



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

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Historic Preservation Commission

Minutes

April 20, 2017

The Historic Preservation Commission met on **April 20, 2017** at the City Council Chambers, 305 Gay St. Chairman, Ron Berman, called the meeting to order at 7:00 P.M. Mr. Berman began the meeting by conducting roll call and issuing a welcome. Mr. Berman then conducted the swearing in of persons planning to testify and explained the order of business.

Commissioners Attending:

Ron Berman—Chair, Sharon Smith—Vice Chair, George Vojtech, Herschel Johnson, Susan Morgan

Commissioners Absent:

Janice Olshesky—Alternate

Other Representatives Attending:

LaSara Kinser—Planning and Zoning Assistant

Minutes:

February 16, 2017: Minutes were approved without changes, with Mr. Vojtech and Mr. Johnson abstaining because they were absent.

March 16, 2017: Minutes were approved without changes without changes with Mr. Johnson and Mr. Berman abstaining because they were absent.

Old Business

HPC #2017-022, 206 Choptank Ave.: Tim Crosby, project architect, represented the application requesting approval to construct a rear screened porch, renovate and restore rear additions, install new roofing, siding and trim, and repair/replace existing windows. Mr. Crosby gave a presentation which discussed the proposed changes/alterations, the justification for the construction of the two proposed rear porches, a description of the existing conditions and the proposed changes, interior changes, siding and windows. There was no public comment on the application and limited discussion by the Commission.

Mr. Vojtech made a motion to approve the application as submitted. Mr. Johnson seconded the motion and it passed unanimously.

HPC #2017-023, 104 Willis St.: Tom Puglisi, property owner, represented the application to remove asbestos and vinyl siding from the house, install vinyl siding on the front and side gables and side dormer, install vinyl siding on the exterior walls, cover all siding corners with vinyl and install beaded soffit under eaves. Ms. Morgan recused herself before the presentation citing a conflict of interest. Mr. Puglisi explained that the existing asbestos siding has been analyzed by Sherwin Williams and cannot be painted and that they chose the proposed siding—6” Carolina bead vinyl siding—because they believed that it looked most like wood. There was no public

comment on the application. The Commission discussed the applicable guidelines, the profile of the proposed siding and the reveal of the proposed siding.

Ms. Smith made a motion to approve the application with the condition that the applicant would use siding with a 5" to 5.5" reveal and a plain clapboard profile, the specifications for which would be reviewed by staff before permitting. Mr. Vojtech seconded the motion and it passed unanimously.

HPC #2017-024, 800 Hambrooks Ave.: John Knox, property owner represented the request for retroactive approval to remove and replace rotten wood, wrap repaired porch header with white finished aluminum and install white finished vinyl on porch ceiling and soffit. Mr. Knox explained that the property was subject to a code enforcement citation with a time limit, which is why he did not seek approval before completing the work. There was no public comment on the application. The Commission discussed the circumstances of the citation and the specifications for the proposed materials. Mr. Vojtech made a motion to approve the application as submitted. Ms. Smith seconded the motion and it passed unanimously.

Administratively Approved/Routine Maintenance:

N/A

Informal Review

103 Mill Street: Cheryl Hannon asked for guidance regarding proposed alterations to the front door, all windows, the construction of a one-story rear addition, patio, and fencing. The Commission advised Ms. Hannon to consider a divided light rear door, as opposed to a sliding, full light style door.

311 Glenburn Ave: Rick Lesser, consultant to the property owner, asked for guidance regarding the demolition of a rear wing addition and garage. The Commission advised Mr. Lesser that they would consider an application to that effect.

530 Poplar Street: Chuck Kelly asked for guidance regarding the installation of a side door, which is required by the Fire Marshall. The Commission advised Mr. Kelly that they would consider an application to that effect which should include specifications, a rendering, etc.

Discussion

Action Plan: The Commission discussed progress on the action plan by Mr. Vojtech and Ms. Morgan.

HPC Awards: Ms. Kinser asked for nominations for the HPC awards

Administrative review guidelines: The Commission discussed changes to the administrative review guidelines

Motion to adjourn: Motion by Ms. Smith, Mr. Vojtech seconded the motion and the Commission unanimously approved it. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

LaSara Kinser
Planning and Zoning Assistant

Signature: _____
Chairman

Date: _____

HPC