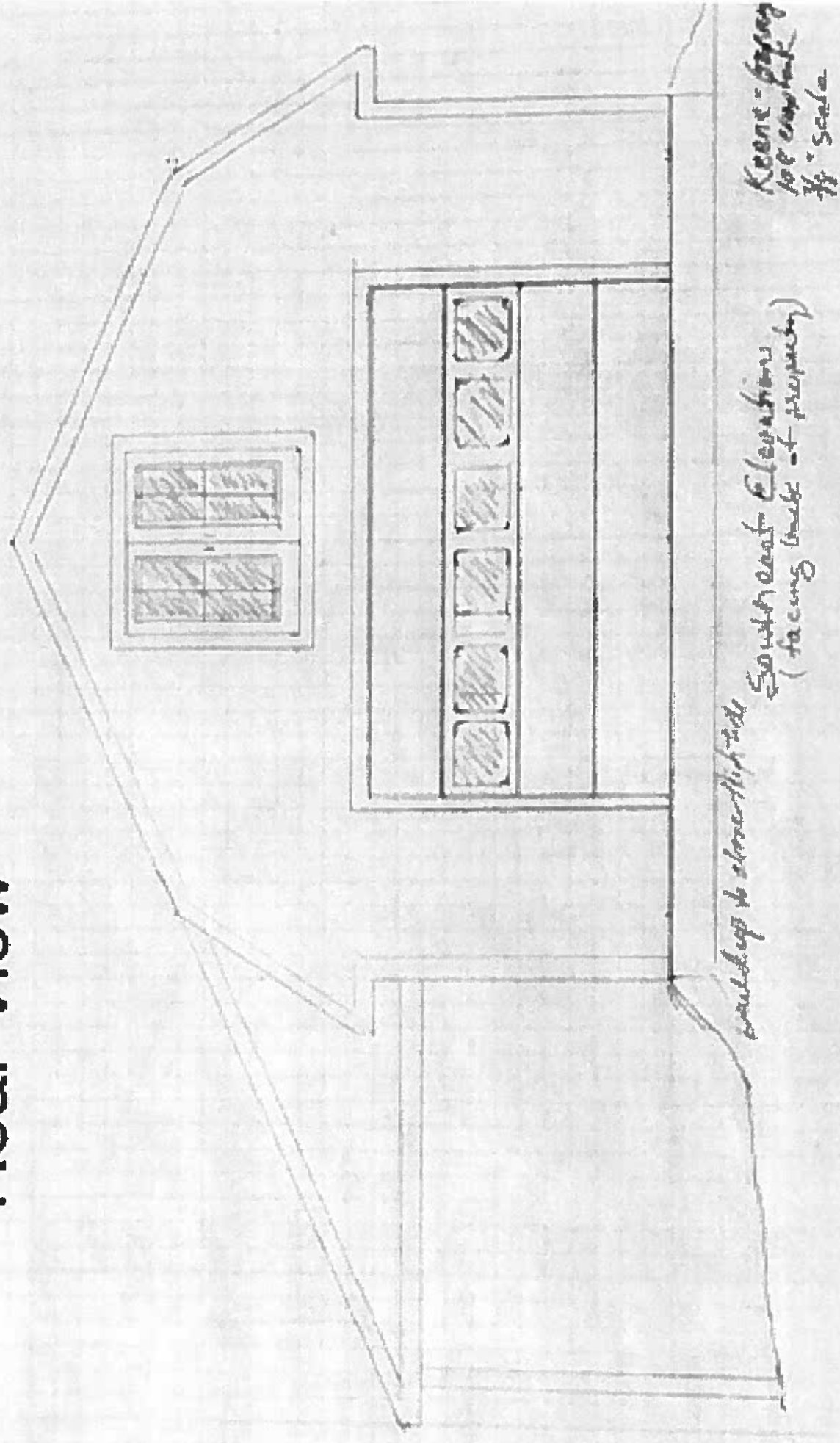


Northwest Elevation
(Facing Choptank Ave.)

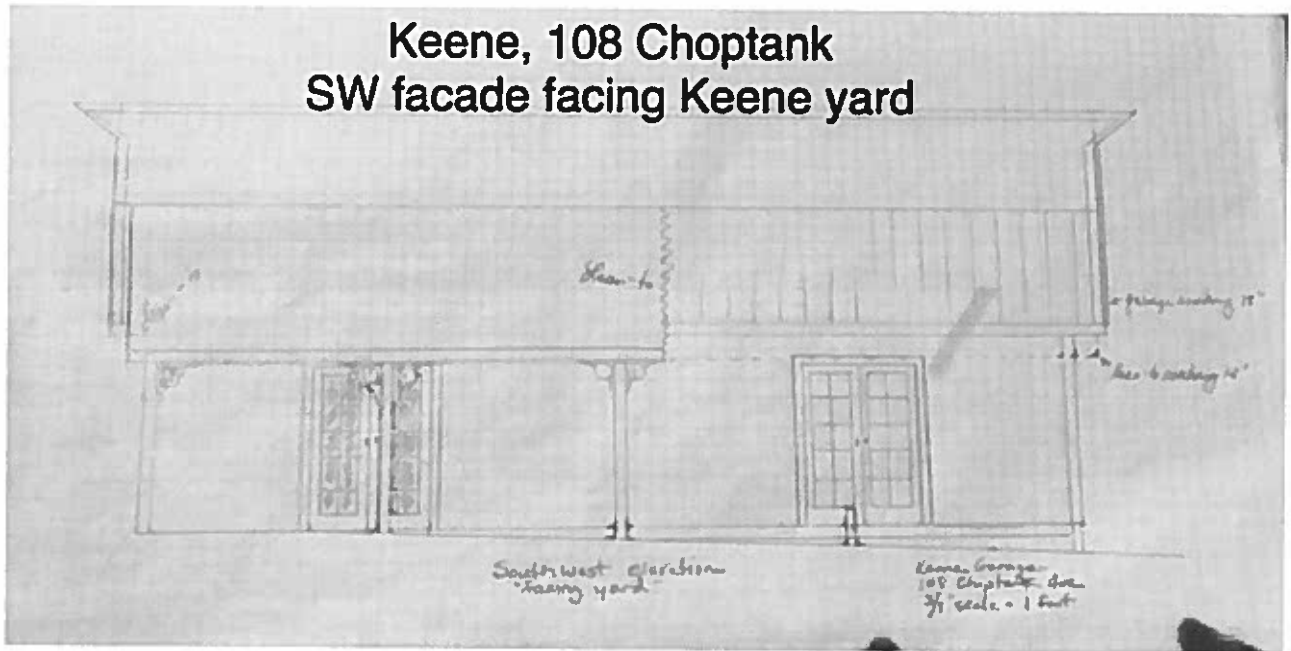
Scale 3/4" = 1'-0"

Keene, 108 Choptank
3/4" scale

Keene Accessory Building Rear View



Keene, 108 Choptank
SW facade facing Keene yard



MS Colorfast45® Paint System

Polar White (60)
SR = 0.58 TE = 0.07 SRI = 60

White (30)
SR = 0.57 TE = 0.08 SRI = 67

Light Stone (63)
SR = 0.50 TE = 0.00 SRI = 56

Mocha Tan (22)
SR = 0.52 TE = 0.07 SRI = 60

Brown (12)
SR = 0.31 TE = 0.87 SRI = 32

Burgundy (15)
SR = 0.25 TE = 0.87 SRI = 24

Patriot Red (73)
SR = 0.35 TE = 0.80 SRI = 30

Red (24)
SR = 0.30 TE = 0.80 SRI = 30

Burnished Slate (49)
SR = 0.31 TE = 0.87 SRI = 32

Ocean Blue (35)
SR = 0.50 TE = 0.86 SRI = 31

Hawaiian Blue (70)
SR = 0.32 TE = 0.87 SRI = 33

Charcoal (17)
SR = 0.30 TE = 0.87 SRI = 31

Ash Grey (25)
SR = 0.37 TE = 0.88 SRI = 40

Forest Green (26)
SR = 0.27 TE = 0.87 SRI = 27

Patina Green (58)
SR = 0.29 TE = 0.86 SRI = 20

Black (06)
SR = 0.30 TE = 0.88 SRI = 31

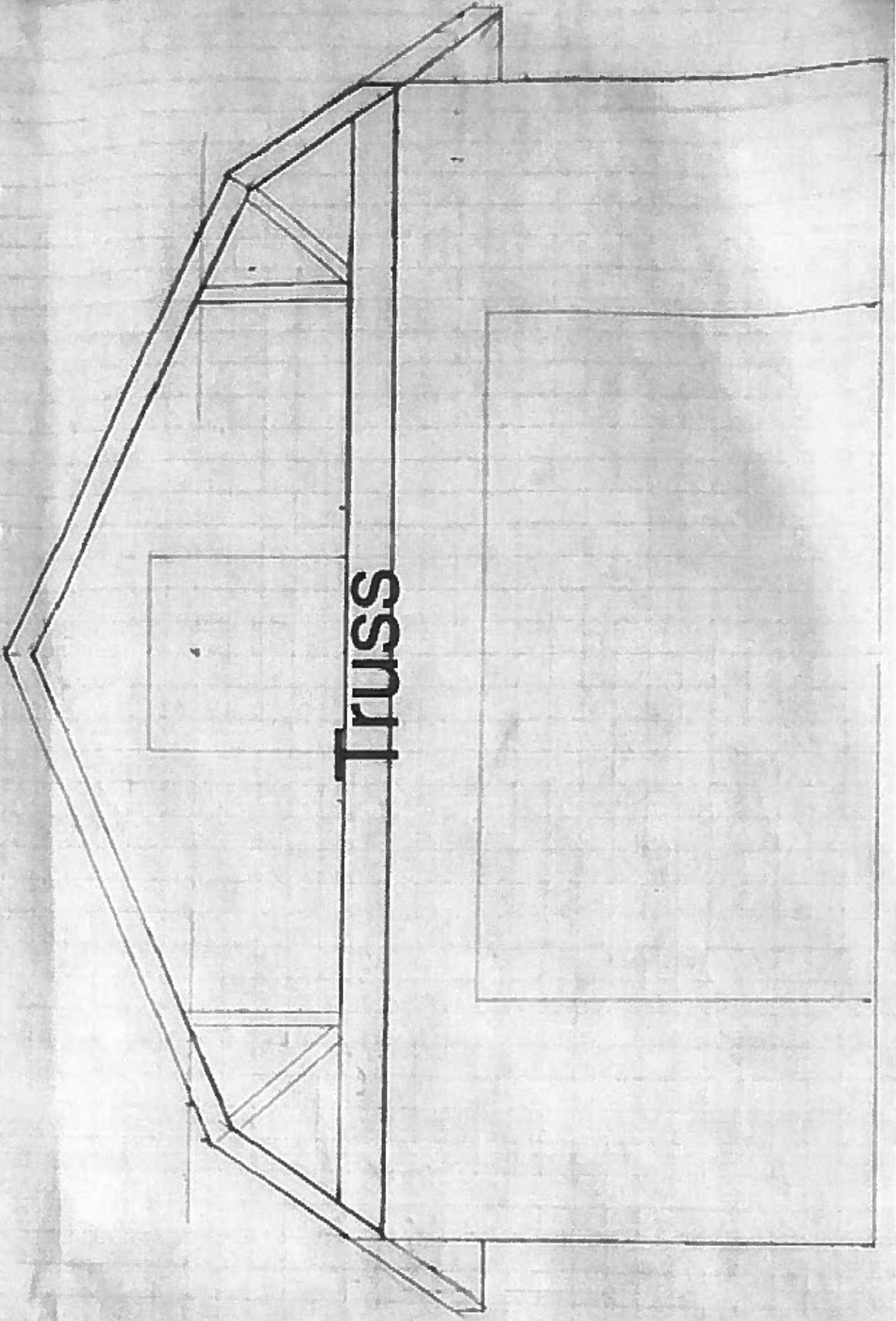
(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index



All Colors Meet or Exceed ENERGY STAR® Slope Requirements
* Meets or Exceeds ENERGY STAR® Low Slope Requirements

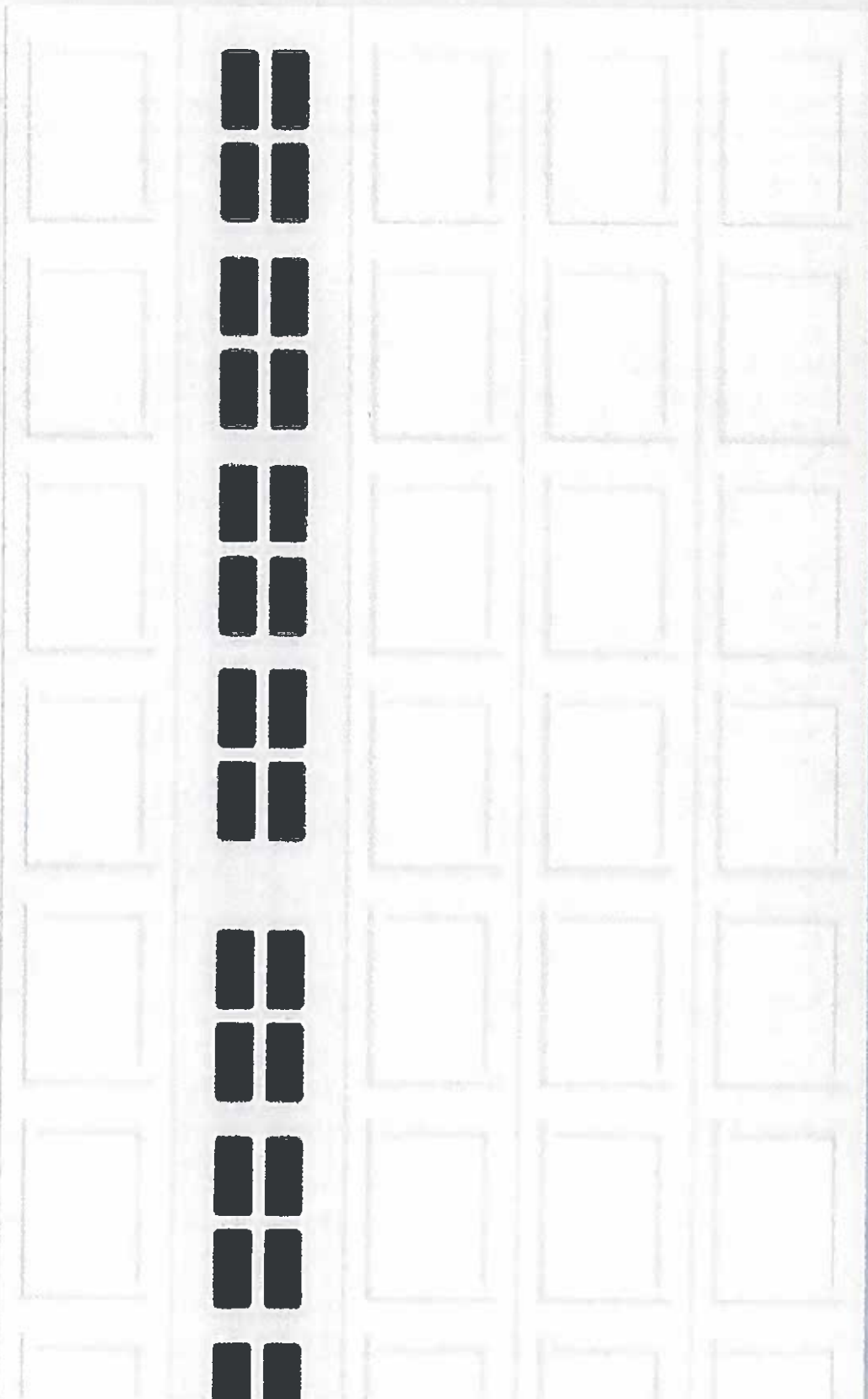


Keene Accessory Building ^{6/9}



del 906
rge Model

OVERHEAD GARAGE DOOR



My

D



Do





GREAT VALUE

200 Series

DOUBLE-HUNG WINDOW

★★★★☆ 4.4 • \$\$\$ \$ \$ \$

- Tilt-wash design makes it easy to clean
- Unfinished pine or prefinished White interior
- Exterior vinyl frame in White or Sandtone

DESIGN THIS

VIEW DETAILS



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Item # 9253828 Model # J126256-C1-086

JELD-WEN Tempered External Grilles Primed Steel Right-Hand Inswing Prehung Double Door French Patio Door (Common: 72-in x 80-in; Actual: 71.5-in x 79.5625-in)

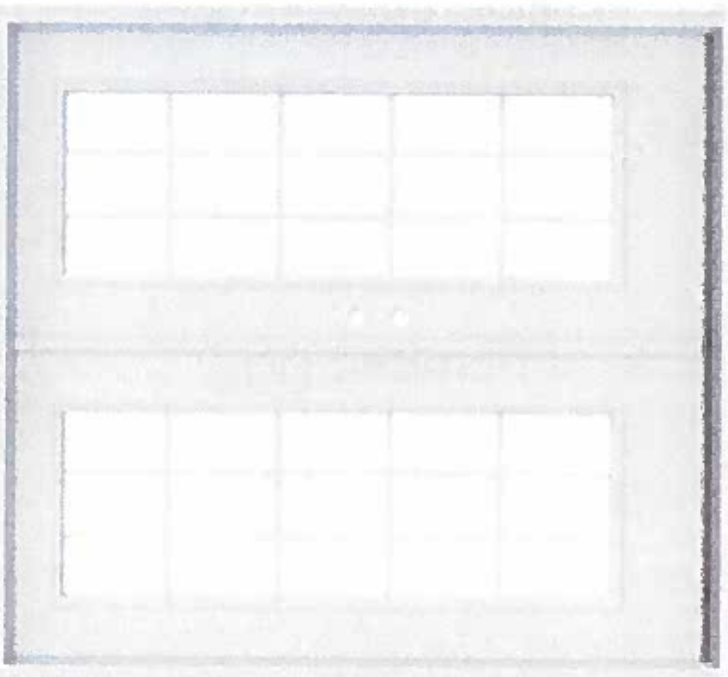
42 Ratings
★★★★☆
4.3 Average

90%
Recommended by
product

Community Q&A
[View Now](#)

- Decorative 15-lite Low-E design
- Rust- and corrosion-resistant galvanized steel
- 1-piece polystyrene core provides long-lasting insulation

\$499.00



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