1. May 21, 2020 HPC Meeting Applications

Documents:

122WESTENDAPPL.PDF
204BELVEDEREAPPL.PDF
LONGWHARFAPPL.PDF
108BELVEDEREAPPL.PDF
108CHOPTANKAPPL.PDF
MAY 21 HPC AGENDA.PDF
City of Cambridge
PLANNING AND ZONING
1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-226-1955
FAX: 410-228-1474
MD RELAY (V/TTY) 7-1-1 or 1-800-733-2258

Application to the Historic Preservation Commission

Check the Appropriate Requested Action:

☐ Informal Review
  o Discuss with Staff and the Commission preliminary design ideas for a project. The
    Commission will address the appropriateness of the proposal and provide guidance.

☐ Administrative Review Certificate (ARC)
  o Meet with staff to discuss projects eligible for administrative review, such as in-kind
    replacement of deteriorated features, minor work not impacting the architectural
    character, or repairs and in-kind restorations etc. (see attached Minor Work Items Chart
    attached)

☐ Emergency Approval Review (EAR)
  o Meet with staff to qualify the level of emergency of the repairs and replacements
  o One or more Commissioner will confirm (site visit may be required) in addition to Staff

☐ Formal Review- (Certificate of Appropriateness / HPC-CoA)
  o Requires a full review by the Historic Preservation Commission
  o Typical projects that apply (please check relevant sections below)
    ▪ Construction of any new buildings, additions, or accessory structures
    ▪ Exterior Building Alteration (facades, roof, porches, entrance stoops…)
    ▪ Signage or Graphics
    ▪ Landscaping/Fencing/Patios/Paving
    ▪ Demolition/Moving a Structure/Removal of a character defining feature
    ▪ Other:

☐ Consent Agenda – Application is presented at HPC meeting; if Commissioners have questions,
  it becomes a full HPC review, otherwise it is voted upon without discussion

Note: Please refer to Administrative / Minor Works Item chart attached for details
on HPC-CoA requirements

PROPERTY INFORMATION:

122 West End Ave. Cambridge Md, 21613
Street Address

Map/Parcel Number Current Zoning Year Built

301, Grid 3, Parcel 204

City State Zip Code 1918
**APPLICANT INFORMATION:**

| Name         |  
|--------------|---|
| **Frederic Buckley** |  
| Street Address  | City  | State   | Zip Code |
| 122 West End Ave. | Cambridge | Md. | 21613  |
| E-Mail Address  |  
| Mic.buckley0197@gmail.com |  
| Phone Number    | Fax Number |
| 530-326-2625 |  

**PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)**

| Name   |  
|--------|---|
|        |  
| Street Address  | City  | State | Zip Code |
|        |  
| E-Mail Address  |  
|        |  
| Phone Number    | Fax Number |
|        |  

**CONTRACTOR/ARCHITECT (if applicable)**

| Name |  
|------|---|
|      |  
| Address |  
|        |  
| Daytime phone number |  
|        |  
| Email address |  
| MHIC or Registration # |  
|        |  

Please indicate below which sides of the building are impacted and provide documentation as applicable:

☐ Main street front façade  
☐ Side yard facades  
☐ Rear façade and rear side of house  
☐ Outbuildings

Please use the table below to indicate the existing elements that will be affected by the project.

<table>
<thead>
<tr>
<th>Existing Materials</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Foundations &amp; Masonry</td>
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<td>Exterior Wall / Finish</td>
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<tr>
<td>Porch / Floor, Elements, Details …</td>
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<tr>
<td>Entrance Steps</td>
<td></td>
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<tr>
<td>Windows &amp; Doors / type &amp; style</td>
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<tr>
<td>Ornamental Elements (brackets …)</td>
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<td>Roof &amp; Dormers</td>
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<td>Chimney(s)</td>
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<td>Walkway &amp; Driveway</td>
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<tr>
<td>Built Landscaping Features</td>
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<tr>
<td>Fences</td>
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<tr>
<td>Signage</td>
<td></td>
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<tr>
<td>Handicapped accessibility</td>
<td></td>
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<tr>
<td>Solar Panels</td>
<td></td>
</tr>
<tr>
<td>Exterior lighting</td>
<td></td>
</tr>
</tbody>
</table>

Scope of Work: Describe the proposed project in detail, including all changes to the building, site, or lot. Include all features to be removed, replaced, altered, repaired, and/or added. Attach more sheets to provide all drawings and to describe all proposed, elements, materials and their specifications.

Placement of pre-built 16x12 storage shed on existing concrete slab, property line setback observed.

Installation of 6' high stockade fence along 40' of rear property line.
Please complete the following checklist of required elements to complete your application.

Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. *Any application without the necessary documentation and deemed incomplete by staff will not be accepted nor presented at the HPC hearing.*

**Required Documentation:**

**For All Applications (HPC-CoA, ARC and EAR):**

___ Completed/ signed application form

___ “Before” photos of existing conditions, should show the entire site, plan and elevation where the work is to be completed.

___ “After” photos/drawings/renderings; should indicate what the property will look like after proposed work is completed.

___ Specifications and/or materials brochures describing in detail the manufacture, material, proportions and details of all new proposed elements of repair, replacement or new construction

**For New Construction, Addition or Demolition**

___ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ Floor Plans (showing existing conditions, demolition and new construction)

___ Dimensioned elevation drawings of all sides affected (including any demolition & new construction)

___ Construction Details (including all materials specifications, ornamental elements, special features)

**For Fences, Porches and Site Improvements (decks, garages, sheds, pergolas)**

___ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ Drawings/photographs of proposed alteration and modifications to site

___ Material specifications including picture or product brochure of proposed product, as well as specification sheet for construction materials and pre-fabricated elements
Solar Panels
___ Roof plan, to scale, showing the location of all panels on the roof

___ Elevations of locations with solar panels

___ Photos of “before”, and if possible “after” conditions viewed from street level or rights-of-way

Signage

___ Dimensioned drawing/rendering of proposed sign and placement on the building

___ Photos of streetscape, including surrounding signage if applicable.

Modifications to mature trees and significant natural landscape features

___ Photos of existing conditions as they relate to the streetscape

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

Applicant/Owner Signature

Date 5/2/2020

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Office Use Only

Date Received: ___________ Taken By: ___________ Receipt #: ___________ HPC Application #: ___________

Documents provided: 1 original ___________ Meeting Date: ___________

Filing Fees-Residential ___________ $50.00 Commercial & Non-Residential ___________ $100.

Administrative Review ___ (No charge) Request for Extension: ___ (No charge if filed before expiration date).

Note: Make Checks Payable to the City of Cambridge.
Building Permit
Office of the Building Official
Department of Public Works
1025 Washington Street
Cambridge, Maryland 21613
Telephone: 410-228-1955
Fax: 410-228-1474

Cost of Improvements: $260
Permit Fee: ______________________
Remarks: ______________________

Owners Name: ______________________
Owner Mailing Address: 122 West End Ave.
Cambridge, Md. 21613

Owners Telephone #: 540-326-9625

Permit For: ______________________
Contractors Name: NA
Cont. Mailing Address: NA

Date of Application: 5/2/2020 EXPLORES:

Date of Approval: ______________________

Zoned? ______ Flood Plain Zone ______

Description of Project: Installation of 6' high stockade fence 40' long along rear property line.

Applicant Submitted? ______ Site Plan ______ Drawings ______ Spec. Sheet ______ Seals Affixed? ______ YES ______ NO ______ N/A

Grading Permit Issued? ______ YES ______ NO ______ N/A Public Works Agreement Executed? ______ YES ______ NO ______ N/A

Sediment and Erosion Control Approved? ______ YES ______ NO ______ N/A Forest Conservation Approved? ______ YES ______ NO ______ N/A

NOTES:
1. No building shall be occupied until final inspection is made and a certificate of occupancy, if required, is issued by the building inspector.
2. This permit expires six (6) months from the date approved.
3. Any development or improvements may require a wetlands permit from the U.S. Army Corps of Engineers and/or the State of Maryland.
4. The work described in this permit may invoke requirements of local and/or State Forest Conservation Program, Critical Area and/or floodplain ordinances and/or floodplain development programs.
5. Plan review and approval by the Dorchester County Health Department and the State Fire Marshal's office, as well as inspection of electrical work by a certified inspection agency, may also be required to determine compliance with County and State codes.
6. Stormwater management plan must be approved prior to permitting when applicable.
7. It is the applicant's responsibility to ascertain availability of utilities to the subject property(ies). All costs to extend utilities to the property shall be borne by the applicant unless prior agreements have been made between the applicant and the City.

The undersigned, as owner (building contractor and/or agent for the owner) of the proposed construction hereby applies for permission to perform said construction in accordance with the provisions of Chapter 4 of the Code of Laws of the City of Cambridge, and authorizes inspection of the property as necessary to determine compliance with said Code.

The applicant hereby swears or affirms under penalty of perjury that the information given is true and correct to the best of his/her knowledge and belief, and that he/she will bring to the attention of the Office of the Building Official any change or divergence thereof.

Applicant ______________________ Applicant Signature ______________________

Permission is hereby granted to the above applicant to perform the work herein described in accordance with the submitted plans and specifications and in accordance with Chapter 4 of the City of Cambridge Code of Laws.

Building Official ______________________

RECEIPT # ______________________ PERMIT # ______________________
T-11 Walls
Asphalt Shingles
122 West End Ave.
Pine
6' tall
City of Cambridge
PLANNING AND ZONING
1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-228-1955
FAX: 410-228-1474
MD RELAY (TTY) 7-1-1 or 1-800-735-2258

Application to the Historic Preservation Commission

Check the Appropriate Requested Action:

☐ Informal Review
  o Discuss with the commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide guidance.

☒ New Construction/New Addition
  o Construction of any new buildings or additions

☐ Exterior Building Alteration
  o Any changes or alterations including but not limited to roofing, masonry cleaning/repair, and repair/replacement of architectural features such as windows, doors, siding, porches, gutters, and trim, etc.

☐ Signage or Graphics
  o Installation of any signs or graphics on the building

☐ Landscaping/Fencing/Patios/Paving
  o Removing or adding landscaping or landscape features such as driveways, walkways, patios, fencing, retaining walls, etc.

☐ Demolition/Moving a Structure
  o The removal of any building or structure in whole or in part

☐ Other:

☐ Administrative Review
  o Meet with staff to discuss projects eligible for administrative review, such as in-kind replacement of deteriorated features, etc.

APPLICANT INFORMATION:

William K GEORGE, Jr

Name

204 Belvedere Avenue, Cambridge, MD 21613-1522

Street Address

georgewilliamk@gmail.com

E-Mail Address

410-330-3014 / 410-330-0365

Phone Number

Fax Number

Administrative Review:

Description/comments:

Date Approved:

Approved by:
PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)

same
Name

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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E-Mail Address

Phone Number

Fax Number

PROPERTY INFORMATION:

204 Belvedere Avenue, Cambridge, MD 21613-1522

<table>
<thead>
<tr>
<th>Address</th>
<th>Map/Parcel Number</th>
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CONTRACTOR/ARCHITECT (if applicable)

Jay Corvin
Name

29893 Tarbutton Road, Trappe, MD 21673-1965
Address

410-476-1800
Daytime phone number

jaycorvan@gmail.com
Email address

MHIC or Registration # MD 8419
Please use the table below to indicate the existing materials that will be affected by the project, and the materials that are proposed.

<table>
<thead>
<tr>
<th>Existing Materials</th>
<th>Proposed Materials</th>
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</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Exterior Wall Finish</td>
<td></td>
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<tr>
<td>Porch Details</td>
<td>deck of Cumaru (Brazilian teak)</td>
</tr>
<tr>
<td>Entrance Steps</td>
<td>deck steps (same)</td>
</tr>
<tr>
<td>Window and door type and style</td>
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</tr>
<tr>
<td>Other prominent details</td>
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<tr>
<td>Roof finish</td>
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</tr>
<tr>
<td>Chimney repair</td>
<td></td>
</tr>
<tr>
<td>Walkway and driveway materials</td>
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</tr>
<tr>
<td>Landscape materials</td>
<td></td>
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<td>Fences</td>
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<td>Signage</td>
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<td>Masonry</td>
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</tr>
<tr>
<td>Exterior lighting</td>
<td></td>
</tr>
</tbody>
</table>

Scope of Work: Describe the proposed project in detail, including all changes to the building, site, or lot. Include all features to be removed, altered, repaired, and/or added. Attach more sheets as needed.

A detailed description of the proposed changes are attached as a separate document. Also attached is a brief history of the house, detailed drawings of the proposed changes, and photos of the present house. Also attached brochures for the backup lift ramp and guidelines for building decks from Cumaro.

In brief the proposal consists of three parts. First, replace the railing in front of the house. Second, install a wheelchair lift at the backsteps. And third, build a new deck in the rear of the house. Note that neither 2 nor 3 are visible from the street.

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

[Signature]

Applicant/Owner Signature:

Date: 22 April, 2020
Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. *Any application without the necessary documentation will not be accepted.*

Required Documentation:

- X Completed/ signed application

- X “Before” photos of existing conditions, should show the entire elevation/site where the work is to be completed.

- X “After” photos/drawings/renderings; should show what property will look like after proposed work is completed.

Supplemental Documentation: The following documentation is project specific. Find the section that corresponds to your project, and complete the checklist for that section. For example, if you are only building a fence, only complete the checklist under the heading “Fences”. If you are applying to construct a driveway and new addition, complete the checklist under “Site Improvements” AND the checklist under “New Construction/Additions”.

Fences

- Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

- Material specifications, should include picture of proposed product (except for treated wood)

Site Improvements (except for fences and porches. Includes decks, garages/sheds, driveways, etc.)

- X Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

- X Drawings/photographs of proposed alteration and modifications to site

- X Material specification sheets for construction materials/pre-fabricated buildings, etc.

New Construction/addition

- X Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.
Floor Plans

\[\checkmark\] Dimensioned elevation drawings of all sides affected

_ Landscaping plan (showing trees of significant size/age, historic plantings)

Solar Panels

_ Roof plan, to scale, showing the location of all panels on the roof

_ Elevations of locations with solar panels

_ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Demolition

_ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

_ Floor Plans (including decks and porches to be demolished)

_ Dimensioned elevation drawings of areas to be demolished.

Landscaping

_ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

_ Landscaping plan including detailed planting list if applicable

Signage

_ Dimensioned drawing/rendering of proposed sign and placement on the building

_ Photos of streetscape, including adjacent signage

OFFICE USE ONLY

Date Received:_______  Taken By:_______  Receipt #:_______  HPC Application #:_______

Documents provided: 1 original  Meeting Date:_______

Filing Fees-Residential $50.00  Commercial & Non-Residential $100.

Administrative Review (No charge)  Request for Extension:___(No charge if filed before expiration date).

Note: Make Checks Payable to the City of Cambridge.
Summary of Three Separate Proposals
for
204 Belvedere Avenue
Cambridge, Maryland

contact: W. K. George Jr., 410 330 3014 (georgewilliamk@gmail.com)

1. **Replacement of hand-railing for front steps.** *(This is a handicap related issue and is independent of the rest of the proposal.)* The picture labeled 'street view from front' (shown at right) makes clear there are two levels of steps which must be ascended to enter the house from the front. Three from the front sidewalk and four more to the porch. These railings were removed when the front sidewalk was replaced in 2012 and lowered to allow easier access from the curb (you couldn’t open a car door at curbside). This meant the one-step railing at the sidewalk no longer worked, and the one at the porch was damaged during remodeling. We delayed replacing to avoid further risk of damaging them while work continued inside. We need to replace them now, both for our own safety and those visiting us. We have chosen (with permission) to copy the Craftsman style of our neighbors at 206 Belvedere (see figures below). Note the railing at the porch is placed to the left of the screen door (as was the previous one), in anticipation that the screens will be replaced soon as well. And the one near the front sidewalk is only on the left side.

2. **Installation of 45 inch elevation wheelchair lift at backdoor.** *(This is an urgent issue and also handicap related.)*
Both of us now have mobility issues and all steps are already a problem. We are not in wheelchairs — yet. But one of has a paralyzed leg from a broken back, and knee problems on the other. So it is only a matter of time. We have already purchased a Passport VPL like the one shown below to the left below (brochure attached as well). It will have an automatic gate at the top with call buttons at top and bottom. It is now in our garage awaiting installation. We chose this as the alternative to a 45 foot ramp (45 inch rise at 1 inch per foot), which no matter the design dominated our backyard.
Installation of the lift requires an 80” x 56” four-inch thick concrete pad that can handle 3300 psi. We propose to put this immediately in front of the backdoor steps shown in the two photos to the right. The yellow tape on the ground shows the approximate extent of the pad. Also note that because of existing shrubbery beside the house, it should be almost invisible from the street. And we have the approval of neighbors on both sides.

Obviously we need a ramp to get the 7’ from lift to the backdoor, but what kind of ramp is very much related to Part 3 of this proposal. The existing landing extends only 30” from the door and has a 6” step to the door, so it is not suitable either (since we can barely open the door now). So what we really need is a landing plus a short ramp. **If the deck proposal in Part 3 is NOT approved, then we propose a 7’ x 5’ elevated ramp with handrails of the type manufactured by the same company that makes the lift we have purchased (EZ-Access ramp brochure attached), so compatibility is assured. A portion of one from the EZ-lift brochure is shown to the right. This would be installed over the existing backsteps, so there will be no removal of historic material (nor would there be with the deck proposal in Part 3).**

Since time is a problem for us (we must be in Europe by the end of June or forfeit our Swedish pensions), we would like very much to see the lift installed before we leave. And there are contractors who would be very happy for the work now as well. Therefore we would be very grateful for a quick decision on the lift itself, with the understanding that IF the proposed deck in Part 3 is not subsequently approved by HPC, we will install this ramp instead. **Note that the lift and requisite concrete pad will be installed in exactly the same place regardless of the HPC decision on Part 3.** A decision on this alone will allow us to proceed immediately with the major holdup which is pouring the 56” x 80” concrete pad necessary to install it.

**Part 3: A new deck in the rear of the house.** (This is definitely not handicap related.) As noted above we must (assuming flights are available) be in Europe by June 30. So if not constructed now, it will have to wait until next January when we return. This is more of a problem for the Cambridge construction people who need the work now more than ever. From our point-of-view it would be nice to see it finished before we leave, and we have people standing by to begin construction.

As detailed in the Historical Summary attached to this proposal, we have a wonderful and environmentally-friendly house that we hope is a contribution to the community. This is a product of eight years of effort beginning with our successful proposal to HPC in 2011 to become Cambridge’s first all solar home **But now we need a way to get into it.**
We bought our step-free apartment in Sweden 15 years ago because we knew the day would arrive when we could not use steps. As noted earlier, one of us (Bill) suffered a serious back injury 30 years ago resulting in a paralyzed leg. So we knew it was only a matter of time, since we are both in our 70’s. But now we both have mobility issues. Getting into the house AT ALL now is a problem for both of us. Discussions are underway for internal lifts to move between floors. But we need immediately a way to get in.

We have considered ramps for both front and back, but frankly there is no way to install them in a way that does not dominate the landscape – even in the back. We had the architect draw up a ‘natural ramp” by terracing, but the necessary 45 foot extent literally ate up the entire yard. A forty-five foot aluminum ramp provided an interesting alternative since it could be temporary, but it simply could not avoid being the dominant feature. In the absence of attractive alternatives, we have purchased a Passport aluminum vertical lift that will allow us to easily enter the house through our back kitchen door. So now we need permission to install it. Our preference is to not just install it, but install it in an attractive way while preserving as much of the old as possible. That “preserving part” is easy, since there is nothing really behind the house to remove except steps: so we simply keep the old brick steps! By installing the lift in front of the present steps, that allows us to keep the steps. But as noted in 2 above, we would need a five-by-seven foot ramp 45 inches in the air over them. Since the backdoor threshold is six inches above the landing this is possible. But we propose to do better.

The back of the house has always been ugly and neglected. The solar hot water panels actually hide some of the ugliness. We propose to transform the back into something beautiful and functional by installing a deck which both provides a landing for the lift and hides it. Here we have little history to go on. There is no “classic” bungalow deck. Decks came along later, even for bungalows. A quick glance using google satellite view of the Historic District “Bungalow Heaven” in Pasadena, California shows that pretty much anything goes. Note there are actually two bungalows within two blocks of us
with decks. Both are mid-west bungalow designs, so offer little help in designing a deck for our California bungalow. Also note that no part of anything we do behind the house will be visible from the street, and very little of it to our neighbors. Nonetheless we have tried (with the abundant help of the architect Jay Corvin) to create something that is consistent with both the house, its history, and our lives as off-shore sailors and live-aboard cruisers. And also makes the lift a bit less intrusive.

Here is our solution: We will preserve the old steps but cover them with a deck. The deck will be constructed entirely of Cumaru\textsuperscript{1} wood (Brazilian teak) including the under-framing. So it will

\textsuperscript{1} Cumaru is very similar to Ipe, but, unlike Ipe, it is considered sustainable since it is largely harvested in areas flooded by dams in Brazil. Both Ipe and Cumaru have incredible resistance to insects and mildew, easily surpassing even pressure-treated lumber. Cumaru can also withstand direct sun and summer heat without getting too hot to walk on, hence its use in docks and even boardwalks (e.g. Atlantic City). So resilient is this wood that it easily outlasts the usual
undoubtedly outlast us. All fittings and hardware and attachments will be stainless steel. The railing will use Cumaru posts and top-rail with stainless rigging below, reflecting our many years of living aboard a sailboat. But more important, by using rigging instead of boards or slats, we will be able to see through to our backyard from the house windows, instead of just seeing the railing of a deck. Since the deck boards are spaced ¼ inch apart, the surface is permeable. And what run-off there is will be routed by a French drain to the existing rain garden (still under construction). Note that 100% of the roof run-off from house and garage is already routed to the rain garden at the rear of the property and has been for more than a year now. So impermeable surface coverage of the lot should not be an issue: there is zero runoff from impermeable surfaces (front sidewalk excepted) even at present.

In the attached design we have followed the state-of-art guidelines. (The Australian deck document attached provides a nice summary of our approach – and may be useful to others as well.) As the framing plan below should make clear, we have given considerable thought into how to make a deck that outlasts us. The deck itself will provide an attractive addition to the house, as well as fulfilling its most important role of a landing for our lift. And it also will allow us to sit in the back and enjoy our backyard without having to go down the ever-more-difficult steps, currently an impossibility.

In summary, by leaving the old brick steps under the deck, and adding only a concrete pad for the lift in front of them, we will have accomplished one of the HPC’s stated goals of preserving as much historic material as possible. (In fact, since there is no ledger board, the deck is only superficially attached to the house at all.) So should anyone in the future wish to remove the deck, a return to the present condition is not only possible but straightforward. But by making a deck that is both aesthetically appealing and constructed of the very best sustainable materials, we suspect that any removal will not be for a very long time, if ever.

framing and galvanized fasteners. So we will use only stainless.
PORTA CUMARU
Residential Decks
Design, installation & maintenance guide

Versatile, attractive & durable timber
Ideal for external & landscaping applications
Your PASSPORT to Independence!

The perfect solution for accessibility challenges, including pathways, porches, and platforms. The PASSPORT® Vertical Platform Lift features durable aluminum construction and is the lightest residential platform lift on the market, weighing an estimated 300 pounds lighter than comparable steel units.

This Vertical Platform Lift features Plug-N-Play Wiring Technology, which makes it the preferred lift of installers and technicians.

Visit ezaccess.com for product specifications

1-800-451-1903
The PASSPORT® will get you where you need to go

The PASSPORT Vertical Platform Lift takes safe access to the next level and provides a quiet, smooth ride to your next destination.

Quick Specs

- Lightest VPL on the market
  - 52" straight: 361 lbs. | 52" turn: 353 lbs. | 72" straight: 392 lbs. | 72" turn: 384 lbs.
  - All-aluminum structure
- 52" and 72" lifting heights with straight, turn, or dual access platforms
- 10 FPM (feet per minute) maximum speed
- 750 lb. weight capacity
- ETL certified – Independently tested and approved for product safety
- Performance standards: B44.1/ASME A17.5, ASME 18.1-2008 (Sec 5)

Power

- Plug-N-Play wiring technology
  - For ease of installation, tower and accessories are pre-wired using automotive style connectors (no additional wiring needed)
  - An electrician and/or electrical permits are generally not required (check your local ordinances)
- Wiring is user-friendly and low-maintenance
- DC-powered unit (MK Battery)
  - Off-the-shelf 24V batteries (two each 12V-12Ah sealed)
- On-board smart charger plugs into standard GFI outlet
- Approximately 30 complete, fully loaded cycles on battery power alone

Operation

- Final drive: 1" diameter Hi-lead® drive screw with bronze nut and bronze safety nut
  - High energy efficiency
  - Less drain on batteries and less wear and tear on motor
  - Quiet, smooth ride
  - Lead screw is lubricated with Arctic-rated grease, making it ideal for ambient temperature ranges
- Upper- and lower-limit switches with manual triggers
  - Waterproof switches will not corrode
- Manual lowering capability (hand crank included)
- Low maintenance
Continuous large low-pressure mushroom head control switches (including emergency stop) are easy to use, regardless of motor skills.

Multi-positional control box features keyed operation.

High-visibility LED diagnostic indicator lights for easy troubleshooting and reduced service calls.

Undercarriage safety pan with obstruction detector (takes less than 15 lbs. of pressure to stop lift). The VPL will still be operational in the upward direction, but the object or obstruction must be cleared to resume downward travel.

Self-actuating 24” entry ramp, which can be assembled on either end of the platform allowing access to the VPL from either side. When the VPL rises, the ramp will fold upward providing a safety measure to help prevent accidental travel off the platform while the VPL is moving.

The PASSPORT is proudly made in the USA and is covered under our 2-year warranty.
Add-on Accessories

- **Call-Send Control**
  - Allows additional stations, such as top or bottom of landing, to call the PASSPORT up or down
  - Mushroom-head control switches are easy to use, even with limited motor skills
  - Tower is pre-wired for one call box (splitter is included with additional boxes)

- **Wireless Remote**
  - Key fob transmitter allows operation of the PASSPORT from nearby remote locations, including your vehicle or house (splitter included)
  - Can be used with or without the call-send control

- **Safety Pan Weather Guard**
  - Helps keep the safety pan free of debris

- **Platform Safety Rail**
  - Provides additional stability for lift riders

- **Interlock**
  - Safety device intended to prevent an existing door from being opened when the lift is in the down position

- **Top Landing Gate**
  - Used to control the access between the PASSPORT and your upper landing, porch or deck and may be required by your local building codes
  - Features a mechanical interlocking latch with magnetic read switch that keeps the rider protected and safe from accidental injury and prevents improper operation of the lift
History of George House
204 Belvedere Avenue, Cambridge, MD 21613

California Bungalow (constructed circa 1929)
ZNE (Zero Net Energy) since 2012

A house in a historic district should have a history—a history of both the house and the people who lived in it. This is a summary of the brief, but rich history of this interesting house.

We believe the house at 204 Belvedere Avenue to have been constructed in 1929. (The deed is dated 1935 as are most in this area since the courthouse burned and destroyed all copies.)

This house is unusual in several ways.

First it is a California bungalow, which distinguishes it immediately from almost all other bungalows in Cambridge. The first floor is constructed of a dual row of interlaced brick in a uniquely Cambridge brick cross-pattern, and covered externally in stucco. The second floor is frame and covered with cedar shakes. The shakes have been retained and replaced (at considerable expense) several times in the house’s history, most recently in 2012-13. Second, the house is deceptively large for a 1920’s bungalow (2400 square feet), and it literally fills to the lateral limits of the 70’ x 130’ lot. Third, it has a full basement, in itself unusual in this region at least for older homes.

The first era (1929 – 1964): LeCompte family home
The original occupants were the LeCompte family. It is understood that Mr. LeCompte was a city employee and perhaps even its treasurer. It is also understood that the home was specifically contracted by him, hence its rather unique design. The 38 windows, many in clusters, reflected the Craftsman design movement of the period, and produced a house almost entirely lit by natural light. Mr LeCompte died in the 50’s (to the best of our knowledge), but Mrs. LeCompte occupied it until 1964 when it was sold to William K and Madonna K George. The house was always white in color until 2004 when re-painted by their daughter.

The first floor is typically bungalow. The large living room with two groups of three windows each spans the front of the house. A kitchen with side pantry (converted to a bathroom in the 70’s), a bedroom, dining room, and study complete the first floor. The dining room and kitchen were combined into a single large kitchen in 2018. This was the only part of the house that has been significantly changed from its original layout. The new kitchen was custom-designed by The Myers Touch, an award-winning UK husband-wife kitchen design team. This change not only created a European-style kitchen with large island, but the 5 windows and French doors at both ends (with no separating wall) eliminated the only dark part of the house.

The second floor has bathroom over the (old) dining room with classic pedestal tub and sink (the latter removed in the 1980’s but re-installed in 2018), back bedroom over the study, and two front bedrooms
And it is an energy marvel. The old house which used 1200 gallons of oil a year in 2010 and 2011, now uses none. In fact, the entire energy use for heating this past year was 4000 kW-hr (equivalent to 100 gallons of oil, a factor of 12 reduction). And 100% of that energy was produced by solar panels on the roof which also provided electricity for two electric cars. Hot water is provided 100% by the sun from two 4’ x 6’ solar hot-water-panels supplemented by electrical on-demand heating, also using electricity provided by the sun. None of this would be unusual in a modern new LEED or Passive House, but in a 1929 bungalow it was a major achievement, especially in a historic preservation district. But by using modern materials (mostly European in origin) we have managed to keep almost all the internal features of a classic 1920’s bungalow. For example, we kept the old over-sized classic iron radiators, but use them now almost exclusively for heat in winter with only 90-100 degree F water provided by an air source heat pump imported from Europe. A second air-source heat pump provides summer AC and back-up heating. And as a final gesture to the Maryland priorities and the Chesapeake Bay, 100% of the rainwater that lands on both house and garage is channeled to rain gardens in the rear. Zero house runoff has gone to the street for more than a year now.

Finally in addition, this house has not only been brought up to the highest standards of the 21st Century, we have corrected many (if not all) of its historical flaw. Like many bungalows of this era, the floor-by-floor construction gave little initial regard to placement of stairs and plumbing. So when stairs were needed, for example, a hole was simply cut in the floor through beams and all. Sistering especially for plumbing and heating pipes was optional. This yielded a number of structural issues including beams that supported nothing, and even areas that were not supported at all. For example, for the coal-fired central heating originally installed, a section had been removed from the main-supporting joist. The already under-sized beam, of course, was incapable of supporting the core weight of the house, resulting in a depression of the central area. Since we opened virtually every surface in the house for our reconstruction efforts, all of these “issues” have been corrected, in the case of the joist with steel beams augmenting the old. New inside stairs to the basement, complete with landing, replaced an earlier narrow and dangerous version, and make the present narrow and dangerous basement entrance unnecessary. New PEX-based tubing made it possible to ditch the old asbestos-covered iron pipes and plumbing as well.

The fourth era (2020- ) A true handicap home for the mobility-challenged

In summary, we have created a home that is modern and environmentally friendly; and hopefully an illustration of what can be done, even with an old house. Most importantly it costs little to live in, probably the most crucial aspect of sustaining a historic structure for human occupancy anywhere. And we have managed to do without significantly changing the appearance of inside, and changing nothing on the outside that can be seen from the street. But whether we will be able to continue to physically live in this house will be in part be determined by the HPC and its response to the attached proposal. Since we are for the first time proposing to add something to the outside, we have collaborated with the best local architect (as his wife says, “His specialty is making things look old!”). This new deck will not look old. But it will look like it belongs. And it should age beautifully. We have incorporated ideas and materials from around the world to propose what we hope will be a beautiful and long-lasting structure, in addition to just a handicap lift.

The HPC showed great foresight in allowing us to proceed in 2012 to create this first ZNE house. Hopefully it will trust us again.
<table>
<thead>
<tr>
<th>Property (Land) Owner (If Different Than Applicant)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Cambridge Community Service Foundation, Inc.</td>
</tr>
<tr>
<td>Address: P.O. Box 703, Cambridge, Maryland 21613</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Information:</th>
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</thead>
<tbody>
<tr>
<td>Name: Cambridge Community Service Foundation, Inc.</td>
</tr>
<tr>
<td>Address: P.O. Box 703, Cambridge, Maryland 21613</td>
</tr>
</tbody>
</table>
is presentation short for connection materials and pre- flight items.

A detailed presentation including pictures of product images of proposed products as well.

Drawing properties of proposed items and modifications in the field.

Proposed items and location of equipment.

Software right-of-way access examination on the property. Even if not in use, the environment location (source, level, and detail) examination of proposed products and drawing.

Site plan to scale of site plan including property lines. An environment respect.

For lenses, projectors and the improvements (decks, fences, sheds, pergolas)

Connection Details (including all materials presentation, commercial elements, special)

N/A Photo plans showing existing conditions, demolition and new construction

For new construction, demolition or demolition plans

Proposed work is complete.

All proposed additions are in place and look like they should.

Before photo: existing conditions, should show the entire site, plan and elevation

Completed site plan.

For all applications (RIP CAN, AIC and EAR):

Required Documentation:

The following checklist of required elements to complete your application.

Preparation Checklist: Any application may be necessary the necessary.

Please complete the following checklist of required elements to complete your application.
Application to the Historic Preservation Commission

Check the Appropriate Requested Action:

☐ Informal Review
  o Discuss with the commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide guidance.

☐ New Construction/New Addition
  o Construction of any new buildings or additions

☐ Exterior Building Alteration
  o Any changes or alterations including but not limited to roofing, masonry cleaning/repair, and repair/replacement of architectural features such as windows, doors, siding, porches, getters, and trim, etc.

☐ Signage or Graphics
  o Installation of any signs or graphics on the building

☐ Landscaping/Fencing/Patios/Paving
  o Removing or adding landscaping or landscape features such as driveways, walkways, patios, fencing, retaining walls, etc.

☐ Demolition/Moving a Structure
  o The removal of any building or structure in whole or in part

☐ Other:
  o Updated request relates to approved permit

☐ Administrative Review
  o Meet with staff to discuss projects eligible for administrative review, such as in-kind replacement of deteriorating features, etc.

APPLICANT INFORMATION:

Michelle Barnes

Name

108 Belvedere Ave, Cambridge MD 21613

Street Address City State Zip Code

E-Mail Address

443 221 6124

Phone Number Date Approved:

Fax Number Approved by:

Administrative Review:

Description/comments:

__________________________________________

Date Approved: __________________________

Approved by: ____________________________
PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)

Name

Street Address

City

State

Zip Code

E-Mail Address

Phone Number

Fax Number

PROPERTY INFORMATION:

108 Belvedere Ave Cambridge

Address

Map/Parcel Number

Current Zoning

Year Built

CONTRACTOR/ARCHITECT (if applicable)

C & W Contractors / Chuck Foskey

Name

Address

410 901 3155

Daytime phone number

C W Construction @ aol.com

Email address

MHIC or Registration # 115431
Please use the table below to indicate the existing materials that will be affected by the project, and the materials that are proposed.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Existing Materials</th>
<th>Proposed Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation finish materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Wall Finish</td>
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</tr>
<tr>
<td>Porch Details</td>
<td></td>
<td></td>
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<tr>
<td>Entrance Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Window and door type and style</td>
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<td></td>
</tr>
<tr>
<td>Other prominent details</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof finish</td>
<td>Metal roof approved</td>
<td>Asphalt 3 tab grey</td>
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<tr>
<td>Chimney repair</td>
<td></td>
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<tr>
<td>Walkway and driveway materials</td>
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<tr>
<td>Landscape materials</td>
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<tr>
<td>Fences</td>
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<td>Signage</td>
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<td>Handicapped accessibility</td>
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<tr>
<td>Satellite dish</td>
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<tr>
<td>Masonry</td>
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<tr>
<td>Exterior lighting</td>
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</tr>
</tbody>
</table>

Scope of Work: Describe the proposed project in detail, including all changes to the building, site, or lot. Include all features to be removed, altered, repaired, and/or added. Attach more sheets as needed.

Original approval called for metal roof. As enclosed pictures show, roof is not visible. Propose to use brown 3 tab dark grey/black asphalt shingles instead. The slope and location of roof is such that I anticipate including it in a future project request for solar panels.

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

Applicant/Owner Signature: [Signature] Date: 4/13/20
Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. Any application without the necessary documentation will not be accepted.

Required Documentation:

___ Completed/ signed application

___ “Before” photos of existing conditions, should show the entire elevation/site where the work is to be completed.

___ “After” photos/drawings/renderings; should show what property will look like after proposed work is completed.

Supplemental Documentation: The following documentation is project specific. Find the section that corresponds to your project, and complete the checklist for that section. For example, if you are only building a fence, only complete the checklist under the heading “Fences”. If you are applying to construct a driveway and new addition, complete the checklist under “Site Improvements” AND the checklist under “New Construction/Additions”.

Fences

___ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ Material specifications, should include picture of proposed product (except for treated wood)

Site Improvements (except for fences and porches. Includes decks, garages/sheds, driveways, etc.)

___ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

___ Drawings/photographs of proposed alteration and modifications to site

___ Material specification sheets for construction materials/pre-fabricated buildings, etc.

New Construction/addition

___ Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.
Floor Plans

Dimensoned elevation drawings of all sides affected

Landscaping plan (showing trees of significant size/age, historic plantings)

Solar Panels

Roof plan, to scale, showing the location of all panels on the roof

Elevations of locations with solar panels

Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Demolition

Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Floor Plans (including decks and porches to be demolished)

Dimensioned elevation drawings of areas to be demolished.

Landscaping

Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-ways or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Landscaping plan including detailed planting list if applicable

Signage

Dimensioned drawing/rendering of proposed sign and placement on the building

Photos of streetscape, including adjacent signage
an extra charge over and above this proposal. All agreements will be contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, flood and other necessary site insurance.

**ACCEPTANCE OF PROPOSAL:** The above prices, conditions and specifications are satisfactory and are hereby accepted. You are authorized to proceed with the work specified. Payment will be made as outlined above.

Owner Signature: [Signature]  
Date: 9/17/20

Owner Print: Michelle Barnes

1/22/20
Item #: 651205 Model #: 020210
GAF ROYAL SOVEREIGN 33.33-sq ft Charcoal 3-Tab Roof Shingles

275 Ratings
98% Recommend this product

Community Q&A

$30.00
No Rebates. Change Location.  

• 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five ye ...

• Proven quality with over 10 billion Royal Sovereign Shingles having been installed in North America - enough to circle the Earth more than...

• Advanced Protection® Shingle Technology reduces the use of precious natural resources while providing excellent protection for ye...

Manufacturer Color/Finish

Charcoal

FREE Store Pickup

165 available today at Easton Lowe's!

Delivery available

FREE IN-HOME CONSULTATION

Need help with installation?
Schedule your appointment to get started.

WE'RE HERE TO HELP: 5% OFF* EVERY DAY OR UP TO 24 MONTHS SPECIAL FINANCING*

*Credit offer cannot be combined.

Product Information

Never before has living the dream been this beautiful — in a durable, affordable shingle. For over 50 years, Royal Sovereign® Shingles have been a go-to fiberglass 3-tab shingle. They combine simple, timeless beauty with GAF Advanced Protection® Shingle Technology. Each shingle is made with...
Application to the Historic Preservation Commission

Check the Appropriate Requested Action:
X Informal Review
  o Discuss with Staff and the Commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide guidance.

Administrative Review Certificate (ARC)
  o Meet with staff to discuss projects eligible for administrative review, such as in-kind replacement of deteriorated features, minor work not impacting the architectural character, or repairs and in-kind restorations etc. (see attached Minor Work Items Chart attached)

Emergency Approval Review (EAR)
  o Meet with staff to qualify the level of emergency of the repairs and replacements
  o One or more Commissioner will confirm (site visit may be required) in addition to Staff

Formal Review- (Certificate of Appropriateness / HPC-CoA)
  o Requires a full review by the Historic Preservation Commission
  o Typical projects that apply (please check relevant sections below)
    - Construction of any new buildings, additions, or accessory structures
    - Exterior Building Alteration (facades, roof, porches, entrance stoops…)
    - Signage or Graphics
    - Landscaping/Fencing/Patios/Paving
    - Demolition/Moving a Structure/Removal of a character defining feature
    - Other:

Consent Agenda – Application is presented at HPC meeting; if Commissioners have questions, it becomes a full HPC review, otherwise it is voted upon without discussion

Note: Please refer to Administrative / Minor Works Item chart attached for details on HPC-CoA requirements

PROPERTY INFORMATION:

108 Choptank Avenue Cambridge MD 21613
Street Address City State Zip Code
301/4/152 NC-3 Prior 1930
Map/Parcel Number Current Zoning Year Built
APPLICANT INFORMATION:

Michael J. Keene

Name
PO Box 158, 8837 Howeth Road           Wittman MD     21676
Street Address                           City       State     Zip Code
mjkeene@atlanticbb.net
E-Mail Address
443 786 5763
Phone Number                              Fax Number

PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)

SAME

Name

Street Address                           City       State     Zip Code

E-Mail Address

Phone Number                              Fax Number

CONTRACTOR/ARCHITECT (if applicable)

None contracted YET
Name

Address

Daytime phone number

Email address
Please indicate below which sides of the building are impacted and provide documentation as applicable:

- Main street front façade
- Side yard facades
- Rear façade and rear side of house

**Outbuildings**

Please use the table below to indicate the existing elements that will be affected by the project.

<table>
<thead>
<tr>
<th>Existing Materials</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundations &amp; Masonry</td>
<td></td>
</tr>
<tr>
<td>Exterior Wall / Finish</td>
<td></td>
</tr>
<tr>
<td>Porch / Floor, Elements, Details ...</td>
<td></td>
</tr>
<tr>
<td>Entrance Steps</td>
<td></td>
</tr>
<tr>
<td>Windows &amp; Doors / type &amp; style</td>
<td></td>
</tr>
<tr>
<td>Ornamental Elements (brackets ...)</td>
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<tr>
<td>Roof &amp; Dormers</td>
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<tr>
<td>Chimney(s)</td>
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<tr>
<td>Walkway &amp; Driveway</td>
<td></td>
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<tr>
<td>Built Landscaping Features</td>
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<tr>
<td>Fences</td>
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<tr>
<td>Signage</td>
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<tr>
<td>Handicapped accessibility</td>
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<tr>
<td>Solar Panels</td>
<td></td>
</tr>
<tr>
<td>Exterior lighting</td>
<td></td>
</tr>
</tbody>
</table>

Scope of Work: Describe the proposed project in detail, including all changes to the building, site, or lot. Include all features to be removed, replaced, altered, repaired, and/or added. Attach more sheets to provide all drawings and to describe all proposed, elements, materials and their specifications.

The requests being made are for the removal of the two existing accessory buildings and the construction of a new accessory building:
Old Building 1:

Remove this existing 12 x 16 foot structure with a dirt floor and an open end facing SW; the tide often brings 6 inches of seawater into the shed each week since I purchased the property in March 2020.

Old Building 2:
Remove this existing 22.5 x 32 foot structure with gable end facing Choptank Avenue; concrete slab is at grade of front gable; 3 - 5 inches of tide was over the slab during the 2003 hurricane, Isabel.

**New Accessory Building:**

Build a new, elevated 24 x 40 structure with a 12 x 40 foot lean-to; total dimension of project is 36 x 40. Pole-construction is the type of structure. Poles are dug into the ground and set in concrete, support framing on walls and roof, roof truss system, poured concrete interior pad 6 - 12 inches higher than existing pad, metal sheeting for roof and exterior walls and gables. An overhead 14’ x 8’ garage-type insulated door in each gable end. Storage attic space with 6’ of height above a 10’ garage space below. Two pairs of French doors open towards SW side of building on ground floor. Some type of windowed gable-end opening loft doors on each gable end of attic space. 2 - 4 windows on NE side of building facing the neighbor’s shed. (More photos to follow*)
More on the materials:

Metal Sales (MS) Manufacturing Corporation is the metal supplier. 26ga metal with MS Colorfast45 Acrylic Coated Galvalume. Sheets apply over open framing in 36” panels. (Details included in an attached photo*)

Link is: Metal for siding and roofing

Garage doors are specified from Overhead Door Company; photo attached*

Windows and French doors were specified from Lowe’s; photos attached*.

Truss system will be from Sam Yoder and Sons, at this time;

*Look for separate attached emails with more photos of details

Please complete the following checklist of required elements to complete your application.

Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. Any application without the necessary documentation and deemed incomplete by staff will not be accepted nor presented at the HPC hearing.

Required Documentation:

For All Applications (HPC-CoA, ARC and EAR):

___ Completed/ signed application form
__"Before" photos of existing conditions, should show the entire site, plan and elevation where the work is to be completed.

__"After" photos/drawings/renderings; should indicate what the property will look like after proposed work is completed.

__Specifications and/or materials brochures describing in detail the manufacture, material, proportions and details of all new proposed elements of repair, replacement or new construction

**For New Construction, Addition or Demolition**

__Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

__Floor Plans (showing existing conditions, demolition and new construction)

__Dimensioned elevation drawings of all sides affected (including any demolition & new construction)

__Construction Details (including all materials specifications, ornamental elements, special features)

**For Fences, Porches and Site Improvements (decks, garages, sheds, pergolas)**

__Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

__Drawings/photographs of proposed alteration and modifications to site

__Material specifications including picture or product brochure of proposed product, as well as specification sheet for construction materials and pre-fabricated elements

**Solar Panels**

__Roof plan, to scale, showing the location of all panels on the roof

__Elevations of locations with solar panels

__Photos of “before”, and if possible “after” conditions viewed from street level or rights-of-way

**Signage**
Dimensioned drawing/rendering of proposed sign and placement on the building
____ Photos of streetscape, including surrounding signage if applicable.

Modifications to mature trees and significant natural landscape features
____ Photos of existing conditions as they relate to the streetscape

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

Michael J Keene  
May 7, 2020  
Applicant/Owner Signature  
Date

---

OFFICE USE ONLY

Date Received:_________  Taken By:_________  Receipt #:_________  HPC Application #:_________

Documents provided: 1 original  
Meeting Date:_________

Filing Fees-Residential ______$50.00  
Commercial & Non-Residential ______$100.

Administrative Review ______ (No charge)  
Request for Extension: ______ (No charge if filed before expiration date).

Note: Make Checks Payable to the City of Cambridge.
Keene, 108 Choptank Avenue
Site Plan
Detailing demolition and new construction
Keene, 108 Choptank
Front facade
Facing Choptank Avenue
Keene, 108 Choptank
SW facade facing Keene yard
MS Colorfast45® Paint System

- Polar White (50)
  - SR = 0.30
  - TE = 0.07
  - SRI = 68

- White (30)
  - SR = 0.57
  - TE = 0.06
  - SRI = 67

- Light Stone (63)
  - SR = 0.30
  - TE = 0.06
  - SRI = 68

- Mocha Tan (22)
  - SR = 0.32
  - TE = 0.07
  - SRI = 80

- Brown (12)
  - SR = 0.31
  - TE = 0.87
  - SRI = 32

- Burgundy (15)
  - SR = 0.25
  - TE = 0.87
  - SRI = 24

- Patriot Red (73)
  - SR = 0.35
  - TE = 0.88
  - SRI = 38

- Red (24)
  - SR = 0.30
  - TE = 0.86
  - SRI = 30

- Burnished Slate (49)
  - SR = 0.31
  - TE = 0.87
  - SRI = 32

- Ocean Blue (35)
  - SR = 0.30
  - TE = 0.88
  - SRI = 31

- Hawaiian Blue (70)
  - SR = 0.22
  - TE = 0.67
  - SRI = 33

- Charcoal (17)
  - SR = 0.30
  - TE = 0.67
  - SRI = 31

- Ash Grey (25)
  - SR = 0.37
  - TE = 0.88
  - SRI = 40

- Forest Green (26)
  - SR = 0.27
  - TE = 0.67
  - SRI = 27

- Patina Green (58)
  - SR = 0.29
  - TE = 0.66
  - SRI = 29

- Black (05)
  - SR = 0.30
  - TE = 0.68
  - SRI = 31

*(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

All Colors Meet or Exceed ENERGY STAR® Slope Slope Requirements.
* Meets or Exceeds ENERGY STAR® 30° Slope Requirements.
Keene Accessory Building

Truss
GREAT VALUE

200 Series
DOUBLE-HUNG WINDOW

★ ★ ★ ★ ★ 4.4 • $$$

- Tilt-wash design makes it easy to clean
- Unfinished pine or prefinished White interior
- Exterior vinyl frame in White or Sandtone
JELD-WEN Tempered External Grilles Primed Steel Right-Hand Inswing Prehung Double Door French Patio Door (Common: 72-in x 80-in; Actual: 71.5-in x 79.5625-in)

$499.00

- Decorative 15-4te Low-E design
- Rust- and corrosion-resistant galvanized steel
- 1-piece polystyrene core provides long-lasting insulation

FREE Store Pickup

Shipping & Delivery

Unavailable for Pickup at Easton Lowe's

Currently unavailable
Subject: HPC Agenda
The City of Cambridge Historic Preservation Commission will conduct a remote log-in meeting on Thursday May 21, 2020 at 6:00 p.m. from City Council Chambers, 305 Gay Street.

Members of the public and applicants are not authorized at Council Chambers due to the Corona virus situation but can log in to a conference call using the instructions below.
The meeting will be streamed live on TownHallStream.com

The conference call-in instructions are:
Dial in: (425)-436-6391   Access code: 257-171#

Note: this log-in number may change up to the meeting day. Should they occur, modifications will be published on the city website (choosecambridge.com) prior to the meeting.

Items on the agenda are:

Approval of Minutes:
April 16, 2020 Meeting Minutes

Old Business:
HPC 2020 - 050 104 Vue De Leau – Front Porch

New Business:
HPC 2020 – 053 108 Belvedere Avenue – Change of roofing material
HPC 2020 – 054 122 West End Avenue – Shed (after-the-fact) & Fence
HPC 2020 – 055 204 Belvedere Avenue – Railings & Back Deck
HPC 2020 – 056 108 Choptank Avenue – Accessory Building / Addition
HPC 2020 – 057 Long Wharf Park – Sign (Rotary Club)

This agenda is subject to change, the final agenda will be approved by the Commission at the Hearing.