



Historic Preservation Commission Minutes Meeting – March 19, 2020

The Historic Preservation Commission met on Thursday, March 19, 2020 at 6pm at the City Council Chambers, 305 Gay Street.

Due to the Corona virus situation, the meeting was conducted via a conference call where all Commissioners and applicants called in.

The meeting was also broadcasted live on TownHallStream.com.

Commissioners Attendance:

Present: George Vojtech, Chairman, Susan Morgan, Vice Chair, Commissioners Laura Oliphant, Sharon Smith and Hershel Johnson

Liaison: Commissioner Steve Rideout (present)

Other Representatives Attending:

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

Chairman George Vojtech called the meeting to order at 6 p.m. He began the meeting by conducting a roll call, issuing a welcome, and explained to the applicants they would be sworn in as they were planning to testify.

Approval of Minutes:

Review of February 20, 2020 HPC Meeting Minutes. Commissioner Smith made a comment about information lacking in the case of HPC 2020-041 1107 Locust Street, regarding siding reveal that was supposed to be submitted by this meeting. Staff agreed to include this in the Feb. 20 minutes. Comm. Smith made a motion to approve the minutes as modified, Vice Chair Morgan seconded; all approved unanimously.

Old Business:

HPC 2019-040 314 West End Avenue – Facades Renovations (deferred from Feb 20, 2020)

(From the original HPC from) This is an application to replace

- the existing foundations and masonry by a new brick veneer
- the exterior wall finish (restore wood siding)
- the porch floor, ceiling, trim and columns (new wood elements)
- the 3 main doors and 1 entire window,
- all existing storm windows with new and add 2 storm windows
- all deteriorated trim details with restored matching wood details

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- the existing roofs with matching asphalt shingles
- the main chimney with matching chimney
- the gravels in the driveway
- the current 5'x10' shed by an 8'x10' shed, wood siding to match the house and add a roof overhang with PVC brackets at the side door access.

HPC Staff Herve Hamon explained that some of the items in the application had been modified since its filing:

The scope of work being applied for, as modified, is:

- fill in foundation gaps, and apply brick veneer to the entire foundation
- restore wood siding on walls throughout
- renovate the front porch (floor, posts, handrails, ceiling)
- replace the 3 entry doors
- install vinyl storm windows throughout (original wood windows to be repaired)
- repair the existing chimney (flashing, re-pointing)
- add gravel to the driveway
- install 3'x4' overhangs at side and back doors, with PVC brackets

After discussion with the applicant, and deliberations, The Historic Preservation Commission ruled the following:

Approved:

- Exterior existing wall wood siding (to be repaired)
- Front porch posts (new, as submitted)
- Front and side door (as submitted)
- Installation of Vinyl-Lume storm windows
- Overhangs with brackets at Side and back doors
- Chimney repairs
- Gravel in driveway

The items not approved and deferred for re-submission at the April 16, 2020 HPC meeting are:

- Treatment and installation of the brick foundation
- Front porch floor (decking proposed is not appropriate); and railing / handrail
- Back door
- Garden shed
- Exterior lighting

Comm. Smith made a motion to approve the above as specified, Comm. Oliphant seconded, all approve unanimously.

New Business:

HPC 2020-042A 121 Choptank Avenue – Porch Roof Replacement

This is an application to replace the existing asphalt shingle porch roof with either GAF Timberline asphalt shingles or standing seam aluminum roofing. Chairman Vojtech made a motion to approve the application as submitted, with both GAF and standing seam metal approved. Comm. Smith seconded, all approved unanimously.

HPC 2020-043 106 Choptank Avenue – Steps & Rear Patio

This is an application to build a stone patio in the rear yard and enlarge the existing access steps.

Chairman Vojtech made a motion to approve the application as submitted, with the caveat that if a handrail was required by the Building Department at the rear steps, the applicant would return to HPC to submit an application for that element.

Comm. Smith seconded that motion, all approved unanimously.

HPC 2020-044 306 Oakley Street- Driveway

This is an application to build a driveway on the side of the house.

Chairman Vojtech made a motion to approve the application as submitted, with the strong recommendation to install edging that would prevent the bluestone to invade the lawn (edging to be chosen per the 2018 Cambridge Historic District Design Guidelines).

Vice Chair Morgan seconded that motion. All approved unanimously.

HPC 2020-045 602 Glasgow Street – Fence

This is an application to install a wood picket fence around the front and sides of the house.

Comm. Johnson made a motion to approve the application as submitted, Chairman Vojtech seconded; all approved unanimously.

HPC 2020-046 414 Race Street – Signage

This is an application to install a commercial sign above the storefront.

Comm. Oliphant made a motion to approve the application as submitted, with the option of adding ornamental metal curves to the sign supporting bracket.

Vice Chair Morgan seconded that motion; all approved unanimously.

HPC 2020-047 302 Glenburn Avenue – Deck, Pergola & Fence

This is an application to install a deck and a pergola in the rear yard, as well as privacy lattice at the side yard fence.

Chairman Vojtech made a motion to approve the deck and pergola as submitted and defer the approval of the privacy lattice until the next HPC meeting (the current design not being in line with the character of the house).

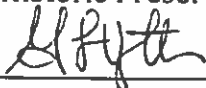
Comm. Johnson seconded that motion, all approved unanimously.

Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Vice Chair Morgan to adjourn the meeting was seconded by Commissioner Oliphant and carried unanimously. The meeting adjourned at 8pm.

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature: _____



Date: 11-June 2020 HPC Chairman