



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

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

Historic Preservation Commission Staff Report

July 21, 2021

I. BACKGROUND INFORMATION:

Applicant/Owner: Michael and Dale Schader
HPC Case No.: HPC 2022-002
Nature of Request: Rescreen a porch and kitchen door, window replacement
Location of Property: 215 Glenburn Ave.
Total Acreage: 33,562 sf
Zoning: NC-1
Year Built: 1916

II. **BACKGROUND:** This is application for window replacement and rescreening a porch and kitchen door.

III. DISCUSSION: (National Register)



215 Glenburn Avenue. Three story, five bay frame Colonial Revival house with two story columned portico. Built Ca. 1916 for the Dick family who bought six lots being subdivided from the Glasgow plantation. One contributing building. B. Also on this property is a brick carriage house and a modern brick Neo-colonial cottage which houses the Brannock Maritime Museum, a collection of artifacts and documents relating to Cambridge and Chesapeake Bay maritime history.

Scope of Work

Re-screen porch Window replacement

Scope of Work Narrative

Summary: Re-screen the porch, porch screen door and kitchen screen door. Complete the window replacement started in 2010. The replacement would include 7 windows on the 2nd floor and 12 windows on the 1st floor.

Replacement Compatibility: Porch – The porch was added during the original house renovation. The screens are nearly 10 years old and in need of replacement. The new screens will look no different from the street than the original screens. The only difference being the tears and holes in the screens will be eliminated by virtue of the replacement.

Replacement Compatibility: Windows - The replacement windows will be of the same type and manufacture used in the original 2010 renovation and again in the 2016 window replacement project. The replacement windows are Anderson windows, wood, divided lights, double hung and have the same profile (9 lights over 1 light) as the original windows. The two kitchen windows are not original to the house and have a profile of 6 lights over 1 light. Those windows will be replaced with the same Anderson replacement windows but have a profile of 6 over 1.

Existing Porch Screens: The porch was added during the original house renovation. The screens are nearly 10 years old and in need of replacement. The new screens will look no different from the street than the original screens. The only difference being the tears and holes in the screens will be eliminated by virtue of the replacement.

Existing Windows: The existing windows are in poor repair. The sash ropes are broken and the windows are held open with sticks wedged in the opening. The house has settled over its 100 year history and the windows are out of square. Many won't open. They leak in the winter and in the summer. They rattle in the wind and require 3 track storm

windows to achieve any semblance of energy efficiency. The windows are single pane and grossly inefficient in terms of energy conservation.

Visual Impact: Porch – From the street, there will be no detectable difference between the visual impact of the current porch and the porch after it is re-screened.

Visual Impact: Windows – Again, from the street, there is currently no discernable difference between the appearance of the existing replacement windows and the original windows. It is anticipated that the same will be true for with window replacement contemplated in this project. The Anderson replacement windows cannot be detected as different from the original windows from the street.

Project Description: Porch – Replace the existing screen on the porch , the porch screen door and the kitchen screen door with new screening.

Project Description: Windows – Replace 7 windows (6 bedroom windows and one hallway window) on the 2nd floor with compatible Anderson replacement windows. Replace 12 windows (4 living room windows, 4 library windows, 2 dining room windows and 2 kitchen windows) with compatible Anderson replacement windows.

Window Replacement Plan: Attached are pictures of 215 Glenburn Ave. The windows to be replaced are noted. Because the various views capture the same windows, several of the windows are shown more than once. The total number of 9 lights over 1 light replacement windows is 17 and there are 2, 6 light over 1 light kitchen windows.

View from the corner of Glenburn Ave., and Tubman Street.



View from Glenburn Ave., looking back from 209 Glenburn.



Side view from 209 Glenburn Ave.



Side view from Tubman St.



View of the porch.



"After" photo: Pictured below are several windows that have been replaced in earlier phases of the window replacement project at 215 Glenburn Ave. The replacements proposed in this application will appear similar to the ones in this picture.



Product Information: All of the windows have the same product information. The 9 lights over 1 light windows are all the same except for size and have the same product description. One representative specification sheet is provided here. The kitchen windows are 6 lights over 1 light and have the same construction specifications as the 9 lights over 1 light windows. A specification sheet for the kitchen windows is provided here. See attached product information.



SOLD BY:

Dealer's Building Supply
 831 Deery St
 Salisbury, Md 21864
 410-742-3288
 Fax 410-742-1729

SOLD TO:

QUOTE DATE
 8/16/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME: WAYNE CUSTISSCHRAEDER
 PROJECT NAME: Unassigned Project
 QUOTE NUMBER: 908175
 CUSTOMER PO#:
 TRADE ID:

ORDER NOTES:
 DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	5	AA	3-CAT ROOM/2-BEDRM 1	\$1,084.87	\$5,424.35
RO Size = 31 1/2" x 62"		Unit Size = 31 1/8" x 61 3/4"			

WDH1 2' 7 1/8"X5' 1 3/4" Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWA, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Spectan Standard Argon Fill Full Divided Light (FDL) Division, 3 Wide, 3 High, Spec'd Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/White/Lamé Liner, White, Full Screen, Aluminum
 Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDH1 31.125 x 61.75 0 Degrees - Flat Full Screen Aluminum White
 Clear Opening/Unit # Width Height Area (Sq. Ft)
 Comments:

Unit #	U-Factor	SHGC	A1	0.00000	0.00000	0.00000
A1	0.3	0.19	A1	0.00000	0.00000	0.00000

Quote #: 908175
 All Images Viewed from Exterior

Print Date: 8/16/2021 2:24:32 PM UTC

Page 1 of 11



Item	Qty	Description	Location	Unit Price	Est. Price
1100	2	AA	KITCHEN	\$901.43	\$1,802.86
RO Size = 31 3/4" x 45 3/4" Unit Size = 31 3/8" x 45 1/2"					

WDH 2' 7 3/8" X 3' 9 1/2" Unit, 0 Degrees - Flat, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light (FDL) Division, 3 Wca, 2 Hqn, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Traditional, 2 Sash Locks White, White/White/Lamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDH 31.375 x 45.5 0 Degrees - Flat Full Screen Aluminum White

Unit # U-Factor SHGC
 A1 0.3 0.19

Clear Opening/Unit # Wca Hqn Area (Sq. Ft)
 A1 0.00000 0.00000 0.00000

Comments:

SUB-TOTAL	\$21,832.34
FREIGHT:	48 11.67
LABOR:	1,299.77
TAX:	251.68
TOTAL:	23,472.46

CUSTOMER SIGNATURE _____

DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of bulking wraps or flashings or sill paning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Quote #: 908175
 All Images Viewed from Exterior

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Page 11 of 11

IV. Staff Recommendation:
 Staff defers to HPC for comments and review.