



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
410-228-1955

Historic Preservation Commission

Staff Report - Revised

February 17, 2021

I. BACKGROUND INFORMATION:

Applicant/Owner: George Trice
HPC Case No.: HPC 2021-038
Nature of Request: Exterior Renovations – After the Fact
Location of Property: 329 Choptank Ave.
Total Acreage: 3,125 sq. ft.
Zoning: NC-3
Year Built: 1900-1910

II. BACKGROUND:



The picture on the left is the existing condition prior to the renovations.

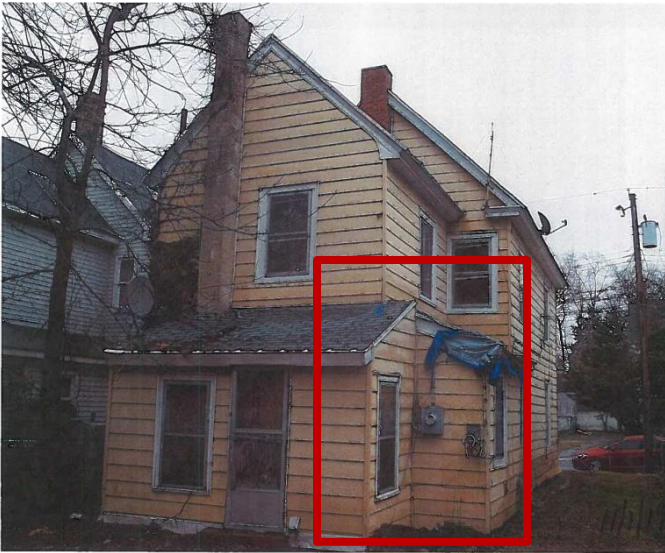
The picture on the right is the current condition after renovations.

III. DISCUSSION (National Register):

170. 329 Choptank Avenue. One of a row of similar frame two story, two bay gable fronted houses. It has a one story porch across the front. Ca. 1900-1910. Contributing building. B.

SCOPE OF WORK:

1- Exterior Renovations – After the Fact.



Before



After



Before



After



New Siding with Original Siding Exposed

This house was written up by the code enforcement a few years back due to its state of disrepair. Mr. Trice, the property owner, did not live at the house at the time. Subsequently, Mr. Trice has moved to Cambridge and started to work on the house. Unfortunately, he did not pull any building permits for the work. Had he applied for building permits, he would have been informed that he was in a historic district and there was a review process.

Mr. Trice has improved the exterior of the house as it was in poor condition, which is good, but having done so much work without any permits is disconcerting. There were no building code inspections and no HPC review.

Concerns:

- Generally the HPC requires new siding to match the original siding, which was not done.
- It appears that new vinyl windows and roofing material were installed.
- A small addition in the rear was added to the rear.
- Both doors were replaced.
- New posts installed on the porch.

Mr. Trice does have some other improvements that he would like to do in the future and is aware that he will need to come back to the Commission at that time.

IV- Staff Recommendation:

Staff defers to the HPC for comments and review.