



## Historic Preservation Commission Minutes

April 19, 2018

The Historic Preservation Commission met on Thursday, April 19, 2018 at the City Council Chambers, 305 Gay Street. The meeting started at 6 p.m.

**Commissioners Attendance:** George Vojtech, Chairman; Sharon Smith, Vice Chair; Susan Morgan; Ron Berman and Janice Olsheky (alternate)

**Liaison:** Commissioner Steve Rideout

**Other Representatives Attending:** Herve Hamon, Planning and Zoning, Planner I and Historic Preservationist and Pat Escher, City Planner

### Work Session – Historic District Design Guidelines

- A Draft of the Guidelines was posted on the City website on April 13, 2018 at noon.
- Detailed comments from Will Bishop were received in writing on April 18. The HPC decided to review these comments together with the upcoming comments expected at the April 24 Community Meeting.
- Commissioner Smith asked that we confirm re-introducing the deleted section about mature street tree preservation, and overall guidelines about the respect of historic landscape features.
- City Planner Pat Escher suggested that we create an Appendix to record all public comments.

The HPC then laid out plans and strategy for the April 24 Community meeting:

- Introduction by Chairman Vojtech
- Presentation of the purpose and process of the Design Guidelines
- Objectives and Goals expressed by each Commissioner
- Discussion open to the public to be focused on the positive aspect and impact of the revised Guidelines; and input from the community on what should be added and could be problematic

Chairman Vojtech closed the Work Session.

Chairman Vojtech called the regular meeting to order at 7:00 p.m. He began the meeting by conducting roll call and issuing a welcome. Commissioner Vojtech then conducted the swearing in of persons planning to testify and explained the order of business.

### Approval of Agenda

A motion by Commissioner Berman to approve the agenda as revised was seconded and carried unanimously.

**Approval of Minutes**

March 15 minutes will be reviewed at the May 17 meeting.

**Consent Agenda**

**HPC 2018-047 305 Belvedere Avenue - New yard fence**

Installation of an aluminum ornamental yard fence in back and side yards, returns on side yards visible from the street.

Design is approved by the HPC. Commissioner Berman motions to approve, Commissioner Smith seconds, motion passes unanimously.

**Old Business**

**1. HPC 2018-045 309 Oakley Street – Façade Renovations & Addition of Sunroom**

Mr. Hamon presented the drawings provided by Jay Corvan AIA, architect and Arthur Zachai, owner. The Sunroom is located on the rear yard side of the house. It requires the demolition of the furnace shack (previously approved), and renovations of the façade in relation to the interior modifications. The Sunroom is within scale and character with the main structure and blends harmoniously with the house and the neighborhood.

Some discussion occurs between Alternate Commissioner Olshesky and Jay Corvan, architect, on which glazing subdivision for the second and third floor windows is most appropriate.

After debate, it is decided to keep all second-floor windows as one over one, and use the existing 2 over 2 window patterns for all 3<sup>rd</sup> floor windows (a modification to the previously approved 1 over 1 3<sup>rd</sup> floor street side window, taking effect retroactively).

With this amendment, alternate Commissioner Olshesky motions to approve and Commissioner Smith seconds. The motion passes unanimously.

**New Business**

**HPC 2018-033- 106 High Street – Front Porch Renovations**

Upon reviewing the application material, Commissioner Vojtech, Morgan and Staff coordinated a visit with the owner, Brian Bisignani, and his contractor, Branden Spear, at 106 High Street. It appeared there may be ways to save the original porch wood columns, instead of replacing them with fiberglass.

It was agreed that the columns needed to be taken down to be further examined. If the rot is extensive inside, from the base up, then a replacement with fiberglass will be considered. Owner agreed to try to repair the original wood columns if the deterioration was minor and fixable. Members of the HPC will be asked to inspect the columns when ready.

Repair of the porch floor with T & G salt treated wood matching size, and the repair of the existing balusters and railing was approved to go ahead.

Chairman Vojtech motions to approve, Commissioner Morgan seconds, the motion passes unanimously as described above.

**HPC 2018-048 – 512 Poplar Street – Butterfly Boutique – Storefront Renovations**

Ms. Dovile Cropper is applying to enlarge the existing windows at 512 Poplar Street, in order to get better display exposure from the street.

There is no other modification of the façade materials and details at this point, only an enlargement vertically down towards the window sill. The windows will be aluminum clad on the outside, and painted wood on the inside.

Motion is made by Comm. Berman for HPC 2018-048, to approve the replacement of the storefront windows as submitted, seconded by Chairman Vojtech. All approve unanimously.

**HPC 2018-049 – 808 Glasgow Street – Handicap Ramp in front yard.**

Devan Smith for HandyPro proposes to install a metal ramp in the front yard at 808 Glasgow. Upon careful consideration, there is no alternate location to install the ramp; the house is located on a corner lot, and it would not be possible to install the ramp along Willis Street.

The ramp is temporary in nature, but it requires the removal of 2 “winglet” return walls at the front porch entrance bay, enlarging the overall opening to accommodate the ramp as well as an access stair.

Motion is made by Comm. Smith for HPC 2018-049, to approve the installation of a handicap ramp and the enlargement of the entrance bay as submitted, seconded by Chairman Vojtech. All approve unanimously.

**HPC 2018-050 – 104 Vue de Leau – Front Porch renovation**

Ms. Christiane Williams proposes to remove the opaque enclosure wood parapet of the front porch, as well as strip the upper part of the columns off the wood shakes, and replace all in wood, with character matching the neighborhood and style complementary to the house. The balusters would be square section, and the lower part of the columns would retain their original wood shakes.

Based on the documents provided, Comm. Smith makes a motion to approve the application as submitted for HPC 2018-050 for the renovations of the front porch. Second by Comm. Berman. All approve unanimously.

**HPC 2018-051 – 429 Race Street – Electric Vehicle Signs**

This is an application to provide 4 Electric Vehicle charging stations at the rear portion of the parking lot adjacent to Blackwater Bakery, and the associated signage.

After clarification was received by Staff on the specific installation and visual impact from Race Street, it was determined that the signs for the charging stations, being no bigger than traffic signs, have only a minor impact.

**F. Design guidelines for specific commercial applications**

**5. Signage-** Signage can enhance the historic significance of the commercial area. Sign designs should be compatible with the architectural detailing of the building on which they are to be attached or the site where they are placed.

Based on the documents provided, motion is made by Comm. Smith to approve the application as submitted for HPC 2018-051 for the installation of EV charging stations signs. Second by Chairman Vojtech. All approved unanimously.

Comm. Smith makes a motion for the approval of HPC 2018-038, for the storefront sign. Application is accepted as presented. Second by Comm. Morgan. All approve unanimously.

**Enforcement Action – HPC 2017-022 - 106 Choptank Avenue – Rear Porch Construction non-compliant with Approved Permits**

**Background:**

On March 27, 2018, Chairman George Vojtech, Commissioner Susan Morgan, and DPW Staff (Herve Hamon), went to 106 Choptank to observe a couple of conditions where the construction did not seem to match what was applied for, approved and documented in the April 20, 2017 HPC Certificate of Appropriateness, and the Building Permit issued on March 16, 2017.

The 2 non-compliance items observed occurred:

- o At the detail connection of the fascia beam above the porch columns (recessed in the wrong direction, and not as shown on Section A-301 from Tim Crosby architect)
- o At the floor of the rear porch, where 5.5 “ salt treated floor boards were substituted to 3-1/8” Azek Tongue and groove flooring, as specified in the HPC COA and Building Permit

On March 29, Chairman Vojtech and Staff met with Kevin Hill to present the situation.

On March 30<sup>th</sup>, Staff met with Kelly Crowe, owner, at 106 Choptank to explain the situation.

On April 6, 2018, a letter was sent to Kelly Crowe and Peter Barclay at their Washington DC home to inform them of the action needed to remedy the issues.

**April 19 Presentation:**

Presentation by Staff of the issues mentioned above. The owners are not present at the meeting. Kevin Hill, from Hill-Kimmel Construction explains that this was a case of miscommunication between him, the architect and the owners, and that there was no intent of malice in the execution. He states that the fascia beam condition has been corrected per HPC – Staff recommendation. Several supporters and neighbors (Michael Delidenas, Jim Culver, Rich Klepfer, Cheryl Campbell, Cheryl Hannan and Charles Arnold) testify in favor of Mr. Hill’s quality construction and overall care for historic restoration.

After hearing these testimonies and closing the discussion to the public, Chairman Vojtech request that the owners write and sign a letter amending their original HPC Application, to reflect the

change of material at the rear porch floor. Upon reception of this document, Chairman Vojtech proposes that an Administrative Approval be issued by Staff to record the conditions, and lift the non-compliance nature of the project.

Commissioner Morgan makes a motion to approve the amendment to HPC 2017-022, with letter supplied by the owners. Chairman Vojtech seconds. All approve unanimously.

**Adjournment**

Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Comm. Morgan to adjourn the meeting was seconded by Comm. Smith, and carried unanimously. The meeting adjourned at 9:45 pm.

Respectfully submitted,

Herve Hamon  
Planning & Zoning Planner I  
Historic Preservationist

Signature:  Date: 17-May-18  
HPC Chairman

