



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

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Historic Preservation Commission

Minutes

May 18, 2017

The Historic Preservation Commission met on **May 18, 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:

April 20, 2017: Ms. Morgan made a motion to approve the minutes without changes. Ms. Smith seconded the motion and it passed unanimously.

Consent Agenda:

HPC #2017-030, 530 Poplar St.: Charles Kelly, Jr. requests approval to install a fire exit door on the High-Street side of the building.

HPC #2017-031, 123 Vue de Leau St.: Jennifer Raymond requests approval to replace existing porch floor, replace existing roofing, replace gutters.

Ms. Smith made a motion to remove 611 Locust St. and 108 Belvedere Ave. from the consent agenda and to otherwise approve the consent agenda. Mr. Vojtech seconded the motion and it passed unanimously.

New Business:

HPC #2017-027, 611 Locust St.: Kathyline Rog requested approval to replace front porch decking.

Staff represented the application in the absence of the applicant. The Commission discussed the appropriate width of the porch decking. There was no public comment. Ms. Smith made a motion to approve the application with the condition that the porch decking would be 3” wide. Mr. Vojtech seconded the motion and it passed unanimously.

HPC #2017-028, 108 Belvedere Ave.: Michelle Barnes requested approval to install a pre-built, 10x16' shed in the rear yard.

Staff represented the application in the absence of the applicant indicating that the proposed shed had already been installed and would need to be moved to meet zoning requirements. Ms. Morgan made a motion to approve the application with the condition that the shed be moved to meet zoning requirements. Ms. Smith seconded the motion and it passed unanimously.

HPC #2017-025, 608 Williams St.: Allen Dixon requests approval to replace all of the windows and shutters at the property.

Allen Dixon, property owner, represented the application and explained that the existing windows are not original to the property and were installed during a 1970s renovation and that the existing storm windows are inoperable. The Commission discussed the proposed windows and the appropriateness of the proposed shutters. Mr. Vojtech made a motion to approve the application as submitted. Ms. Morgan seconded the motion and it passed unanimously.

HPC #2017-026, 216 Willis St.: Cambridge Property Management requested retroactive approval to cover wood porch ceiling with white vinyl soffit.

Larry Mills, property owner, represented the application. Mr. Mills presented a sample of the material and explained that the other porch details will remain. There was no public comment. Further discussion included that the work is reversible and what characteristics were common to houses of that era. Ms. Morgan made a motion to approve the application as submitted. Mr. Vojtech seconded the motion and it passed unanimously.

HPC #2017-029, 103 Mill St.: Cheryl and Tom Hannan requested approval to install a storm door in the front door, construct a one-story addition at the rear of the house, replace all windows, remove chain link fence and install a rear patio.

Cheryl Hannon, property owner, represented the application and gave a presentation on the requests. Ms. Hannon also indicated that she would include a multi-pane French door in the rear addition. The Commission discussed the proposed style of fence and the modifications to the request since it was first presented as an informal review. There was no public comment. Ms. Morgan made a motion to approve the application. Mr. Vojtech seconded the motion and it passed unanimously.

HPC #2017-031, 509 Race St: Concept project review and approval to restore existing façade including cornice and windows, replace first floor windows on northwest and southwest façade, restore upper portions of south brick façade, restore roof.

Josh Startt, property architect, Stanley Keyser and Elizabeth Beckley represented the application. They discussed the tax credits attached to the property, the proposed Marvin windows for the side and rear elevations, that the project would keep as much original material as possible and be compatible with the applicable Secretary's Standards. They asked for approval to rebuild the partially collapsed wall, repair the cornice and front window sashes and to install new windows on the side and rear elevations. There was no public comment. Ms. Smith made a motion to approve the application as submitted. Mr. Vojtech seconded the motion and it passed unanimously.

Administratively Approved/Routine Maintenance:

N/A

Informal Review

311 Glenburn Ave.: There was no representative from the property available for the review
815 Locust St: Nancy Fields asked for technical assistance in determining a solution regarding deteriorated exterior stairs that lead to a third-floor apartment.

Discussion

Upcoming replacement materials seminar
Protocols
Workshop meeting

Motion to adjourn: Motion by Mr. Vojtech, Ms. Morgan seconded the motion and the Commission unanimously approved it. The meeting adjourned at 9:06 p.m.

Respectfully submitted,

LaSara Kinser
Planning and Zoning Assistant

Signature: _____
Chairman

Date: _____

HPC