



## Historic Preservation Commission Minutes

Meeting - May 16, 2019

The Historic Preservation Commission met on Thursday, May 16, 2019 at 7pm at the City Council Chambers, 305 Gay Street.

### **Commissioners Attendance:**

**Present:** George Vojtech, Chairman, Susan Morgan, Vice Chair, Commissioners Ron Berman, Sharon Smith and Herschel Johnson, Alternate Janice Olshesky

**Liaison:** Commissioner Steve Rideout (absent)

### **Other Representatives Attending:**

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

Chairman George Vojtech called the meeting to order at 7:00 p.m. He began the meeting by conducting a roll call, issuing a welcome, and swearing in the people planning to testify.

### **Approval of Minutes**

Review of April 18, 2019 HPC Meeting Minutes. Commissioner Johnson made a motion to approve the minutes as submitted, Comm. Berman seconded; all approved unanimously.

### **Consent Agenda:**

#### **HPC 2019-055 313 Belvedere Avenue - Façade Repairs & Shed Demolition**

Commissioner Morgan made a motion for HPC 2019-055 to be taken out of the Consent Agenda Item list and to be treated as a full HPC review. Comm. Smith seconded, all approved unanimously.

This is an application to repair the front porch and a few other façade elements and demolish a deteriorated shed/chicken coop in the back yard.

Mr. Tamplin, the applicant, explained how he will be using local experienced craftsmen and materials consistent with the historic nature of his residence.

Ms. Barnes, at 309 Belvedere expressed how the house has been neglected for the past 4 years.

A brief discussion ensued about the actual need to demolish the small garden shed / chicken coop; DPW staff and Chairman Vojtech confirmed from their site observations that the shed is beyond repair and structurally compromised.

**Scope of work approved:**

- Repair deteriorated brick support foundation under porch
- Replace some tongue and groove porch flooring with identical tongue and groove flooring boards (3/4" x 2 1/2" hard wood, milled to match existing)
- Replace rotten supports under porch floor
- Repair and replace deteriorated balusters and handrails with similar materials, matching profiles and dimensions
- Scrape and paint remaining window frames and trim on front and side façade
- Install repaired 3<sup>rd</sup> floor dormer window
- Repair front porch column
- Substitute concrete at front steps with a new brick stoop (same bricks as foundations)
- Demolish chicken coop/garden shed

**Scope of work & conditions added per HPC request:**

- Fix (repair or replace) broken hanging gutter at front porch
- Remove metal pipe handrail at front steps / porch column
- Applicant to coordinate with staff regular inspections of the progress and appropriate installation of the work

Comm. Smith made a motion to approve the application and scope of work with conditions as described above; it was seconded by Chairman Vojtech, all approved unanimously.

**New Business:**

**HPC 2019-049 121 Willis Street -Fence Installation and Chimney Restoration/Demolition**

This is an application to install a wood fence around the perimeter of the backyard and finalize the decision for the restoration versus demolition of the brick rear chimney.

Mr. Howard, the applicant, presented the financial hardship of having to incur the cost of creating the proper structural support and repairing + preserving the existing rear brick chimney (that cost represents 7% of the value of the house).

A discussion and vote took place about the possibility to build a fake chimney with plywood and brick veneer, matching the profile and dimensions of the existing; but that option did not gather the necessary number of votes, the chimney being located in the very rear of the house , and considering the fact that several houses of the same size, in the immediate neighborhood, already do not possess a rear chimney any more.

**Scope of work approved:**

- Installation of a 42" tall wood fence around the perimeter of the backyard, to connect to the sides of the house (as per illustrations provided, with cap detail)
- Complete removal of the rear chimney + patching of roof with matching shingles

Chairman Vojtech made a motion to approve the application and scope of work as described above; it was seconded by Comm. Berman; all approved unanimously.

**HPC 2019-050 106 Willis Street – Front Porch Renovation**

This is an application to renovate the front porch, install vinyl handrails and balusters at the edges of the porch and stairs, and replace the asphalt shingle roof with a standing seam metal roof.

Following a question by Alternate Olshesky, a brief discussion took place about the appropriateness of having standing seam metal at the porch roof. The rest of the Commission cited that there were several precedents of that nature in the Cambridge Historic District, and that metal roofs have been used as an original treatment on many other historic buildings.

**Scope of work approved:**

- Remove front porch floor, replace with PVC boards (1x3 1/8" Wolf Serenity, Seaside Harbor Gray)
- Repair and re-install wood columns (built up base, about 8")
- Install Timber tech handrails & stairs rails
- Remove front porch roof and replace with (red) standing seam metal roofing (Advantage-Lok Aluminum 1" rise ,16" panels)
- Install 5/4" deck on stairs with PVC wrap on toe kick + sides+ lattice & frame (standard); will be a continuation of the Wolf Serenity product
- Install K-style gutters

Comm. Berman made a motion to approve the application and scope of work as described above; it was seconded by Chairman Vojtech; all approved unanimously.

**HPC 2019-051 113 Belvedere Avenue – Garden Shed & Front Door**

This is an application to replace the front door and build a garden shed in the rear yard.

Following a question by Alternate Olshesky, a brief discussion took place about the appropriateness of the design of the proposed front door, deemed to be appropriate only for Craftsman style homes. Comm. Berman and Chairman Vojtech cited that there were several examples and precedents of that aesthetic choice in the Cambridge Historic District, on various styles of houses, and not exclusively on Craftsman style homes.

**Scope of work approved:**

- Replace existing 6-panel front door by a 6-light-over 2-panel door; glass screen door to remain
- Demolish the non-appropriate metal shed and replace with a traditional design 12'x16' garden shed (Duratemp siding (textured treated plywood) & earth tone cedar roof shingles)

Comm. Morgan made a motion to approve the application and scope of work as submitted and described above; it was seconded by Comm. Berman; all approved unanimously.

**HPC 2019-052 206 Choptank Avenue – Restoration and Addition**

This is an application to restore the main volume of the original house and build a 2-story addition towards the back yard.

This project has been the subject of HPC reviews and approvals in 2014 & 2016 (HPC 2015-05). The nature of the request is similar to what was approved previously.

**Scope of work approved:**

- Foundations:
  - restore and rebuild brick piers
  - provide new lattice at crawl space (Azek 2x2 prefinished)
  - use pardged concrete foundation walls at addition foundations
- Walls: restore existing wood siding, match size and profile at repairs; use 6" Hardiplank at addition walls (see Drawings)
- Porch Details: replace decorative steel with 6" turned wood posts
- Entrance Steps: restore existing painted concrete steps
- Windows & doors: restore existing 2 over 2 wood windows; at addition, windows to be 2-over-2 Andersen 400 vinyl with simulated divided lights; repair front door and transom; trim new windows and doors with Azek trim of similar dimension and profile as the existing wood trim.
- Wood fascia & trim: repair existing fascia & soffit as required; at addition, fascia, soffits and trim to be Azek, matching exiting in size and profile
- Roof: upgrade shingles throughout to architectural asphalt shingles (GAF Timberline)
- Chimney: remove upper portion of existing chimney existing in attic, rebuilt and extend new chimney with brick similar to foundations above roof line
- Gutters & downspouts: provide new ("Aluminum Classic" from Allside Gutter Systems)
- Porch screen to be aluminum Screeneze prefinished
- Handrails and balusters to be vinyl Panorama Composite systems, with "turned" balusters (PP23 or 33)
- Front porch roof and rear porch roof to be standing seam metal

Chairman Vojtech made a motion to approve the application and scope of work as described above, and as detailed in the drawings and illustrations; it was seconded by Comm. Berman; all approved unanimously.

#### **HPC 2019-053 114 Belvedere Avenue – Awning at Front Door**

This is an application to install a metal awning above the front door.

Special mention is made by Alternate Olshesky to congratulate the applicant on the appropriateness of the aesthetic choice for the awning style and detailing.

#### **Scope of work approved:**

- Install a metal awning, concave, aluminum, 59.5" wide by 36" deep, with rustic copper finish and black painted scrolls

Comm. Johnson made a motion to approve the application and scope of work as submitted; it was seconded by Comm. Berman; all approved unanimously.

#### **HPC 2019-054 1102 Locust Street – Façade Renovation**

This is an application to renovate the façade and windows.

In the absence of the applicant, this case is presented by staff, Herve Hamon.

A discussion took place about the proposed variations in siding treatments (D4 clapboard on the main volume, 7" Cedar shakes impressions on the entrance bump-out, half-round CertainTeed on all the gables). The Commission did not feel the scale variation was appropriate, nor having "fish scale" shingles at the top of the gables consistent with the style of the house (fish scale was judged to be more appropriate on a Victorian style home).

#### **Scope of work approved:**

- Remove remaining wood windows and replace with same as existing vinyl windows (sim. 2 over 2 muntins patterns); 3<sup>rd</sup> floor window to remain
- Remove cement/asbestos siding, install D4 clapboard "CertainTeed" vinyl siding on all facades ~~except central bump-out~~
- Install corner posts on main corners (see specs)
- ~~Install Cedar Impression half-round CertainTeed on gables~~
- ~~Install Cedar Impression straight 7" CertainTeed on central bump-out~~
- Install CertainTeed vent, soffit + aluminum fascia
- At side door, remove horizontal window on right, replace with opening and window matching others; remove window on left, patch wall/siding

Comm. Smith made a motion to approve the application and scope of work with conditions as described above; it was seconded by Chairman Vojtech, all approved unanimously.

**HPC 2019-056 801 Locust Street - Shed Installation**

This is an application to install and renovate a historic garden shed previously located at 114 Choptank Avenue.

Alternate Olshesky being the applicant recused herself, and staff (Herve Hamon) presented the application.

The shed was previously evaluated as being historic, and its preservation is commendable. Its location on the site plan will have to be adjusted pursuant to the UDC requirements for rear yard setback (shed being 17-foot-tall should be installed a minimum of 13 feet from the rear yard line – 2-foot additional setback distance for each foot of additional height above 12 feet). There are 3 unkeyed technical sections and a note on drawing C-2.0 regarding the construction of a new driveway access to the relocated shed, but no specifications were provided about the type of brick pavers used.

Chairman Vojtech made a motion to approve the shed relocation as presented with site location conditions described above and asked to defer the approval of the brick driveway to the next HPC meeting. It was seconded by Comm. Berman, all approved unanimously.

**Discussion:**

- Comm. Berman asked that the rest of the Commission examine the appropriateness of the street lighting at Poplar Street. He raised the question of having the installation evaluated over a 60-day period. This was the subject of HPC 2019-025. The COA did not define a trial period; the decision would have to come from Council.
- Chairman Vojtech gave an update on the latest Council meeting request: the task at hand is for the HPC to determine the historical significance of the school on Mill Street. A special work session, after a site visit, will be scheduled in the next few weeks.
- Chairman Vojtech expressed that further definition of the hearing procedures, as they relate to Commissioners of the HPC being able or not to present their own applications, are needed. Comm. Berman stated that he has a document from 2013 where more details about these potential conflicts of interest were examined, and he will share with the HPC.

Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Comm. Morgan to adjourn the meeting was seconded by Commissioner Smith and carried unanimously. The meeting adjourned at 10pm.

Respectfully submitted,

Herve Hamon  
Planning & Zoning  
Planner I & Historic Preservation

Signature:  Date: 20 June 19 HPC Chairman