



Historic Preservation Commission Minutes

August 16, 2018

The Historic Preservation Commission met on Thursday, August 16, 2018 at the City Council Chambers, 305 Gay Street. The meetings started at 7pm.

Commissioners Attendance:

George Vojtech, Chairman, Sharon Smith, Vice Chair; Commissioners Ron Berman & Herschel Johnson

Absent: Commissioner Susan Morgan & Janice Olshesky (Alternate)

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 Agenda

Agenda is approved with the reading of the Administrative Reviews to be conducted first.

Approval of Minutes

Motion is made by Vice Chair Smith to approve the July 19, 2018 Meeting Minutes. It is seconded by Commissioner Johnson. All approve unanimously.

Administrative Reviews:

AA 2019-006 207 Oakley Street - Backyard Pool Safety Fence

AA 2019-007 213 Choptank Avenue - Concrete Side Yard Walk Repairs

AA 2019-008 211 Oakley Street - Garden Shed Demolition

AA 2019-009 110 Oakley Street (was HPC 2019-006) - Replacement of Roof (in-kind)

Consent Agenda

HPC 2019-013 (CA) – 309 Oakley Street – Sunroom Roof Modification

This is an amendment to the approved HPC 2018-045 application. Due to construction and framing unforeseen constraints, the shape and volume of the roof above the sunroom require modifications.

Staff presents the application and revised drawings and recommends approving the following:

- Modification of the Sunroom addition roof shape from 2/12 slope shed to gable (per drawings presented); minimum slope to be consistent with the use of asphalt shingles
- Reduction of the side access porch depth and roof overhang to allow alignment of trim and beams at top of columns to match the height of the front porch elements
- Removal of the proposed new first floor window at the new side porch access
- Removal of the second floor new proposed window (above side access door)
- Substitute brick piers to full brick wall at base of new side porch to provide ventilation

There are no further objections, questions or comments to this Consent Agenda item.

Motion is made by Comm. Berman for HPC 2019-013 (Consent agenda), to approve the application as submitted; it is seconded by Vice Chair Smith. All approve unanimously.

New Business

HPC 2019-007 – 109 West End Avenue – Fence Installation

This is an application to enclose the backyard with portions of wood fence to complement the existing wood stockade fence and provide gates on both sides. Fence proposed is vertical boards, flat top, with black vinyl caps at posts.

Motion is made by Comm. Johnson for HPC 2019-007, to approve application as submitted, seconded by Vice Chair Smith. All approve unanimously.

HPC 2019-008 – 703 Church Street – Front Porch Renovation

This is an application to repair and restore the front porch and deck. Portions and some elements have already been removed for safety reasons. The front porch is a typical East Lake Design.

Following Staff and Applicant's presentation, the Commission propose to:

- Approve: Installation of porch flooring (3.5" Trex, tongue and groove) and front stoop steps (5" Trex, to match porch floor); all structural joists to be described in Building Permit application, and to be inspected by Building inspector when appropriate (please file a building permit application immediately for the construction of the porch floor and steps). Height of risers at stairs to be corrected to reflect current Building Code.
- Table (until meeting with Licensed Contractor and Owners or representative)
Repair and restoration of all wood decorative elements of the porch: columns, scrolls, brackets, trim fascia with dentils, balusters, upper spindles and handrails;
- ❖ A coordination meeting with Chairman G. Vojtech and City Staff H. Hamon must be conducted prior to start of construction/repair to determine the level of deterioration of each of the decorative elements and determine if they require

replacement/reproduction or can be fixed; all elements should be made accessible for this review and evaluation (taken down for close inspection of condition).

- ❖ Once determination is made about the condition, applicant is to produce samples of the proposed reproductions or replacement of each element, and submit them for review as the work progresses (submittals to Mr. Vojtech and Mr. Hamon for approval)

Motion is made by Vice Chair Johnson for HPC 2019-008, to approve the application as specified above; seconded by Comm. Berman. All approve unanimously.

HPC 2019-009 – 302 Willis Street – Fence Installation

This is an application to enclose the backyard with wood / metal fencing. Fence construction is to be 4-foot-tall wood frames with 2"x4" metal wire, painted black.

Following Staff and Applicant's presentation, the Commission proposes to approve:

- Installation of wood frames and metal wire fence to enclose the backyard (Option A), as per site plan provided
- Landscaping and planting with bushes is required as a vegetation screen at the portion of fence facing the street

Based on the documentation and specification presented, motion is made by Chairman Vojtech for HPC 2019-009, to approve the application as specified above; it is seconded by Comm. Johnson. All approve unanimously.

HPC 2019-010 – 106 Choptank Avenue – Fence and Garden Shed Installation

This an application to build a 160sf garden shed, add screen fencing at the exterior equipment and replace portions of the existing wire fence with a 6-foot privacy wood fence.

Following Staff and Applicant's presentation, the Commission proposes to approve:

- Installation of portions of wood fencing:
 - 4-foot-tall wood screen per application illustration
 - 6-foot-tall wood privacy fence along the side yard (per illustration and site plan location, from the plane defined by the rear of the house to the Southeast rear corner of the back yard)
- Construction of a 160sf garden shed, per drawings presented, colors to match the main house

A motion is made by Comm. Berman for HPC 2019-010, to approve the application as submitted; it is seconded by Chairman Vojtech. All approve unanimously.

HPC 2019-011 – 317 High Street – Parking Entrance Renovation

This is an application to build a roof overhang at the parking / ADA entrance to Hair-O-The-Dog Restaurant. Roof to be corrugated tin, structural members to be pine - dimensions as required by building permit and code specifications.

A motion is made by Chairman Vojtech for HPC 2019-011, to approve the application as submitted; it is seconded by Comm. Johnson. All approve unanimously.

HPC 2019-012 – 214 Choptank Avenue – Fence Installation + Historic Plaque

This is an application to install 2 sections of wood scalloped fence and gate, visible from the street, and replace /replicate 2 sections of damaged metal fence at the far corners of the rear yard. Also, in this application is a Historical Plaque for review.

Following Staff and Applicant's presentation, the Commission proposes to approve:

- Installation of 2 portions of scalloped wood fences and gates on each side of the house;
 - the fence on the Southwest side must be 4-foot-tall maximum to follow the regulations of side yard defined in the Cambridge Unified Development Code;
 - the other 12-foot section of wood fence on the Northeast back corner of the house is allowed to be 6-foot-tall, being in the rear yard portion
- Replacement of wire metal (2"x4" openings) missing or damaged fences at the 2 rear corners of the back yard (wire to match existing + neighbors, as practicable)

A motion is made by Comm. Johnson for HPC 2019-012, to approve the application as submitted; it is seconded by Comm. Berman (it includes the plaque as presented). All approve unanimously.

Post-meeting Discussion

119 Vue de Leau – Inappropriate Construction Details

The house at the above address features façade wood shakes.

It has been sprayed with a membrane-like latex base paint, which does not seem to provide the adequate moisture balance to the exterior walls (water trapped inside the wood shakes, under the membrane-like paint).

Although the HPC does not regulate the color of paint, a discussion ensues amongst Commissioners and Staff to define the proper tools of control when the issue is the appropriateness of the methods of installation (be it paint or other assembly details) rather than only the appearance, and how to best protect the integrity of the facades of Cambridge's Historic homes.

The owner of 119 Vue de Leau will be asked to provide further explanation at the September 20th HPC meeting.

City of Cambridge, Maryland - 2018 HPC Minutes
August 16, 2018

Chairman Vojtech asks for a motion to adjourn the meeting. A motion by Comm. Berman to adjourn the meeting is seconded by Vice Chair Smith and carried unanimously. The meeting adjourns at 9:30pm.

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature:  Date: 20-Sept-18 HPC Chairman