



**Historic Preservation Commission  
Minutes  
Meeting – June 18, 2020**

The Historic Preservation Commission met on Thursday June 18, 2020 at 6pm at the City Council Chambers, 305 Gay Street.

Due to the Corona Virus situation, the meeting was conducted via a conference call where all Commissioners and applicants called in.

The meeting was also broadcasted live on TownHallStreams.com.

**Commissioners Attendance:**

Present: George Vojtech – Chairman, Susan Morgan - Vice Chair, Commissioners Sharon Smith, Hershel Johnson and Anne Roane

**Liaison:** City Council Commissioner Steve Rideout (present)

**Other Representatives Attending:**

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

Chairman George Vojtech called the meeting to order at 6 p.m. He began the meeting by conducting a roll call, issuing a welcome, and explained to the applicants they would be sworn in as they were planning to testify.

**Review of the Agenda:**

Chairman Vojtech asked that HPC 2020-056 – 109 Choptank Avenue be moved to the end of the agenda to allow for discussion without delaying the other cases.

**Approval of Minutes:**

Review of May 21, 2020 HPC Meeting Minutes. Vice-Chair Morgan made a motion to approve the minutes as submitted, it was seconded by Commissioner Smith; all approved.

**New Business:**

**HPC 2019-058 209 West End Avenue – Front Stoop**

This is an application to replace the wooden steps with a brick stoop (same number of steps and similar dimensions).

The bricks are to be Redland on top of a concrete footing; a handrail and spindles (4x4 salt treated with vinyl sleeve and 1” square PVC balusters) will be provided.

Comm. Johnson made a motion to approve the application as submitted; Comm. Smith seconded, the motion was approved unanimously.

**HPC 2020-059 119 Choptank Avenue – Garage Emergency Repair and Upgrade**

This is an application to repair/replace the garage portion of a rear yard accessory building damaged by the wind storm of April 13, 2020.

The front façade of the existing barn portion of the accessory building was also damaged, and the applicant proposes to make in-kind repairs.

For the façade facing the house and the street, the applicant proposes to use a tongue and groove wood vertical siding on the rebuilt garage, matching the wood siding on the barn part.

The applicant proposes to use the same metal roofing for the entire roof of the accessory structure (barn + garage).

The applicant also proposes to use a vertical metal siding, imitating board and batten with a 9” relief pattern on the 2 sides and the rear facade.

A discussion took place about the appropriateness of metal siding in the Historic District, as well as if applying 2 or more materials for the different sides of a given building was appropriate.

Chairman Vojtech made a motion to

- Approve:
  - o All necessary in-kind repairs
  - o The garage door upgrade as submitted
  - o The garage volume/structure on the same footprint as the one removed
  - o The tongue & groove vertical wood siding on the garage façade, to match and extend the siding of the barn
  - o The metal roof throughout as submitted
- Defer:
  - o The decision on the proposed vertical metal siding until a physical sample and specifications are provided, at a subsequent HPC Special meeting

Comm. Smith seconded that motion, all approved.

**HPC 2020-060 1110 Glasgow Street – Front walk**

This is an application to replace the existing damaged concrete walk up to the house with a brick walk, including a 5 foot portion of the walkway on the side of the house.

Bricks to be 4”x8” Rocky Ridge Mosaic (from Potomac Valley Brick & Supply) in a running bond pattern.

Commissioners Smith and Roane raised the point that the approval should include the entirety of the side walkway, as the applicant indicated his intentions to come back in 6 months with that application.

Commissioner Smith made a motion to approve the application as submitted, adding the replacement by the same bricks of the entirety of the side walkway, it was seconded by Comm. Roane; all approved.

**HPC 2020-061 108 Vue De Leau – Shed** (erected in violation)

This was an informal discussion with the applicants Mr. and Mrs. Strakes, to provide assistance from the Commission on how to make the temporarily built “grill house” in the side yard comply with the Historic District Design Guidelines.

The Commission expressed that the applicant needed to provide a signed letter of authorization from the owner of the property, a dimensioned site plan showing the exact location of the shed, specifications of the materials proposed to clad the shed (the use of stockade fencing as siding was deemed inappropriate). The Commission requested that the proposal be in character with the house and with the context of the Historic District.

Staff explained to the applicants that they needed to file for the July 16 HPC meeting by July 2<sup>nd</sup>.

**HPC 2020-056 108 Choptank Avenue – Shed Demolition** (deferred from May 21)

This is an application to demolish 2 noncontributing sheds in the rear yard, and replace them by one enlarged accessory structure.

The existing sheds have been both damaged by rising tide flooding.

The applicant is proposing to build a 26’x40’ building, using the 20’x30’ existing shed footprint and adding both width and depth in order to accommodate 2 collectible antique canoes.

At the May 21, 2020 HPC Meeting, the applicant was asked by the Commission to revise the proposed design, reduce the mass and volume, and reconsider the use of vertical metal siding panels (Classic Rib 36” acrylic coated Galvalume panels), for both the roof and the walls. Vice-Chair Morgan explained that the Maryland Historical Trust provided advice regarding the use of the proposed metal panels as an acceptable appropriate material in the context of a residential historic neighborhood. The advice was to be consistent with the 2018 Cambridge Historic District Design guidelines which recommend not to use metal whenever possible, as a replacement or new material, and is not listed as an acceptable substitute material in the Design Guideline Appendix.

The applicant revised the design of the May 21 building, eliminating the gambrel roof silhouette and replacing it with a gabled end and lean-to volume to get the desired width.

The applicant also created a break in the volume by recessing the additional 10 feet addition facing the rear yard; he introduced awning windows on the side of 106 Choptank, and a cupola. The applicant proposed to use Hardie plank (smooth) on the 20’x30’ volume, and use vertical metal ribbed siding (similar to the roof / Classic Rib) on the lean-to and rear volume additions.

Chairman Vojtech read excerpts of the comments from the members of the public (Peter Barclay at 106 Choptank, Peter Doyle at 104 Choptank) received prior to the meeting. All expressed their approvals regarding the new treatment of the scale of the building; their detailed comments are attached as an appendix to these minutes.

During the meeting Peter Barclay did express some concerns still about the width of the front of the accessory structure, and questioned how the proposed structure would block his sight lines. The Commission proposed to investigate this aspect in a special site visit.

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A discussion took place about the actual physical aspect of the metal panels used for both roof and wall siding; the Commission expressed concerns that it would not be successful at replicating the aspect of wood board and battens.

As for 119 Choptank Avenue, a special meeting to review samples and specifications of the metal siding was proposed.

Chairman Vojtech made a motion to:

- Allow the demolition of the red corrugated metal shed in the rear
- Approve the volume of the main portion (20'x30') as submitted without the cupola (being the option preferred by the applicant)
- Defer the approval of the metal vertical panels wall siding until a sample and specifications + examples to visit were submitted
- Defer the approval of the width of the lean-to portion, with 4 foot overhang, until the Commission take a site trip to confirm Mr. Barclay's line of sight concerns

Commissioner Johnson seconded that motion, all approved.

Chairman Vojtech asked for a motion to adjourn the meeting. A motion by Commissioner Smith to adjourn the meeting was seconded by Commissioner Roane and carried unanimously. The meeting adjourned at 8:50pm.

Respectfully submitted,  
Herve Hamon  
Planning & Zoning  
Planner I & Historic Preservation

Signature:  Date: 27 July 2020 HPC Chairman