



City of Cambridge

1025 Washington St.
Cambridge, Maryland 21613
Telephone: 410-228-1955
Fax: 410-228-3814

HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, February 18, 2026

The City of Cambridge Historic Preservation Commission will conduct an in-person **meeting** on **Wednesday, February 18th, 2026 at 6:00 p.m. at Council Chambers, 305 Gay Street.**

HISTORIC PRESERVATION COMMISSION MEMBERS

- | | |
|--------------------------------------|--|
| 1. Tim Crosby, AIA (Chair) | 5. Jeanette Pawlak |
| 2. Janice Olshesky, AIA (Vice Chair) | 6. Scott Hawk, P.E. – Alternate Member |
| 3. Ellen Bronte Lake, AIA | 7. City Planner – Dean Gunderson |
| 4. Joel Leifer | 8. City Attorney – Patrick Thomas |

STREAMING / MS TEAMS

TOWN HALL STREAMS: The meeting will be streamed live on **TownHallStreams.com**
<https://townhallstreams.com/towns/cambridgemd> **Dial in:** (848) 777-1500#

MS TEAMS MEETING LINK:

[Join the HPC Meeting](#)

Meeting ID: 223 475 961 407 42 **Passcode:** xn22ca2n

HISTORIC PRESERVATION COMMISSION ORDER OF MEETING

- | | | |
|------------------------------|---------------------|-----------------|
| 1. Call to Order | 4. Consent Agenda | 7. Staff Report |
| 2. Adoption/Change to Agenda | 5. New Business | 8. Chair Report |
| 3. Approval of Minutes | 6. Discussion Items | 9. Adjourn |

CONSENT AGENDA

1. **HPC-26-2: 201 West End Avenue** – Placement of Pre-manufactured Shed
2. **HPC-26-3: 217 Choptank Avenue** – In-kind Roofing Replacement
3. **HPC-26-6: 444 Race Street** – Structural Stabilization Work

OLD BUSINESS

1. N/A

NEW BUSINESS

1. **HPC-26-1: 102 Glenburn Avenue** – Window Replacement
2. **HPC-26-5: 507 Poplar Street** – Signage Review
3. **HPC Rules of Procedure** – Adoption of New Rules of Procedure for the HPC

DISCUSSION ITEM

1. **Update from Recognition Committee**
2. **Update on Historic Preservation Training**

This final agenda is subject to change and will be approved at the hearing.



City of Cambridge

1025 Washington St.
Cambridge, Maryland 21613
Telephone: 410-228-1955
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HISTORIC PRESERVATION COMMISSION MINUTES

Wednesday, January 21st, 2026

Members Attending:

- | | |
|--------------------------------------|--|
| 1. Tim Crosby, AIA (Chair) | 6. Scott Hawk – Alternate Member |
| 2. Janice Olshesky, AIA (Vice Chair) | 7. City Planner – Dean Gunderson |
| 3. Ellen Bronte Lake, AIA | 8. Planning Director – Brian Herrmann |
| 4. Joel Leifer | 9. City Attorney – Patrick Thomas |
| 5. Jeanette Pawlek | |

View the Public Record: [Historic Preservation Commission Town Hall Stream](#) (Hearing started 6pm)

BOARD BUSINESS

Agenda

Staff liaison requested the HPC consider adding *HPC-26-26-4: 309 Choptank Avenue – Partial Re-roofing* to the Agenda as an emergency review (the staff report was handed out to Commission members and made available to the attending public). Staff liaison also noted that the *Informal Review* of the Hearn Building development, included in the Agenda's Discussion Item, will not occur as the developer has requested a postponement. Commissioner Pawlek moved that the Agenda be approved with the addition of HPC-26-4 to New Business and the removal of the Informal Review. (seconded by Commissioner Leifer). Motion passed 6/0 (unanimously)

Note: Alternate HPC Member Scott Hawk attended the meeting and voted on all motions.

Adoption of Minutes

Commissioner Pawlek moved that the Minutes for both November and December HPC meetings be adopted as presented (seconded by Commissioner Leifer). Motion passed 6/0 (unanimously).

CONSENT AGENDA

1. N/A

OLD BUSINESS

1. N/A

NEW BUSINESS

1. **HPC-25-72: 310 Belvedere Avenue** – Re-construction of Shed
 - Staff made presentation
 - Applicant stood for questions (Owner's Contractor)
 - No Comments from the Public were offered
 - Commissioner Olshesky moved to Close Public Comments (seconded by Commissioner Pawlek)
 - **Motion passed 6/0** (unanimously)

- Discussion was had.
 - Commissioner Olshesky moved that the Application be approved as conditioned (seconded by Commissioner Pawlek)
 1. The birdhouse located above the existing garage door will be salvaged and placed above the new garage door.
 2. The existing “Hollywood” driveway will be restored to its original condition
 3. If salvaged, the existing 4’x8’ storage building located adjacent to the existing garage will be painted to match the new garage and re-roofed to match the roofing on the new garage.
 - **Motion passed 6/0** (Unanimously)

The following guidelines support the HPC’s motion to approve as conditioned: *Guidelines for Wood Façades and Decorative Elements* GWF 4.3.C, GWF 4.3.D, GWF 4.3.E; *Guidelines for Roofs* GR 4.5.A, GR 4.5.B, GR 4.5.D, GR 4.5.F, GR 4.5.H; *Guidelines for Windows and Doors* GWD 4.6.A, GWD 4.6.C; *Guidelines for Constructed Landscape* GCL 5.2.E, GCL 5.2.I
Guideline for Demolition GA 6.5.A.
2. **HPC-25-78: 204 Oakley Street** – Partial Re-roofing of Residence
- Staff made presentation
 - Applicant stood for questions
 - No Comments from the Public were offered
 - Commissioner Olshesky moved to Close Public Comments (seconded by Commissioner Leifer)
 - **Motion passed 6/0** (unanimously)
 - Discussion was had.
 - Commissioner Olshesky moved that the Application be approved as conditioned, see below (seconded by Commissioner Pawlek)
 1. The replaced gutter on the north eave shall pitched towards the rear of the porch, with the downspout and rain leader relocated to the rearmost corn of the porch (away from the frontage).
 2. The new gutter on the south eave shall be pitched towards the rear of the porch, with the new downspout and rain leader located to the rearmost corner of the porch (away from the frontage).
 - **Motion passed 5/1**

The following guidelines support the HPC’s motion to approve as conditioned: *Guidelines for Roofs* GR 4.5.B, GR 4.5.D, GR 4.5.J;
Recommendations for Roofs RR 4.5.B, RR 4.5.D, RR 4.5.F.
3. **HPC-25-79: 1 West End Avenue** – Fencing and New Deck
- Staff made presentation
 - Applicant stood for questions (Owner’s contractor)
 - No Comments from the Public were offered
 - Commissioner Pawlek moved to Close Public Comments (seconded by Commissioner Olshesky)
 - **Motion passed 6/0** (unanimously)
 - Discussion was had.
 - Commissioner Olshesky moved that the Application be approved as submitted (with deck revision proposed in addendum), see below (seconded by Commissioner Leifer)
 1. The proposed deck would be appropriately located at the rearmost non-contributing addition to the home.

2. The originally proposed design style for the 4'-high black aluminum "wrought iron" fence ("Charleston" by Patriot Aluminum Company) is appropriate.

Motion passed 5/0 with 1 Abstention

The following guidelines support the HPC's motion to approve as conditioned: *Guidelines for Porches and Front Steps* GPF 4.7.E; *Guidelines for Constructed Landscape* GCL 5.2.B, GCL 5.2.C, GCL 5.2.J, GCL 5.2.K; *Guidelines for New Construction* GNC 6.2.A, GNC 6.2.C, GNC 6.2.D; *Guideline for Demolition* GD 6.5.A.

4. HPC-26-4: 309 Choptank Avenue – In-kind Partial Re-roofing

- Staff made presentation
- Applicant did not attend
- No Comments from the Public were offered
- Commissioner Olshesky moved to Close Public Comments (seconded by Commissioner Leifer)
 - **Motion passed 6/0** (unanimously)
- Discussion was had. Mention was made of value in offering emergency action for such cases.
- Commissioner Olshesky moved that the Application be approved as submitted (seconded by Commissioner Pawlek)

Motion passed 6/0 (Unanimously)

The following guidelines support the HPC's motion to approve as conditioned: *Guidelines for Roofs* GR 4.5.A, GR 4.5.C, GR 4.5.D, GR 4.5.E, GR 4.5.F, GR 4.5.G, GR 4.5.J, GR 4.5.K.

DISCUSSION ITEM

1. HPC Election – Annual Election of Chair and Vice-Chair

- Commissioner Pawlek moved to nominate the current officers for re-election: Tim Crosby as Chair, and Janice Olshesky as Vice-Chair (seconded by Commissioner Leifer)

Motion passed 4/0 – with the nominees abstaining

2. Report from HPC Recognition Committee – Update on work of committee

- Members of the Recognition Committee provided an update on its activities

3. Informal Review – Hearn Building update

- While the developer had requested a delay of a requested second Informal Review, Chair Crosby reiterated the HPC's directive as stipulated in the city's Unified Development Code and 2018 Cambridge Historic District Design Guidelines.

HPC-26-2: 201 West End Avenue

Placement of new 8'x12' pre-fabricated shed.

PROPERTY

National Register of Historic Places Survey Description

Two story, two bay frame gable fronted house with a one story shed roofed porch across the front. Ca. 1900. Contributing building.

Current Photograph



Figure 1. Google Streetview, corner of West End & School, (October 2019)



Figure 2. Google Streetview, School Street side (October 2019)

Mapping

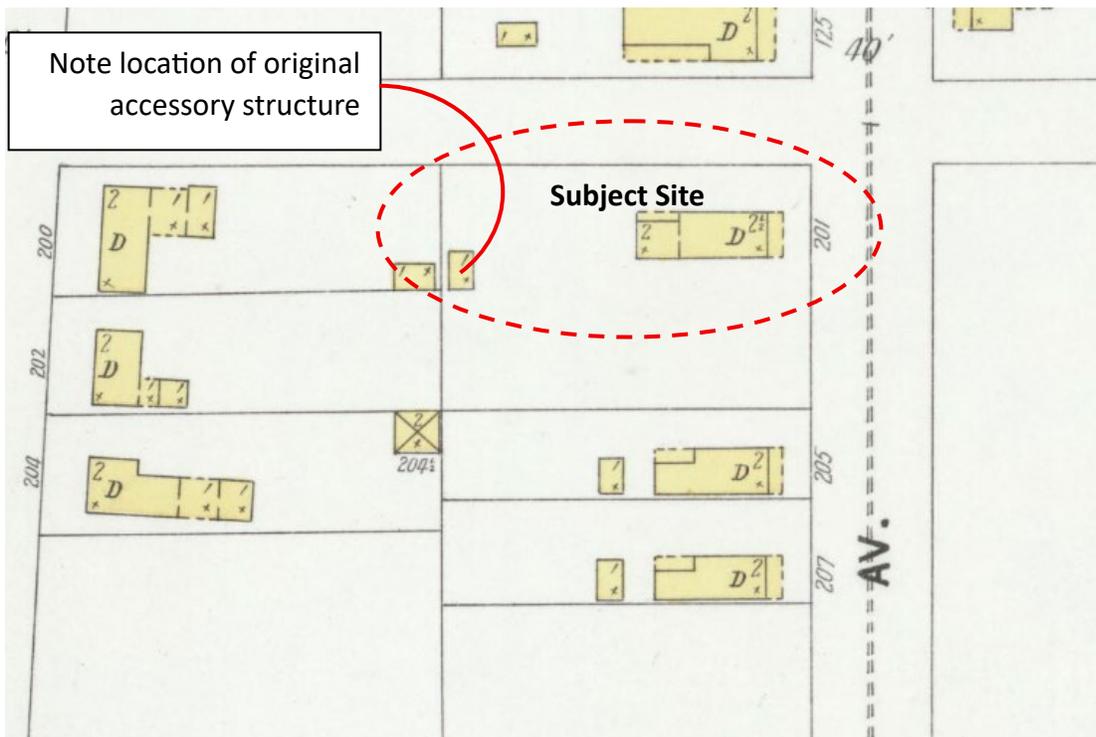


Figure 3. May 1901 Sanborn Fire Insurance Map

SCOPE OF WORK

Placement of a pre-fabricated 8'x12' Shed.

STAFF ANALYSIS

Description of Work for this Application

The Applicant is seeking permission to place a pre-fabricated 8'x12' shed. (see Figure 4).



Figure 4. Image of proposed shed (Applicant's image).

The Applicant has indicated that the shed would be located at the southwestern corner of the property, as close as possible to the rear and side property lines. (see Figure 5)

It should be noted that directly after the original construction of the residence on the property, there was an accessory structure located at the proposed spot for the new shed. By 1911, the larger (double) lot was split, a home was constructed south of the existing residence, and the original accessory structure had been removed. The placement of the 8'x12' pre-fabricated shed closely matches the original historic development of the site.

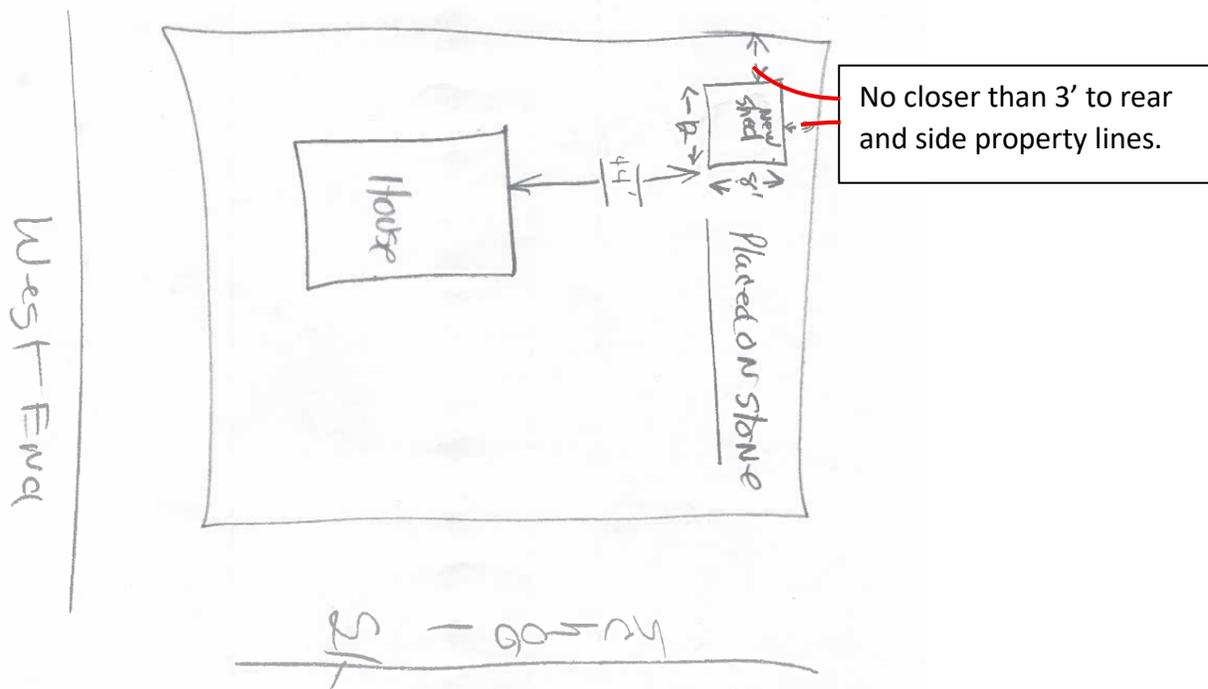


Figure 5. Applicant's submitted site plan.

Given that the height of the proposed Accessory Structure (shed) is less than 12', per UDC Section 5.1.3(A)(3), the shed may be placed as close as three feet to the rear and side property lines

Applicable Guidelines

Guidelines for Constructed Landscape

GCL 5.2.J. New tool sheds, decks, pergolas, gazebos, swimming pools and other non-traditional constructed landscape features and other traditional constructed landscape may be visible from the public right of way, but shall be compatible with the design of the main structure on the property as well as the Design Principals in Chapter 3.

Guidelines for New Construction

GNC 6.2.A. New constructed landscape features, including outbuildings and accessory structures, shall be placed in side and rear yards. Locating new constructed landscape features so they obscure the existing principal building's character defining architectural, natural or constructed landscape features shall be avoided.

GNC 6.2.B. The area in which the new construction is located shall be examined for potential archeological resources prior to start of construction. Also see requirements for Limits of Disturbance Plan in HPC Application & Building Permit.

GNC 6.2.C. The scale of new construction shall be compatible with the scale of contributing structures on the block or same side of the street.

GNC 6.2.D. The proportions of new construction and its character defining features shall be designed to be compatible with the proportions of surrounding contributing buildings including their character defining features.

GNC 6.2.E. Windows and doors visible from the public right of way in new construction shall be compatible in proportion, scale, and rhythm, with windows and doors of surrounding contributing buildings.

Staff Recommendation

Staff has reviewed the application and recommends approval of the application with one condition.

1. The new 8'x12' pre-fabricated shed must be placed no closer than three feet from the parcel's rear and side property line (furthest from School Street).

APPLICANT SUBMITTAL

HPC Application – Attachment A



**Record No:
HPC-26-2**

Application to
the Historic
Preservation
Commission

Status: Active

Submitted On:
1/12/2026

**Primary
Location**

201 WEST END
AVE
CAMBRIDGE, MD
21613

Owner

No owner
information

Applicant

 WENDY GUTERMUTH

 443-521-9129

 201 WEST END AVE
CAMBRIDGE , MD 21613

Applicant Question

Are you the property owner?*

Yes

Are you using a contractor for this project?

*

No

Project Information

Building Type*

Residential

Scope of Work* 

Placement of a prefabricated shed.



Project Type (check all that apply)

New Construction/Addition

Fence

Façade Alterations

Signage

Landscaping/Patios/Paving

Porches/Decks

Replacement Windows

Other

Please Specify*

Placement of a 8'x12'
prefabricated shed.

Acknowledgement and Signature



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

Applicant/Owner Signature*

 Wendy Guteruth
Jan 12, 2026

HPC-26-3: 217 Choptank Avenue

In-kind roofing replacement

PROPERTY

Property Description

Two story, two bay frame, gable fronted house with a pent roof across the gable. There is a one story hip roofed porch across the front. Ca. 1910. Class B Contributing Building.

Current Photograph



Figure 1. Picture of property (Staff photo, 2/11/2026)

Mapping

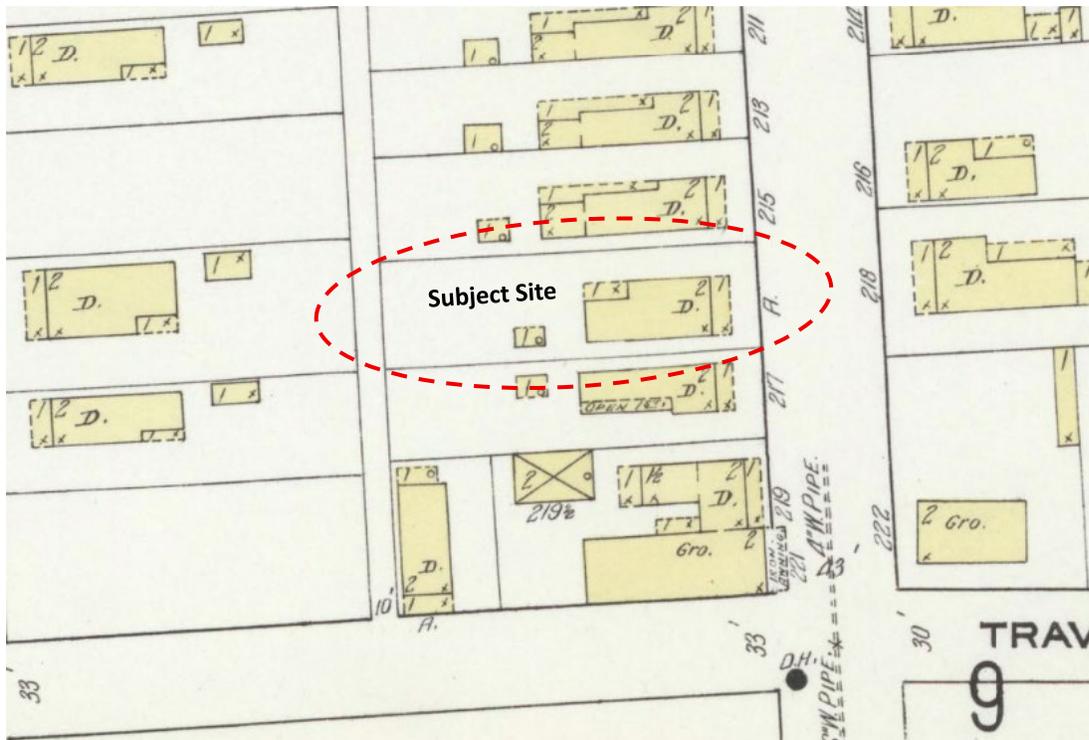


Figure 2. October 1911 Sanborn Fire Insurance Map (Library of Congress). Note street address has changed since this map was produced

SCOPE OF WORK

Replacement of asphalt single roofing, in-kind, with aluminum flashing. No gutters or downspouts are proposed.

STAFF ANALYSIS

Description

The Applicant is seeking to re-roof the full house, using in-kind replacement with Owens Corning TruDefinition Duration architectural roof shingles, color has not been selected. See Figure 3.

It should be noted that all eaves have original, exposed, wood cove molding – which should be retained. There is some indication in the submission packet which would indicate that coil stock wrap is proposed for a portion of the project (50' of 24" coil stock is included in submitted scope of work bid from Precision Exteriors).

There is a mix of valley styles on the existing roof (a single cut California style on the south dormer, and a woven California style on the north dormer). As the scope of work will include removal of underlying wood shingle roofing, that installation method would have had exposed metal flashed valleys (which likely still exist under the asphalt shingles). Consideration should be given to utilizing an Open Valley configuration with new metal valley flashing with the replacement roofing, rather than the California Valley style.

BOLD CONTRAST. DEEP DIMENSION. OUTSTANDING PERFORMANCE.

When you want the ultimate protection and impressive curb appeal, you'll want Duration® Shingles. They are specially formulated on a TruDefinition® color platform that gives them dramatic color contrast and dimension in a wide range of popular colors. Beyond the great look, Duration® Shingles are Rated Class 3 for Impact Resistance¹ and come with the advanced performance of patented SureNail® Technology—with Triple Layer Protection® in the nailing zone for superior holding power. We proved it in testing.

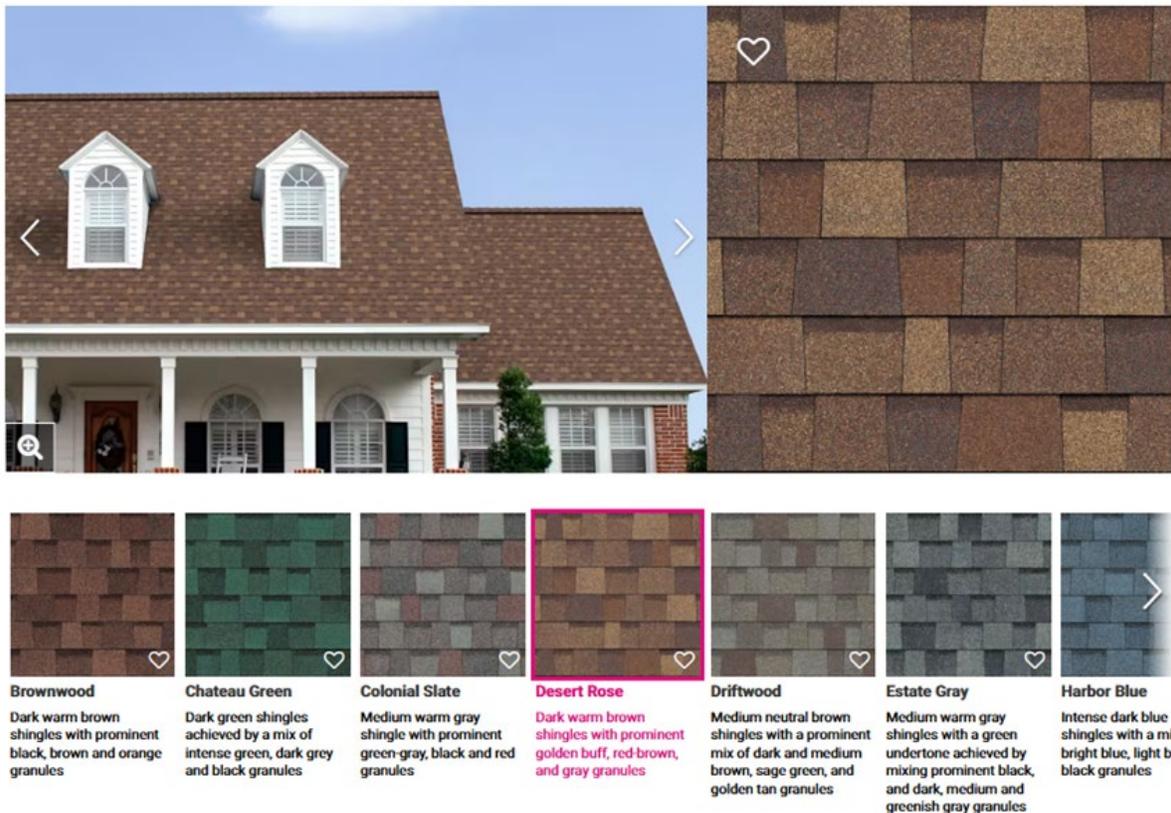


Figure 3. Proposed architectural asphalt shingle, standard color Desert Rose is highlighted as it appears closest to the existing shingle color, though Applicant may select any color (Staff image from information provided by Applicant).

Applicable Guidelines

Guidelines for Roofing (GR)

GR 4.5.A. Original and character defining roof forms, shapes, materials, and major roof architectural elements such as dormers, gables, chimneys, and eaves overhangs shall be retained and preserved whenever possible.

GR 4.5.B. Historic roofing details and materials such as slate, standing seam metal, and tile shall be preserved, maintained, and repaired whenever practicable.

GR 4.5.C. Character defining damaged or deteriorated roofing materials shall be replaced in kind or with an appropriate substitute material.

GR 4.5.D. New roofing materials shall be compatible with either the existing if appropriate in the Historic District or original roofing material, in color, shape, size, and texture.

GR 4.5.E. Character defining historic roof materials and features such as eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings, shall be retained and preserved whenever practicable.

GR 4.5.F. If the roof feature is damaged it should be repaired in kind. If the roof feature is too deteriorated to repair, it shall be replaced in kind or in a substitute material that matches as closely as possible the original in size, color, shape, texture and other character defining elements.

GR 4.5.G. The design and replacement of missing roof features shall be based on physical, contextual or documentary evidence.

GR 4.5.K. Ridge vents, where needed, shall be of the low- profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, shall be installed so as not to be visible from the public view where possible. If they must be visible, these elements shall be installed to relate to the architectural details and character of the subject building.

Recommendations for Roofs (RR)

RR 4.5.E. Deteriorated flashing should be replaced in kind. Avoid installing California Valleys on roofs with existing metal valleys and shingle ridges on roofs with metal ridges.

Staff Recommendation

Staff recommends approving the scope of work, with the following conditions:

1. No coil-stock of existing wood cove molding at eaves shall be used.
2. Open valleys with metal flashing shall be used (no California valley treatment).

APPLICANT SUBMITTAL

HPC Application – Attachment A



**Record No:
HPC-26-3**

Application to the
Historic
Preservation
Commission

Status: Active

Submitted On:
1/14/2026

Primary Location

217 CHOPTANK AVE
CAMBRIDGE, MD 21613

Owner

BUNDE JOEL R & ST
CYR KARAH A
107 SOMERSET AVE
CAMBRIDGE, MD 21613

Applicant

 Nathan Whitaker
 443-280-2636

@ 

 118 Riverside Dr
Cambridge, Maryland
21613

Applicant Question

Are you the property owner?*

No

Are you using a contractor for this project?

*

Yes

Property (Land) Owner Information

Name*

Joel Bunde

Street Address*

107 Somerset Ave

City*

Cambridge

State*

Md

Zip Code*

21613

Email Address*



Phone Number*

443-477-2742

Contractor Information

Name*

Adam Whitaker

Phone Number*

443-675-6485

Email Address*



MHIC or Registration #

75036

Project Information

Building Type*

Residential

Scope of Work* ?

Removing existing shingles as well as cedar shake shingles.
Replacing all plywood, and replacing with new asphalt shingles.



Project Type (check all that apply)

New Construction/Addition

Fence

Façade Alterations

Signage

Landscaping/Patios/Paving

Porches/Decks

Replacement Windows

Other

Please Specify*

Roofing

Material Information

Feature Affected*

If not listed, please indicate here

Roof finish

Existing Materials*

asphalt and cedar shake
shingles



Image or link to proposed material required.

Proposed Materials*

Owens corning asphalt shingles

Proposed Material Link (if applicable)

<https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration?color=teak>

Proposed Material Image (if applicable)



No File Uploaded

Acknowledgement and Signature



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

Applicant/Owner Signature*

✔ Jennifer Idnurm

Jan 14, 2026





Precision Exteriors-Eastern Shore
118 Riverside Drive,
Cambridge, MD 21613
Phone: 443-675-6485

Company Representative
Chris Hyde
Phone: (443) 477-0580
chris@precision-exteriors.com

Joel Bunde
217 Choptank Avenue
Cambridge, MD 21613

Job: 1353: Joel Bunde

Roofing Section

- Remove existing shingles down to deck
- Remove cedar shake down to the purlins
- Install new sheets of 7/16" OSB Board to the entire roof
- Install aluminum drip edge to the perimeter of the roof
- Check existing flashing along all walls and replace where necessary if damaged or missing
- Install 3' of ice and water shield at all gutter lines and valleys
- Install Owens Corning Synthetic underlayment to keep roof dry
- Install Owens Corning Starter Strip Shingles along all gutter lines, rake edges, and valleys
- Install Owens Corning TruDefinition Duration Limited Lifetime Dimensional Shingles per specifications using 1 ¼" roofing nails.
- Install Owens Corning Hip & Ridge Shingles
- Install new ridge vent w/ weather protector
- Install new pipe gaskets
- Install chimney flashings (chimney will be angle ground into brick/mortar 1/2")
- Clean up all job-related debris
- Provide Owner with 10-Year Workmanship Warranty and 50-Year Owens Corning Material Warranty

Roof Color:
Drip Edge Color:
Chimney Flashing Color:
Satellite Dish: Remove??
Step Flashing Color:
Sealant Color:
Pipe Flashing Color:

Permit Required: Yes (Along with HCP Approval)
Order Step Flashing: Yes
Roof Load: No (Electrical Lines in the way)
Bring Buggy: Yes
Register Warranty: Yes

Material Placement Area:
Dumpster Location:
Customer prefers Text Phone Email

Additional Instructions: Tarp all landscaping, rear deck and walkways to avoid damage from falling debris.

ANY FRAMING OR TRIM LUMBER THAT NEEDS TO BE REPLACED TO INSURE A STABLE ROOF WILL BE DONE AT AN ADDITIONAL COST OF \$8 PER LINEAR FOOT. ANY REPAIRS THAT ARE RECOMMENDED BUT NOT NECESSARY AT THIS TIME WILL BE RELAYED TO CUSTOMER WITH AN APPROXIMATE COST. WE WILL KEEP THE CUSTOMER APPRISED OF ANY FINDINGS AND SEND PICTURES OF PROGRESS WHEN ROOF IS BEING REPLACED.

Materials	Qty	Unit
Owens Corning TruDefinition Duration AR (3 BD/SQ)	21.00	SQ
Owens Corning ProEdge AR (33') - Standard Colors	4.00	BD
Owens Corning Starter Strip Plus - 7 3/4" (105')	4.00	BD
Owens Corning RhinoRoof U20 Synthetic Underlayment (10 sq)	2.00	RL

Owens Corning VentSure Rigid Strip w/ Weather PROtector - 12" (4)	15.00	EA
Resisto Economy Ice and Water Shield - Unboxed (2 sq)	5.00	RL
ACM Aluminum Prebent Step Flashing - 5"x5"x8" (50 PC/BD)	2.00	BD
ACM Aluminum Rake Edge - C4 1/2 - 1 1/2" (10')	35.00	EA
7/16"x4'x8' OSB	60.00	BRD
Vulkem 116 Polyurethane Sealant (10.1 oz)	1.00	EA
IPS Aluminum Base Pipe Flashing - 1"-4"	1.00	EA
Roofing Coil Nails - 1 1/4" (7200 Cnt)	2.00	BX
ABC Staples - 5010D - 1/2"x5/16" (5000 Cnt)	1.00	BX
ACM Painted Aluminum Trim Coil - 24"x50'	1.00	RL
Labor		
Tear off and Install Architectural Shingles	21.00	SQ
Remove 2nd layers of shingles	21.00	SQ
Cedar Shake Removal	21.00	EA
Steep Fee - 10/12 to 11/12 Pitch	15.00	SQ
Install 7/16" OSB	60.00	EA
Roof Buggy	1.00	EA
Steep Slope - Install Chimney Flashing	2.00	LF
Ground Drop	21.00	EA
Other - Dump Fees Over 20 Sq	42.00	EA
		\$19,836.01

TOTAL

\$19,836.01

GENERAL TERMS & CONDITIONS

BINDING: This Agreement in conjunction with referenced plans constitutes the entire understanding of the parties and no other understanding, collateral or otherwise, shall be binding unless in writing and signed by both parties. This Agreement is binding upon heirs, executors, administrators, and successors and assigns of the Owner and may be enforced against any one or more of us. Owners, if more than one person, agree that the acts of one Owner shall be binding on the other(s).

PRECEDENCE OF CONTRACT DOCUMENTS: In the case of ambiguity or conflict between contract documents, order of precedence shall be as follows:

1. Contract and Specifications as listed in this Contract
2. Additional Work Requests (AWRs)
3. Plans, as referenced in Contract

OWNERSHIP OF PROPERTY: The undersigned Owner(s) warrant and certify that I/we am/are in full title and true owner of the property to be improved.

LOCATION MAP: The Owner(s) agree(s) to hold Precision Exteriors harmless for any claims or damages against the contractor by reason of any mistake on the part of the Owners' map location, survey, or by reason of the violation of any zoning or deed restriction.

INSURANCE: Owner is to carry fire, tornado and other necessary insurance. Precision Exteriors Services, Inc. is to carry liability, property damage and workmen's compensation insurance in accordance with Maryland, Delaware, and Pennsylvania State law.

MATERIAL AVAILABILITY: Precision Exteriors will use its best efforts to procure the specified materials. If such materials are unavailable at the time of order, Precision Exteriors may substitute with like kind and quality materials with owner's consent.

PRODUCT VARIATIONS & MATCHING: Natural products, such as wood, stone & granite, and manufactured products, such as roofing, siding & flooring, by their inherent qualities may vary in grain, pattern, color and other characteristics from one piece to another, including from samples provided for Owner's selection. Additionally, products specified to "match existing" may also exhibit variation due to product age, exposure and/or manufacturing changes. Products specified to "match existing" shall be selected to blend with existing from materials as available from local stock. Such product variations shall not be reason for rejection or replacement.

UNFORESEEN CONDITIONS: This contract is prepared on the express assumption that the existing structure is sound, level and in good condition. Hidden and/or unforeseen conditions that were not disclosed in advance in writing or could not be determined by visual inspection prior to starting work may arise during the course of work. Examples include but are not limited to: structural deficiencies; termite damage or rot; discovery of hazardous materials; rocks or other soil conditions effecting excavation and foundation work; pipes, conduits, electrical wiring, vents, columns or other obstacles not visually apparent until walls are opened. Precision Exteriors is not responsible for changes, delays, problems, additional work and additional costs that may be required to resolve the deficiencies or conditions.

ENVIRONMENTAL HAZARDS: The intent of this project is to perform renovation and remodeling work in accordance with the scope of work. Unless specifically stated in Article II, no type of environmental remediation is included nor has Precision Exteriors made any investigation, claim, representation or warranty as to the presence or lack of radon, mold, lead, asbestos or other environmental hazard or pollutant. The United States Environmental Protection Agency (EPA) and some local jurisdictions/agencies have expressed concern over the presence of lead and/or radon gas in buildings. Precision Exteriors is a lead-safe remodeler.

OPT OUT PROVISION, RIGHT TO STOP WORK and NON-PAYMENT: If any payment under this agreement is not made when due, the contractor may suspend work on the job until such time as all payments due have been made. The parties hereto further agree that title to all removable equipment, parts,

HPC-26-6: 444 Race Street

Minor exterior modifications during building stabilization.

PROPERTY

National Register of Historic Places Survey Description

Three story, nine bay commercial building of contrasting red and tan bricks. It has a dominant pressed metal or cast iron cornice typical of late 19th century commercial buildings combined with Neo-classical detailing executed in red brick against the light tan brick of the walls. These Neo-classical elements include oval brick-bordered windows at the third story level, vertical corbeled brick "quoins," horizontal banding and brick corbeling beneath the cornice suggesting "modillions." The first story storefronts have been altered. Transitional Victorian and Neo-classical Revival. Attributed to local architect J. Benjamin Brown. Contributing building. B.

Staff clarification: The National Register of Historic Places Survey groups both 444 and 446 Race in a single description.

Maryland Inventory of Historic Properties

The Harrington & Bayly building, as it was initially known when it was rebuilt in 1910-11 after the July 31, 1910 fire, stands at 444-448 Race Street in the central business district of Cambridge. The three story, three-sectioned brick commercial block is defined by a two-tone pressed brick front executed in a two-tone scheme of contrasting tan and red brick accents, and appears as a coordinated design to the Harrington Block with its red and gray color format. The two buildings were designed by architect J. Benjamin Brown and built essentially in unison. Tragically, the Harrington & Bayly building was the site of a devastating fire in February 2008 that completely gutted the structure leaving only its exterior brick walls. The structure has been stabilized and the window and door openings have been blocked.

GENERAL DESCRIPTION

The Harrington & Bayly building, now a shell of stabilized exterior brick walls, remains a significant architectural focus on Race Street with its exuberant early twentieth century design by architect J. Benjamin Brown. Other than the windows, the upper two levels remain intact and include four red brick columns executed with tannish brick stringcourses that divide the elevation in three separate sections. Surviving above the storefront level is a pressed metal cornice interrupted by a decorated cornice block and enriched with a dentiled bed molding. Above the storefront cornice, the northern most section is defined by three one-over-one sash window units fitted with stone lintels and sills set in a field of tannish stretcher bond brick and flanked on each side by the red brick columns. The third floor is marked by a pair of oval window units that formerly held opaque colored glass. Framing the windows is a red brick border of narrowly laid jack arch brick. A gridwork of red brick intersecting with the oval borders stretches in four directions to the outer edges. The other sections, the center one being three-bays and the southernmost section being slightly wider with two double window units on each side of a single one-over-one sash, are finished in the same way on the third level with the

distinctive oval window openings accented in red brick. The top of the Race Street elevation is finished in corbelled brickwork executed in a decorative two-tone fashion, and a frieze of raised header brick of tannish color contrasts with the red brick field. Capping the elevation is an intact pressed metal cornice visually divided in three sections with decorated cornice bracket blocks. In between the cornice blocks there are tapered modillion blocks that rise from a decorated frieze.

While the side walls are largely covered by adjacent commercial buildings, the walls are executed in ordinary wall brick laid in common bond. The parapet walls hide the line of a shed roof that slopes to a two-story height in back.

Staff note: Not all properties in the Cambridge Historic District have such detailed descriptions maintained in the Maryland Inventory of Historic Places (MIHP). Staff has added the full MIHP document to the Staff Report.

Photograph



Figure 1. Streetview of property (Staff photograph, 2/11/2026)

Mapping

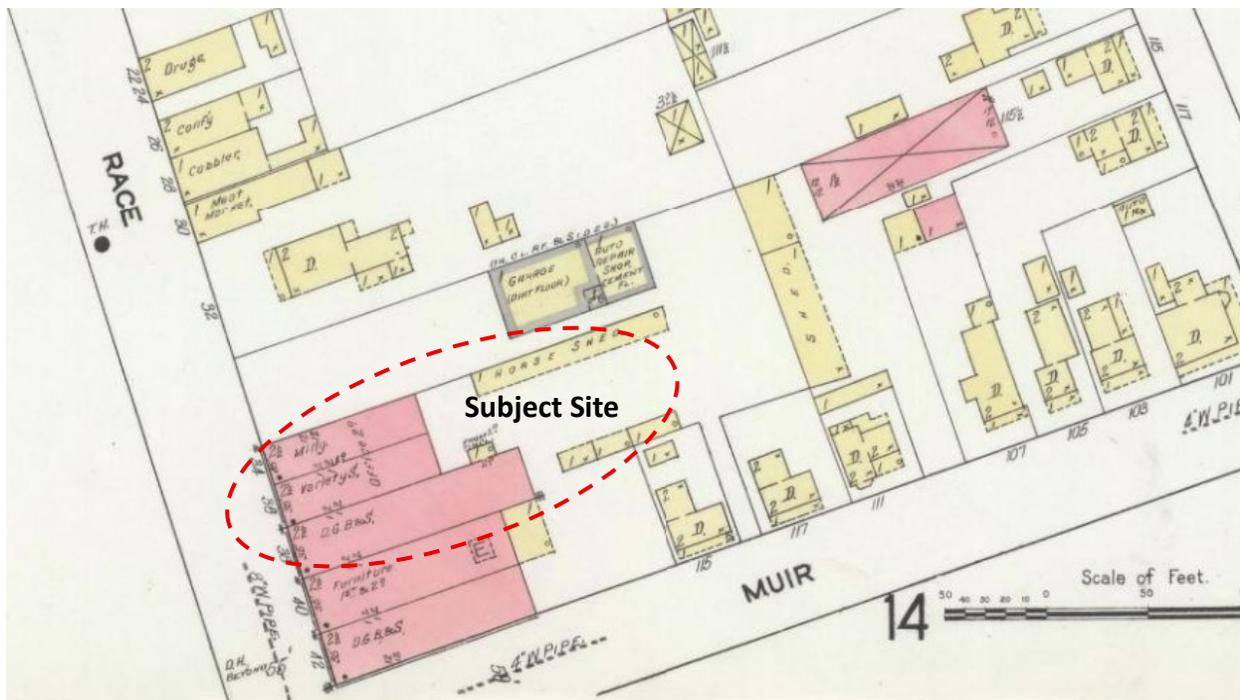


Figure 2. October 1911 Sanborn Insurance Map

SCOPE OF WORK

Minor exterior modifications during building stabilization, entailing modifying openings in existing masonry walls and extending a portion of roof parapet.

STAFF ANALYSIS

The Applicant is currently undertaking building stabilization in preparation for a complete adaptive reuse of the structure (which will have a separate HPC Application and Certificate of Appropriateness).

Part of this stabilization includes minor modifications of several openings in the exterior masonry wall, an increased height of a portion of the building's parapet associated with a new stair tower), the addition of three monitor skylights, and the construction of a new wall for a third story. It should be noted that none of these modifications can be viewed from either the frontage street (Race) or side street (Muir), and only partially visible from the rear alley. See Figure 3.



Figure 3. Image of building from rear alley (Staff photograph, 2/11/2026).

The modified openings in the masonry exterior are fairly constrained. The first is the enclosure of a doorway into a former mechanical room that had been located in a half basement (now removed). See Figure 4.



Figure 4. Location of enclosed former doorway. (Staff photograph, 2/11/2026)

Another modified opening is the lengthening of a former window opening to accommodate a doorway. See Figure 5.

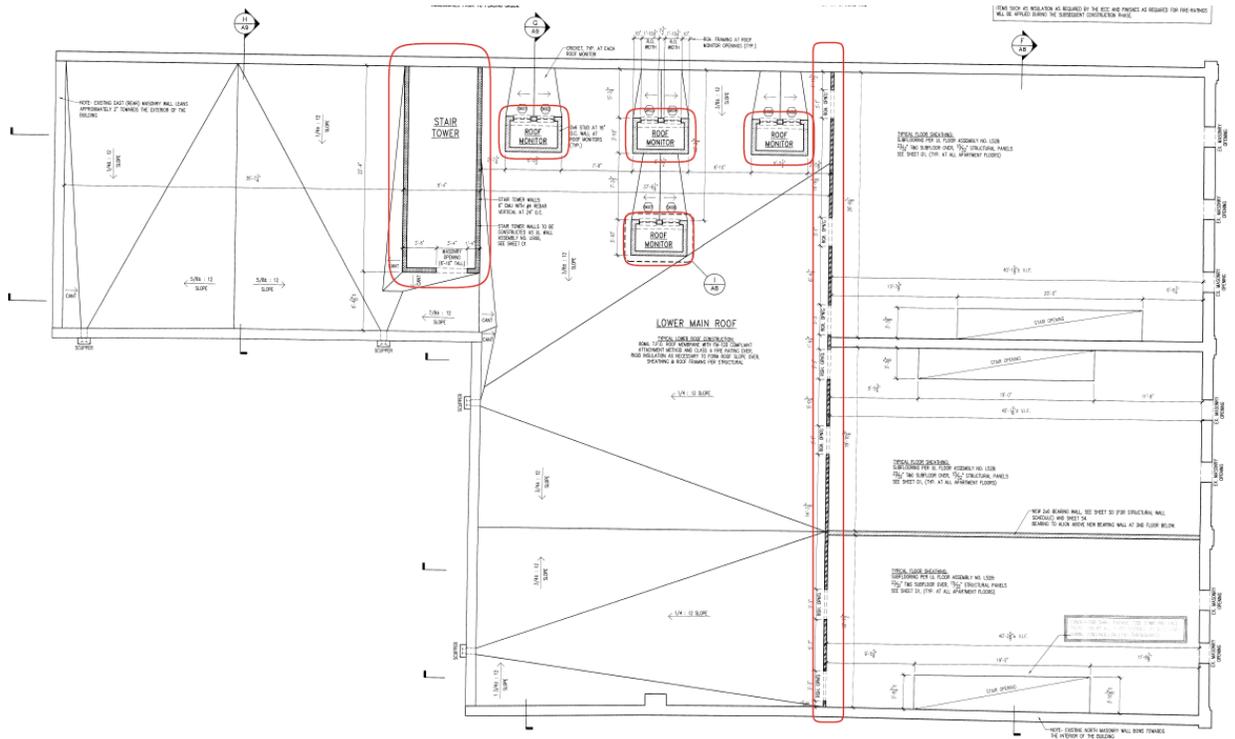


Figure 5. Location of lengthened window opening to accommodate a new doorway. (Staff photograph, 2/11/2026)

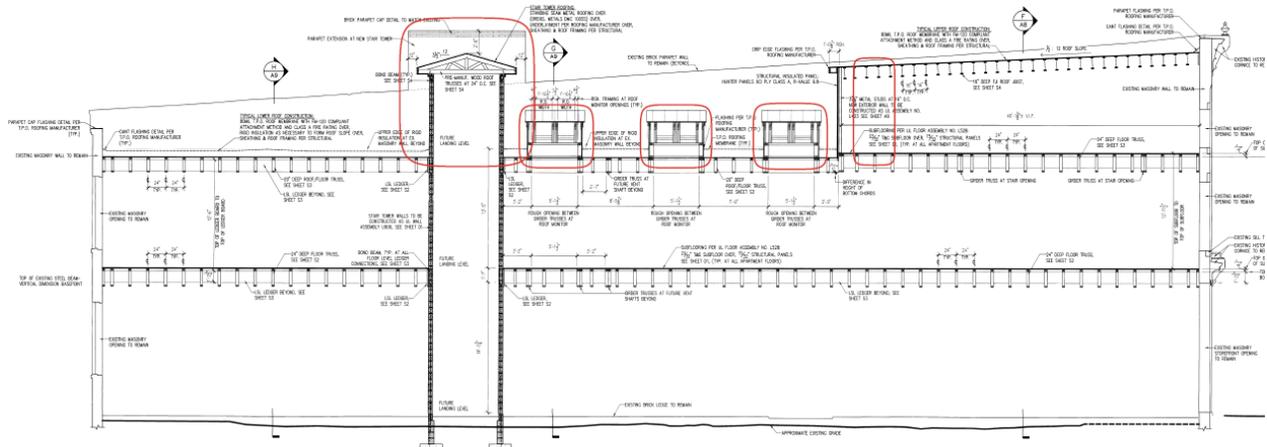
The other set of modified openings are located on the second floor overlooking the adjacent building’s roof (behind that building’s front parapet. This modification involves enclosing these openings to address Fire Code requirement associated with an associated stairwell. See Figure 6.



Figure 6. Interior picture looking up at the windows to be enclosed. (Staff photograph, 2/11/2026).

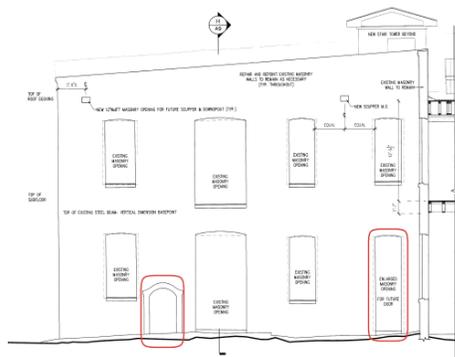


1 THIRD FLOOR & LOWER ROOF PLAN
1/4"=1'-0"



A BUILDING SECTION
1/4"=1'-0"

<p>INSULATION & FINISHES</p> <p>NOTE: THE FINISH IS TO BE DETERMINED BY THE CONTRACTOR. VERIFY THE FINISH WITH THE ARCHITECT PRIOR TO CONSTRUCTION OF THE FINISH.</p>	<p>TEMPORARY MASONRY OPENING INFILL</p> <p>NOTE: TEMPORARY MASONRY INFILL SHALL BE CONSTRUCTED AT THE END OF EACH WORKING DAY. REMOVE INFILL IMMEDIATELY UPON COMPLETION OF THE WORK.</p>
--	--



2 SIDE (NORTH) ELEVATION
1/4"=1'-0"

Applicable Guidelines

Guidelines for Masonry Façades and Decorative Elements (GMF)

GMF 4.2.A. Historic character defining masonry facades and decorative elements shall be retained and preserved whenever practicable, including walls, chimneys, columns and the like.

GMF 4.2.B. Historic character defining masonry facades and decorative elements shall be repaired and restored whenever possible, rather than replaced.

GMF 4.2.C. Sandblasting, high-pressure water blasting, and other abrasive methods which may damage historic masonry shall not be used to clean historic masonry facades and decorative elements.

GMF 4.2.D. Repointing mortar shall be compatible with the historic mortar in color, strength, texture and joint finish. The historic joint width, joint profile, and bond patterns shall be maintained when making repairs.

GMF 4.2.E. Deteriorated stone shall be repaired rather than replaced, using appropriate stone consolidants and fillers.

GMF 4.2.F. If masonry units are too deteriorated to repair, they shall be replaced in kind, using new or used replacements that match the original units in size, shape, color, surface texture and other character defining features as closely as possible. Stone and Cast Stone replacement units may use appropriate substitute materials that match the original in size, color, shape, texture and other character defining features.

GMF 4.2.G. Historically painted masonry facades and decorative features shall be repainted as required, removing peeling paint to a sound surface with hand tools, or if necessary appropriate paint strippers. Repainting should be done with compatible paint in historically compatible colors.

Guidelines for Roofs (GR)

GR 4.5.C. Character defining damaged or deteriorated roofing materials shall be replaced in kind or with an appropriate substitute material.

GR 4.5.D. New roofing materials shall be compatible with either the existing if appropriate in the Historic District or original roofing material, in color, shape, size, and texture.

GR 4.5.H. A historic roof slope shall not be altered, unless there is a compelling technical or economic reason. If a historic roof slope must be altered it shall be done in a manner that meets the Design Principles in Chapter Three.

GR 4.5.K. Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, shall be installed so as not to be visible from the public view where possible. If they must be visible, these elements shall be installed to relate to the architectural details and character of the subject building.

Guidelines for Windows and Doors (GWD)

GWD 4.6.F. Window and door replacement shall fit the existing opening as closely as possible. Openings shall not be blocked down or enlarged to fit replacement windows or doors. Changes or reductions of window opening sizes on secondary and rear façades shall be subject to review by HPC on a case-by-case basis.

Guidelines for Exterior Equipment (GEE)

GEE 4.9.D. Where possible, condensers, solar panels, chimney stacks, vents, skylights or other equipment shall not be mounted on visible portions of roofs or at significant locations on the site.

Guidelines for Additions to Historic Buildings (GA)

GA 6.1.A. New additions shall be located at the side or rear so that they have a minimal impact on the façade and other primary elevations of the affected building or adjacent properties.

GA 6.1.E. New additions shall be constructed so that they can be removed without irreversible damage to character defining features of the existing building.

GA 6.1.G. Roof top additions, including decks, mechanical equipment, additional floors and the like shall be located far enough behind an existing cornice so that it is cannot be seen from the public right of way. If this is not possible, the design of the addition or its screening should be compatible with the character of the building. Roof top additions to buildings with sloping roofs shall be located so they are not visible from a public right of way.

Guideline for Demolition (GD)

GD 6.5.A In applying for a COA to demolish a building or part of a building in the historic district, the reasons for the demolition shall be fully explained.

Staff Recommendation

Staff has reviewed the application and recommends approval of the application as submitted.

APPLICANT SUBMITTAL

HPC Application – Attachment A

Application to the Historic Preservation Commission

HPC-26-6

Submitted On: Jan 27, 2026

Applicant

 Brett Summers
 703-618-9944
 [REDACTED]

Primary Location

444 RACE ST
Unit ALSO 446 AND 448
CAMBRIDGE, MD 21613

Applicant Question

Are you the property owner?

Yes

Are you using a contractor for this project?

Yes

Contractor Information

Name

Hill-Kimmel Contracting

Phone Number

(443) 521-2553

Email Address

[REDACTED]

MHIC or Registration #

105364

Project Information

Building Type

Commercial & Non-Residential

Scope of Work

Minor exterior modifications during stabilization project: Increased demising wall parapet at new stair well, Masonry infill of several existing exterior openings, Modified exterior masonry opening.

Project Type (check all that apply)

New Construction/Addition

--

Fence

--

Façade Alterations

true

Signage

--

Porches/Decks

--

Other

--

Landscaping/Patios/Paving

--

Replacement Windows

--

Material Information

Acknowledgement and Signature

I have reviewed, and understand the applicable HPC guidelines (<https://www.choosecambridge.com/DocumentCenter/View/2205/Updated-Guidelines-April-2023>) for my project.

Applicant/Owner Signature

true

D-385

Western Auto/Stelens

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 01-31-2013

D-385
Harrington & Bayly Building
Cambridge
1910-11
Private

After the fire on July 31, 1910 reduced a large portion of Race Street to ruin, partners George W. Woolford, Winder F. Harrington, and A. Shepherd Bayly counted their losses at \$14,000, while it was reported there was only \$10,000 worth of insurance on the property. The newspaper also stated that although partners Harrington & Bayly planned to rebuild at once, the particulars for the new building were not known, but it was conjectured by the editor that the new structure would be "similar to their handsome one, which was burned." In the meantime, the partners rented a store at the corner of Poplar and High streets, and after a few alterations to that building, they reopened in a couple of weeks.

Ground was broken for the new Harrington & Bayly building in September 1910, and its design compliment the commercial block to the south financed by Mary Harrington. The Harrington & Bayly building, with its contrasting red and tan brick principal façade, worked well with the predominant red brick façade of the new Harrington block. Attributed to J. Benjamin Brown, the design of the new building incorporated a distinctive series of oval windows in its upper level that were fitted with opaque colored glass. Similar to other designs by Brown, the top of the long façade is capped with a highly decorative pressed metal cornice enriched with tapered modillion blocks. The Harrington & Bayly building has housed many businesses during the twentieth and early twenty-first centuries, and it remained in Harrington and related Bayly family tenure until 1980. Tragically, the building was gutted by fire in early 2008.

7. Description

Inventory No. D-385

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

DESCRIPTION SUMMARY

The Harrington & Bayly building, as it was initially known when it was rebuilt in 1910-11 after the July 31, 1910 fire, stands at 444-448 Race Street in the central business district of Cambridge. The three-story, three-sectioned brick commercial block is defined by a two-tone pressed brick front executed in a two-tone scheme of contrasting tan and red brick accents, and appears as a coordinated design to the Harrington Block with its red and gray color format. The two buildings were designed by architect J. Benjamin Brown and built essentially in unison. Tragically, the Harrington & Bayly building was the site of a devastating fire in February 2008 that completely gutted the structure leaving only its exterior brick walls. The structure has been stabilized and the window and door openings have been blocked.

GENERAL DESCRIPTION

The Harrington & Bayly building, now a shell of stabilized exterior brick walls, remains a significant architectural focus on Race Street with its exuberant early twentieth century design by architect J. Benjamin Brown. Other than the windows, the upper two levels remain intact and include four red brick columns executed with tannish brick stringcourses that divide the elevation in three separate sections. Surviving above the storefront level is a pressed metal cornice interrupted by a decorated cornice block and enriched with a dentiled bed molding. Above the storefront cornice, the northern most section is defined by three one-over-one sash window units fitted with stone lintels and sills set in a field of tannish stretcher bond brick and flanked on each side by the red brick columns. The third floor is marked by a pair of oval window units that formerly held opaque colored glass. Framing the windows is a red brick border of narrowly laid jack arch brick. A gridwork of red brick intersecting with the oval borders stretches in four directions to the outer edges. The other sections, the center one being three-bays and the southernmost section being slightly wider with two double window units on each side of a single one-over-one sash, are finished in the same way on the third level with the distinctive oval window openings accented in red brick. The top of the Race Street elevation is finished in corbelled brickwork executed in a decorative two-tone fashion, and a frieze of raised header brick of tannish color contrasts with the red brick field. Capping the elevation is an intact pressed metal cornice visually divided in three sections with decorated cornice bracket blocks. In between the cornice blocks there are tapered modillion blocks that rise from a decorated frieze.

While the side walls are largely covered by adjacent commercial buildings, the walls are executed in ordinary wall brick laid in common bond. The parapet walls hide the line of a shed roof that slopes to a two-story height in back.

8. Significance

Inventory No. D-385

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates _____ Architect/Builder _____

Construction dates _____

Evaluation for:
 National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE SUMMARY

While reduced to a brick shell in a tragic fire in early 2008, the Harrington & Bayly building is nevertheless a key structure on Race Street with its multi-colored brick elevation executed in complimentary tones to the Harrington Building to the south. The Harrington & Bayly building is distinguished as well with unusual third floor oval windows framed by red brick borders and interlinked in a decorative gridwork of red brick bands. The distinctive brick façade is highlighted as its top by a beautifully crafted pressed metal cornice with tapered modillion blocks.

HISTORY AND SUPPORT

After the fire on July 31, 1910 reduced a large portion of Race Street to ruin, partners George W. Woolford, Winder F. Harrington, and A. Shepherd Bayly counted their losses at \$14,000, while it was reported there was only \$10,000 worth of insurance.¹ The newspaper also stated that although partners Harrington and Bayly planned to rebuild at once, the particulars for the new building were not known, but it was conjectured that the new structure would be “similar to their handsome one, which was burned.” In the meantime, they rented a store at the corner of Poplar and High streets, and after a few alterations to the building, reopened in a couple of weeks. The new Harrington & Bayly building was begun in September 1910, and its design complimented the commercial block to the south financed by Mary Harrington with its contrasting red and tan brick Race Street elevation. Attributed to J. Benjamin Brown, the design of the new building incorporated a distinctive series of oval windows in its upper level that were filled with opaque colored glass. Similar to other designs by Brown, the top of the long façade is capped with a highly decorative pressed metal cornice enriched with tapered modillion blocks. The Harrington & Bayly building has housed many businesses during the twentieth and early twenty-first centuries, and it remained in Harrington/Bayly family tenure until 1980.² Tragically it was gutted by fire in early 2008.

¹ *Democrat and News*, 5 August 1901, Dorchester County Public Library Microfilm Collection.
² Dorchester County Land Record, 213/515, 28 January 1980, Dorchester County Courthouse.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-385

Name Harrington & Bayly Building, 444-448 Race Street

Continuation Sheet

Number 8 Page 1

Harrington & Bayly Building
444-448 Race Street
Cambridge, Dorchester County, Maryland

CHAIN-OF-TITLE

MLB 851/686

Young Soon Hwang

to

2.18.2008

444 Race Street, LLC

Lot 1 and Lot 2 including 11' right-of-way to Muir Street

213/515

Lee Bryan Fulton, et al (Personal Representative of Mary E. Harrington)
(Carolyn Bayly Drury, Sarah Bayly Schlaick)

to

1.28.1980

Woo Hyang Hwang and Young Soon Hwang
(said Woo Hyang Hwang having departed this life, 7.20.2006)

The said Winder F. Harrington while seized of an undivided one-half interest and estate in said lands died intestate...leaving his only heirs at law as follows, Olevia P. Harrington, his wife, said Hilda H. Bryan, a daughter and Mary E. Harrington, a daughter. Said Olevia P. Harrington died intestate...on March 27, 1949, leaving as her only heirs at law, her two daughters aforesaid, viz; Hilda H. Bryan and Mary E. Harrington, who then became sole owners of one undivided fourth each...Then said Hilda H. Bryan, then a resident of Baltimore City, while so seized and possessed of said undivided one-fourth interest died intestate on or about 25 December 1960, then leaving as her only heirs at law her husband, Guy L. Bryan, Jr. and Lee Bryan Fulton, her daughter, and upon her death her daughter aforesaid became seized and possessed of an undivided two-twelfths interest

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. D-385

Name Harrington & Bayly Building, 444-448 Race Street
Continuation Sheet

Number 8 Page 2

PLC 126/174

Guy L. Bryan, Jr.

to

9.19.1961

Lee Bryan Fulton

No. 38-No. 40 Race Street

CL 34/91

Eastern Shore Land Improvement Company

to

4.24.1908

George W. Woolford, Winder F. Harrington, A. Shepherd Bayly

\$19,500

Democrat & News, August 5. 1910

Loss- George W. Woolford, Harrington & Bayly, triple store building, \$14,000 loss, insurance \$10,000

Harrington & Bayly will rebuild at once, but at this time we have not been informed exactly what kind of building they will erect, but suppose it will be similar to their handsome one, which was burned. In the meantime, they have rented the store at the corner of Poplar and High streets, and after a few alterations they will reopen up for business, which will be in less than ten days to two weeks.

9. Major Bibliographical References

Inventory No. D-385

Dorchester County Land Records, various volumes, Dorchester County Courthouse.
Sanborn Insurance Maps, various issues, Library of Congress.

10. Geographical Data

Acreage of surveyed property 8,683 square feet
Acreage of historical setting 8,683 square feet
Quadrangle name Cambridge, MD Quadrangle scale: 1:24,000

Verbal boundary description and justification

The metes and bounds of this property are coincidental with the current boundary of the lot.

11. Form Prepared by

name/title	Paul B. Touart, Architectural Historian		
organization	Chesapeake Country Heritage & Preservation	date	2/22/2010
street & number	Cedar Hill, P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

TALBOT CO
DORCHESTER CO

Light

Hambrooks
Bar

Stage 3

Boat Ramp

Radio Tower
(WCEN)

Great Marsh
Point

Sandy Hill
Sch

Middle
Sch

Glasgow
Sch

Golden Shore
Sch

Long Wharf
Park

BM 5

Tidal
Sta

Boat
Ramps

R Tr

Heliport

Hosp

BM 13

Greenlawn
Cem

BM 12

Chesapeake
College

St Clair
Sch

St Clair
High

PO

CH

BM 20

R Tr

R Tr

Cem

WT

CAMBRIDGE

Bethel
Cem

Maces Lane

D-385, Harrington & Bayly Bldg.
Cambridge, MD Quadrangle



D-385

Itanainham P Bayley Beas
CAMBRIDGE, DORCHESTER
Co. MD.

WEST ELEVATION

2.21010, PAUL B. TOWARD,

PHOTOGRAPHER
NEG/MD HISTORICAL TRUST

1 of 3



Wm. G. Wilkerson Antiques

D-385

HARRINGTON & BAYLY BROS.

CAMBRIDGE, DORCHESTER Co.

WEST ELEVATION M.D.

2-2010, PAUL D. TOWANT,

PHOTOGRAPHER

MD. HISTORICAL TRUST

2 of 3



D-385

HARRINGTON & BAGLEY 'BULLONS'
CAMBRIDGE, DUNSTON ROAD W. MD.

CONNIE DEAN

2.2110, PAUL B. TOWNSEND, PHOTOGR.
W. MD. HISTORICAL TRUST

3 of 3

MARYLAND HISTORICAL TRUST

D-385
100385-4711

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

444-446-448 Race Street

CITY, TOWN

Cambridge

— VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Maryland

COUNTY

Dorchester

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

4 OWNER OF PROPERTY

NAMES

Liber JFD 12/Folio 470

A. Shepherd Bayly, 1/2 interest

Telephone #:

~~STREET & NUMBER~~

Mary E. Harrington, Will 1/4 interest

~~STREET & NUMBER~~

Lee B. Fulton, Will 1/6 interest, Liber 126/Folio 174, zip code 21613

5 LOCATION OF LEGAL DESCRIPTION

Liber #:

Folio #:

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Dorchester County Courthouse

STREET & NUMBER

206 High Street

CITY, TOWN

Cambridge

STATE

Maryland

21613

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

D-385

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This large three story brick building is similar in appearance to the adjoining McCrory's Building (450-452 Race Street). The first story has been renovated, although the upper stories remain basically unchanged. The building has a large pressed tin cornice with brackets and other ornamentation. The nine bays of the upper two stories are divided into three rectangular areas by plain pilasters of red brick that contrast with the lighter tan brick. The upper edge of these three rectangles is embellished with corbeled brick of a contrasting red and tan pattern. On the third story are ornamental oval windows of opaque colored glass.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building is significant as an example of early 20th century commercial architecture and was constructed shortly after the fire of 1911, which destroyed much of Race Street. It is similar in appearance to the McCroy's Building (450-452 Race Street) and to the old Phillips Hardware Building across the street. All of these buildings were most likely designed by J. Benjamin Brown, and are of greater architectural interest than the stark buildings on this block constructed or renovated later in the 20th century. The Old Masonic Building (423-427 Race Street) and 417-421 Race Street, occupied by Stevens Smith Clothing Company and Edgar's, were also similar to this building but have been extensively renovated.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Catherine L. Moore

ORGANIZATION

DATE

12/3/75

STREET & NUMBER

Route 3, Box 32

TELEPHONE

CITY OR TOWN

Cambridge

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



D-385
444-448
Race
STREET

BOAT BASIN
PUBLIC PARK

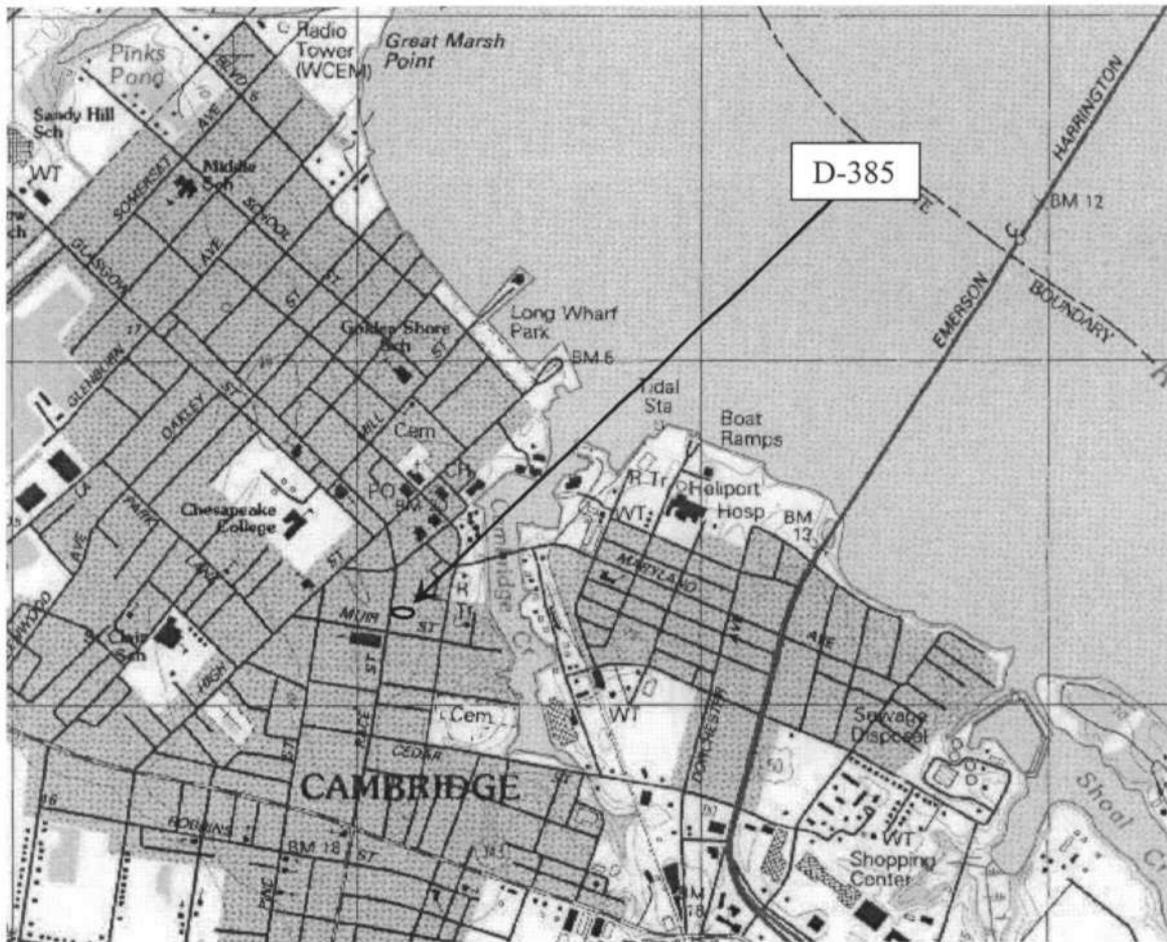
CAMBRIDGE
HISTORIC DISTRICT
WARDS I & III
D-699

CAMBRIDGE

CREEK

PORT

D-385
Western Auto/ Stelens
444-448 Race St.
Cambridge
Cambridge Quad.
Dorchester Co.





WESTE
ASSOCIATE STORE

**WESTERN
AUTO**

HOME OWNED

STELENS

~~444-446-448~~ Race St. Cambridge, Md. - L.L. Moore
1976

D - ~~50~~ 385

D-385

49%

HPC-26-1: 102 Glenburn Avenue

Window Replacement

PROPERTY

National Register of Historic Places Survey Description

One story frame cottage with mult-projectional hip roof. Built 1940-41. Class B Contributing building.

Current Photograph



Figure 1. Street view of residence (Staff photograph, 2/11/2026)

Mapping

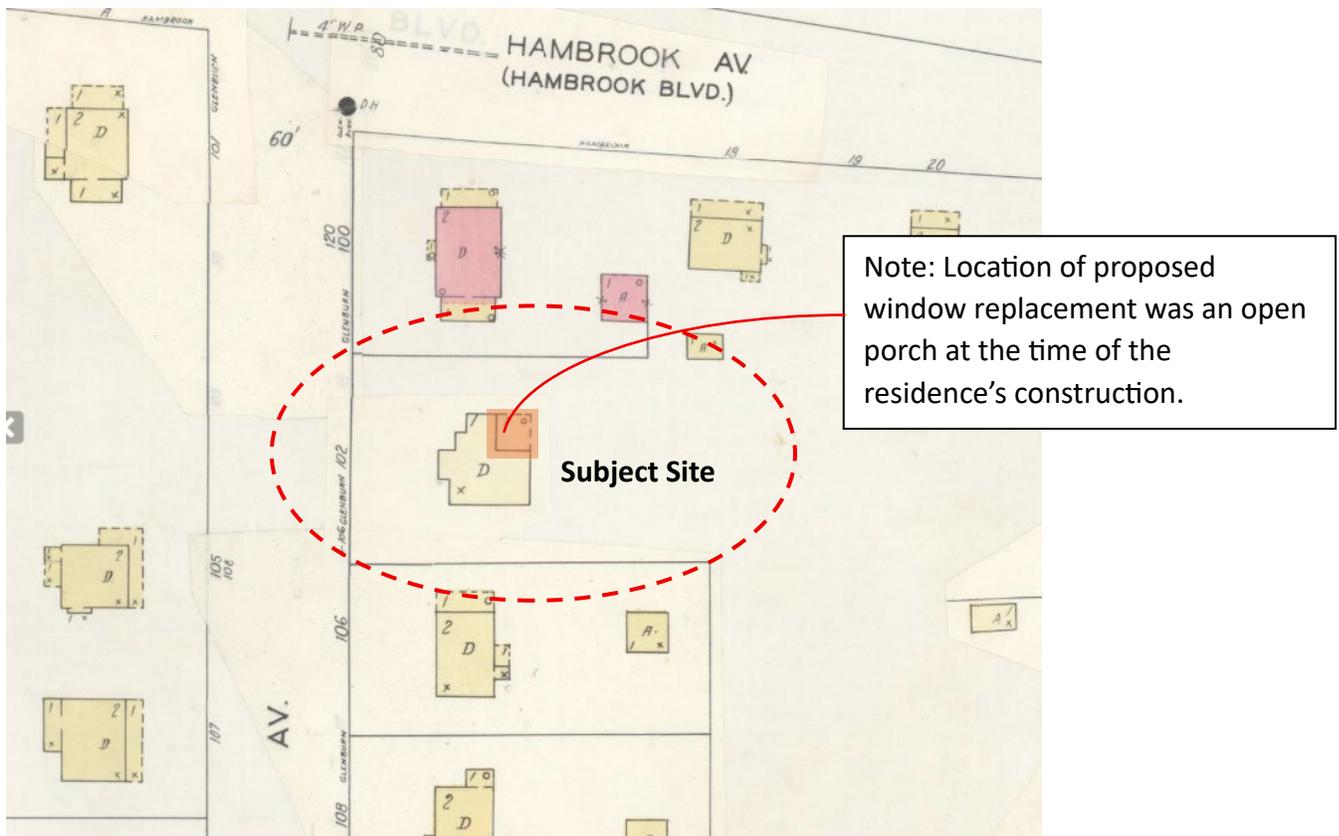


Figure 2. July 1948 Sanborn Insurance Map

SCOPE OF WORK

Replace three (3) banks of non-contributing, non-historic, wood windows. Replace two (2) of the banks with a single paned fixed synthetic (Fibrex) picture window, replace the remaining bank with a single paned synthetic (Fibrex) casement window

STAFF ANALYSIS

Description

The Applicant is proposing the replacement of windows that are part of a non-contributory, non-historic, addition to the home. This addition was constructed sometime after 1948, at least eight years after the home was built, replacing an open-air porch (see Figure 2).

While the proposed replacement of non-original (non-historic, non-contributing) windows does not require a Window Survey, the Applicant has had one prepared (see Applicant's submittal, and Figure 3).

Window Survey			Date:		Sheet of		Project Name:		
Window #	Existing Type	Configuration (# of lights in each sash)	Existing Conditions				Proposed Window Type	Configuration	Remarks
			Repair Class			Sash Condition (Original, Replacement, Unknown)			
			Sash	Frame	Sill				
<i>Example</i>									
1	WD DH	2/2	I	III	I	Original	N/A	N/A	Lower 4" of frame deteriorated and to be replaced in kind
101	WD/AN Multiple AN			IV		Original	Renewal by Andersen Fibrex	Casement	Units rotting. Replacing with 1 Casement
	WD/AN Multiple AN			IV		Original	Renewal by Andersen Fibrex	Picture	Units rotting. Replacing with 1 Picture Window
	WD/AN Multiple AN			IV		Original	Renewal by Andersen Fibrex	Picture	Units rotting. Replacing with 1 Picture Window

Figure 3. Clip of Applicant's Window Survey.

While staff differs in opinion on the classification of the existing windows' frame condition of Class IV (*Total Replacement*), the individual awning sections' sashes do fall into Class III (*Partial Replacement*). See Figure 4, for photo of one such sash.



Figure 4. Example of Class III damaged sash.

Regardless, as all the windows are not original to the home (non-historic, non-contributory), the proposed replacement does not pose a historic preservation issue under the adopted Cambridge Historic District Design Guidelines.

An argument may be made under GWD 4.6.F that the preservation of the existing window frames, replacing only the operable awning sections, could be warranted as the frames appear to be in good condition. Consideration should be given to the complexity of such a proposal as such an approach would necessitate the installation of upwards of fifteen (15) separate window units – as opposed to two (2) picture windows and one (1) casement window. See Figure 5.



Figure 5. Configuration of existing fifteen (15) awning sections and proposed replacement with three (3) windows (Staff composite image)

The HPC has previously reviewed proposed window replacements with the Andersen *Fibrex* window and found that the product does conserve the exterior existing casing trim. In this particular case, the casing trim is no longer visible.

While it does not appear that any of the remaining windows on the residence are original to the home's construction (being vinyl replacements), Andersen does provide an installation option that closely matches the vinyl windows' frame thickness. The Applicants and their consultant/contractor should consider such details when specifying the replacement windows.

Applicable Guidelines

Guidelines for Windows and Doors

GWD 4.6.A. Historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, glazing, sills, moldings, decorated jambs, sidelights and fanlights, and panels shall be retained and preserved if in good condition.

GWD 4.6.B. Existing historic windows and doors and their related elements with only minor deterioration shall be repaired where possible, rather than replaced, using appropriate wood epoxies and patches.

GWD 4.6.C. If deterioration is so advanced that a window or door must be replaced, it shall be replaced in kind, matching the original design as closely as possible, including materials, number of lights, and other character defining features. If replacement in kind is not technically or economically feasible, they shall be replaced in an appropriate substitute material, that matches the original in size, shape, texture, color, number of lights and panels, and other character defining features.

GWD 4.6.D. Prior to replacing original windows, an in-depth survey of their conditions shall be conducted, their conditions documented, and HPC Staff shall confirm that the window or door must be replaced.

GWD 4.6.F. Window and door replacement shall fit the existing opening as closely as possible. Openings shall not be blocked down or enlarged to fit replacement windows or doors. Changes or reductions of window opening sizes on secondary and rear façades shall be subject to review by HPC on a case-by-case basis.

Staff Recommendation

Staff has reviewed the application and recommends approval as submitted.

APPLICANT SUBMITTAL

HPC Application – Attachment A



**Record
No: HPC-
26-1**

Application to
the Historic
Preservation
Commission
Status: Active
Submitted On:
1/9/2026

**Primary
Location**
102 GLENBURN
AVE
CAMBRIDGE, MD
21613

Owner
BEARMAN
RICHARD AND
KAREN
102 GLENBURN
AVE
CAMBRIDGE, MD
21613

Applicant

 Debbie Vandewater
 610-228-2659
 
 761 5th Ave
King of Prussia, PA 19406

Applicant Question

Are you the property owner?*

No

Are you using a contractor for this project?

*

Yes

Property (Land) Owner Information

Name*

Richard &Karen Bearman

Street Address*

102 Glenburn Ave

City*

Cambridge

State*

MD

Zip Code*

21613

Email Address*

[REDACTED]

Phone Number*

410 603 7754

Contractor Information

Name*

Renewal by Andersen

Phone Number*

610 228 2659

Email Address*

[REDACTED]

MHIC or Registration #

148677

Project Information

Building Type*

Residential

Scope of Work* 

Installing 2 Picture Windows and 1 Casement Single. Original wood awnings in a cluster, removing all mulls leaving the existing jambs, new units measured to sit inside jamb pockets.



Project Type (check all that apply)

New Construction/Addition

Fence

Façade Alterations

Signage

Landscaping/Patios/Paving

Porches/Decks

Replacement Windows

Other

Material Information

Feature Affected*

If not listed, please indicate here

Other

Existing Materials*

Wood Windows



Image or link to proposed material required.

Proposed Materials*

Renewal by Andersen Fibrex windows

Proposed Material Link (if applicable)

Proposed Material Image (if applicable)



Beauty Book Pages that describe Renewal by Andersen Units.pdf

Acknowledgement and Signature



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

Applicant/Owner Signature*



Debbie Vandewater

Jan 9, 2026

Casement and Awning WINDOWS

Casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside* and can be hinged from the right or left.

EFFICIENT

Casement and awning windows are our most energy-efficient ventilating window styles.

SECURE

One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.



Casement Window



Casement Double Window



Awning Window



Combination Window



"Renewal by Andersen was by far the best investment I've ever made for my home!"

PAUL M.

Casement and Picture Combination Windows / Call Center



Casement and Specialty Eased Top Arch Combination Window / White Interior / Multi-Point Lock / Multi-Point Seal / Multi-Point Drain



Casement Windows / White Interior / Single and 2x2 Double-Hung, Check Rail / Multi-Point Lock / Multi-Point Seal / Multi-Point Drain



Awning Window / Pine Interior



Casement and Picture Windows / White Interior

Picture WINDOWS

Transform your home with picture windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

ADAPTABLE

Match or change your home's appearance by combining picture windows with other windows.

STRONG

Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.

VERSATILE

Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



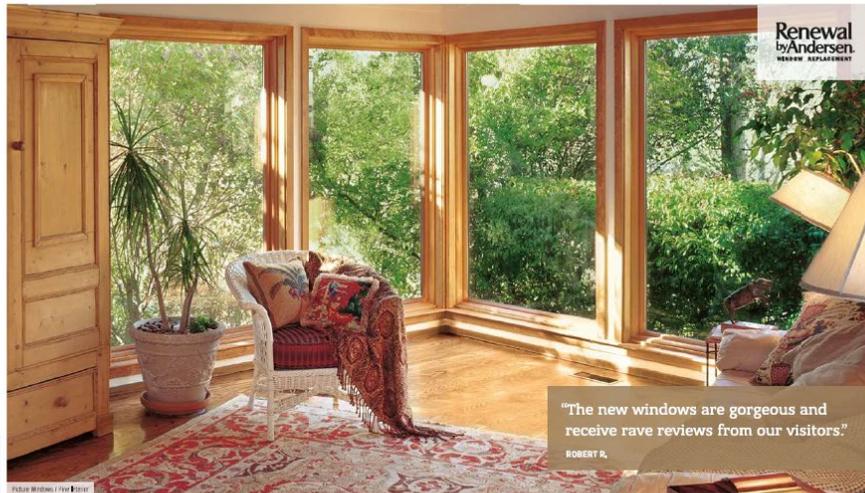
Picture Window



Fixed Picture Window



Combination Window



"The new windows are gorgeous and receive rave reviews from our visitors."

ROBERT R.

Picture Windows / Pine Interior



Picture and Specialty Eased Top Arch Combination Window / White Interior



Picture Window / White Interior

Schedule Your FREE In-Home Consultation

- Call your local Renewal by Andersen representative
- Click over to RENEWALBYANDERSEN.COM
- Visit your local Renewal by Andersen® showroom



Picture Window / White Interior



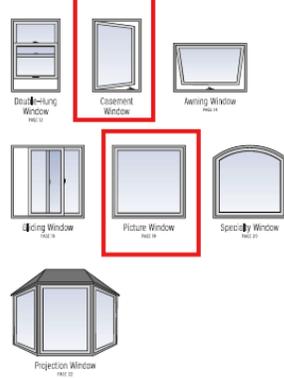
Picture and Specialty Eased Top Arch Combination Window / White Interior

Choosing Renewal by Andersen® Windows is Easy...

We make it easy so you can sit back and relax, knowing you've selected a professional start-to-finish window replacement company.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1 Select Window Styles



2 Select Colors*



3 Select Hardware and Options



Visit Us Online at RENEWALBYANDERSEN.COM

See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.

Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.

- Renewing Existing Housing
- Smart Use of Energy
- Long Product Lifecycle
- Smart Use of Materials
- Smaller Indoor Air Quality

MORE SUSTAINABLE WINDOW REPLACEMENT

See our Environmental and Energy Solutions Brochure for additional information.

What are Renewal by Andersen® windows made of?

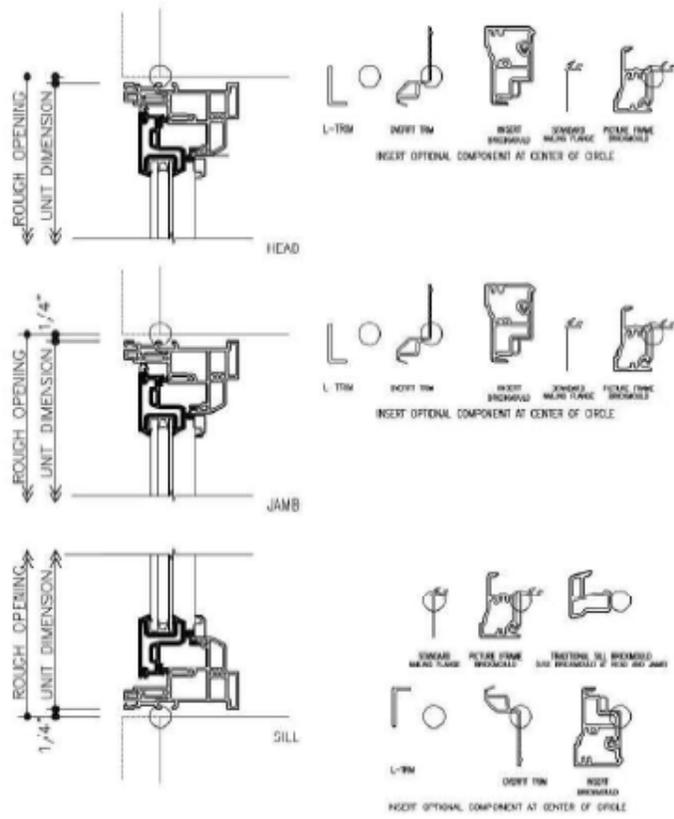
All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.¹ It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

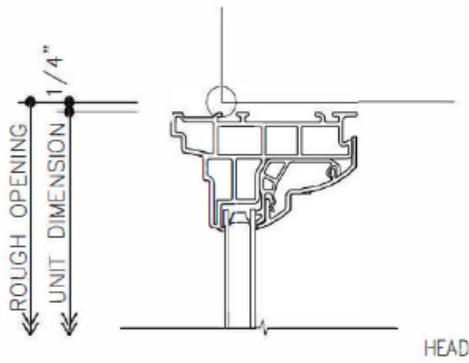
ENGINEERED WITH
FIBREX[®]
MATERIAL

Andersen
EXCLUSIVE
FEATURE

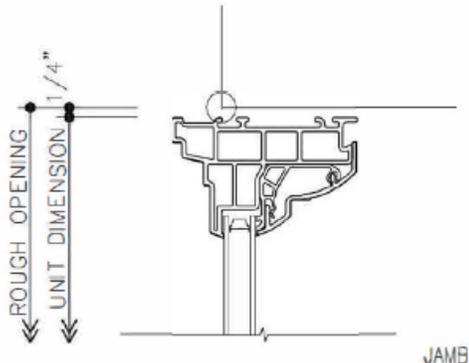
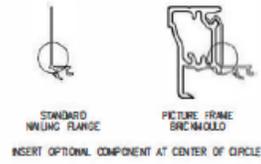




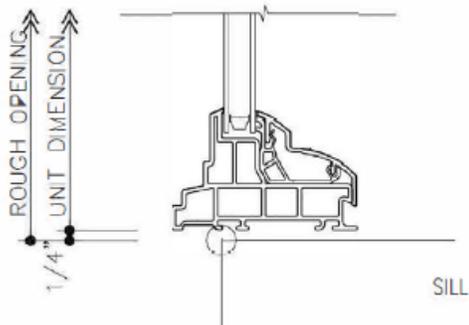
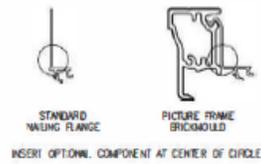
RENEWAL BY ANDERSEN®
BASE CASEMENT WINDOW WITH INTERIOR DETAILS



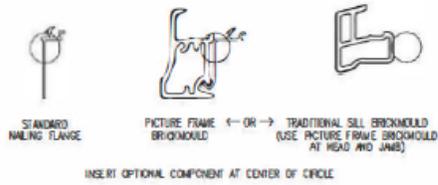
HEAD



JAMB



SILL



RENEWAL BY ANDERSEN®
 PICTURE WINDOW DETAILS





HPC-26-5: 507 Poplar Street

Proposal for one building-mounted sign

PROPERTY

National Register of Historic Places Survey Description

Two story, four bay brick commercial building with an elaborate cornice above the storefronts and at the top of the building. The entrance to the second floor appears to be original. Ca. 1900. Contributing building. B.

Staff clarification: The National Register of Historic Places Survey groups both 507 and 509 Poplar in a single description.

Maryland Inventory of Historic Properties

Historically a former headquarters of the Dorchester Lodge No. 19 of the independent Order of Odd Fellows, this two-story, four-bay brick commercial block was erected around 1890, and it remains as a well-preserved example of Victorian commercial architecture with its intact first and second floor cornices. The first floor cornice is enriched with a dentiled bed molding and decorative bracket blocks that define the separate entrances, whereas the main cornice at the top of the parapet wall is divided into four uneven bays with incised panels fronting vents that provide air circulation into the narrow cavity above the second floor ceiling. Now housing the office of the Dorchester Star, the building contributes to the historic nature of Cambridge's central business district. During the late nineteenth century, as indicated on the 1891 Sanborn Insurance map, the building housed a hardware and millinery, while the fraternal order met on the second floor.

Staff note: Not all properties in the Cambridge Historic District have such detailed descriptions maintained in the Maryland Inventory of Historic Places (MIHP). Staff has added the full MIHP document to the Staff Report.

Photographs



Figure 1. Streetview of property (Staff photograph, 2/11/2026)

Mapping

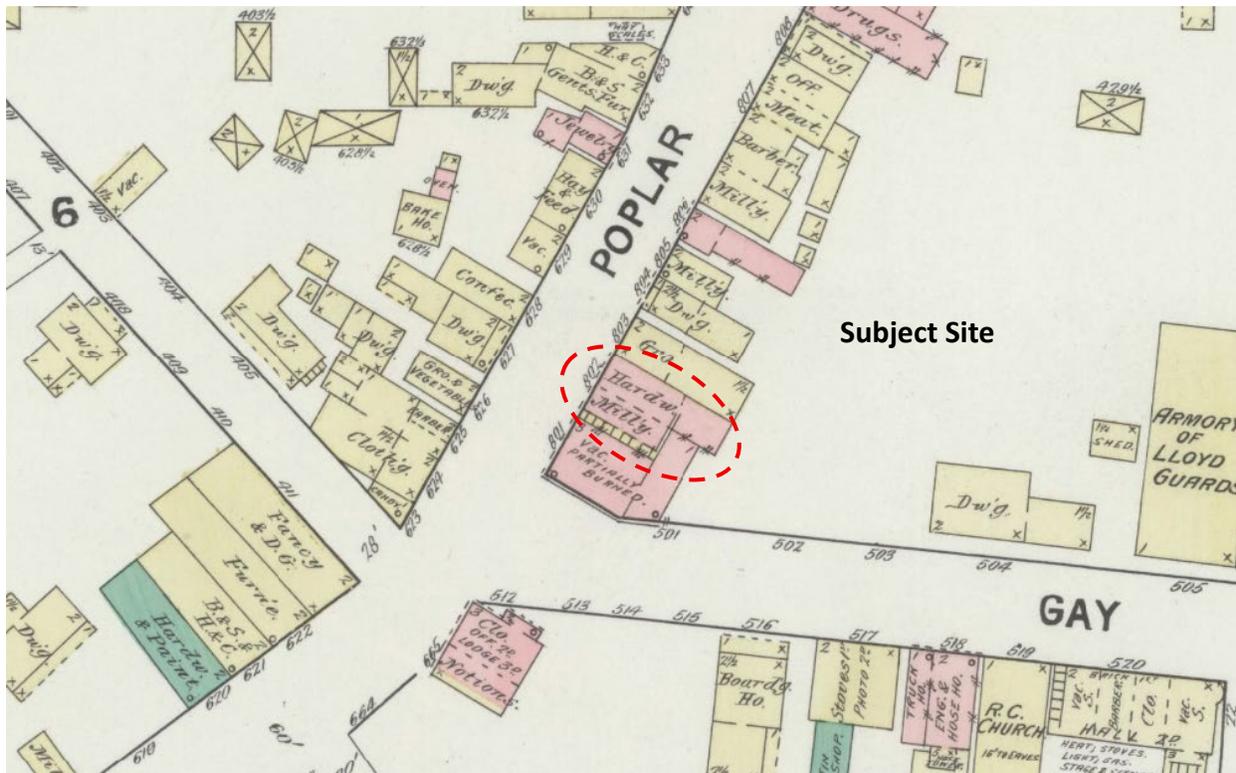


Figure 2. May 1891 Sanborn Insurance Map

SCOPE OF WORK

Proposed addition of a new building-mounted blade sign, projecting beyond 18”.

STAFF ANALYSIS

Background on the respective roles of the Planning Commission and the HPC

The final approval of this specific proposal must be undertaken as a *Sign Program* proposal to be reviewed and approved by the Planning Commission, as the PC is the only group that can grant the proposed deviations from the strict interpretation of the UDC Signage Code.

As the proposed sign is located within the Historic District, the Planning Commission will need a specific recommendation from the Historic Preservation Commission for the proposed sign’s conformance to the Historic District Design Guidelines. This HPC recommendation must come in the form of a Certificate of Appropriateness (CoA) for the proposed sign – note, a CoA does not constitute the approval of the signage, as the proposal can only be approved by the Planning Commission through an approved *Sign Program*.

Several UDC Signage Standards should be considered when understanding how the HPC's recommendation may assist the Planning Commission in its decision.

§ 6.5.2 Administration,

E. Sign Programs

6. The Planning Commission may approve a Sign Program that deviates from the strict interpretation of this Section for an improved commercial property that is undergoing substantial renovations or improvements. **Examples of substantial renovations or improvements the Planning Commission may consider include, but are not limited to:** façade upgrades; interior renovations; or improvements to site features, such as adding permeable pavers, landscaping, reducing the overall non-conforming signage, **or providing a thorough coordination of signage throughout the property.** The Planning Commission may also approve a Sign Program that deviates from the strict interpretation of this Section for an improved commercial property to address traffic safety concerns.

§ 6.5.3 Prohibited Signs and Signing

A. In Relation to Location

5. No sign shall be located above the first floor on a building except in the General Commercial and Industrial districts upon approval of the Zoning Official or the Planning Commission. **Applications for signs located above the first floor which are located in the Historic District shall be reviewed by the Planning Commission only after first obtaining a certificate of approval (sic) from the Historic Preservation Commission.**

§ 6.5.7 Standards Specific to All Other Districts,

B. Attached to Building

1. **Signs attached to a building shall not project more than 18 inches from the face of the building.** All such signs shall have a minimum clearance of eight (8) feet above the ground/sidewalk.
2. Wall mounted sign **shall be no higher than the second floor windowsill** on a building.

D. The Maximum Allowable Sign Area

1. The maximum allowable area for all signs excluding freestanding single/multi-tenant signs on a site shall be computed as follows:
 - A. Within the Core, General, and Center subdistricts of the Downtown/Waterfront Development district, **the lesser of one square foot per linear building frontage on the public street or 50 square feet except where additional sign area is specifically authorized by the Historic Preservation Commission or in the case of a sign program, approved by the Planning Commission.**

§ 6.5.8 Standards Specific to Historic Area Overlay District

A. Historic Preservation Commission to Approve

In addition to the requirements of the underlying zoning district, within the Historic District the following specific limitation on signs shall apply:

1. **A certificate of approval (sic) from the Historic Preservation Commission is required for all new signs and existing signs that are to be altered in size, shape, and location.**
2. **Applicants for sign permits in the Historic District should refer to the Historic Preservation Commission’s design guidelines for signs.**

The Applicant is proposing the placement of a single new building-mounted blade sign to be located above the first floor, and above the sill of the second floor window. See Figure 3.



Figure 3. Proposed location of building-mounted blade sign (Image by Applicant, note by Staff).

The proposed sign does deviate from the allowable area for signage on a parcel with this street frontage. The permitted area for such a sign is one square foot for every lineal foot of frontage – as 507 Poplar has a 15'-wide frontage, a maximum allowable area for such a sign would be 15 square feet. The Applicant is proposing a sign of 17 square feet in area.

The proposed sign does exceed the maximum permissible projection for a building-mounted sign (being 18 inches). The Applicant is proposing a sign that projects 58" from the wall.

Analysis of signage proposal for the HPC

The HPC should focus on what signage may be approved through a Sign Program – a larger sign than normally permitted (17 square feet, rather than 15 square feet), with a projection greater than normally permitted (58", rather than 18").

A *Sign Program* request (to be reviewed by the Planning Commission after the HPC review for a Certificate of Appropriateness) could include an adjustment to the maximum square footage and allowable projection for a sign in the Historic District – as long as the HPC finds that such a sign would be consistent with the Historic District Design Guidelines.

The introduction of a building-mounted blade sign would be consistent with the commercial nature of this portion of the Historic District. Innovative signage design, consistent with the historicity of this portion of the Downtown should be encouraged.

Consideration should be given to reducing the area of the sign to from 17 square feet to 15 square feet. This would require reducing the radius of the sign bracket from 29" to 27" and reducing the circular sign insert's radius from 28" to 26". Such a reduction would only reduce the projection of the sign from 58" to 54".

This would allow a *Sign Program* request to consider only the issues of the sign's projection and the sign's mounting above the second floor windowsill.

A non-destructive mounting method should be utilized for attaching the blade sign to the historic brick façade. Such a method could include brick clamps/clips or brick hangers – wedge or expansion anchors cannot be used. Such attachments cannot penetrate any brick surface and must mount into the mortar between bricks. Care must be taken when drilling into the mortar to avoid breaking any of the adjacent bricks.

Applicable Guidelines

GNC 6.2.A. New constructed landscape features, including outbuildings and accessory structures, shall be placed in side and rear yards. Locating new constructed landscape features so they obscure the existing principal building's character defining architectural, natural or constructed landscape features shall be avoided.

Applicable Recommendations

RS 4.8. E. Creating a false sense of history in a replacement storefront, such as one with Colonial features, should be avoided.

RS 4.8.F Storefront awnings should have a minimum clearance of 8'-0" above the sidewalk, and should be located a minimum of 1'-0" behind the vertical plane of the street curb.

Staff Recommendation

Staff has reviewed the application and recommends approval of the application with three conditions.

1. The proposed sign's area shall not exceed 15 square feet.
2. The 4"x18" mounting plate for the sign bracket shall utilize a non-destructive mounting technique.
3. The blade sign must be centered between the two second floor windows, on alignment with decorative parapet bracket.

APPLICANT SUBMITTAL

HPC Application – Attachment A



**Record No:
HPC-26-5**

Application to
the Historic
Preservation
Commission

Status: Active

Submitted On:
1/23/2026

**Primary
Location**

507 POPLAR ST
CAMBRIDGE, MD
21613

Owner

GOOD HOME LLC
22018 CHURCH ST
HILLSBORO, MD
21641

Applicant

 Ross Benincasa

 443-720-0080

 22018 Church Street
Hillsboro, Maryland 21641

Applicant Question

Are you the property owner?*

Yes

Are you using a contractor for this project?

*

No

Project Information

Building Type*

Residential

Scope of Work* 

exterior sign – mixed use building



Project Type (check all that apply)

New Construction/Addition

Fence

Façade Alterations

Signage

Landscaping/Patios/Paving

Porches/Decks

Replacement Windows

Other

Material Information

Feature Affected*

If not listed, please indicate here

Signage

Existing Materials*

n/a



Image or link to proposed material required.

Proposed Materials*

powder coated metal bracket. wooden sign

Proposed Material Link (if applicable)

Proposed Material Image (if applicable)



No File Uploaded

Acknowledgement and Signature



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

Applicant/Owner Signature*

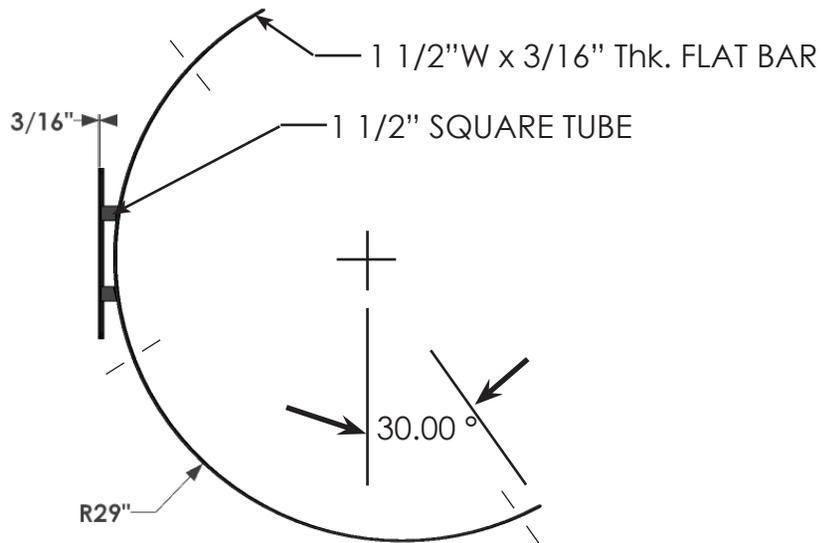


Ross Benincasa

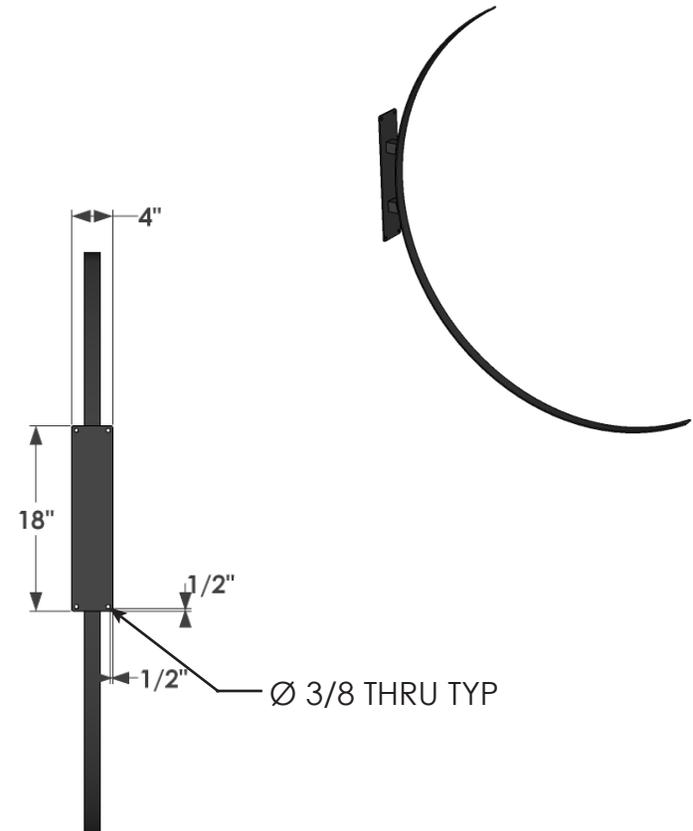
Jan 23, 2026

GENERAL NOTES:

1. FRAME SIZED 2" LARGER THAN SIGN TO LEAVE 1" OF SPACING BETWEEN SIGN AND FRAME.
2. INCLUDES MOUNTING HARDWARE TO MOUNT SIGN TO BRACKET.



FRONT VIEW



SIDE VIEW

Date: 07/2023
 Scale: NTS
 DB: JEA
 CB:
 Rep: Gordana
 Order#:

Content: 26in. Eclipse Fixed Mount Sign Bracket
 PN: 406B-26
 Color/Finish: Textured Black Powder Coat
 Customer Approval:

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T:888-919-7446

F:760-603-0812

The logo is a circular emblem with a black background and a white double-line border. In the center, the letters 'N' and 'K' are rendered in a large, bold, white, sans-serif font. The 'N' and 'K' are stylized with thick strokes and a slight shadow effect. Below the 'N' and 'K', the words 'NIGHT KITCHEN' are written in a smaller, bold, sans-serif font. 'NIGHT' is white, and 'KITCHEN' is a golden-yellow color. Below 'NIGHT KITCHEN', the words 'COFFEE ROASTERS' are written in a smaller, bold, white, sans-serif font.

NK

NIGHT KITCHEN

COFFEE ROASTERS

D-382

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 01-31-2013

D-382
Dorchester Lodge No. 19 of the I.O.O.F.
Cambridge
c. 1890
Private

Historically a former headquarters of the Dorchester Lodge No. 19 of the Independent Order of Odd Fellows, this two-story, four-bay brick commercial block was erected around 1890, and it remains as a well-preserved example of Victorian commercial architecture with its intact first and second floor cornices. The first floor cornice is enriched with a dentiled bed molding and decorative bracket blocks that define the separate entrances, whereas the main cornice at the top of the parapet wall is divided into four uneven bays with incised panels fronting vents that provide air circulation into the narrow cavity above the second floor ceiling. Now housing the office of the *Dorchester Star*, the building contributes to the historic nature of Cambridge's central business district. During the late nineteenth century, as indicated on the 1891 Sanborn Insurance map, the building housed a hardware and millinery, while the fraternal order met on the second floor.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

1. Name of Property (indicate preferred name)

historic Dorchester Lodge 19. of Independent Order of Odd Fellows

other Dorchester Star Building

2. Location

street and number 507-509 Poplar Street not for publication

city, town Cambridge vicinity

county Dorchester

3. Owner of Property (give names and mailing addresses of all owner)

name Historics, LLC

street and number 101 Choptank Terrace telephone

city, town Cambridge state MD zip code 21613-1115

4. Location of Legal Description

courthouse, registry of deeds, etc. Dorchester County Clerk of Court liber DLP 964 folio 136

city, town Cambridge tax map 301 tax parcel 4421 tax ID number 07-118414

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<u>1</u>	_____
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	_____	_____
<input type="checkbox"/> site		<input type="checkbox"/> domestic	_____	_____
<input type="checkbox"/> object		<input type="checkbox"/> education	_____	_____
		<input type="checkbox"/> funerary	<u>1</u>	_____
		<input type="checkbox"/> government	_____	_____
		<input type="checkbox"/> health care	_____	_____
		<input type="checkbox"/> industry	_____	_____
		<input type="checkbox"/> landscape	_____	_____
		<input type="checkbox"/> recreation/culture	_____	_____
		<input type="checkbox"/> religion	_____	_____
		<input type="checkbox"/> social	_____	_____
		<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> work in progress	_____	_____
		<input type="checkbox"/> unknown	_____	_____
		<input type="checkbox"/> vacant/not in use	_____	_____
		<input type="checkbox"/> other:	_____	_____
			Number of Contributing Resources previously listed in the Inventory _____	

7. Description

Inventory No. D-382

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

DESCRIPTION SUMMARY

Now housing the office of the *Dorchester Star* and historically the headquarters of Dorchester Lodge No. 19 of the Independent Order of Odd Fellows, the two-story, four-bay brick commercial block is located at 507-509 Poplar Street in the Cambridge central business district. The two-story common bond brick structure, built around 1880-90, retains a well preserved principal elevation with a relatively intact first floor Victorian storefront façade. The building, located on the east side of Poplar Street, is laid in five-course common bond and is finished at the top of the front wall with an intact late nineteenth four-sectioned cornice. The roof slopes to the southeast in a long shed with the sides finished flush.

GENERAL DESCRIPTION

The two-story, four-bay brick commercial block that currently houses the office of the *Dorchester Star* stands at 507-509 Poplar Street in the central business district of Cambridge. Located on the east side of the street, the building faces southwest. The five-course common bond brick block is covered with a long sloping shed roof that descends gradually in height from the front parapet wall.

Built around 1880-90, the two-story, four-bay southwest elevation is defined by a relatively intact first floor storefront including two recessed entrances on each side of a centrally located door. The recessed entrance on the south side is defined by a partially glazed door topped by a transom light filled with a air-conditioning unit. The display window to the right has large single pane windows topped by a multi-pane transom, all of which rest on a brick knee wall. The recessed entrance on the north side has brick knee walls on which large single-pane display windows rest. Stretching across the top of the recessed entrances is an intact pressed metal and wood cornice with decorative cornice blocks interrupting the line of the cornice to define the three different entrances, the narrow center doorway as well as the adjacent display windows. A dentiled bed molding enhances the cornice. The second story is marked by four evenly spaced window openings, the southern two retain two-over-two sash windows while the northern two have single-pane sash replacements. Brick jack arches span each opening. The wall surface above the windows is defined by an intact cornice of pressed metal and wood, and it is visually divided into four bays with cornice and frieze blocks. The decorated frieze blocks extend downward on the face of the brickwork and are joined at each foot by a narrow string molding. The brickwork panels framed by the extensions of the cornice blocks are fitted with a decorative incised panel vent that allows air circulation in the small space above the second floor ceiling. The main pressed metal cornice is enriched with a dentiled bed molding and a typical crown molding.

The side walls are blind with the closely set nature of the adjacent commercial blocks. Single flue brick stove stacks rise through the side walls.

The interior was not available for inspection.

8. Significance

Inventory No. D-382

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Construction dates

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE SUMMARY

This two-story, four-bay common bond brick block, built around 1885-90, is a well preserved example of Victorian commercial architecture with its intact first and second floor cornices. The first floor cornice is enriched with dentiled bed moldings and decorative blocks marking the separate entrances, whereas the main cornice at the top of the parapet wall is divided in four uneven bays with incised panels fronting vents that provide air circulation to the narrow space above the second floor ceiling. Now housing the office of the *Dorchester Star*, the building contributes distinctly to the historic nature of Cambridge's central business district.

HISTORY AND SUPPORT

Historically a former headquarters of Dorchester Lodge No. 19 of the Independent Order of Odd Fellows, this two-story, four-bay brick commercial block and the parcel on which it is located has a clouded chain-of-title prior to survey and plat of the fraternal lodge property executed in May 1965.¹ It is delineated on the Sanborn Insurance maps of 1891 housing a hardware and millinery.²

¹ Dorchester County Land Record, DLP 963/404, 27 January 2010, Dorchester County Courthouse.

² Sanborn Insurance Map, 1891, Library of Congress.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of I.O.O.F

Continuation Sheet

Number 8 Page 1

Dorchester Lodge No. 19 of I.O.O.F.
507 Poplar Street
Cambridge, Dorchester County, Maryland
Map 301, Parcel 4421

DLP 764/136 Clarence T. Dean III and Kathleen M. Dean

to

2.2.2010 Historics, LLC

963/404 Cambridge Main Street Properties

to

1.27.2010 Clarence T. Dean III and Kathleen M. Dean

Survey prepared by William C. Craig & Company, 1.19.2010 and recorded among the plat records of Liber 56/13; being a part of the same land and property which was conveyed unto Cambridge Main Street Partners, LLC

All of that lot, piece or parcel of property, situate lying and being in the Cambridge Election District...as shown on a survey plat entitled, "Plat of Survey of Land of Dorchester Lodge No. 19 of the Independent Order of Odd Fellows in the City of Cambridge, Dorchester County, dated May, 1965, recorded in Plat book 13, 74

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. D-382

Name Dorchester Lodge No. 19 of I.O.O.F
Continuation Sheet

Number 8 Page 2

MLB 745/434

West End, LLC

to

7.5.2006

Cambridge Main Street Properties

9. Major Bibliographical References

Inventory No. D-382

Dorchester County Land Records, various volumes, Dorchester County Courthouse.
Sanborn Insurance Maps, various issues, Library of Congress.

10. Geographical Data

Acreage of surveyed property 499 square feet
Acreage of historical setting 499 square feet
Quadrangle name Cambridge, MD Quadrangle scale: 1:24,000

Verbal boundary description and justification

The metes and bounds of this property are coincidental with the current boundary of the lot.

11. Form Prepared by

name/title	Paul B. Touart, Architectural Historian		
organization	Chesapeake Country Heritage & Preservation	date	2/15/2010
street & number	Cedar Hill, P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 1

D-382
Dorchester Lodge No. 19 of the I.O.O.F.
Cambridge
c. 1890
Private

Historically a former headquarters of the Dorchester Lodge No. 19 of the Independent Order of Odd Fellows, this two-story, four-bay brick commercial block was erected around 1890, and it remains as a well-preserved example of Victorian commercial architecture with its intact first and second floor cornices. The first floor cornice is enriched with a dentiled bed molding and decorative bracket blocks that define the separate entrances, whereas the main cornice at the top of the parapet wall is divided into four uneven bays with incised panels fronting vents that provide air circulation into the narrow cavity above the second floor ceiling. Now housing the office of the *Dorchester Star*, the building contributes to the historic nature of Cambridge's central business district. During the late nineteenth century, as indicated on the 1891 Sanborn Insurance map, the building housed a hardware and millinery, while the fraternal order met on the second floor.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 2



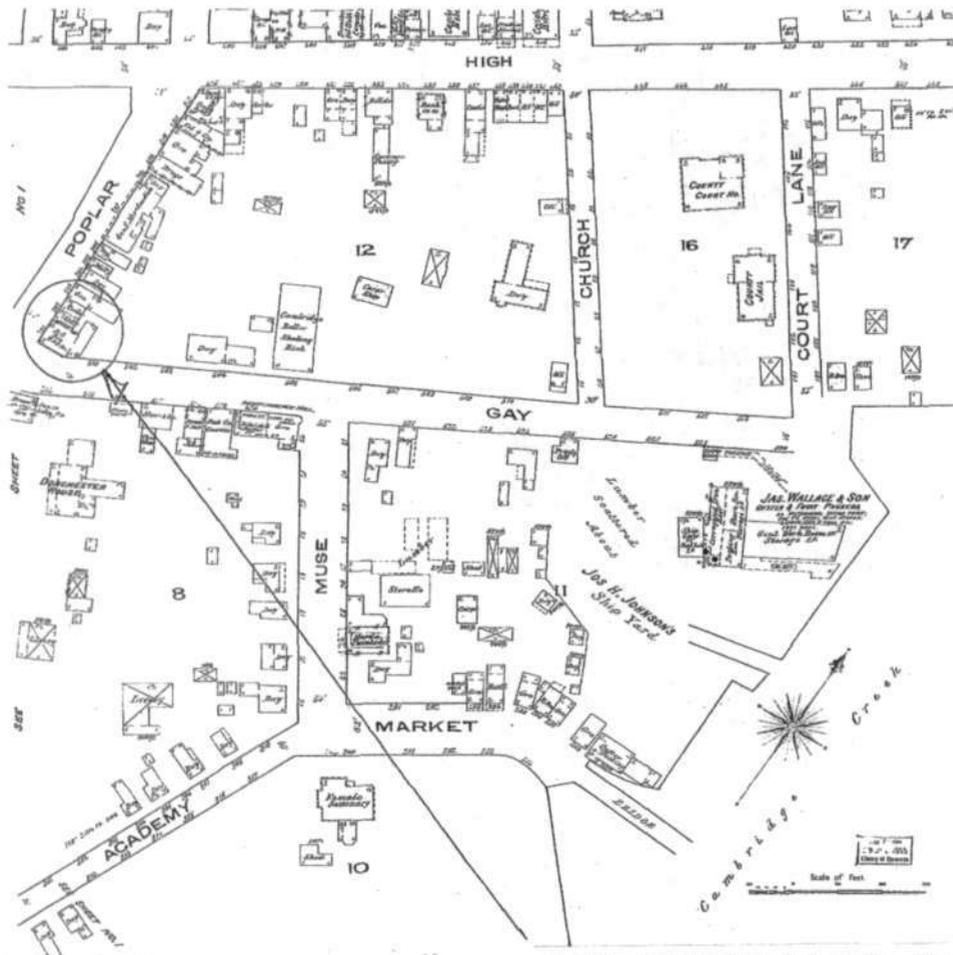
D-382, Dorchester Lodge No. 19 of
the I.O.O.F.
Cambridge MD Quadrangle

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 3



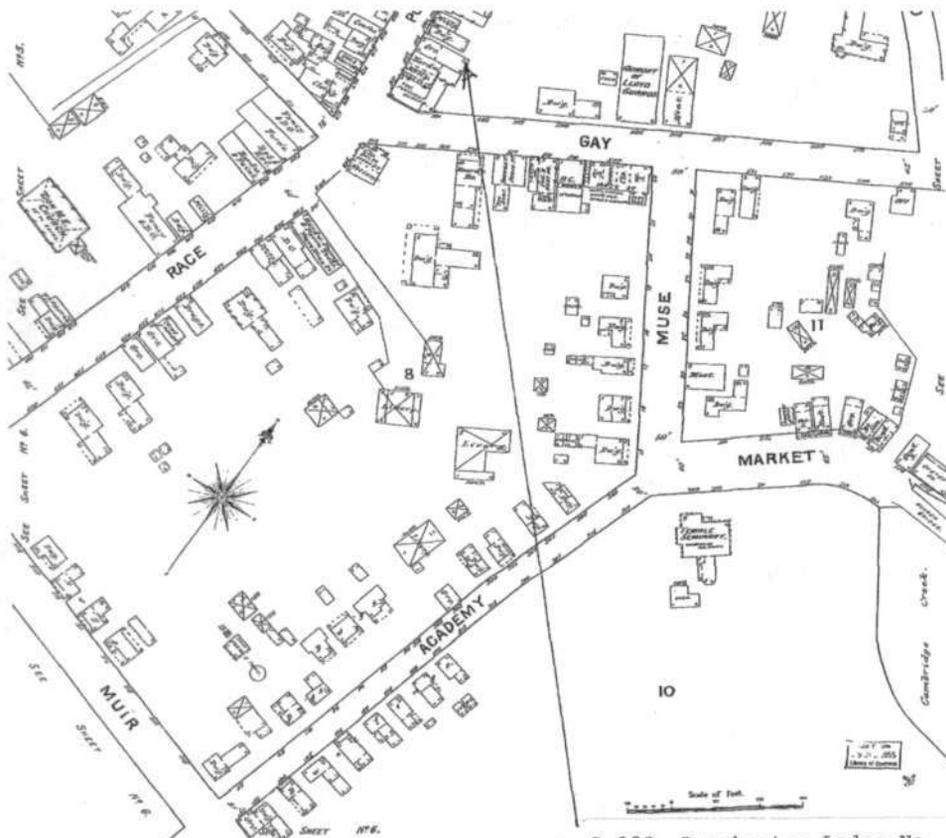
D-382, Dorchester Lodge No. 19 of
the I.O.O.F
Sanborn Insurance Map, 1885

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 4



D-382, Dorchester Lodge No. 19 of
the I.O.O.F
Sanborn Insurance Map, 1891

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 5



D-382, Dorchester Lodge No. 19 of
the I.O.O.F.
Sanborn Insurance Map, 1901

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. D-382

Name Dorchester Lodge No. 19 of the I.O.O.F
Continuation Sheet

Number 9 Page 6



D-382, Dorchester Lodge No. 19 of the I.O.O.F, west elevation, Cambridge, Dorchester County, Maryland, 2.2010, Paul Baker Touart, photographer, Negative/Maryland Historical Trust

TALBOT CO
DORCHESTER CO

Light

Hambrooks Bar

Slagle 3

Boat Ramp

Radio Tower (WCEN)

Great Marsh Point

Sandy Hill Sch

Middle Sch

Glasgow Sch

JENKINS CREEK

ROAD

Golden Shore Sch

Long Wharf Park

Tidal Sta

Boat Ramps

Heliport

Hosp

Greenlawn Cem

Chesapeake College

St Clair Sch

CAMBRIDGE

Bethel Cem

D-382, Dorchester Lodge No. 19 of
the I.O.O.F.
Cambridge MD Quadrangle



The Dorchester ★ Star

NOVO

EXECUTIVE SHARED OFFICE SPACE

EXECUTIVE SHARED OFFICE SPACE FOR RENT
202-315-1111
WWW.NOVODEV.COM

4
EVC
salompa
AVENUE

D-382

DORCHESTER LODGE No. 19, I. O. O. F.
CAMBRIDGE, DORCHESTER Co., MD.

WEST ELEVATION

2. 2010, PAUL B. TOUART, PITUVV.
WES. / MD. HISTORICAL TRUST

1 of 1

MARYLAND HISTORICAL TRUST

1003824611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

507-509 Poplar Street

CITY, TOWN

Cambridge

VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Maryland

COUNTY

Dorchester

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED partially	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

507 - Thomas Jenkins, et.al. 176/88

Telephone #:

STREET & NUMBER

509 - Alvin L. Creighton 142/999

CITY, TOWN

STATE, zip code

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Dorchester County Courthouse

Liber #: 176 142

Folio #: 86 499

STREET & NUMBER

206 High Street

CITY, TOWN

Cambridge

STATE

Maryland 21613

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

D-382

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

These two adjoining brick buildings, 507 and 509 Poplar Street, share a common cornice with brackets and dentils. Below the cornice are ornamented wood rectangles with pierced work. The second story windows are tall and narrow with flat arches. Between the first and second story is another dentiled cornice.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

D-382

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Built around the turn of the 20th century, these two adjoining commercial buildings are fairly simple in design, and remain unaltered on the second story. This side of Poplar Street survived a fire in the 1920's which destroyed most of the opposite side of the block. The upper stories of most of the buildings, with their original cornices, are still intact, although several of the buildings have been altered on the first story. Overall planning for this block, might prevent the covering up of these facades and the eclectic conglomeration of architectural styles which has already happened on Race Street.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Catherine L. Moore

ORGANIZATION

DATE

4/8/76

STREET & NUMBER

Route 3, Box 32

TELEPHONE

CITY OR TOWN

Cambridge

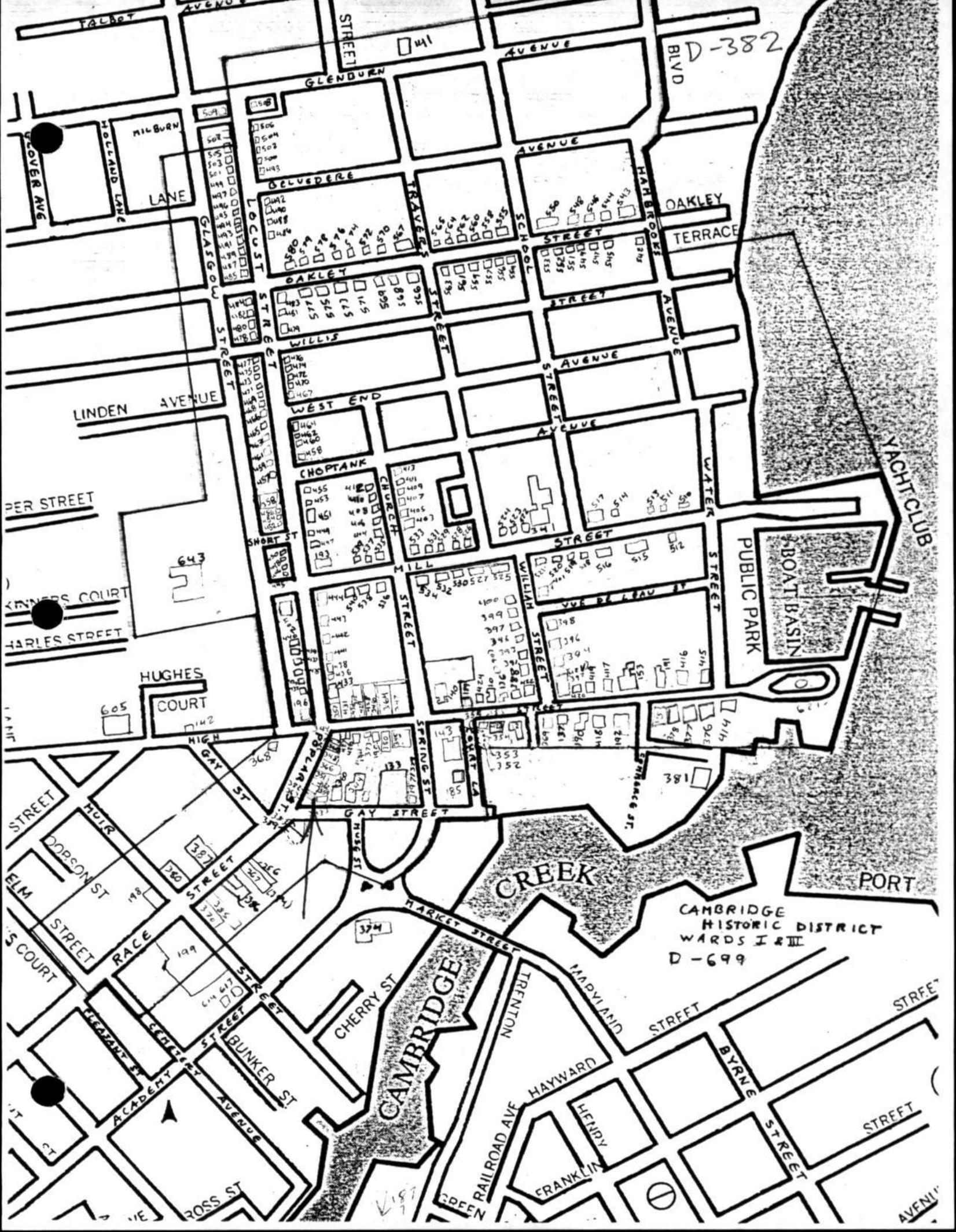
STATE

Maryland 21613

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



D-382

BOAT BASIN
PUBLIC PARK

YACHT CLUB

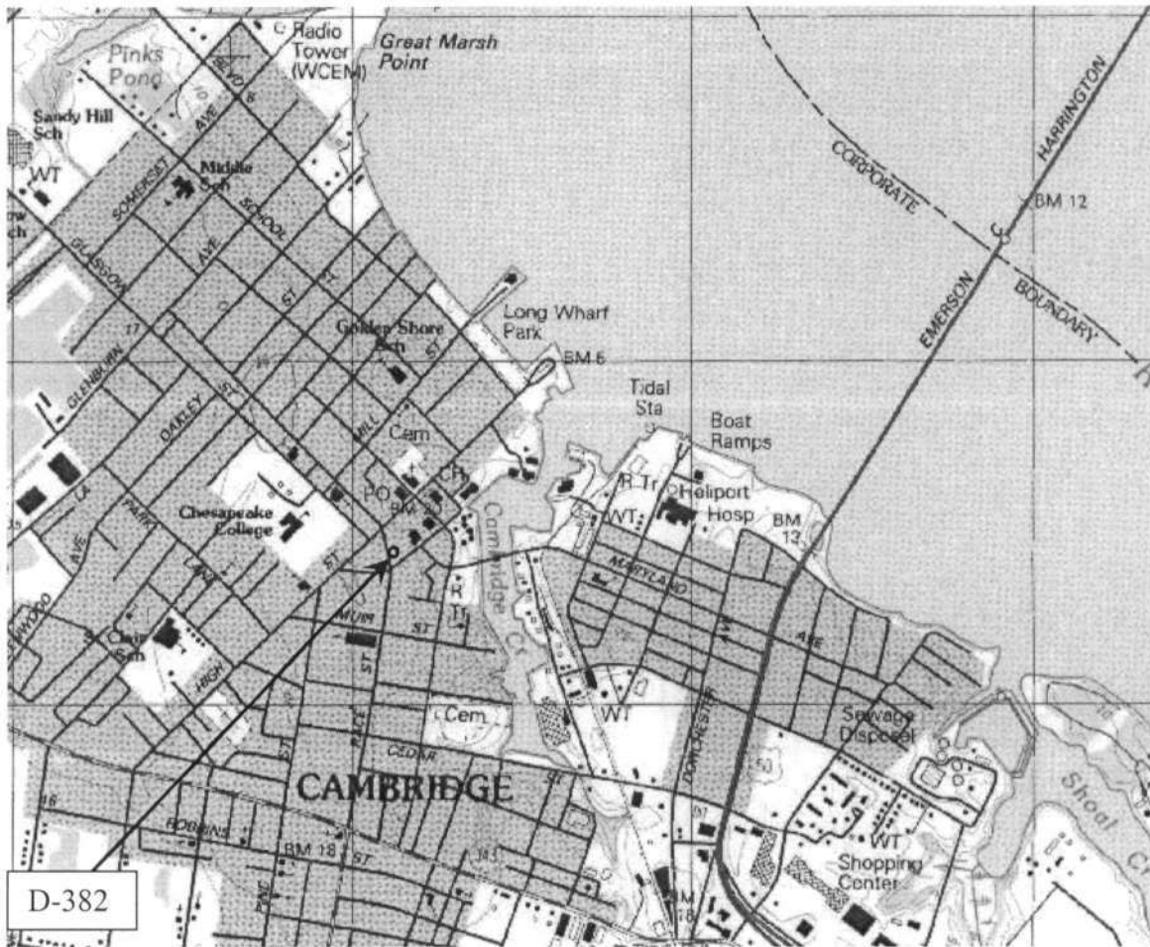
CREEK

CAMBRIDGE
HISTORIC DISTRICT
WARDS I & II
D-699

CAMBRIDGE

Map labels include: FALBOTT AVENUE, MILBURN LANE, HOLLAND LANE, COVER AVG, GLASGOW STREET, LOCUST STREET, BELVEDERE, TRAVERS STREET, SCHOOL AVENUE, HARBOR AVENUE, OAKLEY TERRACE, OAKLEY STREET, WILLIS AVENUE, WEST END, CHOPTANK, CHURCH HILL, SPRING STREET, GAY STREET, CHERRY STREET, TRENTON, MARYLAND STREET, HAYWARD, FRANKLIN, BYRNE STREET, BOAT BASIN, PUBLIC PARK, YACHT CLUB, CREEK, CAMBRIDGE HISTORIC DISTRICT WARDS I & II D-699, D-382, D-699, 1000 LOCUST STREET, 1000 CHURCH STREET, 1000 WEST END, 1000 CHOPTANK, 1000 CHURCH HILL, 1000 SPRING STREET, 1000 GAY STREET, 1000 CHERRY STREET, 1000 TRENTON, 1000 MARYLAND, 1000 HAYWARD, 1000 FRANKLIN, 1000 BYRNE, 1000 BOAT BASIN, 1000 PUBLIC PARK, 1000 YACHT CLUB, 1000 CREEK, 1000 CAMBRIDGE, 1000 HISTORIC DISTRICT, 1000 WARDS I & II, 1000 D-699.

D-382
509-509 Poplar St.
Cambridge
Cambridge Quad.
Dorchester Co.





D-382

50%

CAMBRIDGE HISTORIC PRESERVATION COMMISSION
RULES OF PROCEDURE

1. Basis and Purpose

Section 1.1. Pursuant to § 2.1.4(D)(1) of the City of Cambridge (the “City”) Unified Development Code (the “UDC”), the Cambridge Historic Preservation Commission (the “HPC”), established pursuant to the authority set forth in Division I, Title 8 of the Land Use Article of the Annotated Code of Maryland and § 2.1.4 of the UDC, shall adopt rules of procedure to conduct its affairs. These rules supplement, but do not supersede, the provisions set forth in §§ 2.1.4 and 4.5 of the UDC and the 2018 Cambridge Historic District Design Guidelines (the “Guidelines”), which shall prevail over any provision(s) herein to the contrary.

Section 1.2. By statute, the HPC has as its basic purpose the preservation of sites, structures, and districts of historical, cultural, archaeological, or architectural significance and their appurtenances and environmental settings. It is the further purpose of the HPC to: safeguard the historical and cultural heritage of the City by preserving sites, structures, or districts that reflect the elements of the City’s cultural, social, economic, political, archaeological, or architectural history; stabilize and improve the property values of such sites, structures, or districts; foster civic beauty; strengthen the local economy; and preserve and promote the preservation and appreciation of historic sites, structures, and districts for the education and welfare of the residents of the City.

2. Applications for Certificate of Appropriateness (CoA)

Section 2.1. All persons in the Cambridge Historic District wishing to perform work for which a Certificate of Appropriateness (“CoA”) is required pursuant to § 4.5.2(A)(1) of the UDC may contact the Department of Planning and Zoning (the “Department”) to obtain guidance on how to proceed.

Section 2.2. Pursuant to § 4.5.2(B)(1-2) of the UDC and the Guidelines, as adopted by the Commissioners of Cambridge (the “Commissioners”), an applicant shall submit an application for a CoA with the Zoning Official. The Department provides an application form with all requirements. A completed application shall consist of a signed application form, and other documentation as defined by the form. All blanks on the form must be filled in or marked “not applicable.” In the event any pertinent questions are not answered, or blanks are not filled in, the application may be deemed incomplete by the Zoning Official and returned to the applicant. Incomplete applications will not be processed.

Section 2.3. An application for a CoA must be filed with the Department not less than thirty (30) days prior to the regularly scheduled monthly hearing at which the applicant’s submittal is scheduled for review. The application may be submitted electronically or in paper form. A filing fee, as may be fixed from time to time by the Commissioners of Cambridge (the “Commissioners”), shall accompany the application form.

Section 2.4. Upon acceptance of a completed application, and as determined by the Administrative Review Chart of the Guidelines, minor work shall be handled administratively by the HPC staff and processed promptly. If the application requires further review by the HPC, the application shall be made part of the consent agenda or referred to the HPC for full review as determined by the Administrative Review Chart.

Section 2.5. Applications may be rejected and returned to the applicant(s) if the Department determines the project cannot be authorized because of restrictions set forth in the City Code, including the UDC or the application does not include all the information required for HPC review.

3. HPC Meetings

Section 3.1. The HPC shall hold a public hearing on every application requiring full review for a CoA, and a record of every such hearing, including the application and the decision and other opinions, if any, shall be maintained on file for public inspection in accordance with the Maryland Open Meetings Act, the Maryland Public Information Act, and any records retention schedule adopted by the City.

Section 3.2. At the public hearing, the applicant and all other interested persons shall be afforded the opportunity to introduce evidence and present testimony regarding the application in accordance with these Rules and the UDC.

Section 3.3. HPC meetings, including public hearings to consider applications for a CoA, shall be held on the third Wednesday of each month, in the City Council Chambers, 305 Gay Street, or at such other location and time as may be convenient to the HPC and accessible to the public. Public notice shall be posted on the City website at least seven (7) days in advance. The notice shall specify the matters under consideration. For applications for a CoA, the notice shall state the name of the applicant, the address of the structure, and a brief description of the work for which approval is sought. Additionally, a sign indicating that a CoA is sought and stating the date and time of the hearing shall be posted on the property by City staff at least seven (7) days prior to the hearing and shall be removed by the applicant within seven (7) days following the hearing.

Section 3.4. The agenda for each HPC meeting shall be set by the Department.

Section 3.5. The Chairperson may schedule special or emergency meetings on other days, at other times, or in other places, upon reasonable public notice.

Section 3.6. An applicant may request a special or emergency hearing for good cause shown. For purposes of this section, “good cause” means that immediate repairs are necessary due to fire, weather or other natural disaster, or other damage to the subject property, and the applicant(s) will be substantially prejudiced by the delay in waiting for their application to be heard in due course.

Section 3.7. An applicant may request a postponement of a scheduled hearing prior to the hearing date. All requests for postponement must be in writing or email to the Department. The HPC shall automatically grant one (1) request for postponement provided that it is received by the Department at least ten (10) business days prior to the scheduled hearing date. All other postponement requests are subject to review and approval by the Chairperson, in their sole discretion but after consulting with the Department.

Section 3.8. For all HPC hearings, the Chairperson shall impose reasonable time limitations on argument, and, although formal rules of evidence shall not apply, the Chairperson shall also impose reasonable limitations on the introduction of evidence. The Chairperson may require attendance of witnesses and the production of documents on matters relating to the business of the HPC. City staff shall notify the applicant or other appropriate parties in writing and by telephone as soon as practicable following the Chairperson's determination, if such determination is made in advance of the meeting. If such determination arises during a hearing as a result of evidence or testimony presented, the HPC may postpone the hearing to a later date if such witnesses or documents are not available at the hearing.

The order of procedure for all HPC hearings shall ordinarily be as follows:

3.8.1. The Chairperson shall entertain a motion to open the public hearing.

3.8.2. The Chairperson may require all individuals intending to testify during the public hearing to be sworn in.

3.8.3. City staff shall present the Department's determination of code compliance, an assessment of the significance of the property based on research and the National Register criteria, compliance with the Guidelines, and staff recommendations. Following City staff's presentation, HPC members may offer initial comments and ask questions of City staff.

3.8.4. The applicant shall present their application, including such evidence and argument as is necessary to support the application. Following the applicant's presentation, HPC members may offer comments and ask questions of the applicant or the applicant's witnesses.

3.8.5. Members of the public, including representatives of architectural and historical organizations, and of organizations dedicated to historic preservation, may present their comments. The Chairperson shall establish reasonable time limits on public comment. Members of the public wishing to present comments must sign up in advance on a sheet presented by City staff, being sure to provide their name and address for the record. Members of the public shall be called in the order in which they signed the sheet and may only present once. The Chairperson reserves the right, in their sole discretion, to permit members of the public to present comments even if they did not sign in; however, such members shall only be permitted to comment after those who have signed in.

3.8.6. HPC members may ask questions both during and after testimony, as appropriate.

3.8.7. At the conclusion of all testimony and questioning, the HPC shall provide the applicant and City staff an opportunity to each provide a brief rebuttal and/or closing statement, after which the Chairperson shall entertain a motion to close the public hearing, and the HPC shall proceed to deliberations regarding the application. The Chairperson shall entertain a motion to approve or disapprove, with or without modifications, or may continue the application to a later date for further hearing or for further deliberations by the HPC members. All motions shall allow for debate. If the matter is continued, it shall be included in the following meeting's agenda.

3.8.8. The HPC attempts to avoid outright rejection of an application. If it appears during the course of a hearing that the application will be denied as submitted, the HPC may negotiate modifications, propose that the applicant voluntarily withdraw the application in lieu of the application being denied, or postpone the hearing to a later date to permit the applicant to cure any deficiencies in their application. The HPC may also postpone the hearing to a later date if the Chairperson determines that additional witnesses and/or documents are necessary for the HPC's consideration of the application, as set forth in Section 3.8 above.

3.8.9. The Chairperson may only deviate from this order of procedure upon a motion approved by a majority of the members present and voting.

Section 3.9. The HPC may elect to adjourn to a closed session to obtain legal advice from counsel or to discuss any other matter permitted to be discussed in closed session pursuant to the Maryland Open Meetings Act, Title 3 of the General Provisions Article of the Annotated Code of Maryland.

Section 3.10. Persons interested in videotaping, televising, photographing, or recording the open session portion of an HPC meeting may do so provided that such conduct does not disturb or interfere with the HPC or other persons attending the meeting. Any recording of an open session portion of an HPC meeting, when not performed by city staff, shall not be deemed part of the official record of the meeting.

Section 3.11. The Chairperson may request any person who persists in disruptive conduct to leave the meeting. The Chairperson reserves the right to request police assistance to remove any person who persists in disruptive conduct and refuses to voluntarily leave the meeting. The Chairperson may temporarily adjourn the meeting while order is restored.

4. Duties of Officers/HPC Staff

Section 4.1. The Chairperson presides at meetings, executes the agenda, coordinates and directs the operation of the HPC, administers oaths, confirms HPC decisions, in writing, to applicants, assigns drafting of majority opinions explaining decisions, and maintains effective liaison with Department staff. The Chairperson shall be permitted to make motions and cast a vote on all matters coming before the HPC.

Section 4.2. The Vice Chairperson acts as Chairperson in the Chairperson's absence. For any meeting at which the Chairperson and the Vice Chairperson are both unavailable, the Chairperson may appoint another member of the HPC to act as Chairperson *pro tempore* prior to the meeting.

Section 4.3. The Department staff assist the HPC in carrying out its duties, including, but not limited to record keeping, application procedures, advertising, public notification, and general coordination of HPC paperwork.

5. Conflict of Interest

Section 5.1. Any member of the HPC who believes that they have a conflict of interest or the appearance thereof with respect to an application shall not be present or in any other way participate during the hearing on the application, nor shall the member participate in any discussions, deliberations, recommendations, or decision-making with other members of the HPC concerning that application.

Section 5.2. Notwithstanding the provisions of Section 5.1 above, if a member of the HPC is the owner of a property for which an application is submitted, that member may self-represent before the HPC; provided, however, that the member shall not cast a vote on their application or participate in any discussion regarding the same in their capacity as a member of the HPC. The exception set forth in this section shall not apply if the member is a contractor, architect, or other agent for an applicant.

Section 5.3. In the event a member of the HPC is precluded from participation by reason of Section 5.1 above, he or she shall announce that he or she is subject to recusal, and the minutes shall reflect the announcement and the absence of the member from the participation in the decision-making process of the application. It is not necessary that a member subject to recusal explain the reasons therefor.

Section 5.4. An applicant or any other member of the public who believes there are grounds for recusal of a member of the HPC, particularly when said grounds may be unknown to the member, shall suggest recusal in writing or orally prior to presentation of the application and shall specify the grounds therefor.

Section 5.5. Nothing herein shall be construed to prevent any member of the HPC from abstaining from voting on a matter before the HPC; provided, however, that such member shall state the reasons therefor.

Section 5.6. The provisions of the Article supplement, but do not supersede, the provisions of the City's Ethics Code.

6. Record Keeping

Section 6.1. A written record of all applications, minutes, meeting proceedings, decisions, votes, modifications, and CoAs shall be maintained by the Department. Pursuant to Md. Code Ann., General Provisions § 3-306(b)(2), the Department may substitute or supplement live and archived video and audio streaming of the HPC's meetings for written minutes.

ADOPTED AND EFFECTIVE _____, 2026