



**Historic Preservation Commission
Minutes
Meeting - June 20, 2019**

The Historic Preservation Commission met on Thursday, June 20, 2019 at 7pm at the City Council Chambers, 305 Gay Street.

Commissioners Attendance:

Present: George Vojtech, Chairman, Susan Morgan, Vice Chair, Commissioners Ron Berman, Sharon Smith and Herschel Johnson,

Absent: Alternate Janice Olshesky

Liaison: Commissioner Steve Rideout (present)

Other Representatives Attending:

Herve Hamon, Planning and Zoning, Planner I and Historic Preservation

Chairman George Vojtech called the meeting to order at 7:00 p.m. He began the meeting by conducting a roll call, issuing a welcome, and swearing in the people planning to testify.

Approval of Minutes:

Review of May 16, 2019 HPC Meeting Minutes. Commissioner Johnson made a motion to approve the minutes as submitted and without revisions, Vice Chair Morgan seconded; all approved unanimously.

New Business:

HPC 2019-057 7 Choptank Avenue - Windows Replacement (after the fact)

This is an after the fact application to replace the 11 remaining wood windows with vinyl windows matching the windows replaced in 2011-2012 by the previous owner.

The applicant, Ms. Sabrenia Yohn, expressed that she was sorry she misunderstood the process and went ahead with window replacements prior to confirming with the HPC.

She explained she was told over the phone by DPW staff that "no permit was required".

If it is accurate that no Building Permit is required to replace windows, it is **not** however the case regarding HPC, where all windows replacements are subject to a full review to obtain approval.

Ms. Yohn was fined for Municipal Infraction and paid her dues prior to this meeting.

The Commission reviewed the appropriateness of the vinyl windows, closely matching the original wood windows, and similar to the already replaced vinyl windows, and concluded that if the application had been presented in time for review, it would have been approved based on the fact that half the windows had been replaced by vinyl previously and were approved by HPC in October 2011.

Chairman Vojtech stated that however, if none of the windows had been replaced by vinyl prior to this installation, an application for the substitution of all the wood windows on the house would have been the subject of a different position form the HPC, with discussion about the possibility (or impossibility) to repair and fix the original wood windows instead of replacing them, with a formal request to the contractor to provide proof of the severity of the deterioration, and justification for the substitution.

Approved scope of work:

- Replacement of 11 double hung wood windows with 11 double hung vinyl windows (same pattern of light division, similar dimensions and proportions)
- Replacement of 2 windows at the garden shed (wood to vinyl) to match main house, design similar to original wood windows

Commissioner Smith made a motion to approve the application as presented; it was seconded by Chairman Vojtech; all approved unanimously.

HPC 2019-058 303 Belvedere Avenue

This is an application to replace 4 severely deteriorated wood windows and trim with vinyl windows and trim, matching the previously installed replacement windows. Cedar siding on the exterior walls will be restored and repaired in-kind.

The applicant provided sufficient documentation demonstrating the severity of the deterioration of the windows, and the degree of rot making the replacement of the windows an urgent matter.

Approved scope of work:

- Replacement of 4 double hung deteriorated wood windows with double hung vinyl windows (Pella ThermaStar, same pattern of light division (1 over 1), similar dimensions and proportions)

Conditions:

- Repair/restoration/rebuilding of window trims and casings in wood (not vinyl) to match the remaining wood trim on the house façade throughout
- Coordinate site construction inspections with Historic Preservation staff, at time of window trim installation (failure to do so may result in request to remove window trim if deemed inappropriate)

Vice Chair Morgan made a motion to approve the application and scope of work as described with conditions above; it was seconded by Comm. Smith; all approved unanimously.

HPC 2019-059 102 Choptank Avenue – Front Porch Roof Replacement

This is an application to replace the front porch’s asphalt shingle roof with a standing seam metal roof. The main roof will be replaced in kind (GAF Timberline shingles).

The HPC expressed that Cambridge features a significant number of standing seam front porch roofs, in character with this type of house and historic context.

Approved scope of work:

- Replacement of asphalt shingle roof at front porch with Advantage-Lok Standing Seam System

Chairman Vojtech made a motion to approve the application and scope of work as submitted and described above; it was seconded by Vice Chair Morgan; all approved unanimously.

EAR 2019-002 114 Mill Street – Emergency Approval of a Temporary ADA Ramp Installation

Staff Herve Hamon presented the background context, conditions and location of the temporary handicap accessible ramp to be installed at the rear of the yard of 114 Mill Street, to provide access to its ailing resident.

This was not subject to a vote, but all Commissioners expressed their support of the installation, confirming that staff would be involved in overseeing the appropriateness of the construction, to guarantee the impact of the ramp would not be lasting nor detrimental to the historic home.

Discussion:

HPC 2018-060 (continued) Installation of a vinyl lattice woven into a wire mesh fence at the rear yard (parking lot side) of 611 Locust Street.

Chairman Vojtech and staff visited the location with applicant and asked that a determination of ownership of the fence be made prior to discussing measures to provide the desired privacy from the parking lot.

The HPC discussed the appropriateness of the installation, concluding that if indeed the fence was the property of the applicant, or if she could provide a formal authorization from the owner of the fence to modify its appearance, a sample of the vinyl weaving would be required to inform any decision about appropriateness.

The applicant is required to provide additional information about the fence ownership prior to proceeding with any installation.

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Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Comm. Morgan to adjourn the meeting was seconded by Commissioner Smith and carried unanimously. The meeting adjourned at 8:15pm.

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature: George Vojtech Date: 20-June-19 HPC Chairman