



Historic Preservation Commission Minutes

July 19, 2018

The Historic Preservation Commission met on Thursday, July 19, 2018 at the City Council Chambers, 305 Gay Street. The meetings started at 7pm.

Commissioners Attendance:

George Vojtech, Chairman, Sharon Smith, Vice Chair; Susan Morgan; Ron Berman; Herschel Johnson; absent Janice Olshesky, Alternate

Liaison: 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 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 Commissioner Morgan to approve the June 21 and June 28, 2018 Meeting Minutes. It is seconded by Vice Chair Smith. All approve unanimously.

Administrative Reviews:

AA 2019-001 210 Glenburn Avenue – Chimney Repointing

AA 2019-002 607-609 Locust Street – Porch Floor Repair

AA 2019-003 115 Choptank Avenue – Porch Floor Repair

AA 2019-004 711 Travers Street – Porch Floor Repair

AA 2019-005 1100 Glasgow Street – Roof Repair and Replacement (in-kind)

Consent Agenda

HPC 2019-006 (CA) – Circuit Court – 206 High Street – Doors Replacement

The current doors have been closed shut for some time and the Circuit Court would like to re-open the front entrance sequence. The objective of this application is to replace the front doors

with an exact replica of the current doors, but upgrade the wood to solid quarter sawn oak instead of faux painted.

For now, the ADA access is located at the side door, since the front door feature steps.

All existing door details, jambs panels and moldings will be replicated in the new construction.

Motion is made by Vice Chair Smith for HPC 2018-006, to approve the application as submitted, seconded by Comm. Morgan. All approve unanimously.

New Business

HPC 2019-001 – 314 Willis Street – Front Porch, Windows and Shutters

This is an application to repair the roof and replace it with either standing seam metal or upgraded architectural asphalt shingles, install period appropriate half-round gutters throughout, renovate the front porch with period appropriate elements, materials and decorative details, install French doors at the rear yard sunroom, as well as a window, re-install historically accurate wood shutters, and remove a mature pine tree previously damaged by lightning.

Alternate Olshesky expressed through Staff her opinion about not using metal roof, and not using a French door design with 15 lights for the sunroom.

Some discussion occurred about the appropriateness of using standing seam metal for the main roof, and Commissioner Berman explained that this was indeed a traditional treatment for roofs on older vernacular homes, as exemplified on Washington Street and farms around Cambridge.

The Commission agreed that the doors and windows as well as the porch design and the metal roof were appropriate as proposed for the Historic District.

Motion is made by Comm. Smith for HPC 2019-001, to approve application as submitted, seconded by Comm. Johnson. All approve unanimously.

HPC 2019-002 – 105 Mill Street – Windows Replacement

This is an application to replace the severely deteriorating wood windows with custom made DuraWeld energy efficient vinyl windows, matching grid patterns as applicable, throughout.

The applicant (Ms. Calloway) and Commissioner Rideout speak about the level of deterioration of the house over the years, and the urgent need for repair, specifically window replacement.

The applicant is concerned about lead paint abatement but the Contractor (Ruark Construction) is certified for lead removal.

Vice Chair Smith asks Ruark's representative if the scope of the work to replace the window includes removing all rotten wood and replacing window jambs as necessary The contractor confirms all is included in the scope of work.

The replacement vinyl windows proposed are in compliance with the Historic District Design Guidelines, with overall dimensions, proportions and lights pattern matching the original windows.

Motion is made by Comm. Wojtech for HPC 2019-002, to approve the application as submitted; it is seconded by Vice Chair Smith. All approve unanimously.

HPC 2019-003 – 109 Vue de Leau Street – Back Porch and Landscaping Features

This is an application for renovations at the rear of the house.

The applicant proposes to extend the volume of the rear addition (+ continue the metal roof) and create a screened-in porch, a deck with steps leading to the back yard, walkways, a fire pit and garden shed, as well as a new side yard wood fence and matching gate. Also in this application are vinyl shutters to be added to the windows.

A brief discussion takes place during the closed session about the appropriateness of the style of the wood fence, deemed too modern looking in a historic setting by Comm. Smith and Berman. Chairman Wojtech and Comm. Morgan express that the design is of quality and the fence provides both privacy and some transparency.

Motion is made by Comm. Berman for HPC 2019-003, to approve application as submitted (with steps to back yard to be either brick or Trex – both acceptable solutions); it is seconded by Chairman Wojtech. All approve unanimously.

HPC 2019-004 – 308 Mill Street – Front Porch Renovations
(Chairman Wojtech recuses himself from this case).

This is an application to modify the footprint of the enclosed side porch and disengage the corner turret at ground floor level, to replace the current 3rd floor turret windows with replicas of originals, to repair the roof of the turret and replace the existing shingles with an upgrade /architectural shingles, and to repair the roof at the 2nd floor porch with matching architectural shingles.

The applicant (Patty Kaczmarek) states that the goal is to restore the house to its original condition.

Based on the documentation and specification presented, motion is made by Comm. Johnson for HPC 2019-004, to approve the application as submitted; it is seconded by Comm. Berman, all approve unanimously.

HPC 2019-005 – 411 Muse Street – Business Sign

This is an application to install two (2) routed PVC commercial signs attached to the façade at the entrance door; and 2 single sided PVC routed signs on the existing 4x4 posts in the front yard.

A motion is made by Comm. Morgan for HPC 2019-005, to approve the application as submitted; it is seconded by Chairman Wojtech. All approve unanimously.

Post-meeting Discussion

- Fence / driving barriers at Mr. Chitlik's property (403 Academy Street, parking lot in question located within the historic District)
 - Consensus is reached by the HPC in accordance with the UDC regulations that any fencing should be ornamental in nature, being visible along a primary right of way.
- The 2018 Cambridge Historic District Design Guidelines require one more work session to explore MHT's comments, Richard Wagner's latest edits, and cast a vote on the last few open items (ex. demolition chapter).
Meeting is set for August 2nd.
- Chairman Vojtech presents a progress report on the restoration of the Wallace Building, near the Library (in progress)
- Staff explains that Zoning is working on text changes for the enforcement of violations of HPC approval and permit process, to be included in the cover letter accompanying the Certificate of Appropriateness

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

Respectfully submitted,

Herve Hamon
Planning & Zoning
Planner I & Historic Preservation

Signature: _____
HPC Chairman



Date: _____

22-Aug-18