



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
410-228-1955

Historic Preservation Commission Staff Report

June 16, 2021

I. BACKGROUND INFORMATION:

Applicant/Owner: Miguel Ochoa
HPC Case No.: HPC 2021-067
Nature of Request: New Garage with Driveway, Roof, Siding, and Window Replacement
Location of Property: 1112 Locust St.
Total Acreage: 8,550 sf
Zoning: NC-2
Year Built: 1900

II. **BACKGROUND:** This is an application for new roof, siding, replacement windows and a new garage.

III. DISCUSSION: (National Register)

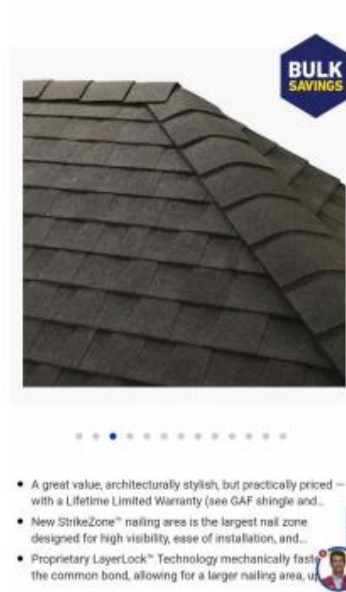


620. 1012 Locust Street (D-495). Two story, three bay frame house with a central projecting gabled section in which is located the entrance. The central gable has a pointed window, and there is a hip roofed porch across the front with a central pedimented section. Ca. 1900. Contributing building. B.

Scope of Work:



BEFORE



AFTER

Complete removal of old Roof shingles to replace with new black architectural style timberline shingles. The sheathing will be repaired in areas that decayed.



The 3 ft porch fence will be re-informed and painted. Porch Beam supports will be reinforced and painted.



BEFORE



Harbour Crest Double 4.5 Dutch Lap Vinyl Siding
Vinyl



AFTER

Siding will be replaced throughout the house. We will be matching the original wood siding under the current siding. This new siding will consist of a double 4.5 Dutch Lap Vinyl siding.



Front elevation



Right side elevation



Right side elevation continued



Back side elevat

The attic windows are the ONLY windows that are historic numbered 1-8 above. I would like to replace all windows mainly because they do not match the other 80% of the windows which we would call modern now. The windows are in obvious bad shape and it would not be worth it for me to restore, since I feel that the other 80% of the windows which are not historic take most of the visual eye of observers. I would like to replace these windows with American Craftsman double hung pane white Vinyl Windows, which I will have custom made to fit the size of windows in question. Please see below to get specs of window that will be replaced.



Pella 27.5-in x 37.5-in x 4.5-in Jamb Vinyl Replacement White Double Hung Window Energy Star North/Central Zone Energy Star ...



Before



After

This exaggerated amount of windows are not historic, but would like to reduce the amount of windows to only 6 as shown in the after Elevation. I would like to have 3 large 32x62 double hung vinyl windows in the second floor and 3 large 32x62 double hung vinyl windows in the first floor. Please see below for example of window that will be replacing all these windows.



 The Home Depot

American Craftsman 32 in. x 62 in. 50 Series Double Hung Buck Vinyl Window - ...

4.2 ★★★★★ (18) · Brand: American Craftsman

The 50 Series Double Hung Buck Vinyl Windows by American Craftsman provides aesthetic appeal, energy efficiency and low-maintenance. All in a modestly ...

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The location of the garage is dependent on a zoning text amendment pending in front of Council. – Pictures of design forthcoming.

IV. Staff Recommendation:

Staff defers to HPC comments and review.