



Historic District Commission MEETING AGENDA

Monday, March 27, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for March 27, 2023.

New Business

- 1) **Application Number:** 2023-884
Applicant: Stephanie Hambleton
Location: 216 Bay Street
Tax Map 104, Grid 0EA, Parcel 0607
Zoning District: CB
Request: In Kind Roof Replacement
- 2) **Application Number:** 2023-885
Applicant: Mark P. Orwig
Location: 217 N. Locust Lane
Tax Map 0103, Grid 00EA, Parcel 0689
Zoning District: R-7A
Request: Shed Replacement
- 3) **Application Number:** 2023-885
Applicant: Coastal Design & Build LLC
Location: 101 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1259
Zoning District: CB
Request: Exterior Repairs
- 4) **Application Number:** 2023-890
Applicant: Christine M. Dayton- Architect, P.A.
Location: 204 Brookletts Ave
Tax Map 105, Grid 0EA, Parcel 2138
Zoning District: R-10A
Request: Garage Renovation

Old Business

- 1) **Application Number:** 2023-865

Applicant:	Chesapeake Neighbors LLC
Location:	20 N. Aurora Street Tax Map 103, Grid 000, Parcel 1130
Zoning District:	R-7A
Request:	Redevelopment

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the March 13, 2023 meeting.

Administrative Approval

Consent Docket

Adjournment.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 3/27/2023

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 216 Bay Street

Application Number: 2023-884

Request: Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to remove two layers of asphalt shingles and the original cedar shakes and replace with an asphalt shingle roof. They are also proposing to remove the rubber membrane on the rear addition and replace it with a new metal roof. There are no recent records of this property coming before the HDC.

Historic District Guidelines:

Guideline 70: Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels



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14 S Harrison Street, Easton MD 21601**

should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

STAFF RECCOMENDATION

Staff supports a **continuation** of this application. The proposed standing seam metal roof does not meet the Guideline's specifications for standing seam metal roof panels. Guideline 70e states that the maximum panel width should be 16" while the proposed panels have a width of 36". Staff recommends that the Commission ask the applicant to re-submit an amended application with a standing seam metal roof that meets the Guidelines specifications.

EXAMPLE MOTIONS

1. I move that the Historic District Commission continue this application.

OR

2. I move that the Historic District Commission approve the application as submitted.

OR

3. I move an alternate motion.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101050338		216 BAY ST		COREY, GEORGE R & CAROL B T/C			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
FOUR SQUARE			2 STORY REAR				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
HEAVILY BUT NICELY RESTORED. FEELS MORE AUTHENTIC THAN ITS NEIGHBOR #218 BAY ST. SETTING HAS BEEN COMPROMISED BY PARKING LOTS AND NEW CONSTRUCTION							

RECEIVED

MAR 03 2023

TOWN OF EASTON



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 03/03/2023
Date Received: 03/03/2023
Fee Paid: \$75.00
HDC Meeting Date: 03/27/2023
Date Property Posted: 03/20/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

NEW CONSTRUCTION/ADDITION

FENCING

OTHER

EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

The two layers of asphalt shingles over the original cedar shakes on the original building are at the end of usual lifespan, will be removed and replaced with certain Landmark asphalt shingles. Plywood sheathing as well if needed.
Metal Roofing to be installed on the low pitch addition on the back of the building overtop of the 40 plus year old leaking rubber membrane.

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Stephanie Hambleton
3/3/23
Stephanie Hambleton

Revised 4.4.2022

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - Windows
 - Doors
 - Trim, fascia, soffit, etc
 - Decking/ porch flooring materials
 - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:
Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

- ☐ A narrative fully explaining the request
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved (Regional)

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	217 to 229 lb **	234 to 250 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

CertainTeed
20 Moores Road
Malvern, PA 19355

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CertainTeed
SAINT-GOBAIN



PRODUCTS AVAILABLE NEAR ZIP CODE:

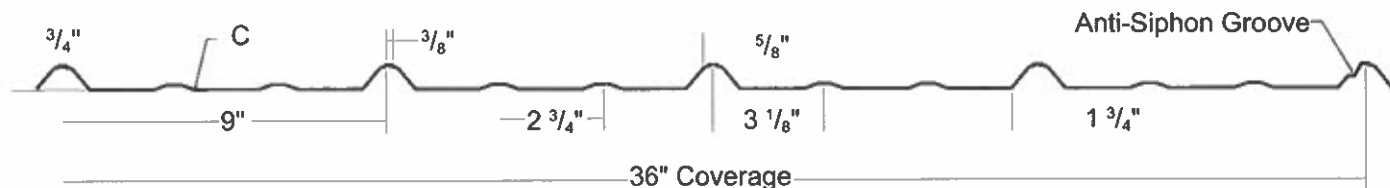
21663

Some colors unavailable due to COVID-19 disruption, check with a [local contractor](#) for current options.



Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.





**COMMERCIAL
RESIDENTIAL
PANEL**

**EXPOSED
FASTENED**

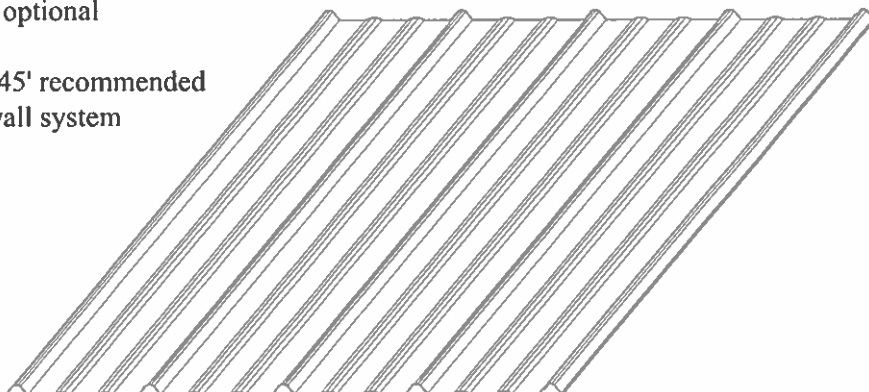
**36"
COVERAGE**

**MINIMUM
SLOPE
3:12**

**OPEN FRAMING OR
SOLID SUBSTRATE**

PANEL OVERVIEW

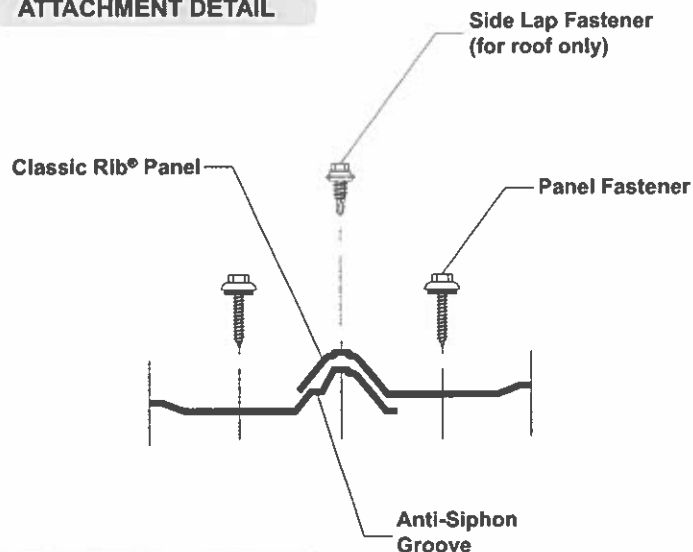
- ▶ Finishes: MS Colorfast45®, ColorFit40™, MS Crinkle Finish and Acrylic-Coated Galvalume®
- ▶ Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®
AZ50 per ASTM A 792 for painted Galvalume®
AZ35 per ASTM A 792 for painted Galvalume® (ColorFit40 only)
G60, G90 or G100 per ASTM A 653 for Galvanized
- ▶ Gauges: 29 ga and 26 ga standard; 24 ga optional
- ▶ 36" panel coverage, 3/4" rib height
- ▶ Panel Length: Minimum: 5'; Maximum: 45' recommended
- ▶ Exposed fastened, low profile roof and wall system
- ▶ Bell-top trapezoidal rib on 9" centers
- ▶ Minimum roof slope: 3:12



TESTING AND APPROVALS

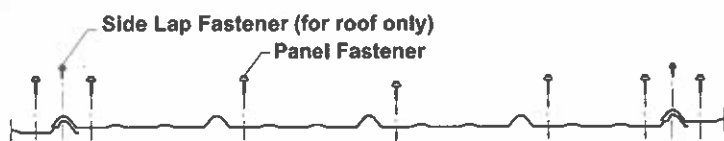
- ▶ UL 2218 Impact Resistance - Class 4
- ▶ UL 790 Fire Resistance Rating - Class A, per building code
- ▶ UL 263 Fire Resistance Rating - per assembly
- ▶ UL 580 Uplift Resistance - Class 90 Constructions: #560, 584
- ▶ ASTM E 331, Water Penetration, with Strip Mastic in sidelap
- ▶ ASTM E 455, Diaphragm Capacity
- ▶ Texas Windstorm - Evaluations RC-161 and RC-391
- ▶ 2020 FBC Approvals - FL9482.2, FL9482.3, 10999.3, FL 10999.4, FL14645.7, FL14645.8, FL14645.9 and FL 14645.10
- ▶ Miami-Dade County, Florida NOA 21-0629.10 expires 8/24/2026
- ▶ ICC Evaluation Report - ESR-2385

ATTACHMENT DETAIL

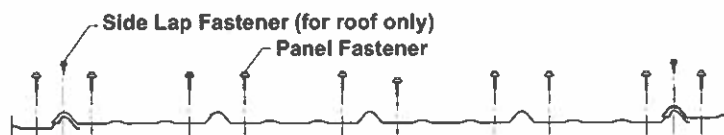


FASTENING PATTERN

Field of Panel



Ends of Panel



FASTENER INFORMATION

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Thick panels (ex. 18 ga) or supports (ex. 1/2" steel) may require predrilling of holes for screws.

Panel Fasteners:

Attaching to Wood:

#10-14 Wood Screw

#10-14 XL Wood Screw

Attaching to Steel:

#12-14 Self Drilling Screw

#12-14 XL Self Drilling Screw

Side Lap Fastener: Spaced 12" on center

1/4"-14 x 7/8" Stitch Screw

1/4"-14 x 7/8" XL Stitch Screw

Trim Fastener:

1/4"-14 x 7/8" Stitch Screw

1/4"-14 x 7/8" XL Stitch Screw

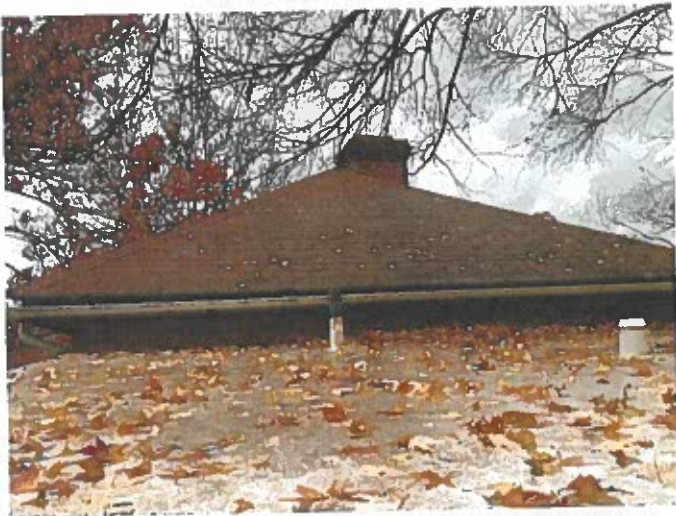
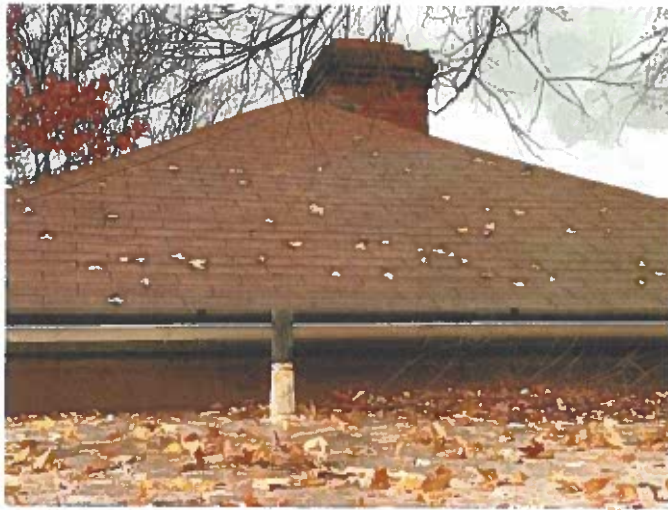
SECTION PROPERTIES

Ga	Width in	Yield ksi	Weight psf	Top in Compression		Bottom in Compression	
				Ixx in ⁴ /ft	Sxx in ³ /ft	Ixx in ⁴ /ft	Sxx in ³ /ft
29	36	80	0.63	0.0097	0.0162	0.0060	0.0140
26	36	80	0.80	0.0123	0.0207	0.0080	0.0181
24	36	50	1.05	0.0163	0.0268	0.0117	0.0241

ALLOWABLE UNIFORM LOADS, psf For various fastener spacings

Inward Load						Outward Load					
1.5'	2'	2.5'	3'	3.5'	4'	1.5'	2'	2.5'	3'	3.5'	4'
171	97	62	43	32	24	197	112	72	50	37	25
221	125	81	56	41	32	251	143	92	64	47	32
245	139	90	62	46	35	271	154	99	69	51	39

- Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
- Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear and deflection. Allowable load does not address web crippling, fasteners, support material or load testing. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
- Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
- Allowable loads do not include a 1/3 stress increase for wind.
- Diaphragm Capacity - 246 plf average Ultimate Shear Strength using the above fastening pattern on 2x supports located 2' on center, per ASTM E 455.





TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 3/27/2023

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 217 N Locust Lane

Application Number: 2023-885

Request: Shed Removal and Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to remove and existing 10' x 7' metal shed and replace it with a new 10' x 8' metal shed. 217 N Locust Lane is a non-contributing structure due to the age of the primary structure and the survey makes no mention of any contributing outbuildings. Approval was given by the HDC in 2021 for various alterations to the main structure including replacing windows, removing the chimney, and removing awnings. It then received approval in 2022 for an in-kind asphalt shingle roof replacement

Historic District Guidelines:

Demolition Review Process

1. The Commission must determine whether the structure is considered contributing using the following criteria.
 - a. having character, interest or value and contributes to Easton's heritage;
 - b. represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;
 - c. reflects an outstanding attention to architectural design, detail, materials or craftsmanship;



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- d. demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- e. represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- f. provides certain historic or scenic value significant to the area.

Analysis: If the Commission determines that the shed does not meet any of the criteria listed above, it may consider the shed non-contributing and approve its demolition and replacement in one meeting.

- 2. Criteria the Commission might use in rendering its decision:
 - a. whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
 - b. whether the denial or approval of the application would not be in the best interest of the majority of the community,
 - c. and whether the result of the decision would place undue financial hardship on the owner.

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).
- b. When portions of a historic outbuilding require repair or replacement, those elements should be replaced in-kind or using substitute materials that replicate the historic appearance.
- c. Avoid replacing repairable historic outbuildings with new, prefabricated buildings.

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.



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c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

STAFF RECCOMENDATION

Staff supports a Commission **approval** of this application as submitted. If the Commission finds that the existing shed is non-contributing and can be removed then this proposed replacement may be appropriate since it would not be replacing a “historic” outbuilding. If the Commission finds that the existing outbuilding is contributing, the proposed replacement may not be appropriate per Guideline 10C.

EXAMPLE MOTIONS

1. I move that the Historic District Commission approve this application as submitted.

OR

2. I move that the Historic District Commission deny the application.

OR

3. I move an alternate motion.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006460		217 N LOCUST LANE		HARRISON, BASIL J			
YEAR BUILT		PHYSICAL CONDITION					
1949		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
RANCH				CARPORT			
NHL	NR	NR	MEETS NR	1980 NR	MD INVENTORY	CONTRIBUTING	NC CODE
DISTRICT	DISTRICT	LISTED	CRITERIA	RATING			
						N	AGE
NOTES							
UNDISTINGUISHED HOUSE POST-DATES DISTRICTS PERIOD OF SIGNIFICANCE							



RECEIVED

MAR 06 2023

TOWN OF EASTON
PLANNING AND ZONING TOWN OF EASTON
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-885
Date Received: 03/06/2023
Fee Paid: \$75.00
HDC Meeting Date: 03/27/2023
Date Property Posted: 03/20/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 217 N LOCOST LANE Easton MD. 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME MARK + Donna Orwig
TELEPHONE NO. 443-735-5458 EMAIL mdorwig@goeaston.net

Applicant or Agent

NAME MARK D. ORWIG
TELEPHONE NO. 4437355458 EMAIL Same

Description of Proposal (include additional sheets, as necessary)

<u>Replace Existing metal Shed with A New one</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Mark D. Orwig</u>
<u>3/6/23</u>
<u>MARK D. Orwig</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

- ☐ A narrative fully explaining the request
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - ☐ Windows
 - ☐ Doors
 - ☐ Trim, fascia, soffit, etc
 - ☐ Decking/ porch flooring materials
 - ☐ Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



Options



From \$329.99 ~~\$399.99~~

Outsunny 7' x 4' Steel Storage Shed Organizer, Garden Tool house with 4 Vents and 2 Easy Sliding Doors for Backyard, Patio, Garage, Lawn, Green

★★★★☆ 7

3+ day shipping



Options

+2 options

From \$779.99

Outsunny 11' x 9' Large/Spacious Outdoor Tool Shed & Garden Storage w/ Vents

★★★★☆ 47

3+ day shipping

Best seller



Options

Sponsored

From \$179.99

Vitesse Outdoor 5' x 3' Storage Metal Shed with Single Lockable Door, Tool Storage, Backyard, Patio, Lawn

★★★★☆ 5

3+ day shipping

About this item

Product details

The Arrow Select line of strong, sturdy steel storage sheds is a pleasant addition to your backyard. Made with galvanized steel that is treated to provide long-term protection against corrosion and rust, Arrow Select sheds are engineered to protect your stored items from the elements. Inside, the 71 in. walls provide extra headroom, vertical storage space, and added entryway clearance. That makes it great for storing ladders, rakes, pole saws, and anything you want to pile high. The Arrow Select line also has a high gable roof to prevent pooling of rainwater and debris, built-in air vents for better circulation, and locking door handles for security. It also has a smooth, strong Sherwin-Williams Paint Finish that protects it from the elements and gives the steel extra protection from rust and corrosion.

CONVENIENT AND SECURE OUTDOOR STORAGE: The storage shed's swing doors increase usable outdoor storage space. The shed includes integrated keyed locking handles for added security..

SIZEABLE OUTDOOR STORAGE: The storage shed's 71 in. tall walls provide extra headroom and vertical storage space so you can easily stack items high with added shed entryway clearance..

OUTDOOR PROTECTION: The metal shed is made of sturdy galvanized steel to protect the shed from long-term corrosion and rust. The outdoor shed's smooth, durable Sherwin-Williams polyester paint finish adds additional protection..

THOUGHTFULLY DESIGNED STORAGE SHEDS: Outdoor air circulates through built-in vents, even when the shed's doors are closed. The shed's high-gabled roof pitch prevents rainwater and debris from accumulating..

ATTRACTIVE STORAGE SHED: The outside storage shed's horizontal siding panels give the shed a classy, upscale presence and adds to most backyard aesthetics.

- **CONVENIENT AND SECURE OUTDOOR STORAGE:** The storage shed's swing doors increase usable outdoor storage space. The shed includes integrated keyed locking handles for added security.
- **SIZEABLE OUTDOOR STORAGE:** The storage shed's 71 in. tall walls provide extra headroom and vertical storage space so you can easily stack items high with added shed entryway clearance.

217N LOCUST LANE

MARKET Donna Orwig

SHED Photo - EXISTING
ON SLAB

3/5/23

EXISTING SHED - 10x7'

EXISTING SLAB - NOTE: 11'x8'

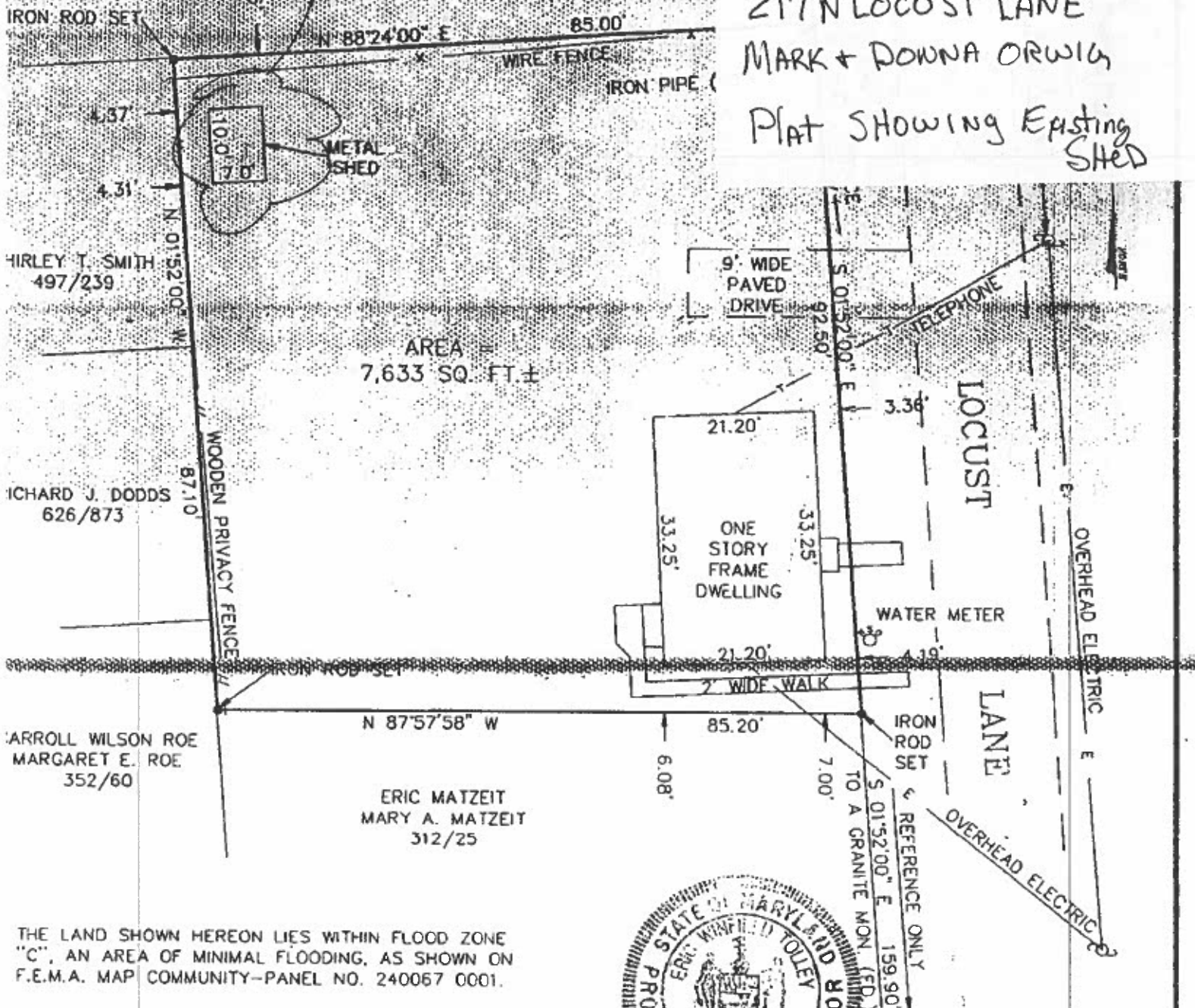


SHED LOCATION

EUGENE G. GRADY, III

546/144

217 N LOCUST LANE
MARK + DOWNA ORWIG
Plat Showing Existing Shed



THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP COMMUNITY-PANEL NO. 240067 0001.

PROPERTY ADDRESS: 217 N. LOCUST ST.
EASTON, MD. 21601

PREPARED FOR: BASIL J. HARRISON
DEBORAH K. HARRISON



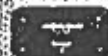
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN

Eric Matzeit 8/6/91
PROPERTY LINE SURVEYOR DATE

PLAT SHOWING THE LAND OF
BASIL J. HARRISON
DEBORAH K. HARRISON
TOWN OF EASTON

Rauch, Walls and Lane, Inc.

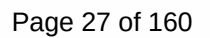
Engineers • Design Planning • Surveyors



EASTON • GENTREVILLE

RTS
DRAWN BY
SCALE 1" = 20'
DATE AUG. 1991
JOB NO. 046798
FOLDER 16798

~~Don't know what I'm doing~~





TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 3/27/2023

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 101 N West Street

Application Number: 2023-885

Request: Front porch replacement, Siding

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to remove and replace in-kind areas of existing wooden siding. The existing wooden shutters will also be removed and replaced in-kind. The applicant is also proposing alterations to the front porch including covering the existing concrete porch with brick and repairing/replacing existing brick steps. This property recently appeared before the Commission in January of 2023 and obtained approval to replace wooden windows with a combination of new wood and fiberglass clad windows.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

- a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.
- b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.
- c. It is appropriate to remove enclosures to reveal original porch and details.
- d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.



Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

STAFF RECCOMENDATION

Staff supports a **continuation** of this application. The proposal to cover the original paired concrete porch floor with brick contradicts Guideline 64a. Unless the applicant can show that brick was previously used as a decking material on this front porch or that the existing paired concrete can not be maintained or repaired, brick may not be an appropriate replacement for the current decking.

EXAMPLE MOTIONS

1. I move that the Historic District Commission continue this application.
OR
2. I move that the Historic District Commission approve the application.
OR
3. I move an alternate motion.



TOWN OF EASTON
PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101015966		101 N WEST ST		D & M PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1910*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
OTHERWISE PLAIN SIDE PASSAGE DWELLING DISTINGUISHED BY SERIES OF PROJECTING SIDE BAYS. NICELY MAINTAINED NARROW GAUGE WOOD SIDING GLAZED AND PANELED FRONT DOOR ALSO APPEARS ORIGINAL PAIRED CONCRETE PORCH FLOOR							



TOWN OF EASTON

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-885
Date Received: 03/07/2023
Fee Paid: \$200.00
HDC Meeting Date: 03/27/2023
Date Property Posted: 03/20/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING	DEMOLITION	SIGNAGE	FENCING	<u>OTHER</u>
NEW CONSTRUCTION/ADDITION		EXTERIOR ALTERATIONS		
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION				

PROPERTY INFORMATION

ADDRESS 101 N. WEST STREET

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 101 N. WEST ST. LLC, C/O DOUG WACKER

TELEPHONE NO. 410 920 0264 EMAIL DWACKER@MDSW.COM

Applicant or Agent

NAME COASTAL DESIGN GROUP, LLC / ERIC ABEL

TELEPHONE NO. 410 829 5171 EMAIL ABEL@COASTAL.NET

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

ERIC ABEL
3/2/23
ERIC ABEL

Revised 4.4.2022

101 N. West Street, Easton, Maryland

Description of proposed work:

1. Repair/replace existing siding with exact same material, (previous owner has left excess siding in basement)
2. Repaint entire exterior, (siding, exterior trim and metal roofs), using the exact same colors.
3. Repair/replace existing wood shutters in exact same material, size and style as currently exists.
4. Repair/replace existing brick steps at the front and side entrance using Cushwa Rose Full Range Modular brick.
5. Install Cushwa Rose Full Range Modular brick over existing concrete front porch.
6. Remove existing damaged concrete walks on property and replace with Cushwa Rose Full Range Modular brick.



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ST. ST.

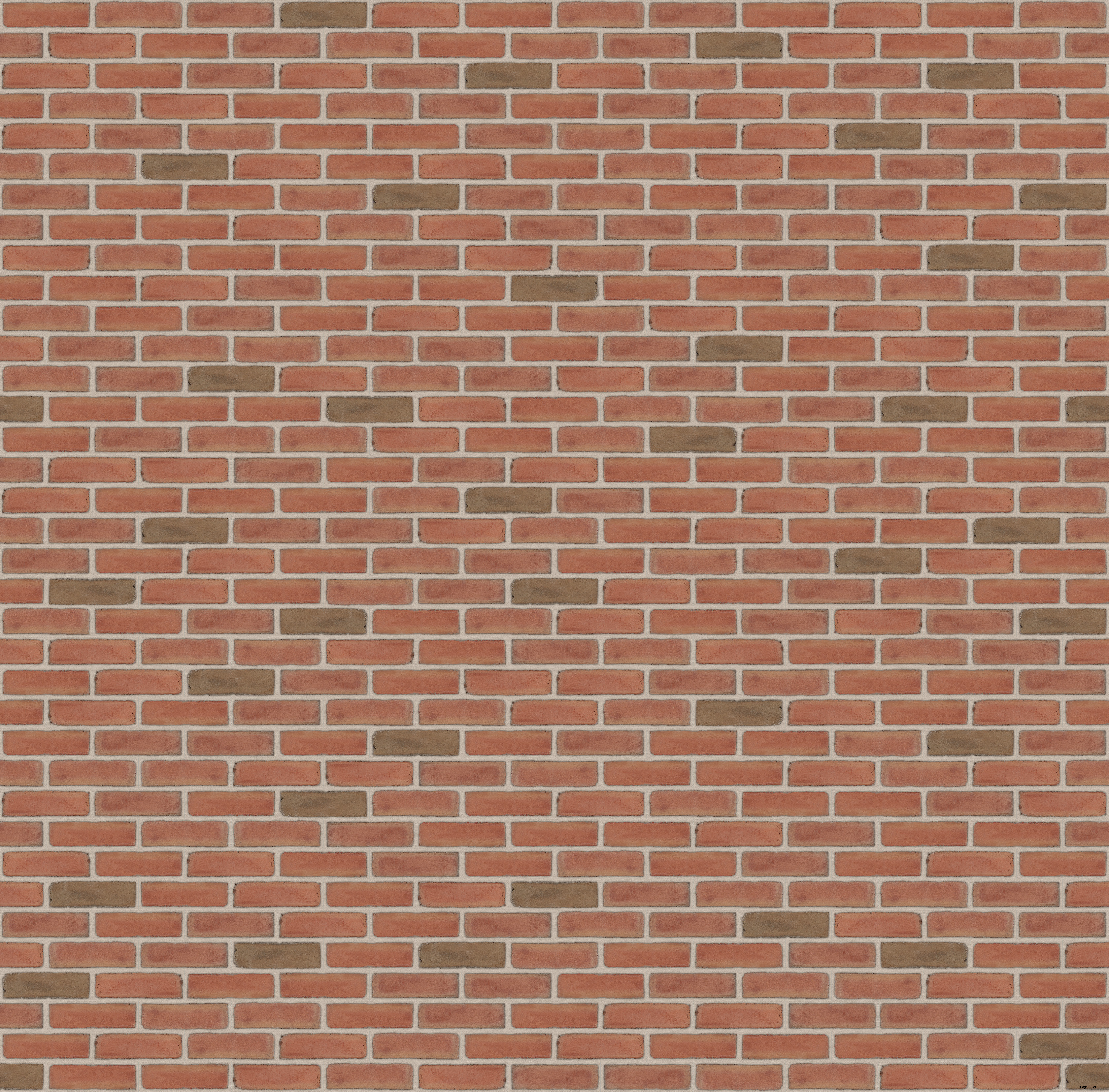
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and Water Solutions
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TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 3/27/2023

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 204 Brooklets Avenue

Application Number: 2023-890

Request: Exterior Alterations

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to convert the existing contributing garage into an accessory dwelling unit. The scope of work includes installing a new concrete foundation, new fiberglass doors, new Anderson fiberglass-clad windows, and a partial in-kind siding replacement. This outbuilding is not visible from Brooklets Avenue and has a frontage on Brook Lane (an alley).

There are no recent records of this property coming before the HDC. In 2011, Code Enforcement took photos of the rear shed (Exhibit 1) for property maintenance violations.



Exhibit 1: November 15, 2011 Property Maintenance Photos



These photos show that the garage was significantly modified sometime between 2011 and now, with all new siding, roofing, and garage doors.

Historic District Guidelines:

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).
- b. When portions of a historic outbuilding require repair or replacement, those elements should be replaced in-kind or using substitute materials that replicate the historic appearance.
- c. Avoid replacing repairable historic outbuildings with new, prefabricated buildings.

Guideline 42. Make Sensitive Replacements (Doors)

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 45. Screen, Storm, and Garage Doors

- e. Garage doors should be consistent with the architecture of the house and garage.

Guideline 78: Substitute Materials for Siding

- a. Contributing buildings with original wood siding are to continue with wood siding.



- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 90. Make Sensitive Replacements (windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

STAFF RECCOMENDATION

Staff supports a **continuation** of this application. The proposed windows do not match the existing windows either in design, material, number, or size. The original windows appear to be wooden six pane windows with only one window on both the east and west facades. The proposed windows are nine pane, fiberglass clad windows. The Commission may ask the applicant to revise their application to include more historically appropriate windows.

EXAMPLE MOTIONS

1. I move that the Historic District Commission continue this application.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

OR

2. I move that the Historic District Commission approve the application.

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023667		204 BROOKLETTS AVE		BONE, TALBOT W AND CHRISTINA V			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				REBUILT CORNER TOWER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY GABLE FRONT AND WING DWELLING 2/2 WINDOWS APPEAR ORIGINAL AS DO DOORS NICE DOUBLE DOOR FRONT ENTRANCE VINYL SIDING. CONTRIBUTING GARAGE.							



TOWN OF EASTON
PLANNING AND ZONING
 14 SOUTH HARRISON STREET, EASTON, MD 21601

RECEIVED

MAR 10 2023

TOWN OF EASTON

Application #: 2023-890
Date Received: 03/10/2023
Fee Paid: \$75.00
HDC Meeting Date: 03/27/2023
Date Property Posted: 03/20/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
 NEW CONSTRUCTION/ADDITION **EXTERIOR ALTERATIONS**
 FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 204 BROOKLETTS AVE
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: LISA STONE
 TELEPHONE NO.: 339-225-1260 EMAIL: lisavstone@gmail.com

Applicant or Agent

NAME: Christine M Dayton Architect, P.A.
 TELEPHONE NO.: 410-822-3130 EMAIL: nick@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

Conversion of existing garage into accessory dwelling unit. Raise garage install new pargeted cmu foundation, new door and windows - Andersen A-series, north elevation doors Thermatru smoothstar fiberglass, pre-finished alum. 'K' style gutter to match existing, wood cove siding to match existing, wood trim boards, bottom band of watertable will be Boral. Proposed construction start in fall.

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of December 27, 2022, the fees are as follows:
 Commercial - \$200 **Residential - \$75** Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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 Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

03/10/2023	
Dominic F. Cappella - Christine M. Dayton Architect, P.A.	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

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- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☒ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☒ Elevations or photographs of the existing conditions
- ☒ Elevation of the proposed changes
- ☒ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - ☐ Windows
 - ☐ Doors
 - ☐ Trim, fascia, soffit, etc
 - ☐ Decking/ porch flooring materials
 - ☐ Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☒ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☒ Materials for the windows must be clearly identified on the cut sheet
- ☒ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☒ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☒ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

HDC Photos for 204 Brookletts Ave.



South (Alley) Elevation



West Elevation

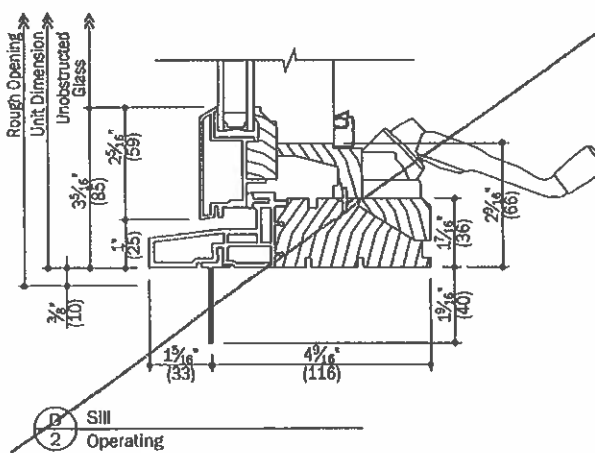
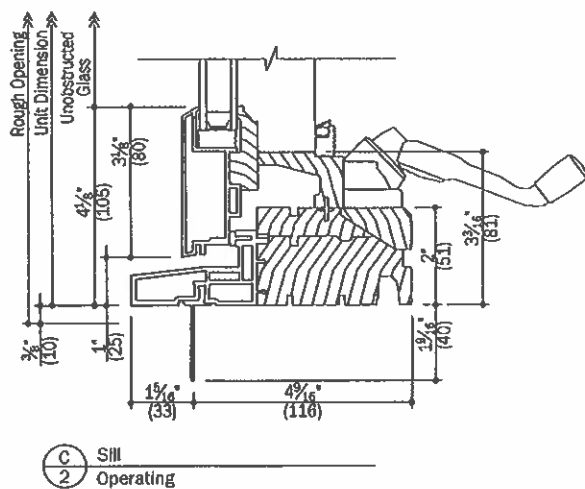
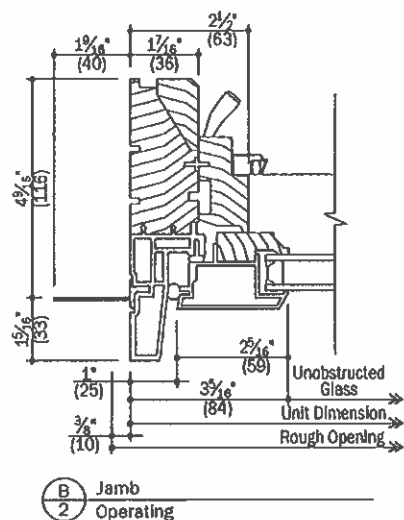
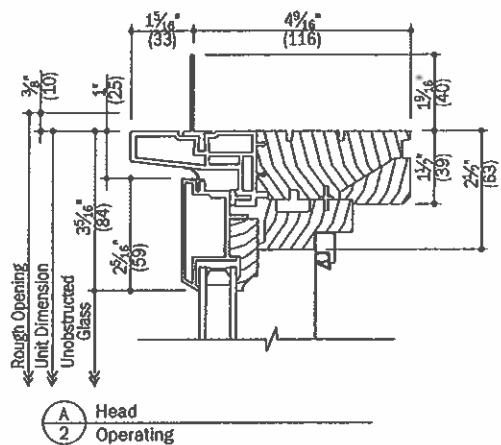


North Elevation



East (and North) Elevations

Casement and Awning



Scale: 3" (76) = 1' (305)

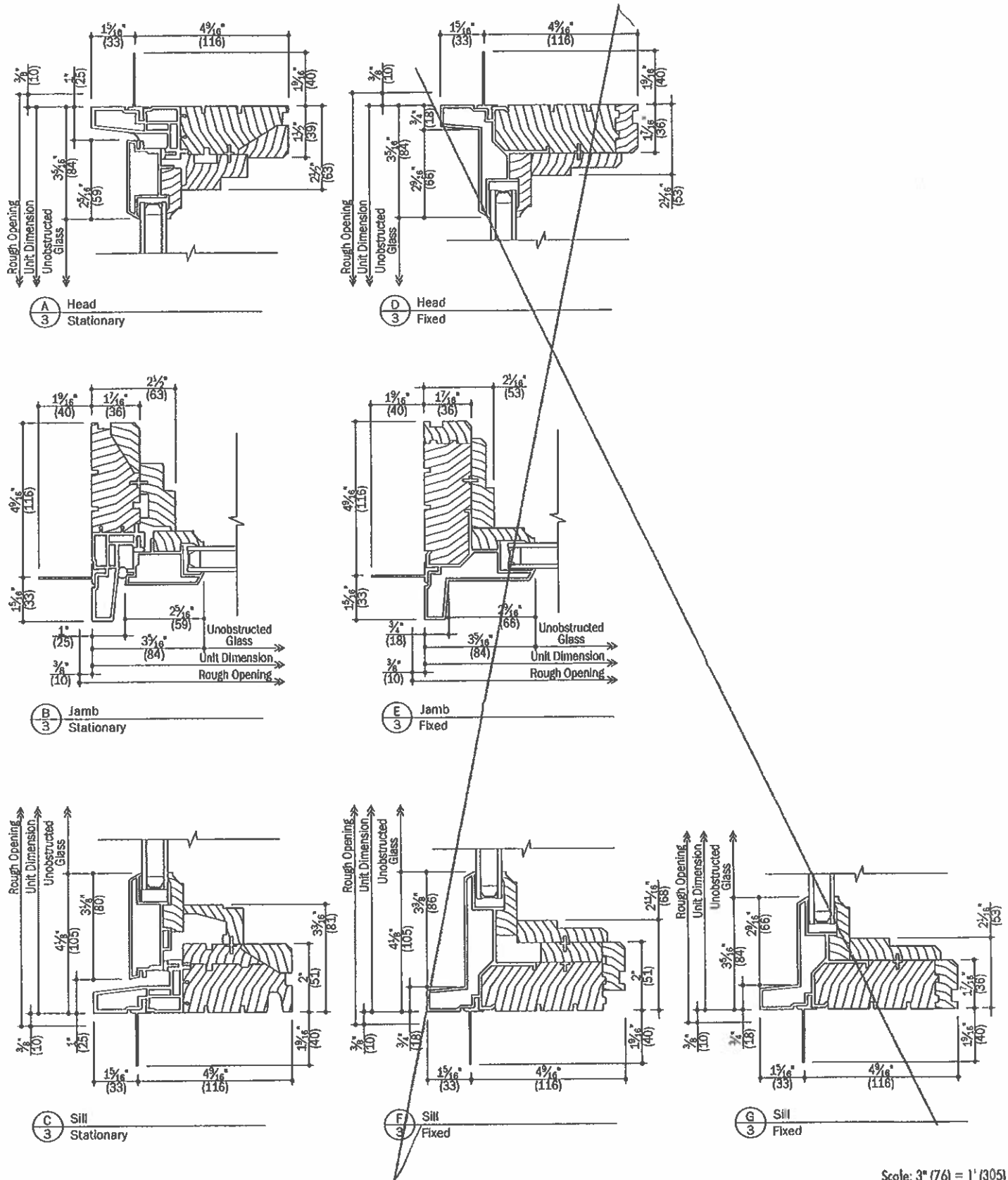
Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

File: AW A-Series Sections Casement And Awning Page 02 of 05

A-Series

Casement and Awning



Scale: 3" (76) = 1' (305)

Notes:

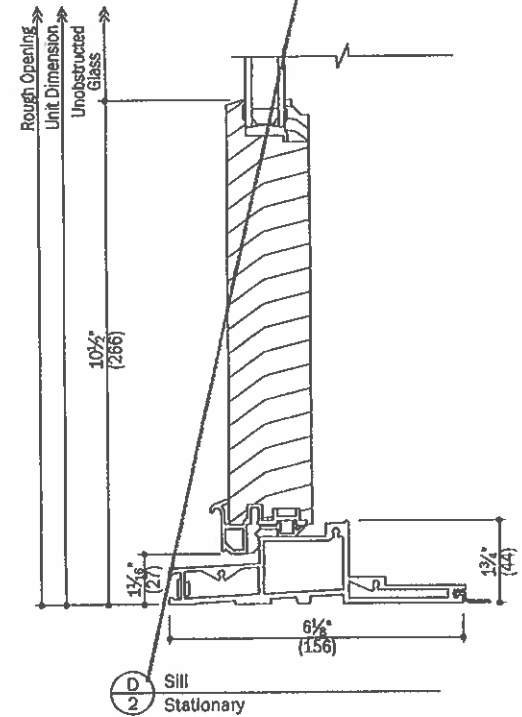
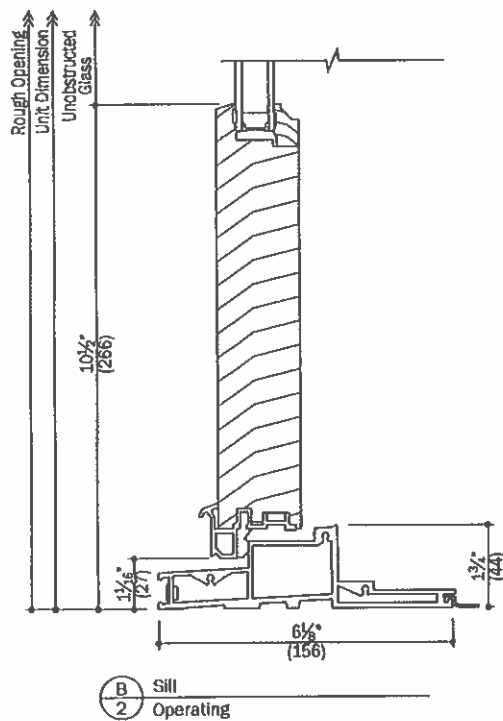
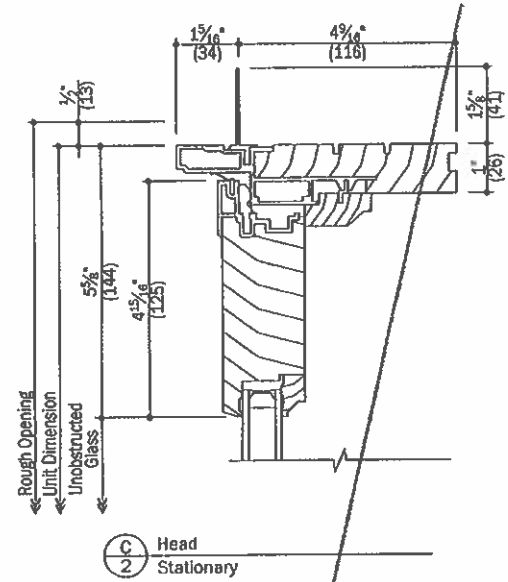
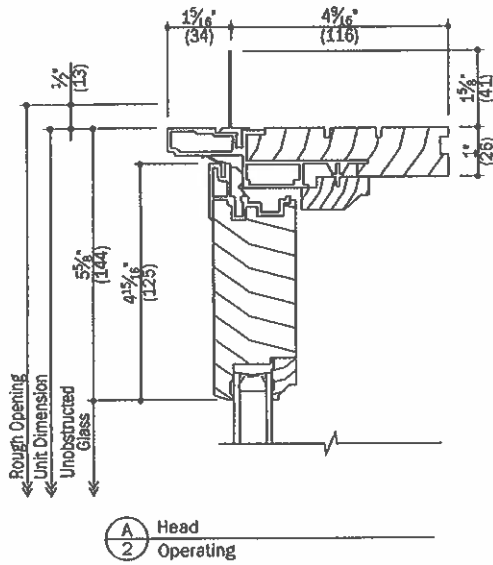
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

File: AW A-Series Sections Casement And Awning Page 03 of 05

A-Series

Frenchwood® Hinged Outswing Patio Door



Scale: 3" (76) = 1' (305)

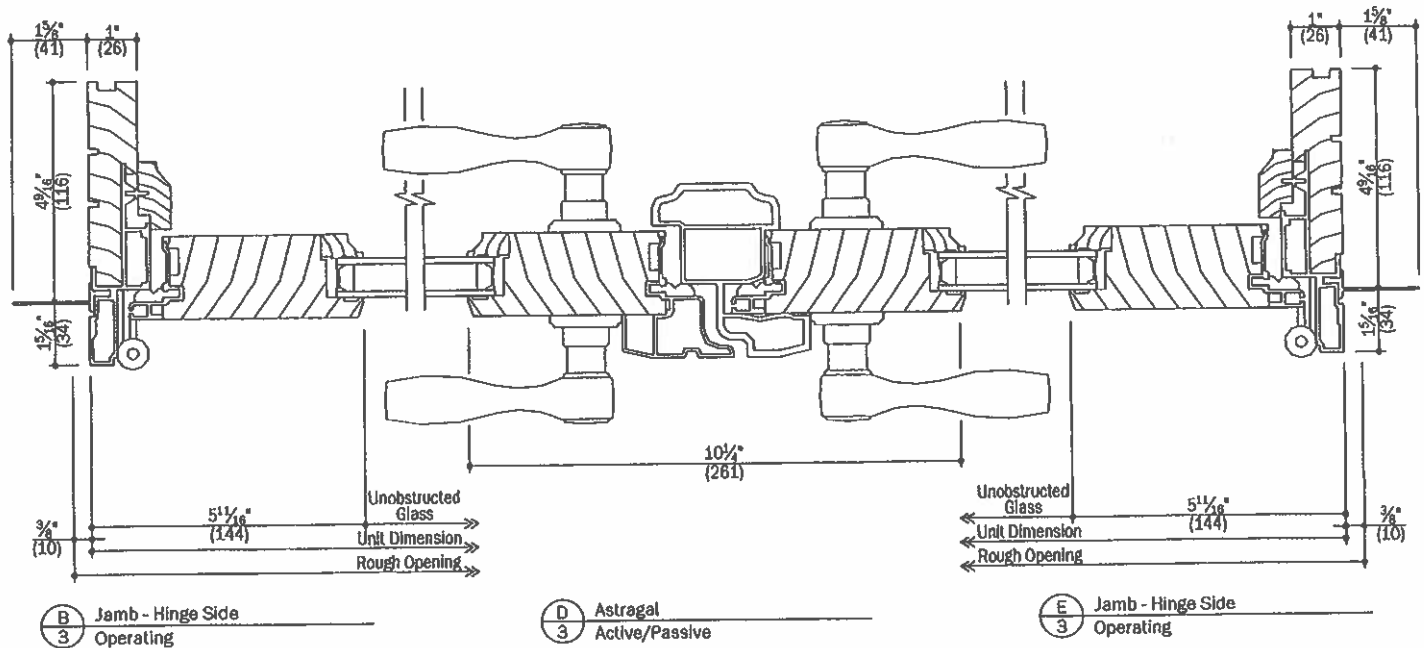
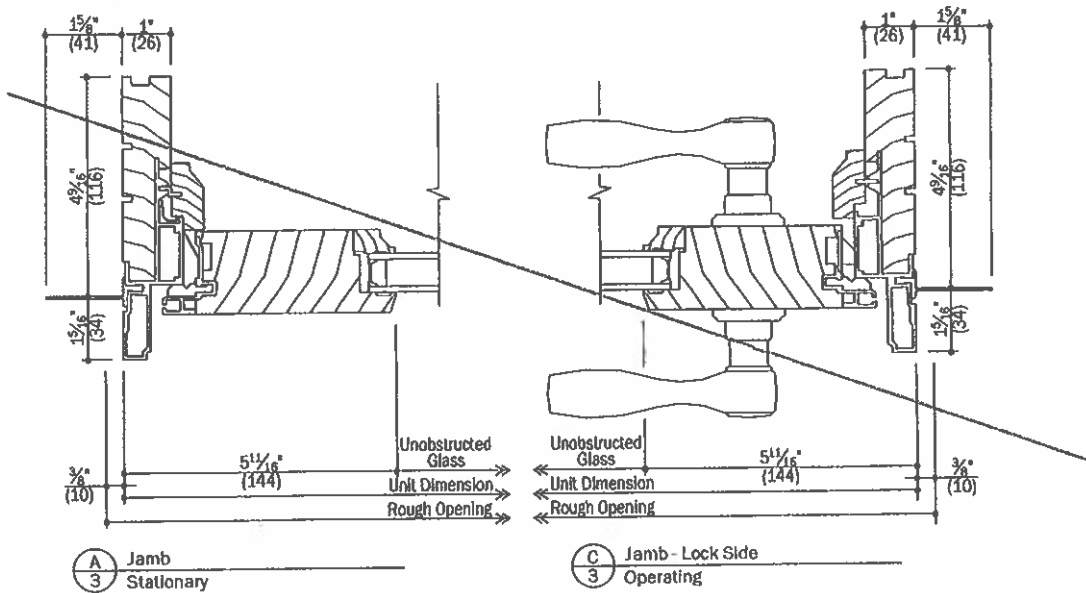
Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Anderson Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

File:	AW	A-Series	Sections	Outswing Patio Door	Page 02 of 07
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A-Series

Frenchwood® Hinged Outswing Patio Door



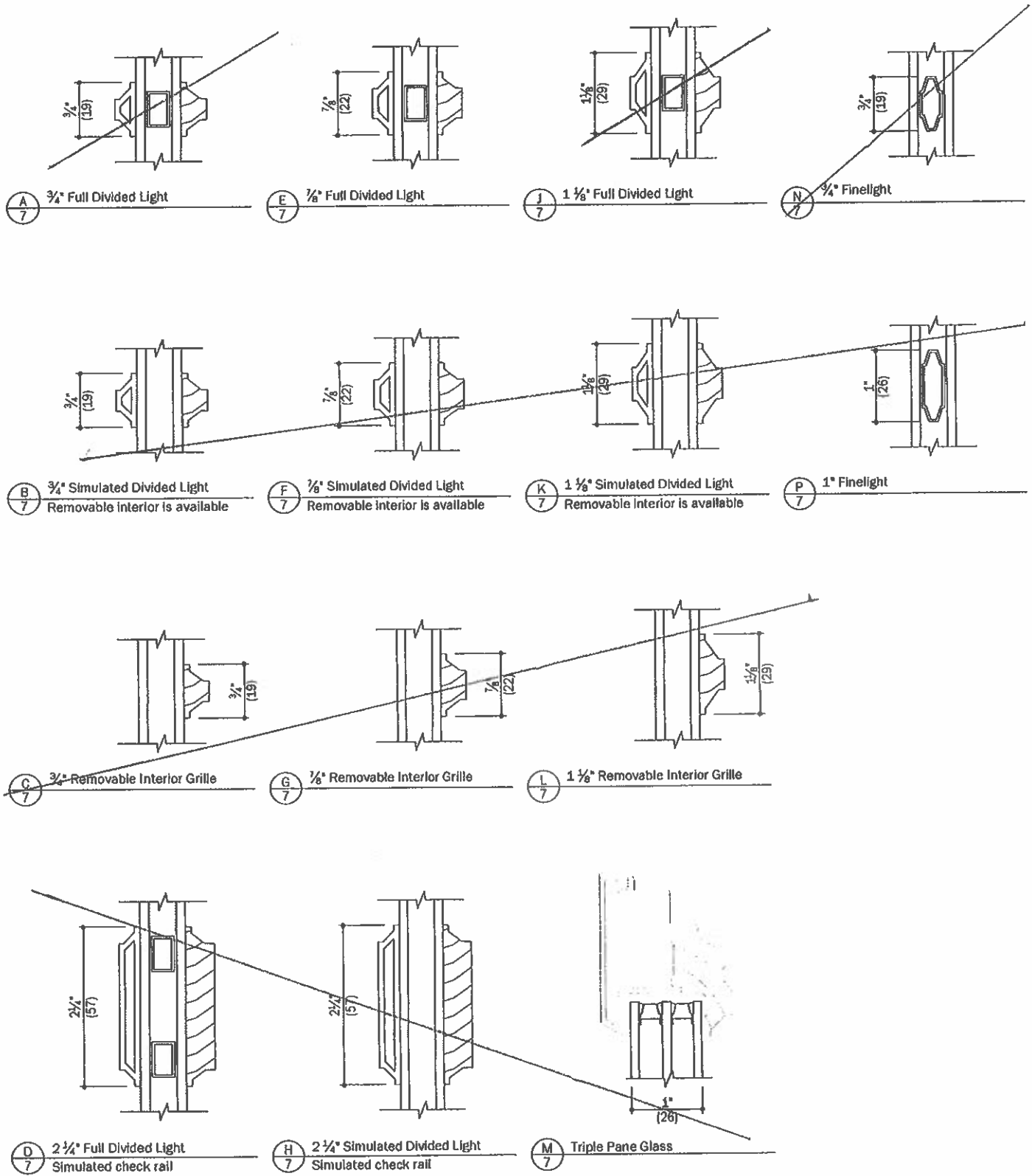
Scale: 3" (76) = 1' (305)

Notes:
 Details have been optimized for use in architectural software and do not match manufacturing specifications.
 Dimensions in parentheses are in millimeters.
 Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

A-Series

Frenchwood® Hinged Outswing Patio Door



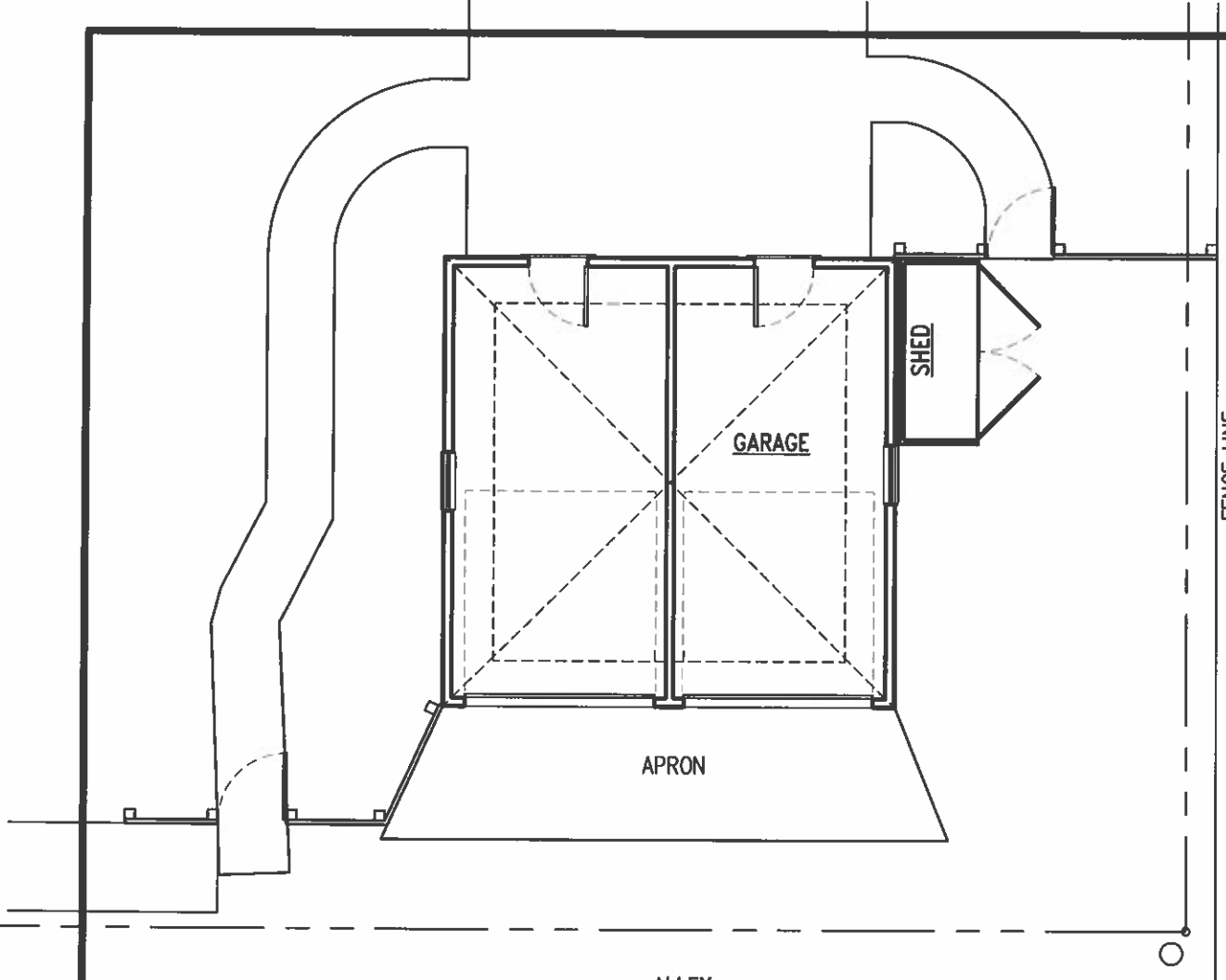
Scale: 6" (152) = 1' (305)

Notes:
 Details have been optimized for use in architectural software and do not match manufacturing specifications.
 Dimensions in parentheses are in millimeters.
 Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

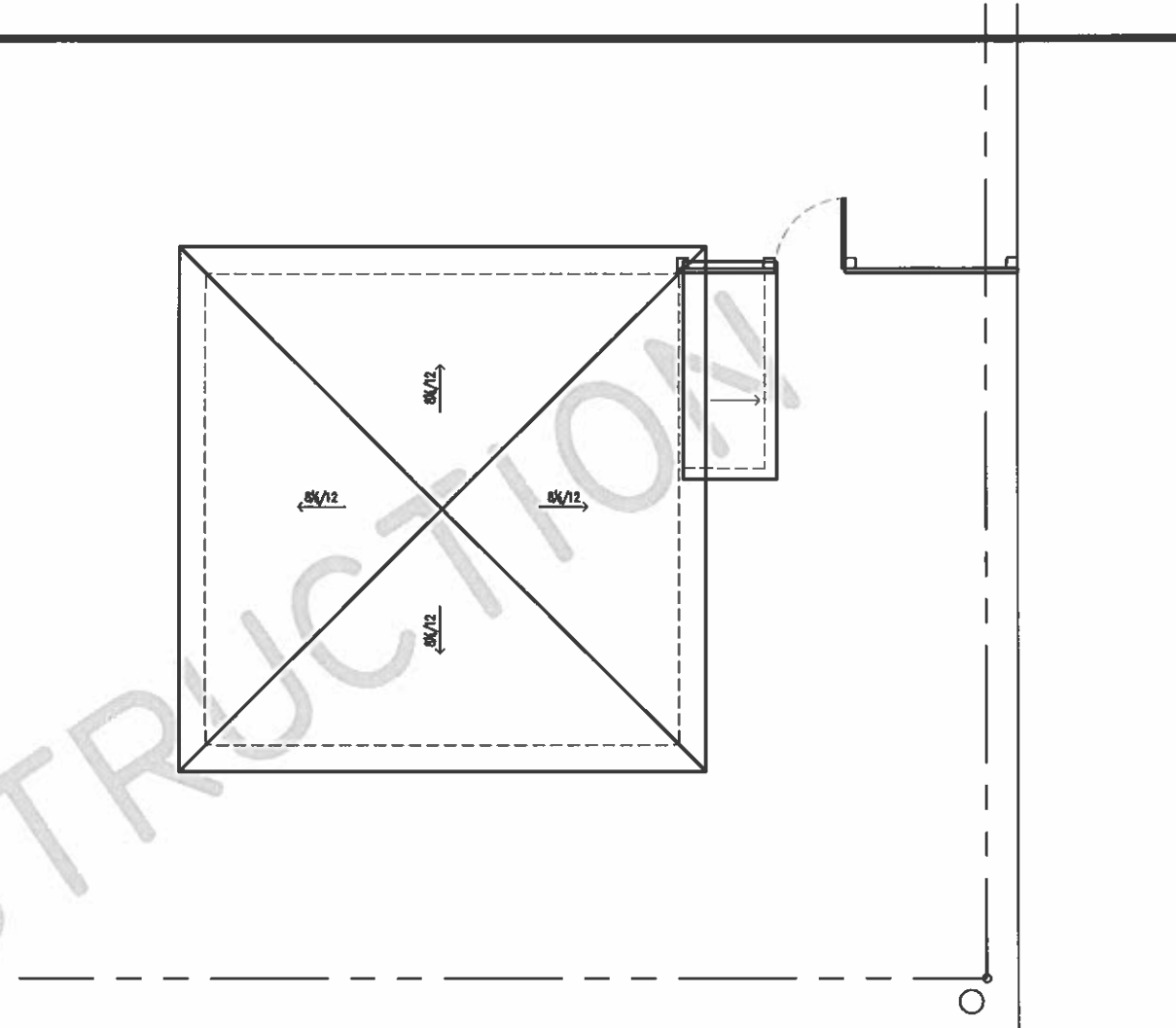
File:	AW	A-Series	Sections	Outswing Patio Door	Page 07 of 07
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24" TALL DIEGO B (11.00 X 17.00 INCHES), 01/25/12

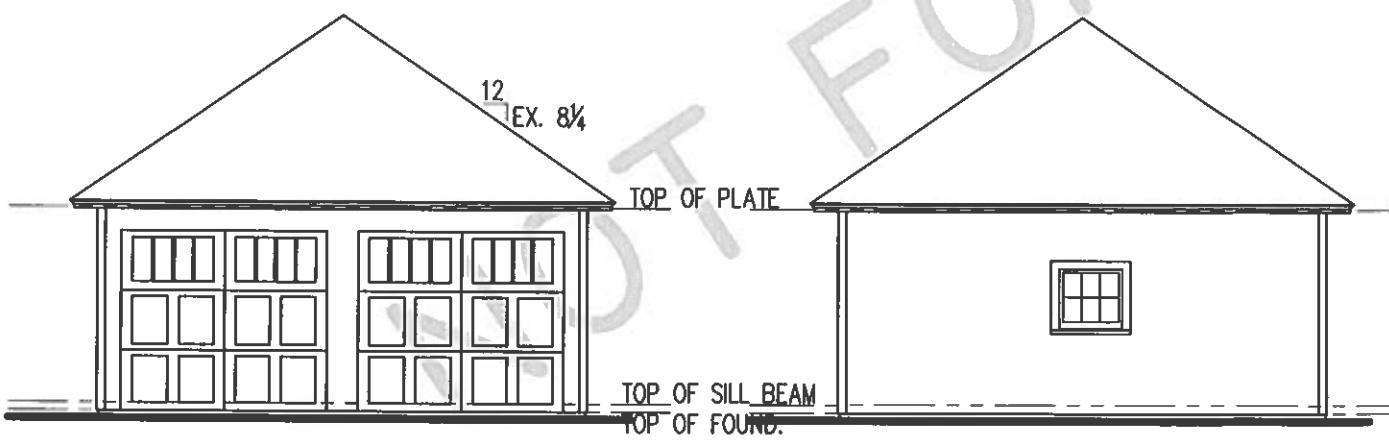


1 FIRST FLOOR PLAN - EXISTING
1/8"=1'-0"

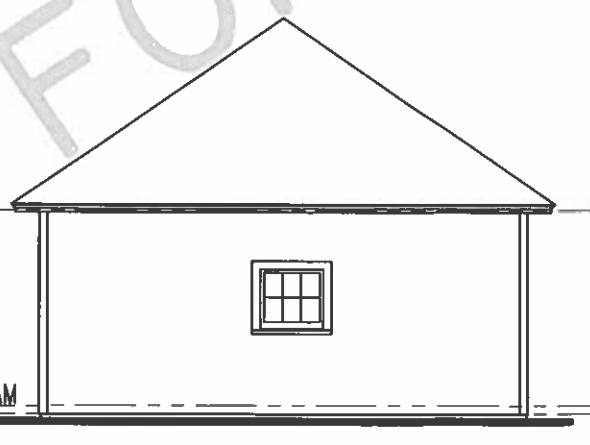
UNHEATED 377.80 SF
FOOTPRINT 409.22 SF



2 ROOF PLAN - EXISTING
1/8"=1'-0"



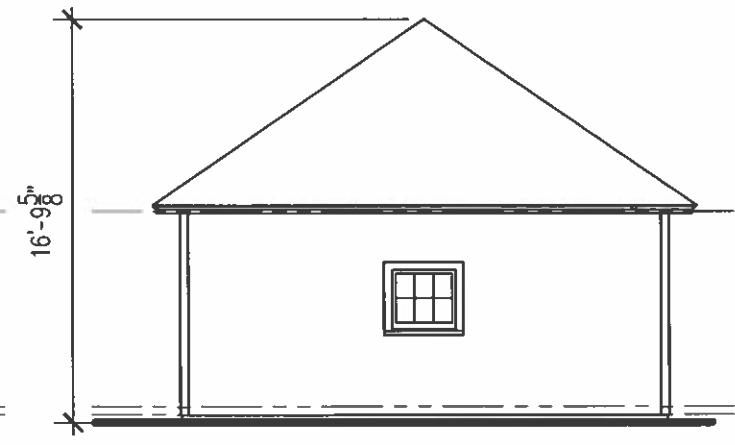
3 SOUTH (ALLEY) ELEVATION - EXISTING
1/8"=1'-0"



4 WEST ELEVATION - EXISTING
1/8"=1'-0"



5 NORTH ELEVATION - EXISTING
1/8"=1'-0"



6 EAST ELEVATION - EXISTING
1/8"=1'-0"

HDC DOCUMENTS
EXISTING DOCUMENTS

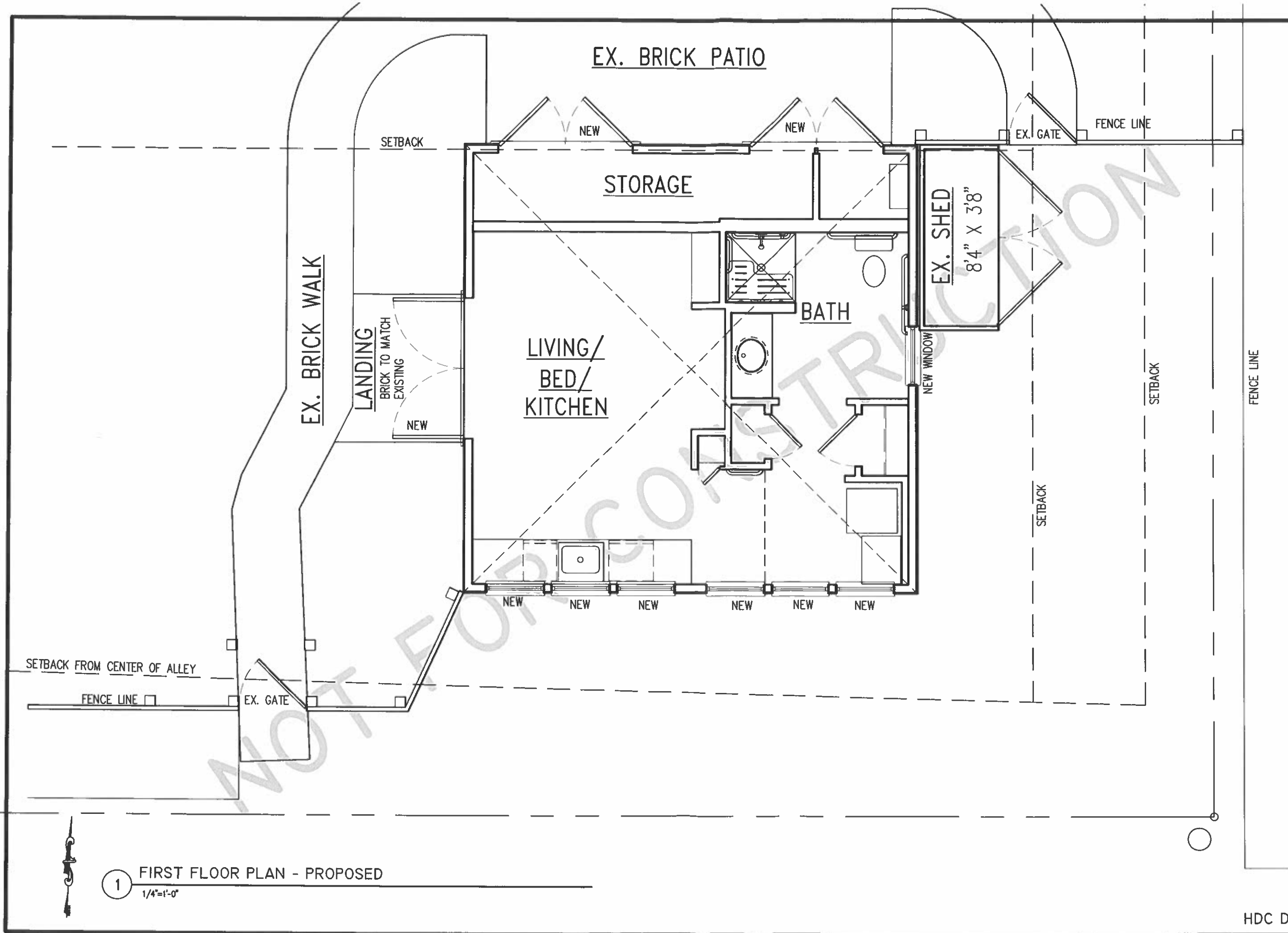
EXI

STONE GARAGE RENOVATION
204 BROOKLETTS AVE, EASTON
EXISTING PLANS AND ELEVATIONS

CHRISTINE M. DAYTON
ARCHITECT
PO. BOX 1659, EASTON MD, 21601 · 410-822-3130

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE #9566
EXPIRATION DATE 6/21/23

SCALE:
1/8"=1'-0"
DATE:
14 FEB. 2023
SHEET 1 OF 1



1 FIRST FLOOR PLAN - PROPOSED
1/4"=1'-0"

SCALE
1/4"=1'-0"
DATE:
3 MARCH 2023
SHEET 1 OF 2

HDC DOCUMENTS

PI

STONE GARAGE RENOVATION
204 BROOKLETTS AVE, EASTON

FLOOR PLAN - PROPOSED

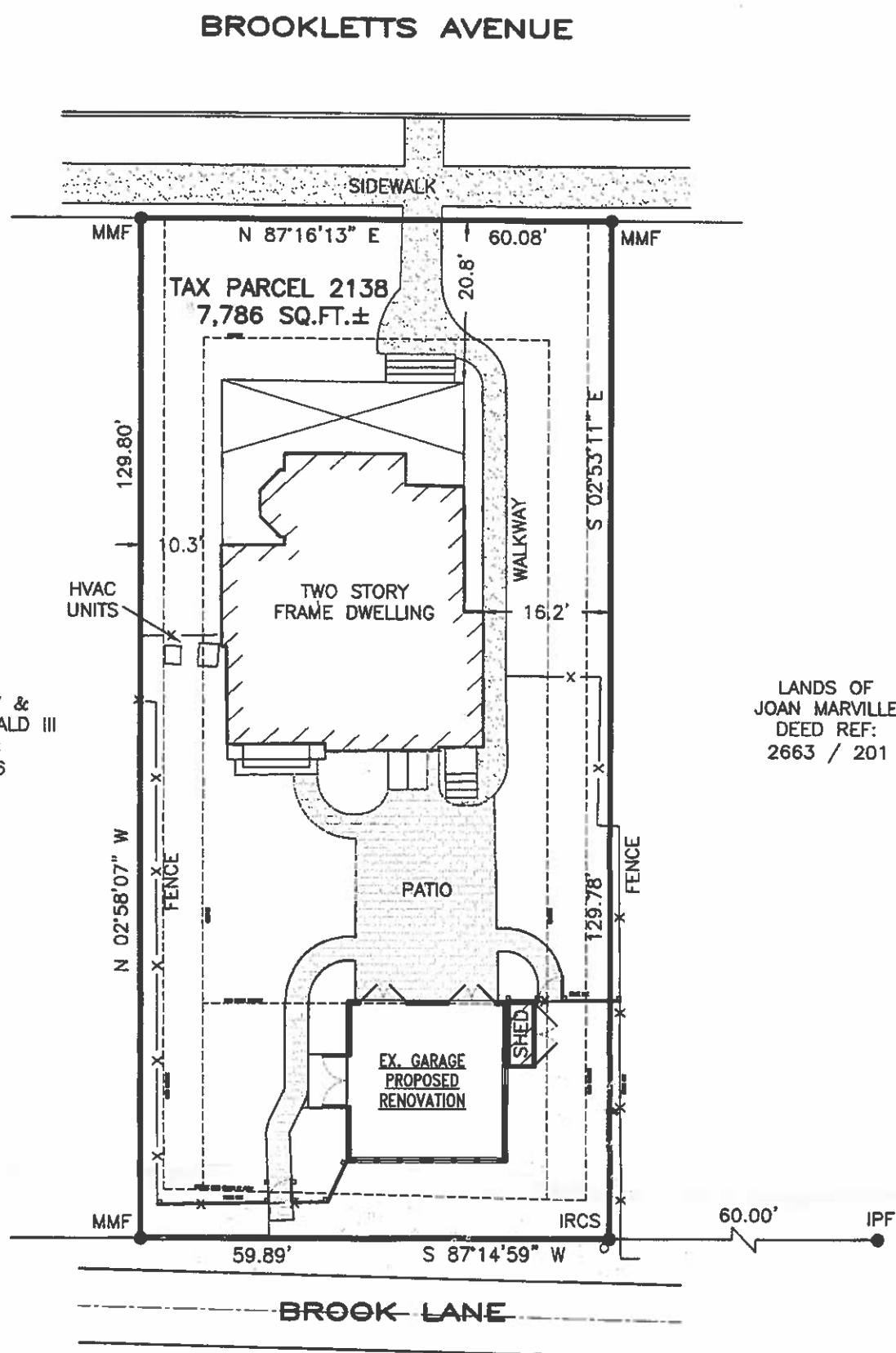
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE #5566
EXPIRATION DATE 6/21/23

CHRISTINE M. DAYTON

ARCHITECT

P.O. BOX 1659, EASTON MD. 21601 - 410-822-3130

MARYLAND STATE PLANE
COORDINATE SYSTEM (NAD83)

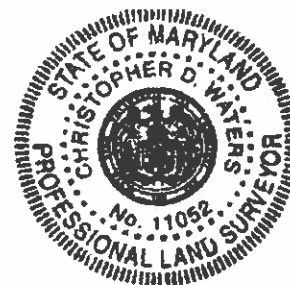


LANDS OF
EMILY MOODY &
RONALD McDONALD III
DEED REF:
2938 / 16

LANDS OF
JOAN MARVILLE
DEED REF:
2663 / 201

GENERAL NOTES

- 1) PROPERTY: 204 BROOKLETTS AVE
ADDRESS: EASTON, MD 21601
- 2) DEED REFERENCE: 1207 / 749
- 3) PLAT REFERENCE: 99 / 201
- 3) THE LAND SHOWN HEREON LIES ENTIRELY
WITHIN FLOOD ZONE X PER F.I.R.M. PANEL
24041C0189D EFF 07/20/2016.
- 4) MMF DENOTES MARBLE MONUMENT FOUND.
- 5) IPF DENOTES IRON PIPE FOUND.
- 6) IRCS DENOTES IRON ROD WITH CAP SET



SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR
UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE
REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12
OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR
SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR
LICENSE IS CURRENT WITH AN EXPIRATION DATE OF
FEBRUARY 10, 2023.

Christopher D. Waters

09/20/22

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

DATE: 09/16/22

SCALE: 1" = 20'

DRAWN BY: J. MILLS

JOB No.: 2647

SHEET No. 1 OF 1

**PLAT SHOWING
THE LANDS OF
TALBOT AND CHRISTINA
BONE**

TAX MAP: 105, GRID: EA, PARCEL: 2138
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND



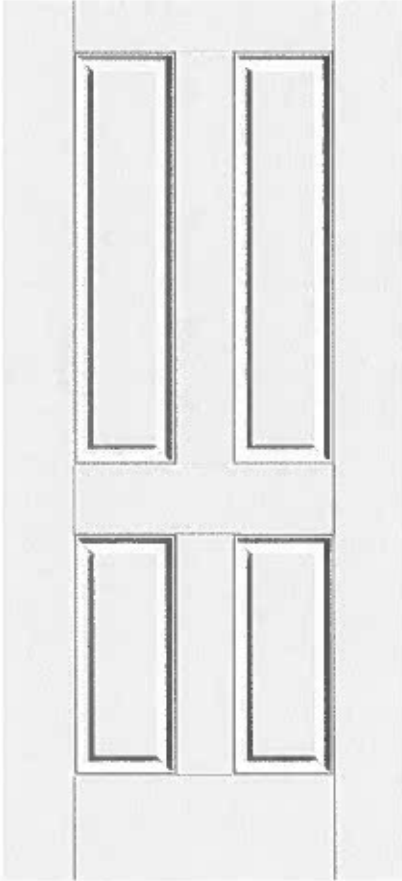
**DAVIS,
BOWEN &
FRIEDEL, INC.** ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

MATERIALS:

ThermaTru – Smoothstar - Fiberglass doors for North Elevation

See attached for additional information



Andersen A-Series – Windows and Door

See attached for additional information

Smooth-Star Door System Specifications

DOOR PANELS	Faces: 1/16-inch minimum thickness, proprietary fiberglass-reinforced thermoset composite, surface lightly textured, accepts most exterior and interior paints. Door edges: machinable kiln-dried pine, primed, lock edge reinforced with engineered lumber core, lockset area reinforced with solid blocking for hardware backup. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Except where certification does not permit, standard factory sizes may be end trimmed in shop or field to suit replacement door size requirements.
OPTIONAL FACTORY-GLAZED GLASS OR GLASS INSERTS	<u>Factory-glazed:</u> perimeter moldings flush with skin and made as integral part of skin. Glass minimum 1/8-inch tempered, two panes with sealed airspace between typically 3/8-inch to 1/2-inch. Options for grooved, etched, Low-E, or grille between glass (GBG). Optional removable wood grilles. Optional permanent external lite dividers. Inserts (lites): perimeter frames in raised-molding patterns, molded from composite, wood-grained in natural hardwood patterns, paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Tested to withstand high service temperatures resulting from exposure behind storm doors or dark finishes. Glass minimum 1/8-inch tempered, two panes with sealed airspace between, airspace typically 1/4-inch to 3/4-inch. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only. Options for grooved, etched, Low-E, grille between glass (GBG), or mini-blinds. Optional removable wood grilles. Optional permanent external lite dividers.
OPTIONAL DECORATIVE PANELS	Molded from proprietary fiberglass-reinforced composite, surface lightly textured, accepts most exterior and interior paints, fastened with very high bond tape.
GASKETING, WEATHERSTRIPPING	Jacketed thermoset open-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom kerf of doors. Corner pads at bottom margin corners from jacketed thermoset open-cell foam.
HINGES, STRIKES, MULTI-POINT LOCKING SYSTEM	Steel, with a variety of finishes. Screws plated and finished to match hardware. Standard hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Multi-point locking system is available in manual shootbolt or tongue versions.
FRAMES	Milled from 5/4 kiln-dried pine, profiled with 1/2-inch stop, standard depth 4-9/16 inches. Other frame depths available to match wall constructions. Exterior casing brickmould in WM180 pattern available. Optional frames in exterior grade red oak with matching brickmould. Optional rot resistant jambs.
SILL, SWING-IN, SWING OUT, SIDELITE OPTIONS	Wide range of sill options: fixed threshold, adjustable threshold, and public access available in bronze, mill, satin nickel and brass finishes. Double-door models: double door available with both leaves active and locking astragal available. Sidelite options: flush-glazed or lite insert models, with embossed panel & glass moldings, in 10 inch, 12-inch and 14-inch widths. Sidelite systems available with mullions separating doors from sidelites, and continuous sills and frame head, or as separately framed and cased units joined together.
TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Clear, Low-E, or etched insulated glass. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only.

Phenomenal Performance. Remarkable Workability.

TruExterior® Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

DURABILITY

- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Virtually no moisture cycling, paint last longer than on wood*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: Board-and-Batten

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



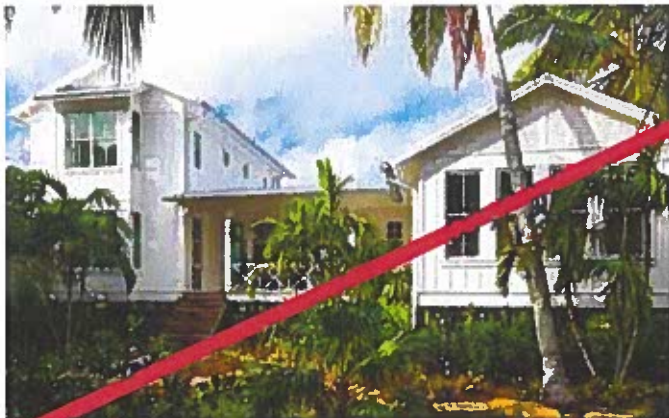
5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible **Smooth/**Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



TruExterior Trim comes pre-primed and does require paint.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023667		204 BROOKLETTS AVE		BONE, TALBOT W AND CHRISTINA V			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
QUEEN ANNE			REBUILT CORNER TOWER				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY GABLE FRONT AND WING DWELLING 2/2 WINDOWS APPEAR ORIGINAL AS DO DOORS NICE DOUBLE DOOR FRONT ENTRANCE VINYL SIDING. CONTRIBUTING GARAGE.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 3/27/2023

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 20 N Aurora Street

Application Number: 2023-865

Request: Demolition

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

This is the second of two required meetings required to demolish contributing structures within the Historic District. During the first meeting, the Commission found that the two outbuilds were non-contributing structures and requested exact heights of the replacement structure and the existing surrounding structures. At the second meeting or any subsequent meetings, the Commission may determine whether the two outbuildings and the addition may be demolished. The applicant has already submitted all of the required information including a formal application, a structural analysis, a replacement plan, historic research, site plans, and photographs.

The demolition will not be fully approved until the Commission formally approves replacement plans (unless the Commission wishes to approve the area to first be returned to open space). The Commission may approve replacement plans at this meeting or any subsequent meeting. **Staff recommends approving the demolition of the two non-contributing outbuildings and the contributing addition contingent upon approval of replacement plans at a subsequent meeting.**

Historic District Guidelines:

Demolition Review

1. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

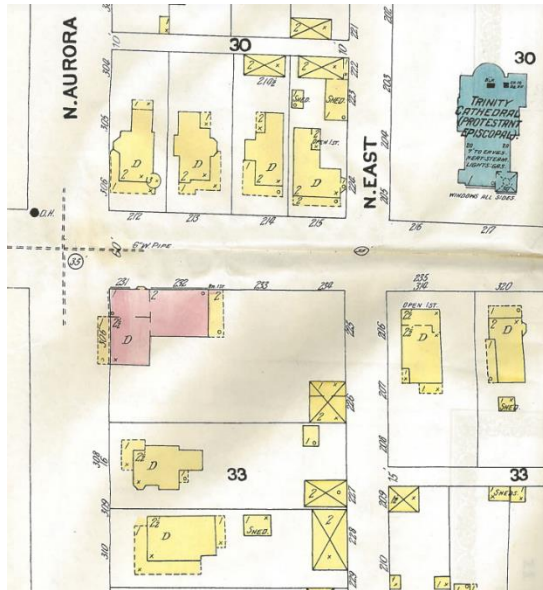
This might include:



**TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601**

- a. whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
- b. whether the denial or approval of the application would not be in the best interest of the majority of the community,
- c. and whether the result of the decision would place undue financial hardship on the owner.

Analysis: Given that all of the required material has been submitted, the HDC must decide whether the two outbuildings and rear addition may be removed using any relevant criteria and information. Sandborn maps from 1907 show that two outbuildings were located on this property. The rear addition shows up on the 1891 Sandborn Maps (Figures 3 & 6). The



Commission is now tasked with using any relevant information to decide whether these three structures may be demolished. The Commission may look at items such as the Historic value of these structures, the existing condition of the structures, the financial impact of the decision on the property owner, and the benefit or detriment that removing these structures would have on the Town.

Figure 1: 1907 Sandborn Map

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).
- b. When portions of a historic outbuilding require repair or replacement, those elements should be replaced in-kind or using substitute materials that replicate the historic appearance.
- c. Avoid replacing reparable historic outbuildings with new, prefabricated buildings.



Analysis: The Commission has previously determined through previous site visits and discussion that the two outbuildings were likely built after the original contributing structure and have little historic significance due to deterioration. While it would be possible to repair the existing outbuildings, they are not suitable to be used as dwelling units as the applicant intends. The applicant is proposing to replace these outbuildings with a custom-built structure and not a prefabricated building.

New Construction Review

The applicant has proposed a new structure that would connect to the existing mansion apartment building through a breezeway. The proposed structure would contain nine (9) units and increase the properties current unit count from ten (10) to fourteen (14). The proposed structure is three stories tall with a peak height of 36' 7". This proposed structure is considered new construction and is thus subject to the HDC's guidelines for new construction. The Commission may choose to vote on the new construction as soon as this meeting or may request additional information or changes be made to the proposed concept.

It should be noted that the HDC's role in this process is to vote on the demolition of the three existing structures and vote upon the replacement plan as it relates to conformity with the HDC's Guidelines. Questions regarding parking requirements, housing affordability, density, and other similar topics not explicitly covered in the HDC's guidelines may be part of the Planning Commission's and Town Council's review. This project will be proceeding as a PUD Infill application which will require additional public hearings and final approval by the Town Council.

Guideline 94: Style

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Analysis: The proposed structure is easily recognizable as a modern addition and does not imitate an earlier architectural style. It borrows aspects from historic outbuildings such as some carriage house features found on the rear façade. The form, height, color, and character of the building are compatible with the surrounding structures. The principal structure on this lot's height is measured at 38' 11" and the neighboring garage has an estimated height of 32'. The proposed structure has a proposed height of 36' 7", keeping with the character of surrounding structures. The architectural style of the building is typical of other outbuildings approved by this Commission (including a large outbuilding at 407 Goldsborough Street shown in Exhibit B)

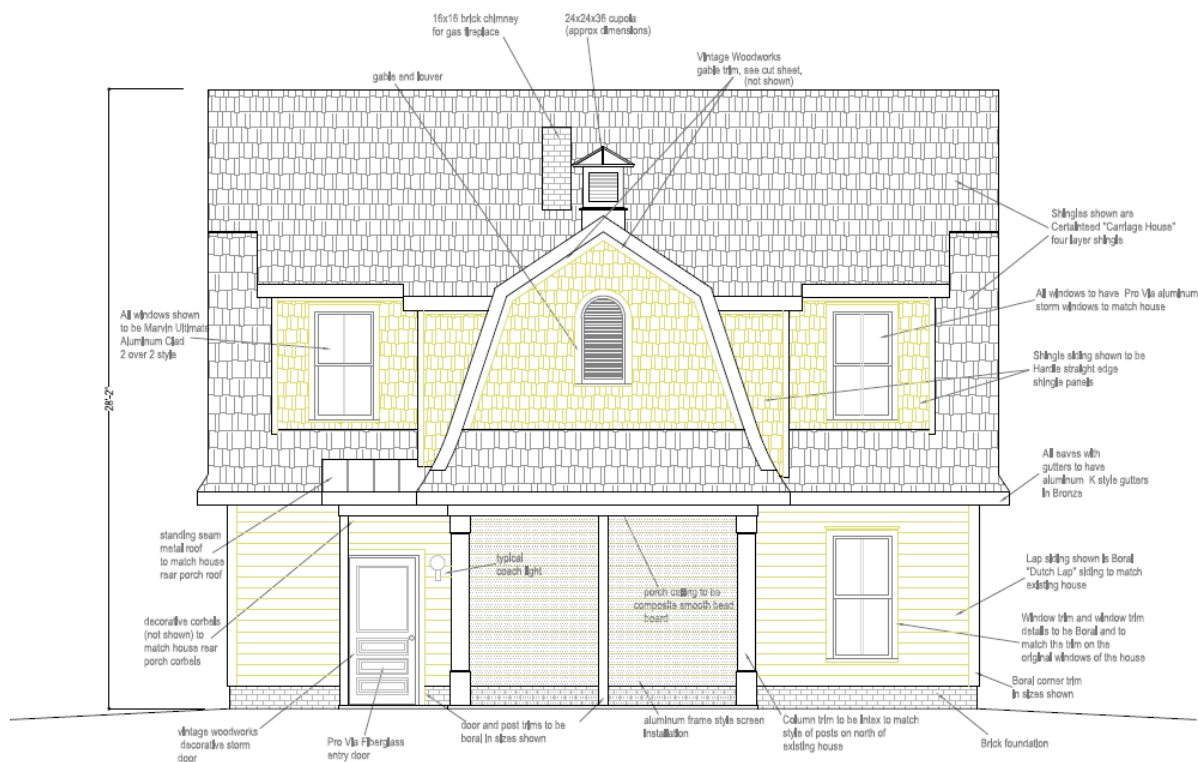


Figure 2 New Construction Previously Approved by The Commission

There is question in regards to the scale and massing of the proposed structure in relation to the principal structure. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* does not recommend" Constructing a new addition that is as large as or larger than the



historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character). The proposed addition visually overwhelms the existing structure in regards to its massing. It is wider than the existing historic structure and should be easily visible from Aurora Street.

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.
- c. Additions to free standing buildings should be setback behind the front façade if possible.

Analysis: The proposed building is not currently aligned with the setbacks of the surrounding outbuildings. Surrounding outbuildings are generally located approximately 10 feet from the rear property line abutting Locust Street. The proposed structure is set back significantly further from Locust Street. This addition is setback behind the front façade of the main structure keeping with Guideline 96c.

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

g. The height of a new building should be within ten percent of the height of surrounding buildings.

Analysis: Guidelines 97 a, b, c, and d are somewhat subjective and relate to the compatibility of the proposed structures massing, width, and height to the surrounding buildings. For reference, the main structures at 18 and 24 N Aurora Street have a size of approximately 3,800 square feet. When the large outbuilding behind 18 N Aurora Street is factored in, the proposed addition and the existing structure would occupy a similar visual area to the existing structures located at 18 N Aurora Street. The width of this structure is larger than the existing historic structure but appears to be similar to the existing structures located at 18 N Aurora Street. The surrounding structures are both two and a half stories tall while this proposed structure is 3 stories tall. The height of the new building is within 10% of most of the surrounding structures according to the exhibit provided by the applicant.

Guideline 100. Rear Additions

a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.

b. Additions should not imitate earlier architectural styles.

c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Analysis: The question of compatible massing, scale, and height are brought up once again in this guideline. The proposed addition undoubtedly is larger in scale and massing than most of the surrounding structures. The Commission will need to decide whether the proposed addition is compatible with the existing structure as well as the surrounding structures.



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14 S Harrison Street, Easton MD 21601

STAFF RECCOMENDATION

EXAMPLE MOTIONS

1. I move that the Historic District Commission approve the application contingent upon obtaining a certificate of appropriateness for the new construction.

OR

2. I move that the Historic District Commission deny the application based upon the following findings....

OR

3. I move an alternate motion.



**TOWN OF EASTON
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14 S Harrison Street, Easton MD 21601**

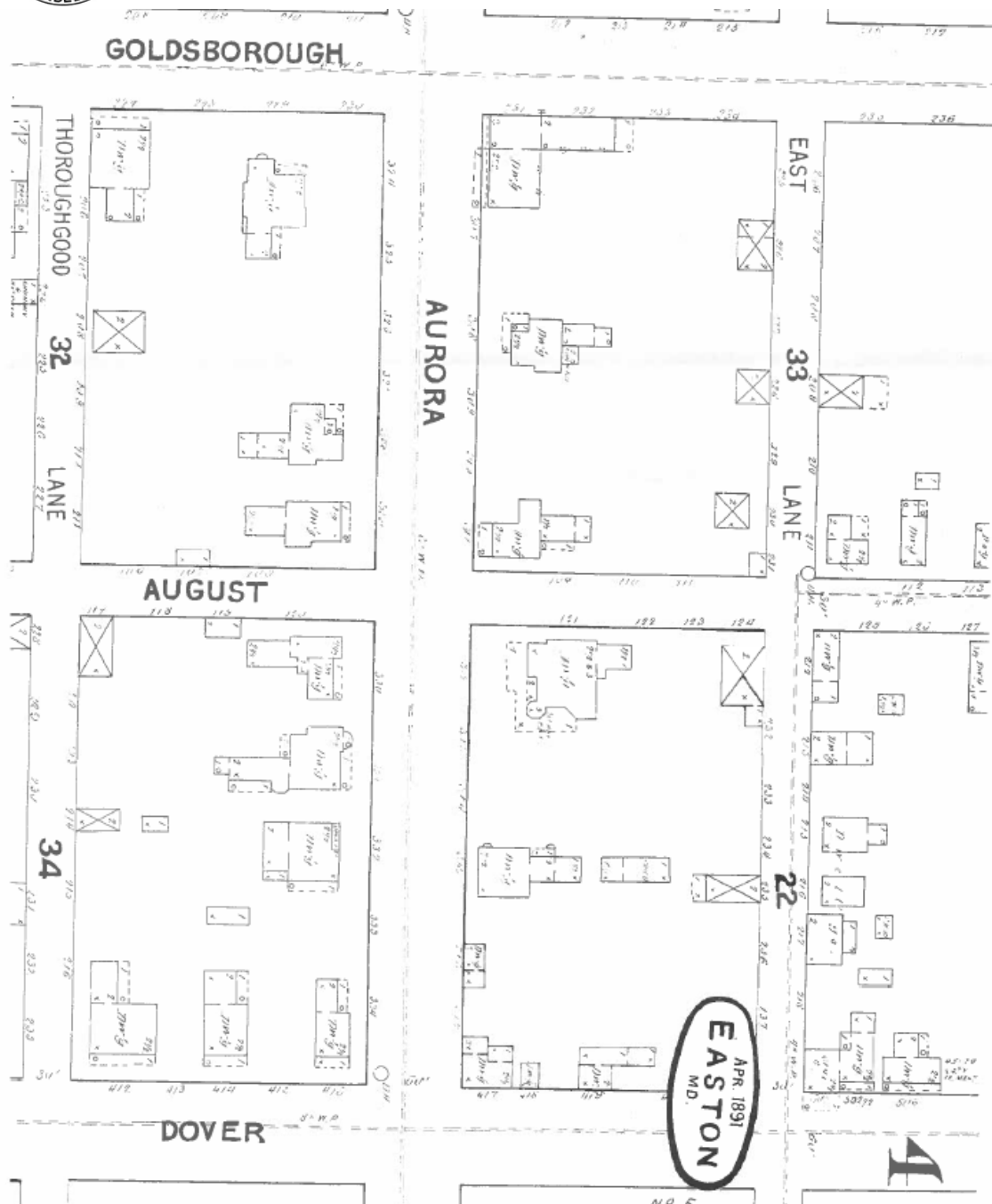
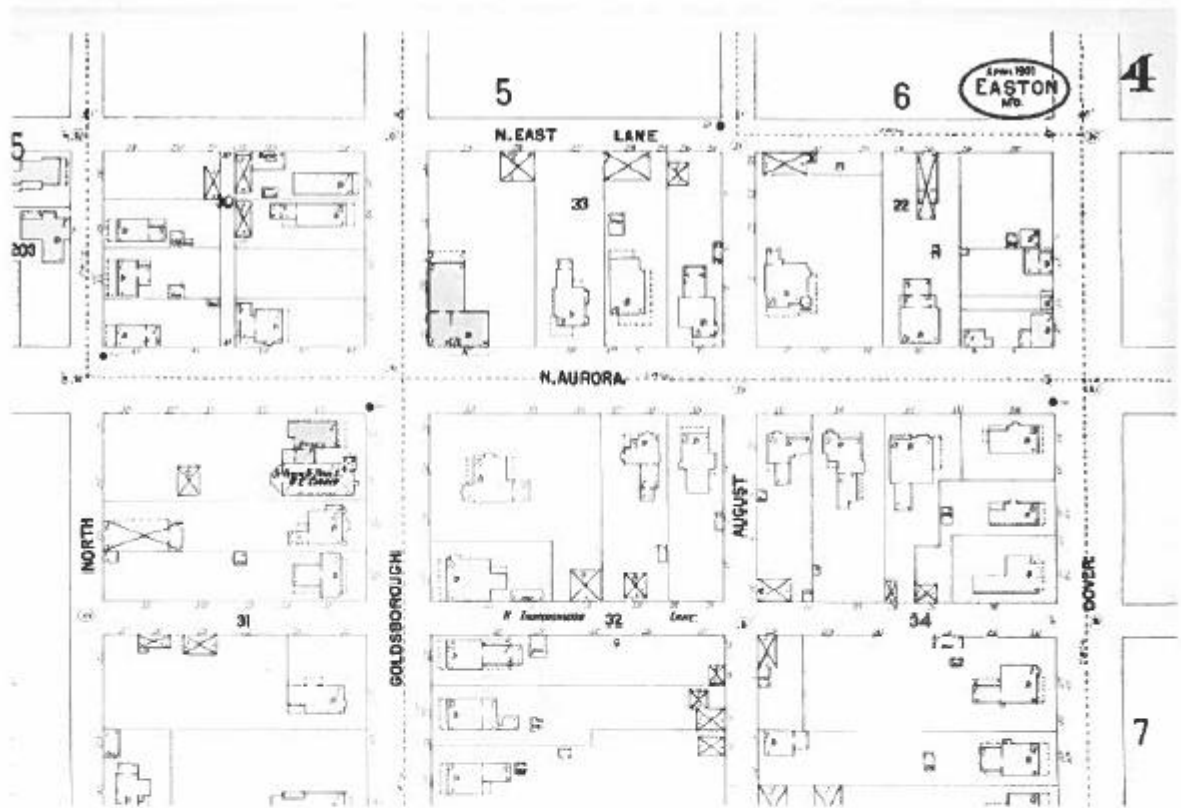


Figure 3 1891 Sandborn Map



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601



Description

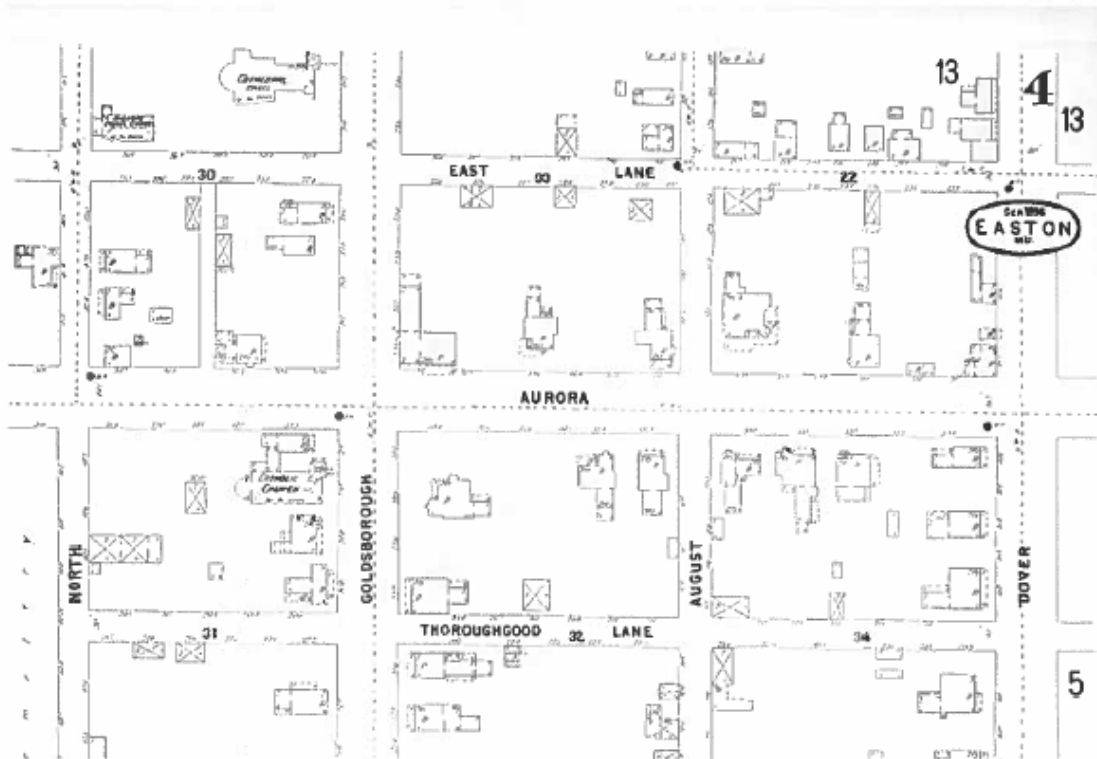
These maps of 1901 were drawn by Sanborn Map & Publishing Company; purchased by The Historical Society of Talbot County in 1984. Seventeen drawings were of Easton, Maryland along with Oxford, St. Michaels and Trappe in 1901. Two scans of each mapped drawing (top and bottom).

This sheet #4 map is of the east side of the town of Easton, Maryland, including the Hotel Avon, Isaac Barber Flouring Mill, Harrison Street, Goldsborough Street, August and Dover Streets.

Figure 4 1901 Sandborn Map



**TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601**



Description

These maps of 1896 were drawn by Sanborn Map & Publishing Company; purchased by The Historical Society of Talbot County in 1984. Thirteen drawings were of Easton, Maryland along with Oxford, St. Michaels and Trappe in 1896.

This sheet #4 map contains a map of north-east Easton including such streets as Aurora Street, East Lane, North Street, August Street, Hanson Street, and Talbot Lane.

Hotel Avon, Easton Rolling Flouring Mill.

Figure 5 1896 Sanborn Map



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601



Description

These maps of 1891 were drawn by Sanborn Map & Publishing Company; purchased by The Historical Society of Talbot County in 1984. Twelve drawings were of Easton, Maryland along with Oxford, St. Michaels and Trappe in 1891. This sheet #4 map is a general overview of the north east side of the town of Easton, Maryland. In this map is Harrison Street, North Street, Dover Street, Aurora Street, August Street, Hanson Street and Goldsborough Street (newly named from Railroad Ave.). Notice: a Chinese Laundry is located on Hanson Street along with Easton Rolling Flouring Mill. Hotel Avon is located on Harrison and Dover Streets.

Figure 6 1891 Sandborn Map

Chesapeake Neighbors - Primrose						
Square Footage Comparison						
3/13/2023						
Main House	Floor	Existing	Demo	To Remain	Addition	Proposed (ETR + Addition)
First	1	1,415	352	1,063	644	1,707
Second	2	1,282	225	1,057	3,647	4,704
Third	3	489	13	476	3,451	3,927
Bldg Subtotal		3,186	590	2,596	7,742	10,338
Rear North	Floor	Existing	Demo	To Remain	Addition	Proposed (ETR + Addition)
First	1	334	334	0	0	0
Bldg Subtotal		334	334	0	0	0
Rear South	Floor	Existing	Demo	To Remain	Addition	Proposed (ETR + Addition)
First	1	578	578	0	0	0
Second	2	578	578	0	0	0
Bldg Subtotal		1,156	1,156	0	0	0
PROJECT TOTAL:	Floor	Existing	Demo	To Remain	Addition	Proposed (ETR + Addition)
		4,676	2,080	2,596	7,742	10,338
Total SF Increase:	5,662					







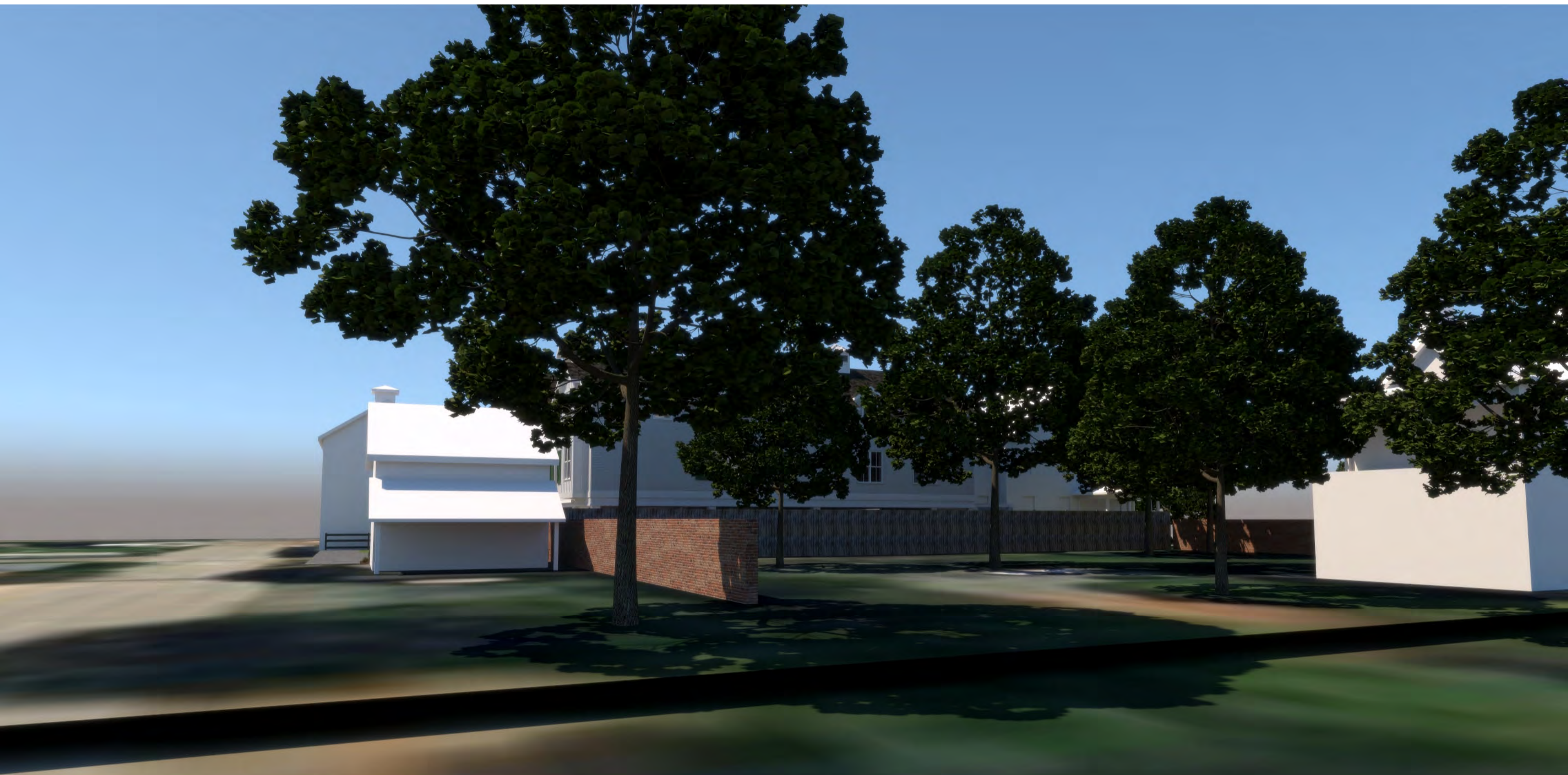


298 Goldsborough St



Exit Street View



















Chesapeake Neighbors Primrose
20 N. Aurora St. Easton,
MD
Historic Commission Meeting
February 13, 2023



N. Aurora St. view of the main structure



Table of Contents:

- Project Description
- Historic District Commission Hearing Application
- Grant Funding
- Existing Conditions Assessment
- Structural Evaluation of Existing Buildings
- Site Plan – Existing Conditions and Proposed Demolition
- Site Plan - Proposed
- Existing Floor Plans – Proposed Demolition
- Floor Plans - Addition
- Renderings and Elevations
- Material Selection and Cut Sheets

visible from Aurora Street, back to an open-air, screen porch. Removing the existing exposed plumbing from the exterior façade will be a high priority as well. Of course, we understand that any later renovations will require additional review and approval by the Historic District Commission.

Chesapeake Neighbors – Primrose
20 N. Aurora Street
Easton, MD

Proposed Redevelopment Plan

2-13-2023

Project Description:

Chesapeake Neighbors (the "Owner"), the owner of Primrose 20 N. Aurora St, Easton, MD (the "Property"), is seeking approval from the Historic District Commission to redevelop a portion of the multi-family Property. The Property consists of the original 1900's 2 1/2 stories wood framed primary dwelling and two (2) outbuildings that consist of a single story wood framed detached structure and a two story wood framed structure in the rear of the property. The property is in the Easton historic district and the primary dwelling is designated as contributing. The two outbuildings do not appear to be historically significant.

It is the Owner's intent to improve the quality of life for the residents by enhancing the quality of the built environment, increasing accessibility, increasing the number of rentals from ten (10) to fourteen (14), and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan. In order to achieve this goal, the Owner is proposing to raze the two (2) non-contributing outbuildings in their entirety in conjunction with the removal of two (2) rear additions that were added to the primary dwelling. Five (5) units are affected by the demolition.

Upon removal of the two (2) outbuildings, a three (3) story, architecturally sympathetic and compatible, nine (9) unit addition would be erected at the rear of the property, attached to the primary dwelling. The addition will be constructed in such a manner that it will not impair the essential form and integrity of the primary dwelling.

At grade level, there will be one accessible apartment with fourteen (14) automobile parking spaces (one parking space per unit) as well as bicycle racks and a trash coral. The second and third levels will have four (4) apartments each. To maintain architectural compatibility, the roof ridge of the addition will not be higher than the ridge of the existing primary dwelling. The exterior of the building will have board and batten siding and an architectural shingled roof. Stormwater management will be controlled through a Town approved planter box and pervious pavers.

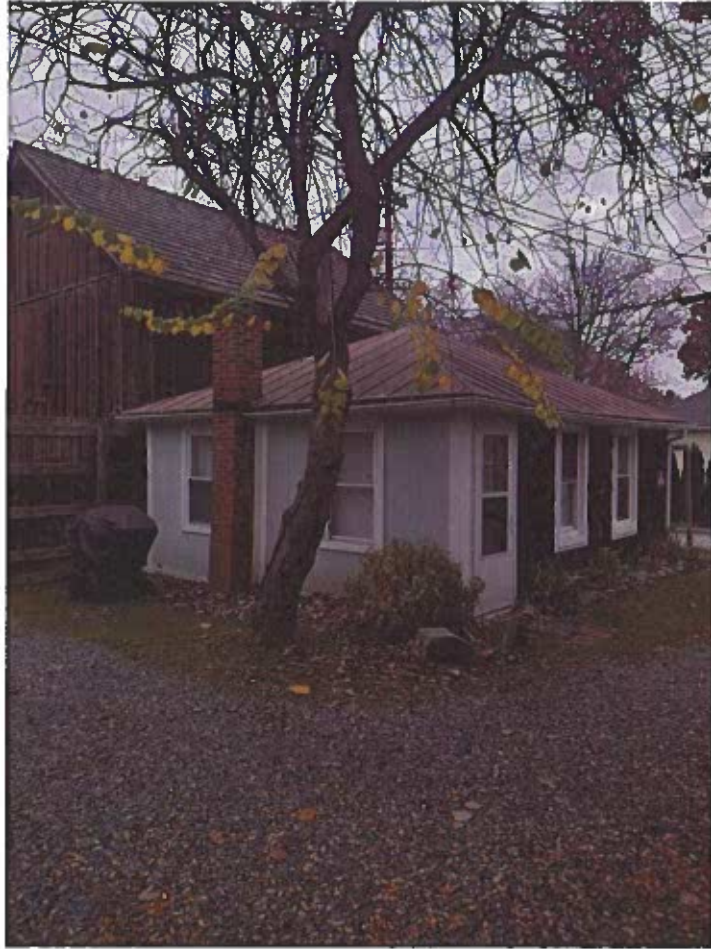
In order to minimize the disruption to the existing tenants, the primary house will be renovated at a later date which will include restoring the enclosed side porch, which is



Southeast view of the main structure



Northeast view of the main structure



Northeast side view of the North outbuilding



Alley view of the North outbuilding



Front view of the South outbuilding



Alley view of the South outbuilding

RECEIVED

FEB 14 2023



TOWN OF EASTON TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-865
Date Received:	02/14/2023
Fee Paid	\$200.00 on 02/14/2023
HDC Meeting Date:	02/27/2023
Date Property Posted:	02/20/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 20 N. Aurora St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME Chesapeake Neighbors LLC
TELEPHONE NO. 410-269-1883 EMAIL Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME Virginia Richardson
TELEPHONE NO. 410-714-2405 EMAIL Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Virginia Richardson	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

- ☐ A narrative fully explaining the request
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - Windows
 - Doors
 - Trim, fascia, soffit, etc
 - Decking/ porch flooring materials
 - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commission's first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled. **N/A**
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building. **N/A**
- ☐ Materials for the windows must be clearly identified on the cut sheet **N/A**
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets. **Existing to Remain**

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced. **N/A**
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building. **N/A**
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets. **Existing to Remain**

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording **N/A**
- ☐ Photograph depicting the proposed location for the signage **N/A**
- ☐ Lighting detail **N/A**
- ☐ Construction and or mounting details **N/A**

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

2/6/23, 1:17 PM

RAUCH inc. Mail - Primrose Historic commission application



Virginia Richardson <virginia@raucheng.com>

Primrose Historic commission application

1 message

Judi Olinger <jolinger@chesapeakeneighbors.org>
To: "virginia@raucheng.com" <virginia@raucheng.com>

Mon, Feb 6, 2023 at 11:59 AM

Good Morning Virginia,

I wanted to get you the information you requested regarding the grant funds question on the application.

At this time we have requested \$1,000,000 from Supplemental/Capital state funds and \$750,000 from Federal Congressional Directed Spending.

If you need anything else, let me know.

Thanks

Judi

Judi Olinger

Executive Director

p 410.770.2322 | f 410.384.4015

ChesapeakeNeighbors.org



An Arc Central Chesapeake Region Company

<https://mail.google.com/mail/u/0/?ik=a6fb28d6c&view=pt&search=all&permthid=thred-f%3A1757101692175133006%7Cmsg-f%3A1757101692175133006&simpl=msg-f%3A1757101692175133006&...> 1/1



**Chesapeake Neighbors
Primrose
20 N. Aurora St
Easton, MD**

Existing Conditions Assessment



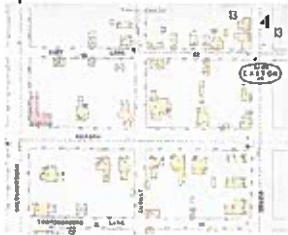
Prepared by
Virginia Richardson, AIA

February 8, 2023

Chesapeake Neighbors has engaged RAUCH inc. to assess the existing conditions of 20 N. Aurora St, Easton Md, also known as Primrose, in order to redevelop a portion of the property to increase the number of rentable apartments. This report is limited to the rear additions and outbuildings which include Architectural, International Building Code (IBC) and Americans With Disabilities Act (ADA) deficiencies as well as identify hazardous conditions. A separate structural analysis has been conducted by Structural Solutions, Inc. and is attached.

Property Description: The property consists of three structures, the main 2 ½ story wood framed house, a small single story wood framed outbuilding in the NW corner and a two story wood framed outbuilding in the NE corner at the rear property line. None of the structures have a fire suppression system.

Primrose lies in the historic district and the original house is considered contributing. Based on Sanborn Fire Insurance Maps the house was built between 1877 and 1896. The 1896 map depicts the original house and one small square outbuilding shown in the NE corner of the lot. The main house footprint and the single outbuilding shown are at variance with the present day conditions. There is a clear break in the roof line and siding coursing that indicates that the narrow structure and an unconditioned shed lean to are additions to the main house. It is not known when these were built. At some point in time, the entire property was converted from a single family residence into 10 apartments. The existing side screened porch was enclosed and renovated into conditioned space.



Sanborn Fire Insurance Map 1896



Observations: On July 21, 2022, and December 29, 2022, architects performed visual non-destructive assessments of the existing conditions. The following conditions were observed:

Main House Rear Additions Exterior: The two story wood framed hipped roof and shed roof rear additions are approximately 12'-10" wide at its largest point. None of the apartments are ADA compliant. The concrete sidewalk leading to the rear units is in poor condition with cracks, uneven surfaces and holes posing a trip hazard. At the elevated concrete deck to unit 10, there is not a handrail on both sides of the exterior steps, gaps in the guardrails that are greater than 4" exist and the height of the guardrails are too low. These conditions pose a fall hazard and does not meet IBC requirements. The existing wood siding has some water damage, buckling, sagging and possible lead paint which has been deemed toxic by EPA. The gutter is pulling away from the fascia permitting rain to flow freely off the roof which may lead to water infiltration, rot and erosion. The surface of the asphalt shingles show wear and buckling and is in poor condition. There is exposed insulated plumbing pipes on the exterior of the building. The shed addition is "stitched" together with seemingly "found" materials, some of which is not secured and is damaged. The wood turned columns is a clue that the shed roof structure may have once been a open air porch that has since been enclosed. The windows are single pane and poorly sealed. Through-wall penetrations are not properly sealed leading to possible water infiltration.





Main House Rear Addition First Floor Apartment (unit 10): The extremely small unit has approximately 293 sf of living space. It is wood framed construction with a brick foundation and crawlspace. It consists of a studio apartment with a closet, full bath and separate kitchen. The crawlspace lacks foundation insulation. The existing vapor barrier is not continuous, is poorly installed and shows signs of water infiltration. The floor insulation is aged, hanging out of place and compressed in some areas. This unit has direct access to the exterior with a single exterior door which is less than the IBC required 36" wide. There is little to no insulation in the walls. The horizontal and vertical separations between units likely do not meet the minimum 1 hour fire rating. There is insufficient ceiling height in the only shower/tub area.



Main House Rear Utility Shed Addition: The unconditioned utility room houses the washer and dryer. The floor level is at grade and may be prone to flooding.



Main House Rear Addition Second Floor Apartment: The oddly shaped approximate studio apartment is approximately 290 sf which consists of an upper entry area, steps down to a lower kitchen with a separate full bath and a stairway down to an exterior window which was once a back stair in the original house. The horizontal and vertical separations between units likely do not meet the minimum fire rating of 1 hour. This unit has interior access from a common corridor. The entry door is 31.5" wide and is not a rated door which does not meet IBC code. There is little to no insulation in the walls.

The North Outbuilding Single Story: The wood framed, single story, hipped roof, slab on grade structure houses a single studio apartment. The approximately 334 sf unit has an open kitchen/living/sleeping space and a separate full bath. The windows are modern. It appears to have once been a shed or barn given the barn door hardware visible from the Locust Street alley. The building is at the property line and within two feet of the adjoining property outbuilding. The wall and roof structure does not likely meet the IBC fire rating regulations.

Debris is collecting between the two buildings which maybe a fire hazard. There is not likely insulation under the floor given that it is presumed to be converted unconditioned shed. The unit has direct access to the exterior; however, it does not meet ADA accessibility. There is approximately a three inch step at the threshold. The 31" wide door does not meet IBC code nor ADA. It is at grade and maybe prone to flooding. The wood siding is in contact with the soil in some areas, is in poor condition with water damage, cupping and signs of rot. Portions of the siding is painted and may contain lead. The chimney is leaning and out of plumb. The metal roof is in poor condition with peeling paint. The interior walls are presumed to have lead paint. The current bathroom configuration does not meet ADA standards.



The South Outbuilding Two Stories: The wood framed two story building is over a masonry foundation and has an extremely low crawlspace. The structure is approximately 3 feet from the neighboring outbuilding. The wall and roof structure does not likely meet the IBC fire rating regulations and exceeds the maximum openings permitted. Debris is collecting between the two buildings which pose a fire hazard. The neighbor's downspouts are directed towards this property. There is stone rubble wall along the property line (on the neighbor's property) in an attempt to divert the stormwater, however there are gaps allowing rainwater to flow onto this property. The first floor framing is not pressure treated and shows signs of rot. The crawlspace access areas are covered with wood and offer little to no protection from water infiltration. The siding is in contact with the soil in some areas, maybe asbestos containing material and is damaged in some areas. The minimal roof overhang and lack of gutters and downspouts may contribute to water infiltration and erosion. Both of the units have direct access to the exterior; however the first floor unit does not meet ADA with an approximate three inch step up to the less than 36" wide door. The single pane windows are drafty and poorly sealed. The balcony structure seems undersized with 4x4 posts with low headroom. The balcony guardrails are too low to meet IBC code. The balcony exterior door does not fully close and latch. The tenant attempted to seal the door with electrical tape. The horizontal separation between units likely does not meet the minimum 1 hour fire rating. The interior of the units is presumed to have minimal insulation and lead paint. The current first floor bathroom configuration does not meet ADA standards.

The second floor unit has 7' ceilings and the floors slope.



END OF REPORT

Structural Solutions, Inc.
Consulting Structural Engineers

706 Walker Avenue
Baltimore, MD 21212
structuralsolutionsinc@gmail.com
443-797-7715

February 6, 2023

Rauch Architecture
106 N. Harrison Street
Easton, MD 21601
Attention: Ms. Virginia Richardson

RE: Structural Evaluation of Existing Buildings
20 North Aurora Street
Easton, MD 21601

Dear Ms. Richardson:

At your request, Structural Solutions, Inc. (SSI) visited the buildings at the address stated above on January 25, 2023, to visually observe and document the structural condition of the properties. The buildings in question are 3-separate buildings. The main house, a two-story out-building, and a one-story out-building (see *Site Plan/ Photograph 1*). The entire two-story out-building and the one-story out-buildings were evaluated, but the focus of the study to the main building was limited to the east end of the main building

OBSERVATIONS

The following information and observations were collected during the site visit:

1. **The main house** is a 2-story, wood framed structure over a partial basement (west end) and crawlspace (east end), and with brick masonry foundation/basement walls (see *Photographs 2 through 5*). The brick masonry crawlspace wall are deteriorating on both the interior and exterior of the crawlspace (see *Photographs 6 through 8*). The roof rafters at the east end of the building are undersized and improperly attached at the ends (see *Photographs 9 and 10*). The surface of the first and second floors are not level (see *Photographs 11 and 12*).
2. **The 2-story out-building** is a free standing, with wood framed floors and roof over a crawlspace with brick foundation walls (see *Photographs 13 through 15*). Rotten floor joists and deteriorated brick/mortar are visible in the crawlspace (see *Photographs 16 and 17*). A vapor barrier (plastic sheet) is not over the soil in the crawlspace (see *Photograph 18*). The surface of the first and second floors are not level.

- 3. The 1-story out-building** is a free standing, with a wood framed roof over a concrete slab-on-grade (see *Photographs 19 through 22*). Deteriorated wall framing is at the base of the north elevation, and evidence of pooling water is adjacent to the north elevation (see *Photographs 23 and 24*). The surface of the first floor is relatively level and hollow spots were not detected under the slab-on-grade. The roof is framed with rough cut lumber (see *Photograph 25*).

DEFINITIONS

Wood Creep

Wood beams, which are loaded in flexure (bending), deflect elastically if the applied load to the beam is less than or equal to the beam's design load. Elastic deflection is temporary and disappears after the short-duration load is removed from the beam. The amount of deflection of a beam will continue to increase with time if the load is applied to the beam for a long duration of time, or permanently. The additional deflection that occurs over time, after the initial deflection, is commonly referred to as creep deflection. If the long-term or permanent load to the beam is less than or equal to the beam's design load, the final long-term creep deflection will eventually occur, which can be as much as twice the amount of the beam's initial deflection. A properly designed beam is sized to limit the amount of calculated creep deflection to be within the values allowed by building codes. A beam that is subjected to loading in excess of its design load, if it does not fail immediately, can fail over time from excessive creep deflection. In addition to the duration and amount of loading to the beam, the beam's temperature and moisture content affect its strength and deflection.

In my professional opinion the cause of the sloping floor is the deflection of the wood the first-floor joists. The cause of the deflection is long-term creep deflection of the joists. At this point in time the deflection is not a structural concern. However, to slow down future deflection a new beam and columns can be installed under the joists.

CONCLUSIONS

Based upon a review of information gained from others and from its own observation, investigation, and analysis, Structural Solutions Inc. concludes to a reasonable degree of engineering certainty that:

- 1. The Main House.** The brick masonry crawlspace walls are deteriorated from age, exposure to moisture and require repairs. The repairs are as follows: All the loose and deteriorated bricks will require replacement and the loose and missing mortar will require replacement.

The exposed roof rafters at the east end of the building are undersized and improperly connected at the ends. A replaced of the rafters is the only reasonable method to fix the roof framing.

The cause of the sloping floors is the deflection of the wood the floor joists. The cause of the deflection of the joists is long-term creep deflection (see definition above). The

floor joists are likely under designed for the intended. A replacement of the joists is the only reasonable method of repairing the sloping floors.

2. **The 2-Story Out-Building.** The brick masonry crawlspace walls are deteriorated from age, exposure to moisture and require repairs. The repairs are as follows: All the loose and deteriorated bricks will require replacement and the loose and missing mortar will require replacement.

The cause of the rotten joists in the crawlspace is from long-term exposure to moisture leading to rot in the joists. The lack of a vapor barrier over the soil in the crawlspace has created a moist environment which will allow fungal growth/mold to break down the wood joists. The rotten joists need to be replaced and the crawlspace needs to be properly protected from moisture (vapor barrier and venting of the space).

The cause of the sloping floors is the deflection of the wood the floor joists. The cause of the deflection of the joists is long-term creep deflection. The floor joists are likely under designed for the intended. A replacement of the joists is the only reasonable method of repairing the sloping floors.

3. **The 1-Story Out-Building.** The cause of the rotten wood wall framing that is visible on the north elevation is long-term exposure to pooling runoff water on the grade at the north elevation. To determine the extent of the structural damage to the wall(s), the exterior finishes need to be removed so that the wall framing can be properly inspected for damage. Any damaged/rotten wall framing will require replacement. The slope of the grade needs to be corrected around the perimeter of the building so that runoff water is not allowed to pool. Sloping the grade will be difficult, especially at the north elevation, since the boundaries (such as property lines) are around the perimeter of the building.

Thank you again for utilizing our services and please let us know if you have any questions or require more information.

Sincerely,



Structural Solutions, Inc.
Peter J. Malmquist P.E.
Maryland P.E.: 22485
Expires: November 23, 2024



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22485, Expiration Date: 11/23/2024.

**20 N. Aurora Street
Easton, MD 21601**

APPENDIX
PHOTOGRAPHS

This appendix contains representative photographs of the inspection performed by SSI. Additional photographs were taken at the time of the inspection and are available upon request.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 1

Site Plan of 20 North Aurora Street, Easton MD.



PHOTOGRAPH 2

West elevation (front) of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 3
North elevation of the main building.



PHOTOGRAPH 4
East elevation of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 5
South elevation of the main building.



PHOTOGRAPH 6
Overview of the crawlspace at the east end of the main building.



PHOTOGRAPH 7

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 8

Deteriorated mortar and bricks in the crawlspace walls.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 9
East end of the main building.



PHOTOGRAPH 10
Undersized roof rafters at the east end of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 11

Overview of the first floor at the east end of the main building.



PHOTOGRAPH 12

Overview of the second floor at the east end of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 13
West elevation (front) of the two-story out-building.



PHOTOGRAPH 14
North elevation of the two-story out-building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 15
East elevation of the two-story out-building.



PHOTOGRAPH 16
Rotten floor joists and deteriorated brick/mortar in the crawlspace.



PHOTOGRAPH 17

Rotten floor joists and deteriorated brick/mortar in the crawlspace.



PHOTOGRAPH 18

A vapor barrier (plastic sheet) is not over the soil in the crawlspace.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 19
South elevation (front) of the one-story out-building.



PHOTOGRAPH 20
West elevation of the one-story out-building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 21
North elevation of the one-story out-building.



PHOTOGRAPH 22
East elevation of the one-story out-building.



PHOTOGRAPH 23

Deteriorated wall framing at the north elevation of the one-story out-building.



PHOTOGRAPH 24

Close-up of the deteriorated wall framing at the north elevation of the one-story out-building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 25

Overview of the roof framing of the one-story out-building.

1 MAIN HOUSE - EXISTING BASEMENT

4 MAIN HOUSE - EXISTING ATTIC
Scale: 1/8" = 1'-0"

2 MAIN HOUSE - EXISTING FIRST FLOOR

3 MAIN HOUSE - EXISTING SECOND FLOOR

KEY

STRUCTURE TO BE
DEMOLISHED

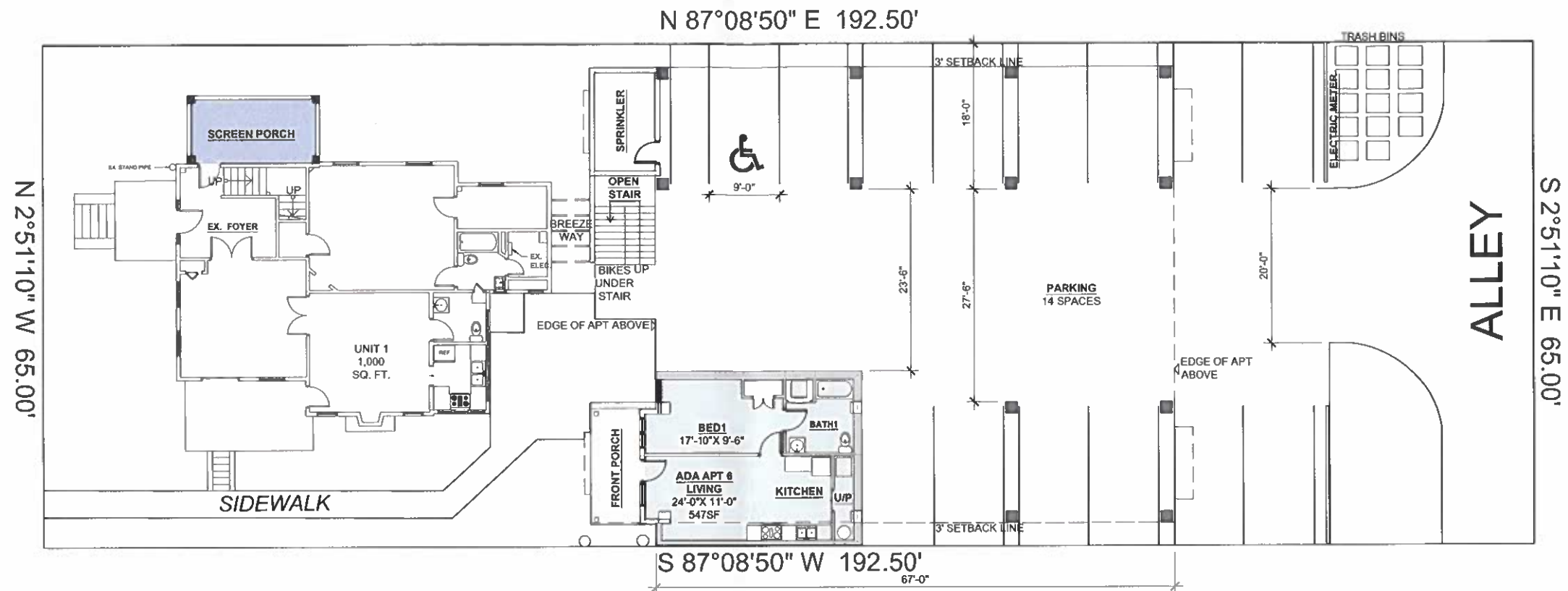
5 EXISTING NORTH OUTBUILDING FIRST FLOOR

6 EXISTING SOUTH OUTBUILDING FIRST FLOOR

7 EXISTING SOUTH OUTBUILDING SECOND FLOOR Scale: 1/8" = 1'-0"

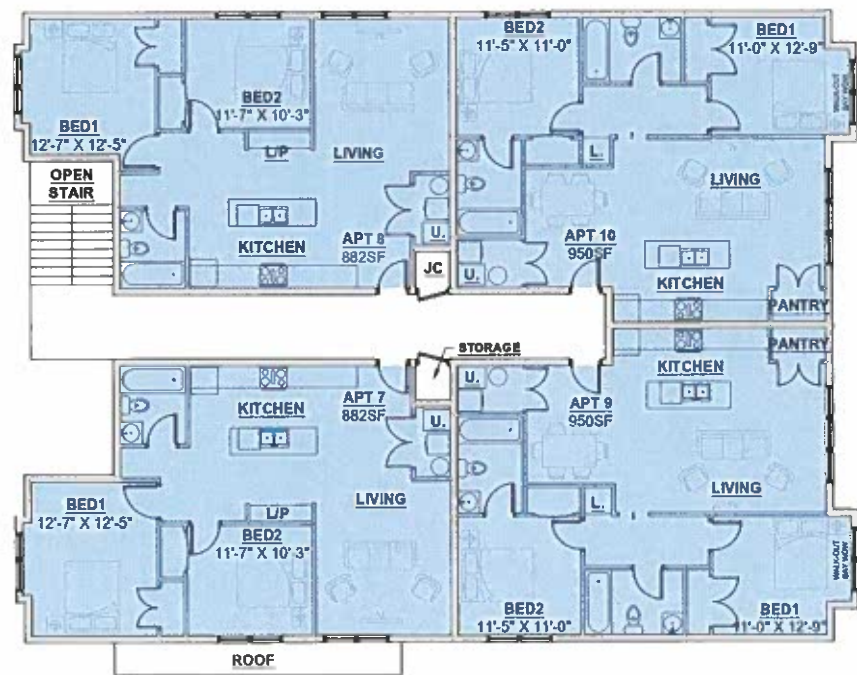
REVISIONS		PROFESSIONAL
REV #	DATE	DESCRIPTION
		DOCUMENTS WERE CORRECTED THAT THEIR ME AND THAT I AM A ONLY LICENSED ARCHITECT UNDER THE TITLE OF WARTLAND.
		LICENSE NUMBER: 20221
		SIGNATURE DATE 01/10/2024

DATE:	01/13/2023
SCALE:	AS SHOWN
DRAWN BY:	MF
DESIGNED BY:	VR
APPROVED BY:	
SHEET NO.:	



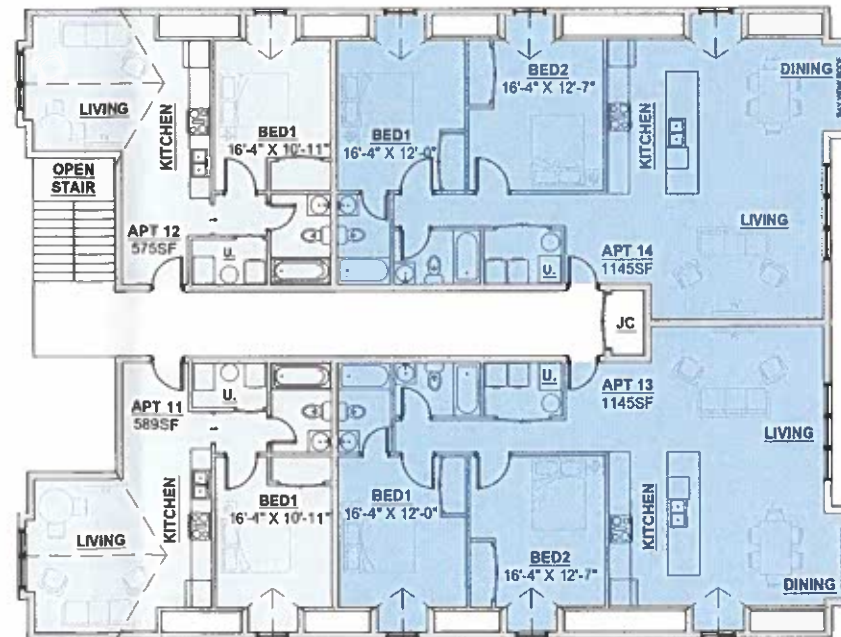
1 PROPOSED ADDITION SITE PLAN - DEMOLISH EXISTING OUTBUILDINGS

Scale: 1/8" = 1'-0"



2 PROPOSED ADDITION - SECOND FLOOR

Scale: 1/8" = 1'-0"



3 PROPOSED ADDITION - ATTIC

Scale: 1/8" = 1'-0"

KEY



ONE BEDROOM

TWO BEDROOM

REVISIONS	
REV #	DESCRIPTION

DATE: 2/13/2023

SCALE: AS SHOWN

DRAWN BY: MP

DESIGNED BY: VR

APPROVED BY:

SHEET NO.:



















Material Specification

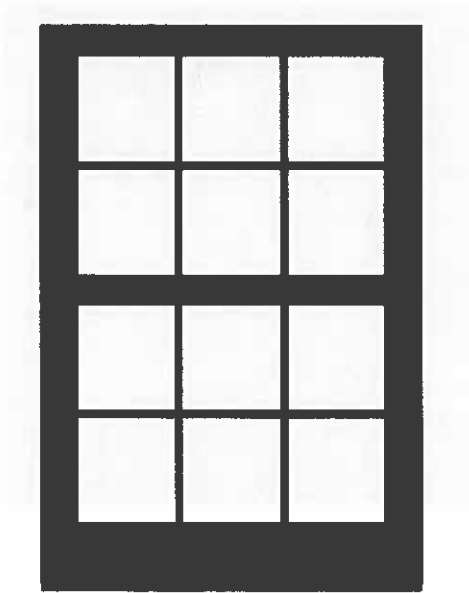
Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Smooth Board & Batten
Arctic White



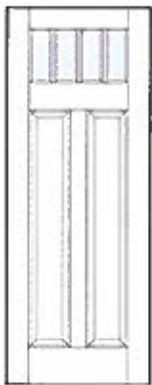
Windows: Andersen Series 400 - Wood Wright Double-Hung Full-Frame
Black



Gutter/Down Spout: K-Style
Black



DOOR: Trustile Panel Lite Series Wood- PL243



Brick Veneer around Columns in Garage: Red Brick to match main house



Fence: Horizontal 3-Rail Vinyl Fence Panel
Black



Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:
Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

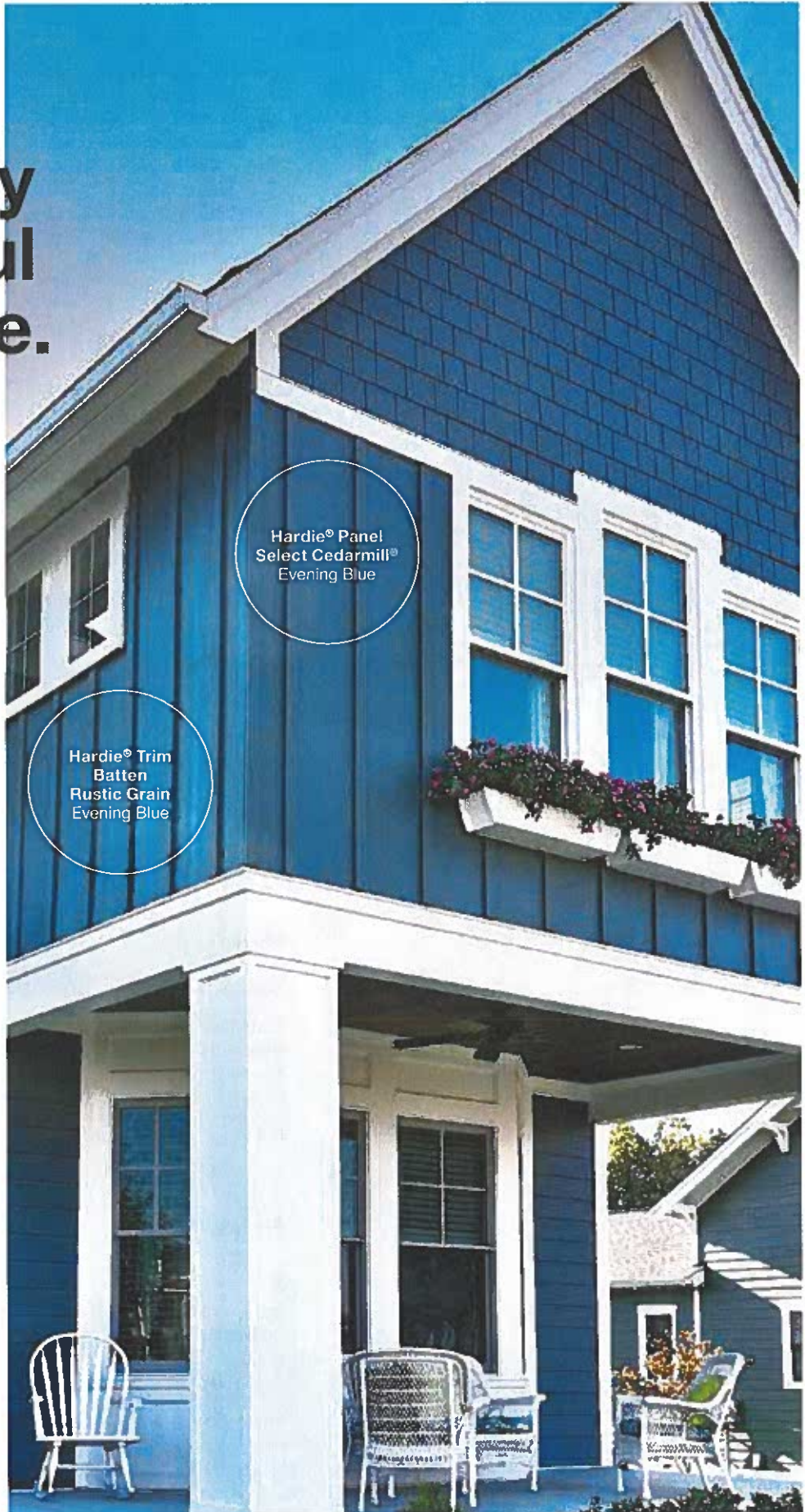
- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter**® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



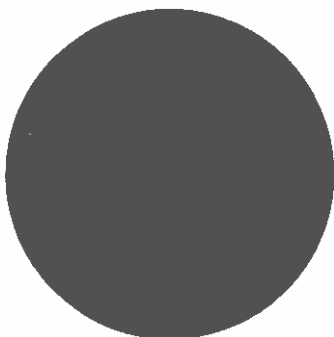
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes	50-56
Specifications	54-61
Custom Sizes	62
Grille Patterns	63
Window Details	63-64
Joining Details	65
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in $\frac{1}{8}$ " (3) increments 

Dimensions in parentheses are in millimeters.



WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

A Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

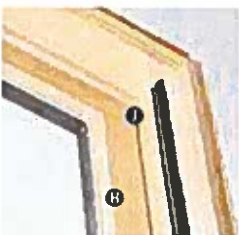
E Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

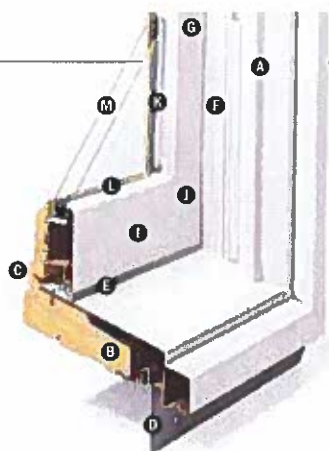
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

ESTATE™



Hand Lift

Finger Lifts

Available in all hardware finishes. Shown in **Distressed Nickel**.

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | **Black** | Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | **Satin Nickel** | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH[®]

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright[®] windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit andersenwindows.com. Use of this option will subtract 3/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit andersenwindows.com/coastal for more information on Stormwatch[®] Protection.

SHAPES

Woodwright windows are available in the following shapes.



Double-Hung



Springline[™]
Single-Hung



Arch Double-Hung



Unequal Leg Arch
Double-Hung

SASH OPTIONS*



Cottage



Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 1/8" (116) for use in wall depths up to 5 1/4" (133) and 6 1/8" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

HARDWARE

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

EXTERIOR TRIM

Available with Andersen[®] exterior trim. See exterior trim section starting on page 175.

CAUTION:

- * Painting and staining may cause damage to rigid vinyl.
- * 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- * Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- * Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- * For vinyl painting instructions and preparation, contact your Andersen supplier.
- * Do not paint weatherstrip.
- * Creosote-based stains should not come in contact with Andersen products.
- * Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Shown on 400 Series tilt-wash double-hung windows.

** Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

† TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

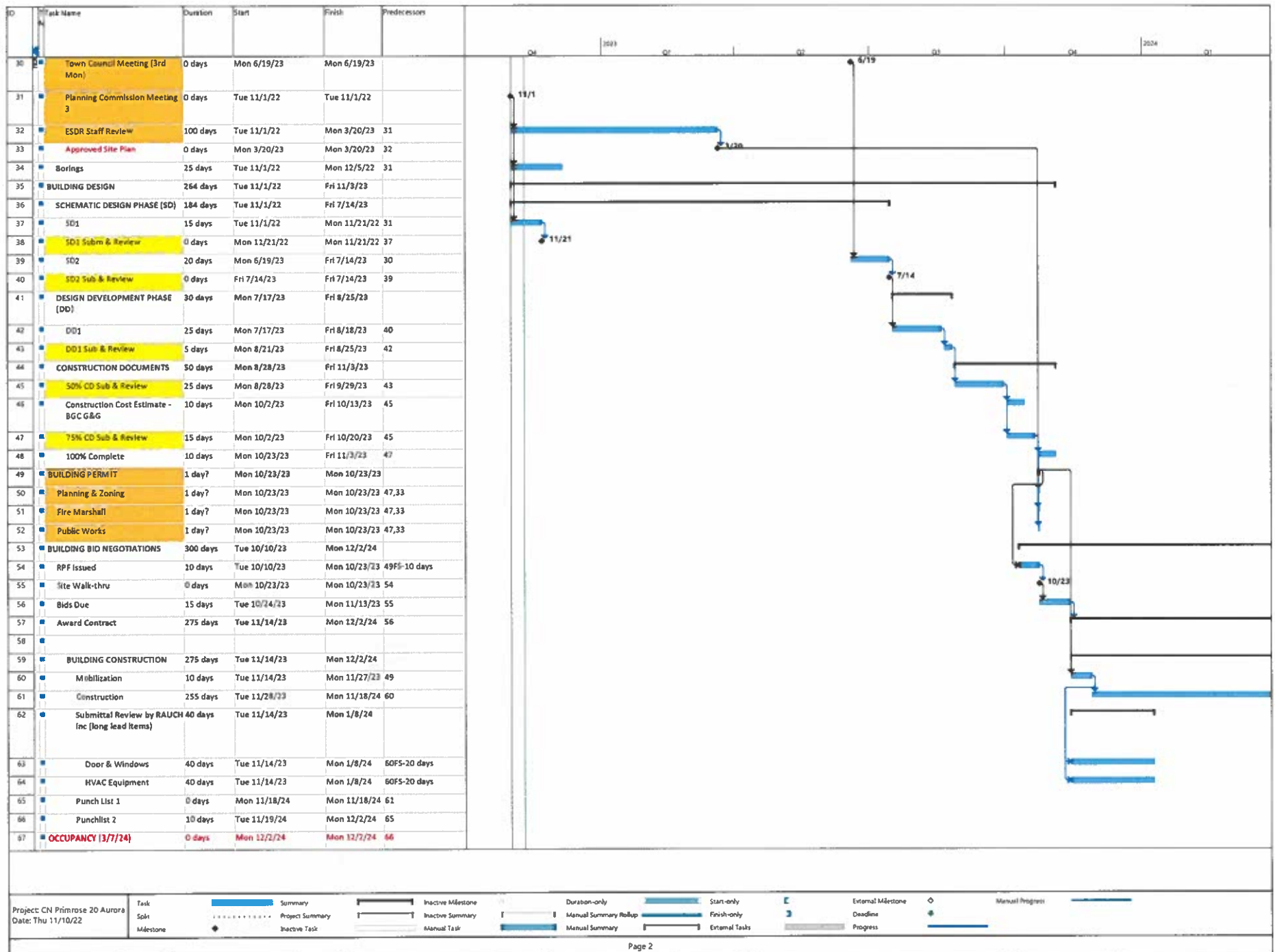
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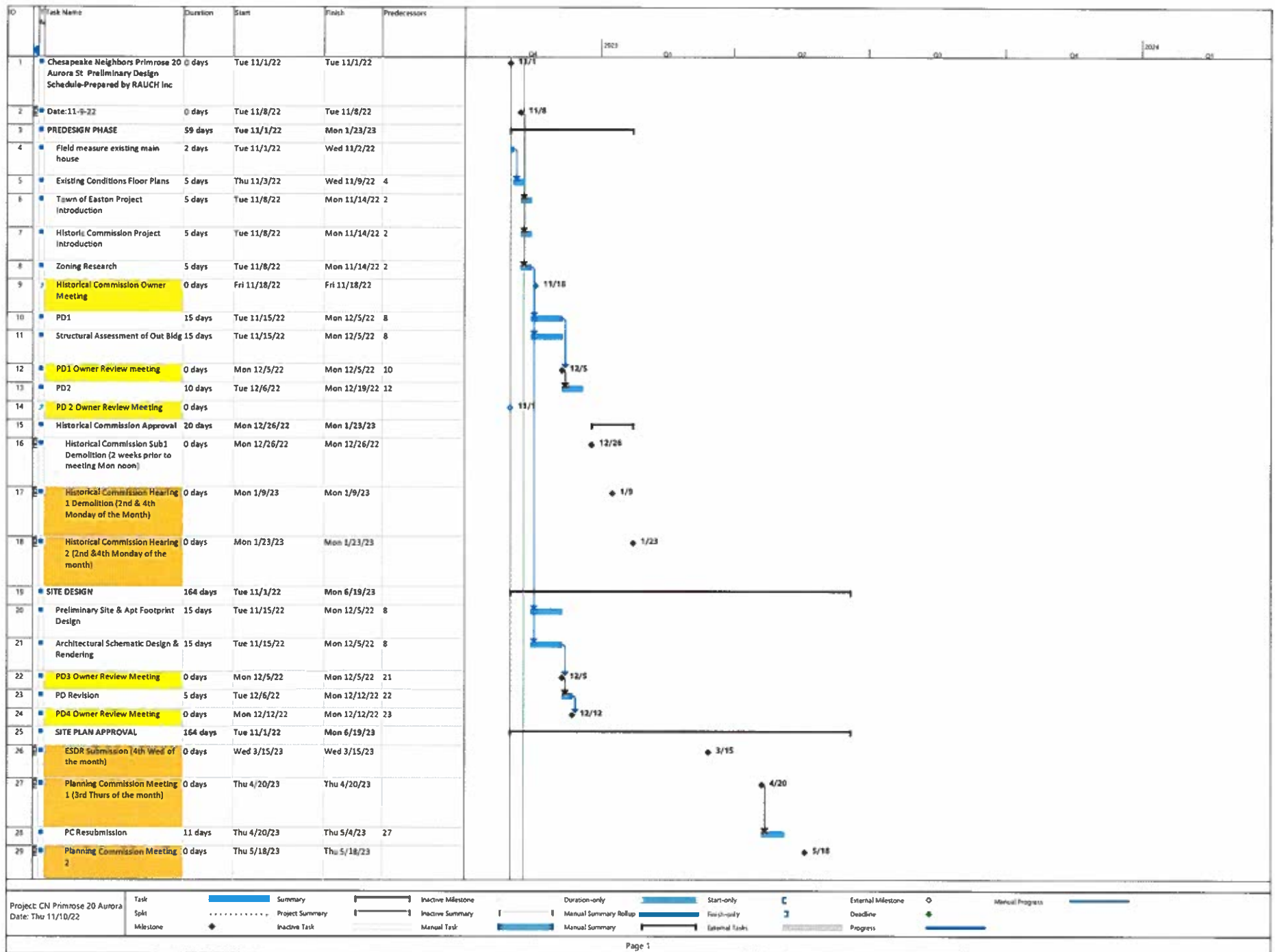
10/5/01 10:00 AM 10:00 AM 10:00 AM

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10/5/01 10:00 AM 10:00 AM 10:00 AM







engineering design & development services

Chesapeake Neighbors

Primrose 20 N. Aurora St Easton Md

2/13/2023

Multifamily Residence		
Unit Type	Existing	Proposed
Studio	6	3
One Bedroom*	3	5
Two Bedroom	1	6
TOTAL	10	14
*ADA Accessible Unit	0	1
Square footage	Existing	Proposed + Existing to Remain
First Floor	2876	758
Second Floor	2086	4399
Third/Attic Floor	533	4054
TOTAL	5495	9211
Existing To remain		4840
TOTAL increase in sf		8556
Parking	Existing	Proposed
Spaces	6	14
ADA Spaces	0	1
Amenities	Existing	Proposed
Washer Dryer	communal	in unit
Air Conditioning	window Units	central in each units
Fire Suppression System	no	yes
Hot Water Heater	shared	individual in each unit
Storage/Closet/Pantry	minimal	generous
Energy Efficiencies	Existing	Proposed
Insulation	poor	to current code
Window & Door	poor	to current code
Heating & Cooling	poor	to current code

Bishop's House

Bed & Breakfast

March 12, 2023

Mr. Ernest Demby
Chairperson
Historic District Commission
Town of Easton
14 S. Harrison Street
Easton, Maryland 21601

Dear Chairman Demby:

I understand that you were seeking comments from the owners of properties in the Historic District North Aurora Neighborhood. It is regrettable that we, the owners within the neighborhood, were not made aware of the Historic District Commission Meeting of February 27, 2023 regarding the Primrose Redevelopment Project

As the owner of 18 North Aurora, the adjacent property to the Primrose, located at 20 North Aurora, as well as the owner of the Bishop's House Bed and Breakfast, I am writing to express my opinion, thoughts and concerns regarding the Proposed Redevelopment of the Primrose.

1. The term "Addition" being used for this project, albeit technically correct, is unacceptable. A "Breeze Way" to the proposed New Structure does not constitute an addition to the existing structure. The Redevelopment is an entirely a New Structure on the existing lot.
2. The New Structure appears to be as large or larger than the existing structure which is 5,934 SF on a lot size of 12,512 SF. I believe that a limit exists regarding the size and number of buildings on a town lot located in a R-7-A Resident District.
3. Even assuming all the rental units are single occupancy, permitting 14 people to occupy the existing lot size seems serial. R-7-A 28-302.1 Residential District "eight dwelling units per acre", (43,560 SF).
4. Property Set Back and Height Limitations appear to be ignored.

214 Goldsborough Street
P.O. Box 2217
Easton, Maryland 21601
(410) 820-7290 • 800-223-7290
www.bishopshouse.com
E-mail: bishopshouse@bishopshouse.com

5. The appearance of the structure proposed for the Primrose Redevelopment is inconsistent with the R-7-A Residential District "in a manner that respects the existing character of the older, developed parts of the district".

6. The construction of such an extraordinarily large structure could negatively impact the integrity of my home and cottage, (over 123 years old), the carriage house, (over 200 years old), and that of the adjacent property. Where will the responsibility lie for remediation of the property?

7. Locust Avenue as the only entrance & egress for the lot will be problematic for the stated number of vehicles coming and going. It is my understanding that the Town will be required to post NO PARKING on Locust Avenue, as the alley way is extremely narrow for vehicle traffic.

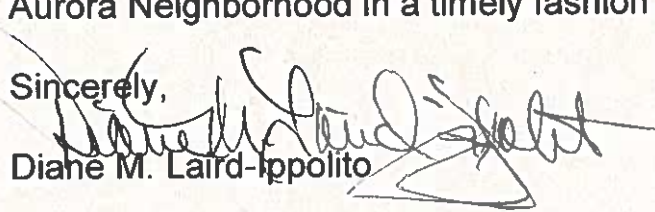
It is my opinion that the Proposed Redevelopment of the Primrose, encroaches on the integrity of the historic fabric and appearance of the neighborhood. The serenity and openness of the rear yards on all the adjoining properties and the block, will be altered forever.

While I appreciate the fact that Chesapeake Neighbors, LLC desire to maximize their rental income on their investment, I believe that as proposed, this type of redevelopment will reduce property values and otherwise adversely impact all our homes and neighborhood.

I am requesting that any decisions made regarding this redevelopment be made very carefully, as it may have the effect of driving existing passionate historic property owners to convert properties from residential, (owner occupied), to rental properties which we all know damages the historic district integrity.

I anticipate that any future plans regarding this "Redevelopment" project will be communicated to the property owners of the Historic District North Aurora Neighborhood in a timely fashion providing an opportunity for response.

Sincerely,


Diane M. Laird-Ippolito

cc: Commission Members
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor
Jim Sebastian
Bruce Harrington
Miguel Salinas - Director of Planning and Zoning
Lynn Thomas - Town Planner
Joseph Mayer - Plan Reviewer
Nicholas Johnson - Planner
Samantha Smith - Administrative Specialist
Al Silverstein 1st Ward Councilman



Public notice for 20 N. Aurora Street
posted on February 20, 2023



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

March 20, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, March 27, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Chesapeake Neighbors LLC has filed an application for 20 N. Aurora Street - the Primrose. The applicant is seeking approval to demolish two outbuildings and an existing rear addition to the contributing main home; and to construct a new three story addition with nine additional units. This is the second of two required meetings for the demolition of contributing structures in the Historic District.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies are also available for review via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via e-mail at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith
Administrative Specialist
Planning & Zoning Department
Town of Easton
410-822-1943 ssmith@eastonMD.gov



Samantha Smith <ssmith@eastonmd.gov>

Fwd: 1907 Sanborn Maps of Easton

1 message

Nicholas Johnson <njohnson@eastonmd.gov>
To: Samantha Smith <ssmith@eastonmd.gov>

Mon, Mar 20, 2023 at 1:15 PM

----- Forwarded message -----

From: **Jonathan Ryan**

Date: Wed, Mar 15, 2023 at 2:16 PM

Subject: 1907 Sanborn Maps of Easton

To: <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>

Miguel and Nick,

Attached please find scans of the 1907 Sanborn maps of Easton that clearly show the existence of both outbuildings at 20 N. Aurora Street. Since the buildings predate 1950, they are contributing structures to the Easton Historic District. If you need a large, single scan of the map, please let me know and I will work to provide it to you.

Thank you,
Jon Ryan

--

Nicholas Johnson

Planner

Town of Easton

Planning & Zoning

4 attachments**DOC294.pdf**

123K

**DOC296.pdf**

133K

**DOC297.pdf**

302K

**DOC295.pdf**

133K

SANBORN MAP

OF

**EASTON,
MD.**

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LANE

CORN FIELD.

GRAVEL

LANE

SEPT. 1907
EASTON
MD.

4

134' COAL POCKET.

LIME HO.

34'

D.H.



**Town of Easton Historic District Commission
Draft Decision Summary**

Monday, March 13, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Agenda/Agenda%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Bruce Harrington
Kelly Pezor
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

1. Call to Order— Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review—

March 13, 2023- The Commission made an amendment to the agenda to include the Dover Station Project as a Discussion Item.

Vice Chairperson Brophy moved to approve the March 13, 2023 Agenda Summary with the proposed amendment. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business –

a. Applicant: Moshie Holtzberg
File No.: 2023- 854
Location: 313 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0717

Zoning: R-7A

Request: The applicant is proposing to install 9 HVAC ductless units along the northern face of the building. The application has been amended since it was last heard at the February 13, 2023 HDC meeting and now shows a landscaping plan to screen the proposed units, and new locations for the units and housing. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Mike Jones, Jones HVAC

Bruce Jones, Jones HVAC

Public Comment— None

Vice Chairperson Brophy moved to approve the application with the condition that: 1) the existing mounted units will be removed and the stucco repaired; 2) the new units will be placed on pads; 3) the slimduct will be painted to match the existing building; 4) the heat pumps will be screened with landscaping that is 2'-3' tall.

The application also has conditional approval that the front satellite dish is removed, and any unused utility wiring on the structure will be removed. Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business –

a. Applicant: Mid-Shore Exteriors
File No.: 2023-868
Location: 311 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1074
Zoning: R-7A

Request: The applicant is proposing to do an in-kind asphalt shingle roofing replacement, and apply a GACO roof coating over the existing metal roof. It is

possible that an existing layer of cedar shingles is underneath the current asphalt shingles. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Alan Gerard

Public Comment— None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** HTHH LLC
File No.: 2023-874
Location: 6 Brookletts Ave, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2094
Zoning: R-10A

Request: The applicant is proposing to use wood casement windows to relocate and replace existing aluminum windows on the sides and rear of the house. The applicant is also proposing to relocate and replace the rear door with a new wooden French style door. Other proposed changes involve replacing the rear porch railing, and reconstructing the rear porch steps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Dan O'Brien

Public Comment— None

The applicant amended their application to include the replacement of the rear stairwell with a wood landing, brick piers, a wood railing, and 2x2 balusters.

Vice Chairperson Brophy moved to approve the amended application with condition that: 1) 1-1 wood casement windows are installed; 2) the proposed casements on the first floor windows are 3 light; 3) the proposed casements on the second floor windows are double hung; 4) the casements and sills will match the existing; 5) the shutters will be wood; and 6) the stair post and upstairs railing will be painted to match. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. Applicant: Donald M. Bailey Sr.**
File No.: 2023-869
Location: 641 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 780
Zoning: R-7A

Request: As discussed at the February 27th HDC meeting, the applicant is requesting approval to determine whether the existing wooden siding may be preserved, or if the Commission will request a replacement. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 76. Preserve Historic Wood Siding*
- ii. Guideline 77. Make Sensitive Replacements*
- iii. Guideline 78. Substitute Materials for Siding*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation — None

Public Comment— None

Commissioner Pezor moved to table the application pending further detail on the condition of the siding, and the submission of items for a separate pending application request. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- d. Applicant:** Will Gordon
File No.: 2023-880
Location: 120 N. West Street, Easton, MD 21601
Tax Map 101, Grid 0EA, Parcel 1268
Zoning: CB

Request: This application was amended on March 7, 2023 to use wooden windows on the front façade, and vinyl-clad windows on the sides and rear. The applicant is proposing to replace all 17 windows on the existing structure. The applicant is proposing to use Anderson 400 series vinyl clad windows on the front structure, and vinyl windows on the sides and rear. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 90. Make Sensitive Replacements (Windows)
- ii. Appendix B. Vinyl-Clad

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Will Gordon

Public Comment— None

Commissioner Sebastian moved to approve the amended application as submitted. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item –

- a. Dover Station Project- Mr. Sevan Topjian, the owner of 500 E. Dover Street opened discussion with the Commission and the public with a brief narrative of his background in historic redevelopment, and presented his research establishing

a timeline of multiple historic improvement projects on the site. Mr. Topjian sought the Commission’s feedback for preserving the historic features of this contributing building, and advice for redeveloping the property for modern “Mixed- Use” components.

6. Decision Summary Review –

Commissioner Bateman moved to approve the February 27, 2023 Draft Decision Summary. Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

- a. Applicant:** Mark P. Orwig
File No.: 2023-885
Location: 217 N. Locust Lane, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0689
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements to remove the existing wooden fencing along the rear property line, and replace it with an in-kind fence.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences

- b. Applicant:** Donna Parker
File No.: 2023-888
Location: 117 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1188, Lot 204
Zoning: CB

Request: The applicant is requesting approval for residential improvements to remove the existing wooden fence on the membrane roof.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences
ii. Guideline 69. Perform Regular Roof Maintenance
iii. Guideline 71. Roof Appurtenances

8. **Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:12 p.m.