



City of Cambridge

PLANNING AND ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-228-1955
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MD RELAY (V/TTY) 7-1-1 or 1-800-735-2258

AA 2021-006
HPC-2021-01B

Application to the Historic Preservation Commission

Check the Appropriate Requested Action:

- ☒ Informal Review
 - Discuss with Staff and the Commission preliminary design ideas for a project. The Commission will address the appropriateness of the proposal and provide guidance.

- ☒ Administrative Review Certificate (ARC)
 - Meet with staff to discuss projects eligible for administrative review, such as in-kind replacement of deteriorated features, minor work not impacting the architectural character, or repairs and in-kind restorations etc. (see attached Minor Work Items Chart attached)

- ☒ Emergency Approval Review (EAR)
 - Meet with staff to qualify the level of emergency of the repairs and replacements
 - One or more Commissioner will confirm (site visit may be required) in addition to Staff

- ☒ Formal Review- (Certificate of Appropriateness / HPC-CoA)
 - Requires a full review by the Historic Preservation Commission
 - Typical projects that apply (please check relevant sections below)
 - Construction of any new buildings, additions, or accessory structures
 - Exterior Building Alteration (facades, roof, porches, entrance stoops...)
 - Signage or Graphics
 - Landscaping/Fencing/Patios/Paving
 - Demolition/Moving a Structure/Removal of a character defining feature
 - Other: _____

☒ Consent Agenda – Application is presented at HPC meeting; if Commissioners have questions, it becomes a full HPC review, otherwise it is voted upon without discussion

Note: Please refer to Administrative / Minor Works Item chart attached for details on HPC-CoA requirements

IN KIND REPLACEMENT OF
NON HISTORIC WINDOWS (VINYL) BY SAME

PROPERTY INFORMATION:

2 Choptank Ave Cambridge MD 21613

Street Address City State Zip Code

residential 1905

Map/Parcel Number Current Zoning Year Built

APPLICANT INFORMATION:

Name James and Judith Brady

Street Address 2 Choplank Ave Cambridge MD 21613

City State Zip Code

E-Mail Address jimbochicago@gmail.com

Phone Number 708 843-1700 N/A

Fax Number

PROPERTY (LAND) OWNER: (IF DIFFERENT THAN APPLICANT)

Name _____

Street Address _____ City _____ State _____ Zip Code _____

E-Mail Address _____

Phone Number _____ Fax Number _____

CONTRACTOR/ARCHITECT (if applicable)

Talbot Builders & Sons

Name _____

Address 6010 Tilghman Ave, Tilghman, MD 21671

Daytime phone number 410 886-2234

Email address _____

MHIC or Registration # 92930 _____

Please indicate below which sides of the building are impacted and provide documentation as applicable:

- Main street front façade
- Side yard facades
- Rear façade and rear side of house
- Outbuildings

Please use the table below to indicate the existing elements that will be affected by the project.

Scope of Work: Describe the proposed project *in detail*, including all changes to the building, site, or lot. Include all features to be removed, replaced, altered, repaired, and/or added. Attach more sheets to provide all drawings and to describe all proposed, elements, materials and their specifications.

This is a replacement of existing windows, one on the front side, one on the south-facing side, and four on the north-facing side of the house. The existing windows are themselves vinyl replacement windows, and we will be replacing them with the same. They are double-hung windows, with one upper and one lower glass panels. They will be removed from the frames and the new ones will go into the same window frames and be sealed in place by the contractor.

Please complete the following checklist of required elements to complete your application.

Attachments Checklist: In order to ensure completeness of your application, please complete the following checklist of required documentation. *Any application without the necessary documentation and deemed incomplete by staff will not be accepted nor presented at the HPC hearing.*

Required Documentation:

For All Applications (HPC-CoA, ARC and EAR):

Completed/ signed application form

“Before” photos of existing conditions, should show the entire site, plan and elevation where the work is to be completed.

“After” photos/drawings/renderings; should indicate what the property will look like after proposed work is completed.

Specifications and/or materials brochures describing in detail the manufacture, material, proportions and details of all new proposed elements of repair, replacement or new construction

For New Construction, Addition or Demolition

Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Floor Plans (showing existing conditions, demolition and new construction)

Dimensioned elevation drawings of all sides affected (including any demolition & new construction)

Construction Details (including all materials specifications, ornamental elements, special features)

For Fences, Porches and Site Improvements (decks, garages, sheds, pergolas)

Site plan, to scale. A site plan should include: property lines, lot dimensions, fence location, fence length and height, existing structure(s), existing or proposed porches, decks and outbuildings, right-of-way or access easements on the property (even if not in use), distance from property lines, and location of surrounding roads.

Drawings/photographs of proposed alteration and modifications to site

Material specifications including picture or product brochure of proposed product, as well as specification sheet for construction materials and pre-fabricated elements

Solar Panels

Roof plan, to scale, showing the location of all panels on the roof

Elevations of locations with solar panels

Photos of “before”, and if possible “after” conditions viewed from street level or rights-of-way

Signage

Dimensioned drawing/rendering of proposed sign and placement on the building

Photos of streetscape, including surrounding signage if applicable.

Modifications to mature trees and significant natural landscape features

____ Photos of existing conditions as they relate to the streetscape

I have reviewed, and I understand the applicable HPC guidelines for my project.

____ Applicant/Owner Signature

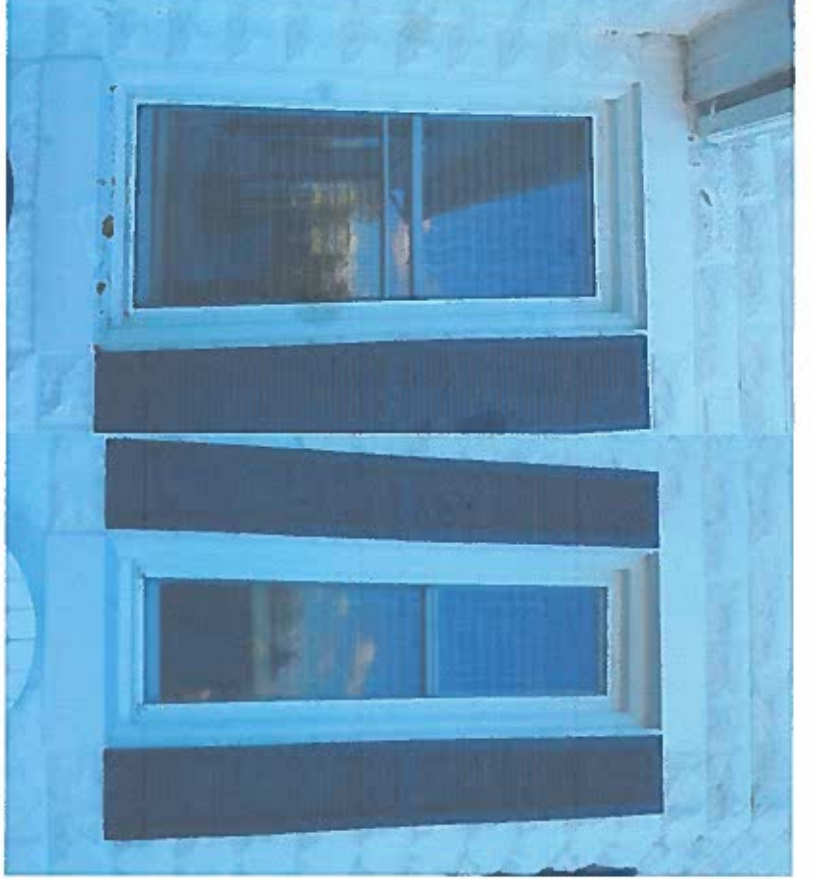
____ Date

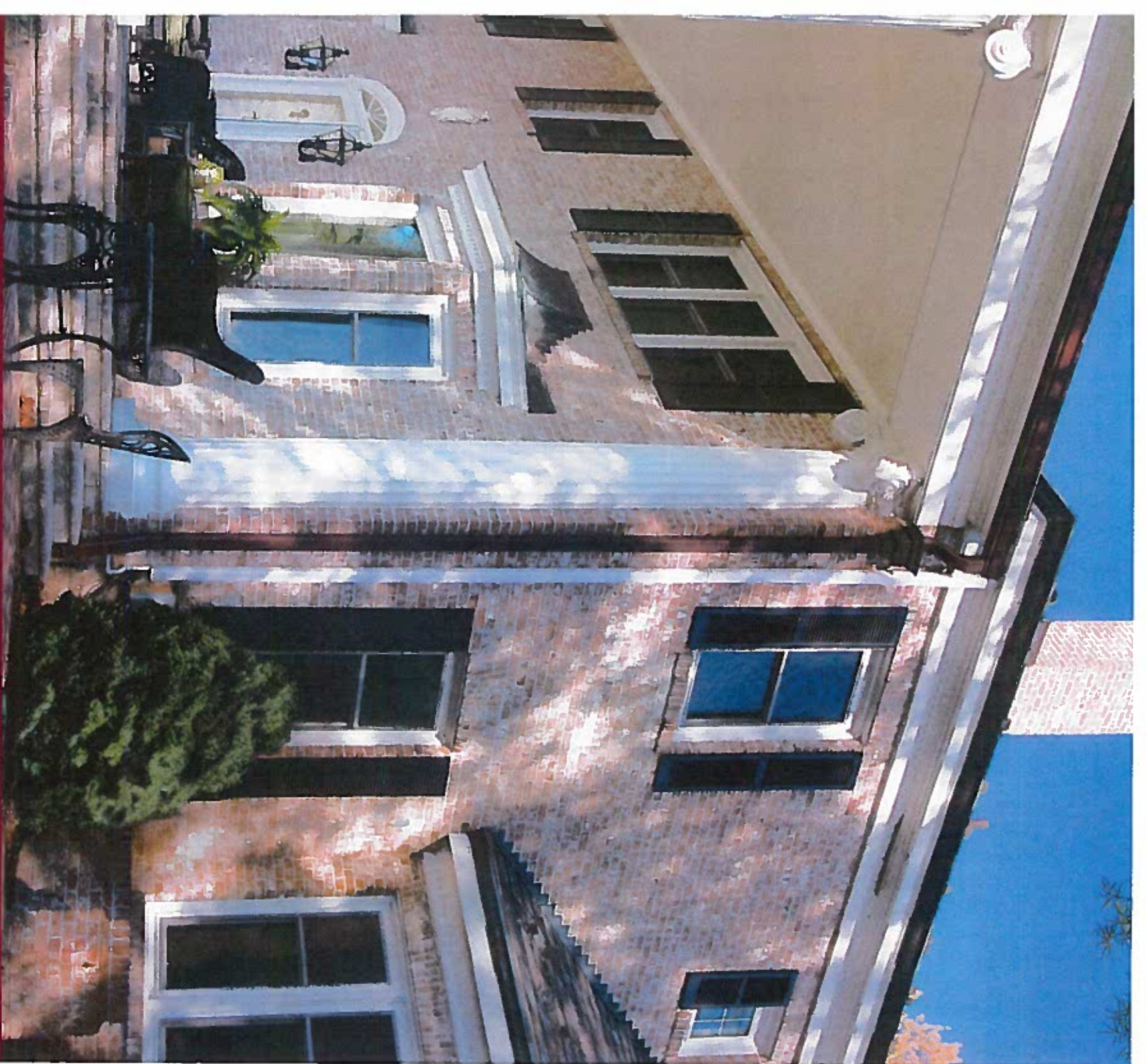
Ann Dwyer *Queen's Parklands - Gravel* *August 4 2020*



This is the inside view of an existing window.







Replacement Windows

Comfort. Beauty. Energy Efficiency.

Edgemont® Replacement Windows

Value. You add it to your home with every investment. Replacing inefficient windows is one of the most important upgrades you can make. Doing so saves you money on heating bills by reducing the drafts and heat loss older windows can contribute to in winter. It also decreases energy loss during the summer because your air conditioning works faster and more effectively to cool your home.

Edgemont windows provide the long-lasting durability you deserve at an affordable price. Like all Vivinco windows, they're custom-sized to your exact dimensions to ensure a perfect fit, with no filling or patching necessary.

Edgemont windows are available in white or tan. Other options include grids, and colored glass.

Edgemont Styles:



Double-Hung



Oriel



Reverse Oriel



Picture



2-Lite Slider



3-Lite Slider



Hopper



Right: Edgemont replacement double-hungs add a touch of radiance to this homey split-level.

Above: Interior view of an Edgemont picture window flanked by double-hungs. We offer varied combination units in our Edgemont line.



Performance You Can Count On

Our Edgemont replacement line offers exceptional value at a cost-effective price.

Edgemont double-hung units include:

- ▶ Our high-performance glass package with 3/4" double-strength insulated glass
- ▶ Fusion-welded frame and sashes with interlock for increased thermal efficiency
- ▶ 1/2" Stainless steel, constant-force balance system

Edgemont Standard Features

1. **Chambered, 100% virgin vinyl profiles** add thermal efficiency and structural strength
2. **Beveled exterior** for traditional styling
3. **3/4" Insulated glass units** with low-e double-strength glass, Intercept® ULTRA stainless steel low-conductance spacer, and argon gas fill are standard and contribute to excellent thermal performance
4. **Cam-style lock** with adjustable keeper for reliable alignment and positive locking
5. **Sash interlock** hooks the bottom and top sash to each other and to the frame on hung windows, providing increased thermal efficiency by blocking air from entering or escaping
6. **5° True sloped sill** directs water and debris away from your home
7. **Screen track** keeps screen in place to better block insects
8. **Sill angle accessory pocket** simplifies sill angle installation
9. **Fully fusion-welded frame and sashes** contribute to thermal performance, durability, and low-maintenance. Welded corners are permanently sealed
10. **Dual nite vents** limit sash travel for increased control over ventilation
11. **Low-profile tilt latches** provide an uncluttered view
12. **Double weatherstripping** adds to thermal performance
13. **Stainless steel, 1/2" constant-force balance** eliminates sash drift and never needs adjusting, allowing for easy window operation, time after time
14. **1-1/8" Weatherstripped, replaceable sill dam** is mortised into the jamb, providing aesthetic appeal, ease of installation, and protection against drafts and water infiltration
15. **Molded-in, curved lift rails** on both sashes make sash operation easy and comfortable
16. **3/8" Trimmable leg flanges** can be cut down to fit slightly irregular rough openings

Heavy-duty extruded half screens come standard on Edgemont products. For enhanced performance, we also offer the option of our heavy-duty extruded full screens. See page 34 for details.

Lifetime limited warranty coverage on insulated glass unit and hardware for as long as you own your home.

For more details about our warranty, see www.vivinco.com

