



Historic Preservation Commission Minutes Meeting – October 17, 2019

The Historic Preservation Commission met on Thursday, October 17, 2019 at 6pm at the City Council Chambers, 305 Gay Street.

Commissioners Attendance:

Present: George Vojtech, Chairman, Susan Morgan, Vice Chair, Commissioner Sharon Smith, Comm. Laura Oliphant, Comm. Hershel 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 6:00 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 September 19, 2019 HPC Meeting Minutes. Commissioner Smith made a motion to approve the minutes as submitted and without revisions, Vice Chair Morgan seconded; all approved unanimously.

In a question following this approval, Commissioner Smith requested that Ms. Young / 313 Oakley Street appear at the November 21, 2019 HPC meeting to further explain the situation leading to the installation of the gravel driveway prior to HPC approval.

Emergency Approval: 509-511 Race Street – Hern Building

Roof and masonry repairs were approved in a meeting that took place at Christine Dayton Architects (in the presence of Chairman Vojtech and Vice Chair Morgan), on September 18, 2019. Due to financial issues, only the masonry parapets are now in the current scope of work. This is regrettable since the building will continue to be exposed to the elements, and the absence of roof structure prevents the removal of the steel bracings on Race Street (and re-opening of sidewalk to pedestrian access).

Violation Case: 400 Race Street – After-the-fact Sign Application

This is an after-the-fact application to review the appropriateness of an applied 64 sf sign on the brick façade at the corner of Gay and Race Street. Installation of the sign was done without approval or permit.

The owner was issued 2 fines: 1 for not filing with the HPC, and another for not obtaining a sign permit.

Per UDC 6.5.7.D.1.A: the maximum allowable size for a sign in the Downtown waterfront Development District (Core area) is **the lesser** of either 1 square foot of signage per linear foot of building frontage on public streets, or 50 square feet total (unless additional sign area is authorized by the Historic Preservation Commission).

The current sign is in violation of the Municipal Code because of its size, and for lack of proper permitting process.

Commissioner Smith made a motion to disallow the sign installed at 400 Race Street – Blue Ruin Bar and requested that the sign be reduced to a maximum of 50 square feet, the alternative being the sign to be removed and a new sign be presented for review by HPC at the next available meeting.

Vice Chair Morgan seconded that motion, all approved unanimously.

New Business:

HPC 2020-014 119 Choptank Avenue – Façade Renovations

This is an application to install a new period appropriate front door, to replace 2 side windows with wood windows and to install a metal handrail at the front stoop.

Action approved:

- Replacement of non historic 6 panel door (per staff visit on October 2, 2019) with antique salvage door
- Replacement of 2 side windows with Marvin “Elevate” Series Double Hung wood windows, with 2 over 2 pattern matching the historic windows below and around
- Replacement of exiting metal handrail with upgraded Fortin X Ironworks Metal Decorative handrail.

Chairman Vojtech made a motion to approve the application as submitted, it was seconded by Comm. Oliphant; all approved unanimously.

HPC 2020-015 102 Choptank Avenue – Façade Renovations

This is application to install vinyl siding in replacement of the asbestos shingles and replace side and rear windows with vinyl windows.

The Commission felt there was not enough information in the HPC application about the method of installation of the 2 types of siding (cedar impressions at top of gable, horizontal siding on main volume), as well as no construction detail about the transition from one type of siding to the other.

The applicant was absent at the meeting and therefore the questions were unanswered. A similar situation arose regarding which of the windows would be replaced, not documented in the application.

Commissioner Johnson made a motion to defer the hearing of the application, once completed, to November 21, 2019, the next HPC meeting. Chairman Vojtech seconded that motion; all approved unanimously.

HPC 2020-016 718 Glasgow Street – Demolition and Renovations (hearing deferred to November 21, 2019)

HPC 2020-017 1109 Locust Street – Window Replacement

This is an application to replace the severely deteriorated wood windows by matching vinyl windows throughout (19 large windows on 1st and 2nd + 4 smaller windows on 3rd Floor).

The applicant explained that one original wood window would be kept on site for record, but that the level of deterioration overall was such, and the cost of reproducing wood windows for the 23 locations was so much, there was no other option that replacing the windows with an appropriate vinyl product.

All new windows will feature simulated divided lights, and reproduce the 2 over 2 patterns, as well as the proportions and dimensions of the original.

Chairman Vojtech made a motion to approve the application as submitted, with simulated divided lights at each new window, it was seconded by Comm. Smith; all approved unanimously.

HPC 2020-018 108 Belvedere Avenue – Rear Addition

This is an application to build a 338-sf addition at the rear of the existing home.

Tim Crosby, the architect, presented the application, explained that the house was a reference design by Sears dating back to 1932, and 40,000 of these homes exist in the United States.

The existing façade is currently covered in aluminum siding, and the proposal is to either use a matching aluminum siding or install Hardiplank siding of a matching proportion and color.

Comm. Smith made a motion to approve the application as submitted, with either Hardiplank or aluminum siding with matching reveals, Chairman Vojtech seconded; all approved unanimously.

HPC 2020-019 409 Race Street – Parking Lot Fencing

This is an application to build a low wall and add fencing to the parking lot at the corner of Gay and Race Street.

A discussion occurred about the design of the parking lot, isle dimensions and gate location on race Street. Mr. Hamon stated that even if the elements of the design of the parking enclosure may be approved by the Historic preservation Commission, the location of the enclosure was to be approved by the Planning and Zoning Commission and not under the purview of this hearing. The purpose of the enclosure and gates is to prevent the use of the parking lot in the evening. Currently, hanging chains (as proposed in the design of the entrances) are not permitted along Cambridge's primary rights of way (see UDC 5.1.4.F) as they are not ornamental in nature.

Vice Chair Morgan made a motion to approve the application for the materials, masonry piers and gate design, but not for the sign (insufficient information) nor the exact location of the parking enclosure on the site (left to be finalized by Planning & Zoning). Commissioner Smith seconded that motion, all approved unanimously.

HPC 2020-020 525 Poplar Street – Back Porch renovations

This is an application to rebuild the failing second floor porch and ground level support wall, at the rear of 525 Poplar Street (parking side).

Jay Corvan, Architect, presented the application.

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A few questions and clarifications arose from the presentation:

- Awning windows at the porch will be glazed (not just screens)
- The meters will either be located in front of one of the blind ground floor metal doors, or relocated if financially possible
- Gutters and downspouts are not shown on the drawings but will be located on each side of the porch, at the corners

Approved scope of work:

- Bottom wood frame wall to be replaced by brick wall (Glen Gerry 52DD, common bond), with expressed pilasters and brick patterns at openings surrounds
- Upper portion of porch to be Azek elements (pilasters, cornice, panels and mouldings)
- Roof to be brown corrugated galvalume (metal)
- Background walls to be replaced by HardiPlank (clapboard siding pattern)
- New doors to be metals, with decorative patterns
- New AC unit to be screened by painted Azek “balcony” element
- Exciting Brick Chimney to remain

Chairman Vojtech made a motion to approve the application as submitted, with addition of period appropriate gutters and downspouts, it was seconded by Vice Chair Morgan; all approved unanimously.

Administrative Reviews:

All administrative reviews cases were approved without modifications.

Discussion / Work Session:

Pine Street Revitalization – Public Meeting is set for October 18.

Demolition by Neglect:

- The text of Criteria to make a property eligible to be placed on the list of properties of concern / demolition by neglect is approved.
 - o 1. Facades which may fall and injure members of the public or property.
 - o 2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.
 - o 3. Members of ceilings, roofs, ceiling and roof supports ^{OR CHIMNEYS AND} or other horizontal members which sag, split or buckle due to defective material or deterioration.
 - o 4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
 - o 5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.
 - o 6. Any fault or defect in the building which renders it not properly watertight or structurally unsafe."



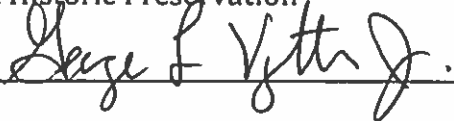
Chairman Vojtech made a motion to approve the criteria of Demolition by Neglect as spelled out above, Vice Chair Morgan seconded, all approved.

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Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Vice Chair Morgan to adjourn the meeting was seconded by Commissioner Oliphant and carried unanimously. The meeting adjourned at 9pm.

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature:  Date: 21-NOV-19 HPC Chairman