



Historic District Commission MEETING AGENDA

Monday, April 10, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for April 10, 2023.

Old Business

- 1) **Application Number:** 2023-869
Applicant: Donald M. Bailey Sr
Location: 641 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 780
Zoning District: R-7A
Request: Window and Door Replacement

New Business

- 1) **Application Number:** 2023-894
Applicant: Charles and Lois Garrison
Location: 16 N. Aurora Street
Tax Map 103, Grid 0EA, Parcel 1128
Zoning District: R-7A
Request: Window Replacement
- 2) **Application Number:** 2023-881
Applicant: A.K.J. Roofing Inc.
Location: 11 N. Washington Street
Tax Map 104, Grid 0EA, Parcel 1232
Zoning District: GI
Request: Roof Replacement
- 3) **Application Number:** 2023-897
Applicant: Phillips Signs Inc
Location: 124 S. Aurora Street
Tax Map 104, Grid 0EA, Parcel 1875
Zoning District: CG
Request: Signage
- 4) **Application Number:** 2023-898

Applicant: Richard W. Ehrlich
Location: 117-121 N. Washington Street -
Chesapeake Bay Yacht Club
Tax Map 104, Grid 0EA, Parcels 0627,
0612
Zoning District: CB
Request: Roof and Window Replacement

5) **Application:** 2023-901
Applicant: Katherine Kelley Poole
Location: 102 Talbot Lane
Tax Map 104, Grid 0EA, Parcel 1946
Zoning District: R-7A
Request: Fence and Driveway Renovations

6) **Application Number:** 2023-905
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 104, Grid 0EA, Parcel 1055
Zoning District: CB
Request: Redevelopment

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the March 27, 2023 meeting.

Administrative Approval

1) **Application Number:** 2023-0913
Applicant: Katie Withowski
Location: 216 South Lane
Tax Map 104, Parcel 1559
Zoning District: R-7A
Request: Tree Removal

David Piver, Davey Tree Expert
Company
MD LTE No. 00572
ISA Certified Arborist MA-4038

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 641 Goldsborough Street

Application Number: 2023-869

Request: Windows and Doors

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

As discussed at the February 27th Historic District Commission meeting, the applicant has finished removing the asbestos siding covering the wooden siding. The applicant is now requesting to replace and relocated some of the existing windows and doors on the structure. The proposed new windows are 2 over 2, clad wood windows with SDL. The proposed front door is a mahogany wooden door with side lights and the side door is a fiberglass door with a nine light window. The applicant is proposing to replace the existing rounded gable windows with new wooden clad windows that match those on the second and first floors. Finally, the applicant is proposing to install shutters.

Historic District Guidelines:

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.

Appendix B.2. Common Substitute Materials (Doors)



Wood, Fiberglass, and Composite

For residential properties, replacement doors of wood, fiberglass, or composite matching the historic feature or in a design compatible with the building's architectural design are most appropriate. Fiberglass and composite doors can be produced to mimic the style of historic doors and can be painted, a traditional finish for historic doors.

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.

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.

Guideline 90. Make Sensitive Replacements

- 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.



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

- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Guideline 91. Shutters

- a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.
- b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.
- c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).
- d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.

Appendix B.2. Common Substitute Materials (Windows)

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.



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

RECCOMENDED CONDCTIONS

1. Shutters shall be sized to cover the window if closed and shall be made of a composite material or wood.
2. The front door shall be painted.

STAFF RECMONENDATION

Staff supports a Commission **approval** of this application with conditions. The survey for this property notes that the upper gable and side window on this structure is a modern alteration. Because of this, it may be appropriate to replace these windows with a more historically appropriate window. Shutters may be appropriate on this structure as long as they are sized appropriately and made of an appropriate material.

EXAMPLE MOTIONS

1. I move that the Historic District Commission approve the application with the following conditions...
OR
2. I move that the Historic District Commission deny the application based on the following findings...
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			
2101021036		641 GOLDSBOROUGH ST		CARMAN, JUDY H.			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR-ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MOST NOTABLE ALTERATION IS ENLARGEMENT OF UPPER GABLE FRONT + SIDE WINDOW OTHERWISE, RELATIVELY INTACT EXCEPT FOR ASBESTOS WALL SHINGLES. HISTORIC OUTBUILDING.							



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

RECEIVED

MAR 20 2023

TOWN OF EASTON

Application #: 2023-869
Date Received: 03/20/2023
Fee Paid: -
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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 641 GOLDSBOROUGH ST. EASTON MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1966 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DON BAILEY
TELEPHONE NO. 240 468 6802 EMAIL DBAILEY@LEGATO.COM

Applicant or Agent

NAME SAME AS ABOVE
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

REPLACE WINDOWS WITH NEW WOOD CLAD WINDOWS, 2 OVER 2 COLONIAL DIVIDED LIGHTS. SHUTTERS TO BE ADDED TO ALL WINDOWS THAT HAVE ADEQUATE SPACE FOR SHUTTERS

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>Donald M. Bailey, Sr.</u>
<u>3/20/23</u>
<u>DONALD M. BAILEY, SR</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.

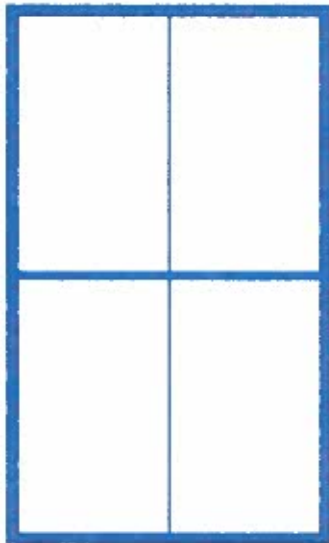
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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

641 Goldsborough Street Window Replacement

Replace existing windows with wood clad colonial windows

JELD-WEN W-2500 Double Hung Windows



JELD-WEN Clad W-2500 Double Hung Specifications

Description Double Hung

Assembly = Full Unit

Sash Model = Standard

Exterior Trim Type = No Drip Cap/No Nail Fin

Exterior Trim Options = No

Regional Compliance = US National-WDMA/ASTM Vent

Division = Even Divide

Species = Auralast Pine

Interior Finish Type = Primed

Finish - Interior = Primed

Exterior = Brilliant White, Sash to Match Exterior Finish

Brilliant White Jamb Width = 4 9/16" Rating = PG 35, Prep for Stool = No Hardware Finish -

Interior = White, Number of Locks = 1, Storm Scree

Combo = No Combo, Screen Options = BetterVue Mesh

Screen Finish = Brilliant White Energy Star Zone = Energy Star - North-Central, Energy Efficiency

= Energy Star, STC / OITC Rating = Standard, Glazing = Insulated, Glass Energy Options =

SunResist with HeatSave,

Glass Color = SunResist with HeatSave,

Glass Type = Annealed, Neat Glass = No,

Glass Thickness = Standard Default Thickness,

Protective Film = No Protective Film,

Spacer Color = Silver Spacer,

Glass Options = Argon Grid Type = 7/8" Putty SDL w/Perm Wood, Interior Bar Profile =

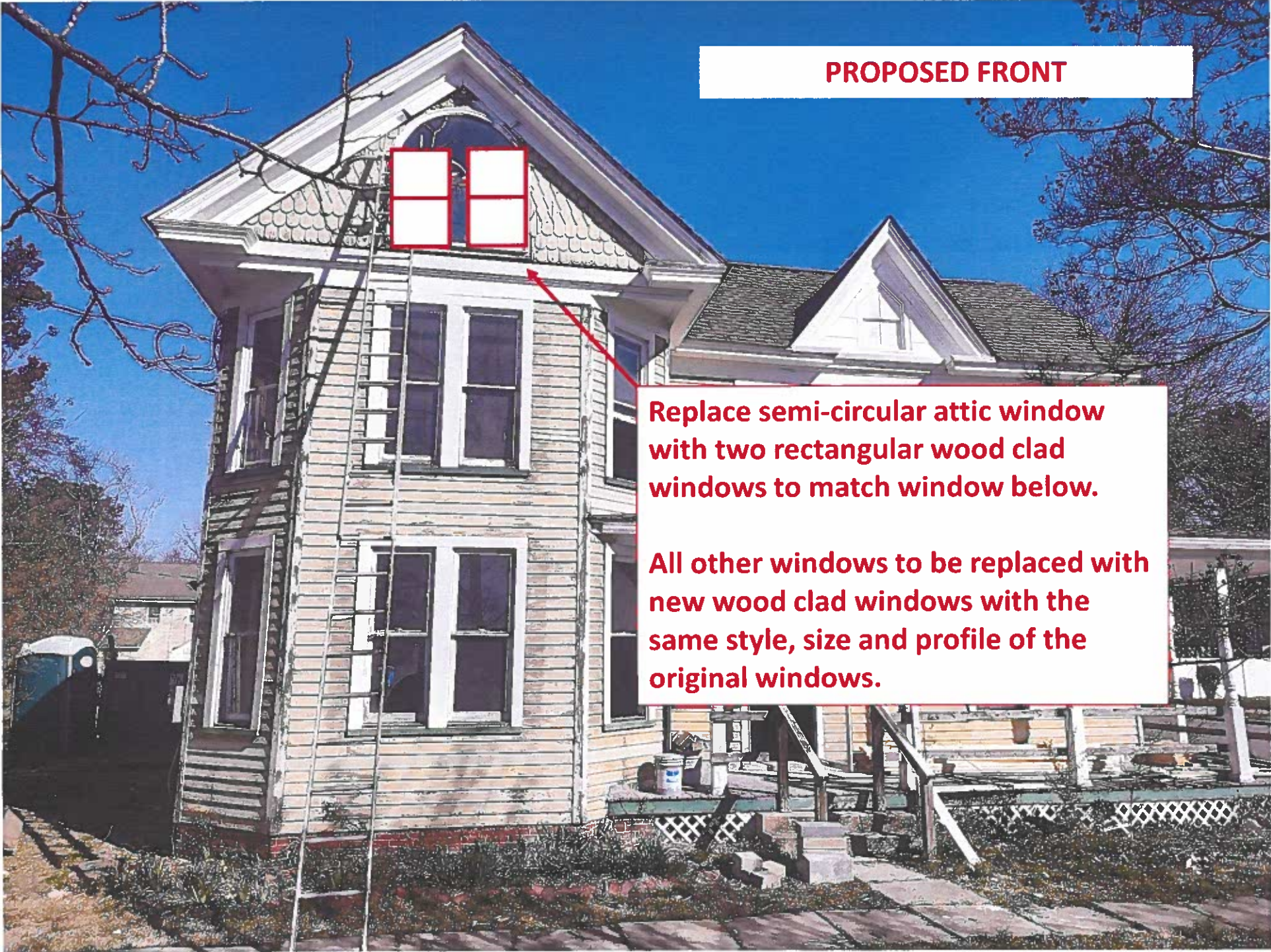
Traditional Bead Bar, Location for Grid = All Lite(s),

Grid Finish = Silver Shadow Bar, SDL Finish = Brilliant White,

Grid Pattern = Colonial, Lites Wide - Top = 2, Lites Wide - Bottom = 2, Lites High - Top = 1, Lites

CURRENT FRONT



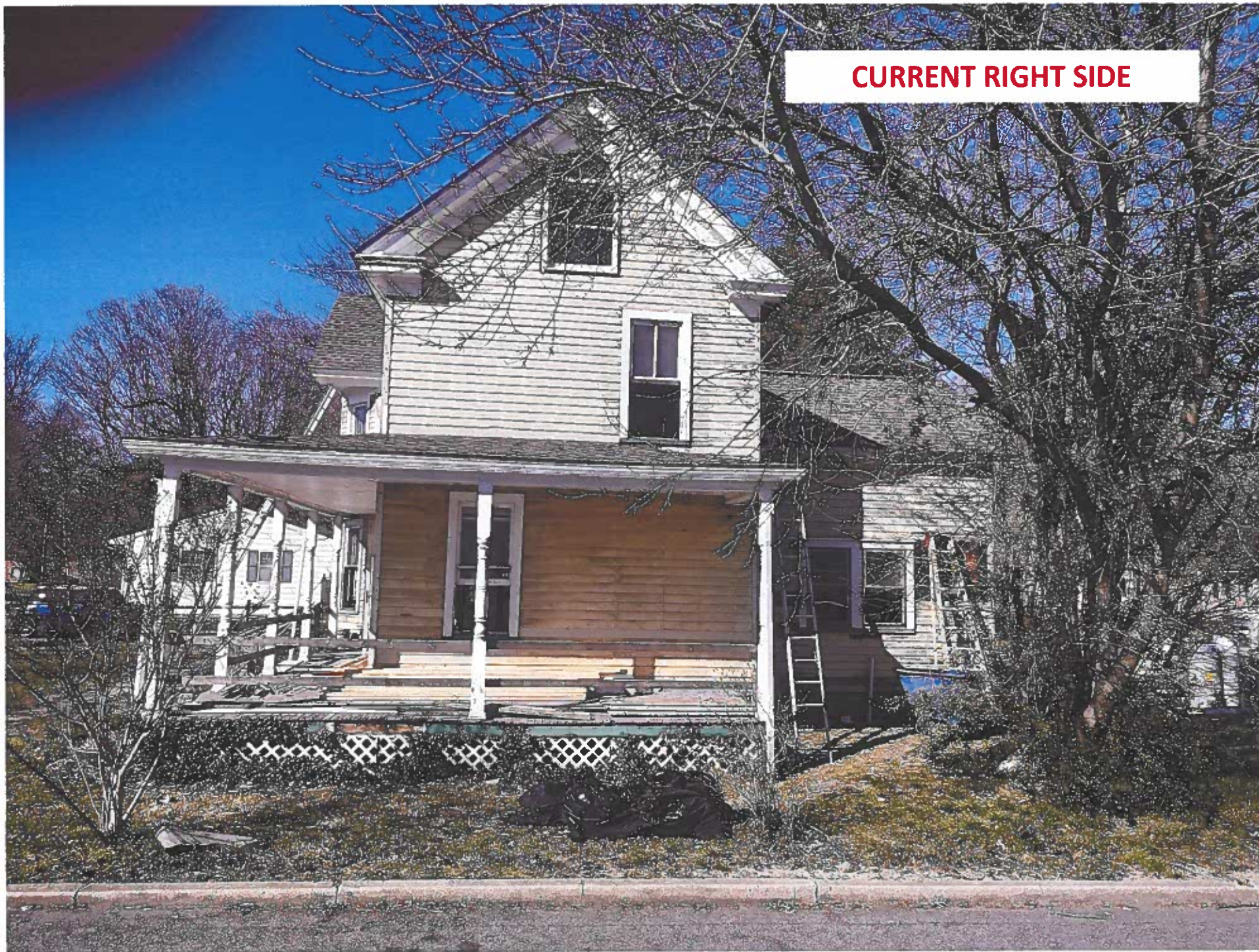


PROPOSED FRONT

Replace semi-circular attic window with two rectangular wood clad windows to match window below.

All other windows to be replaced with new wood clad windows with the same style, size and profile of the original windows.

CURRENT RIGHT SIDE

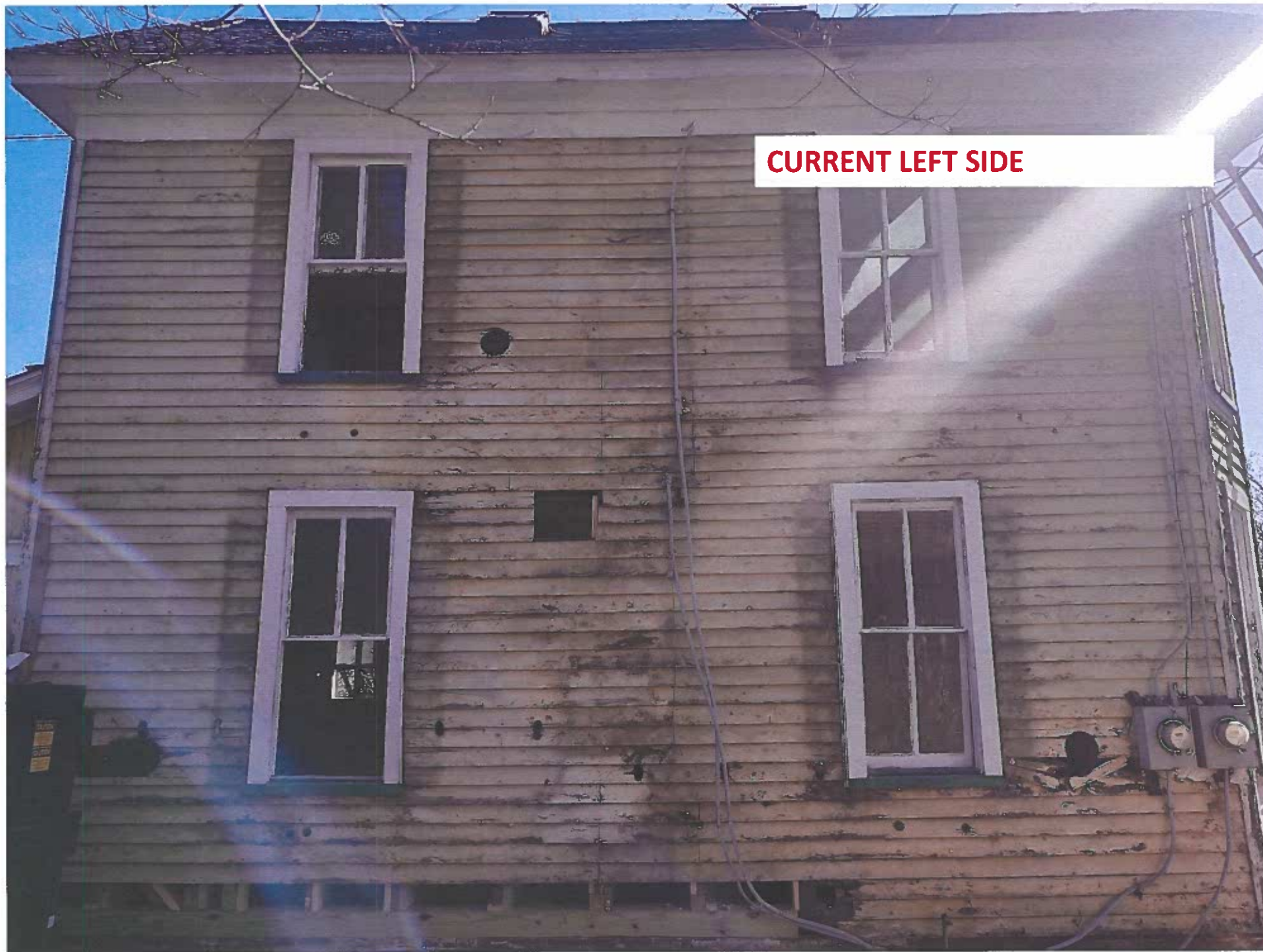


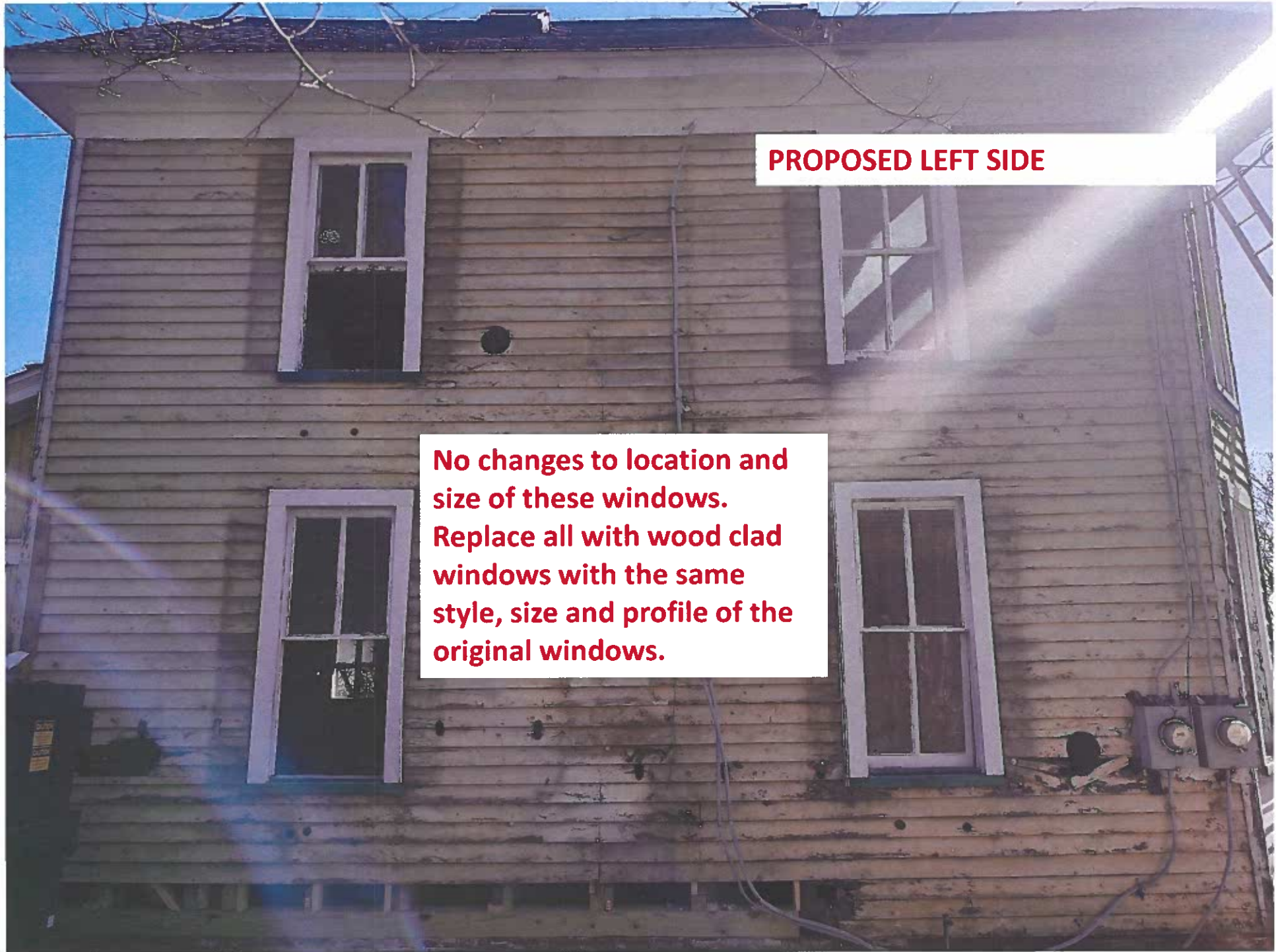
PROPOSED RIGHT SIDE

Replace existing attic window with 2 over 2 light, wood clad, 28x42 window to match other windows.

All other windows will be replaced with wood clad windows or the same style, size and profile of the original windows.

Remove windows to accommodate range and fridge.



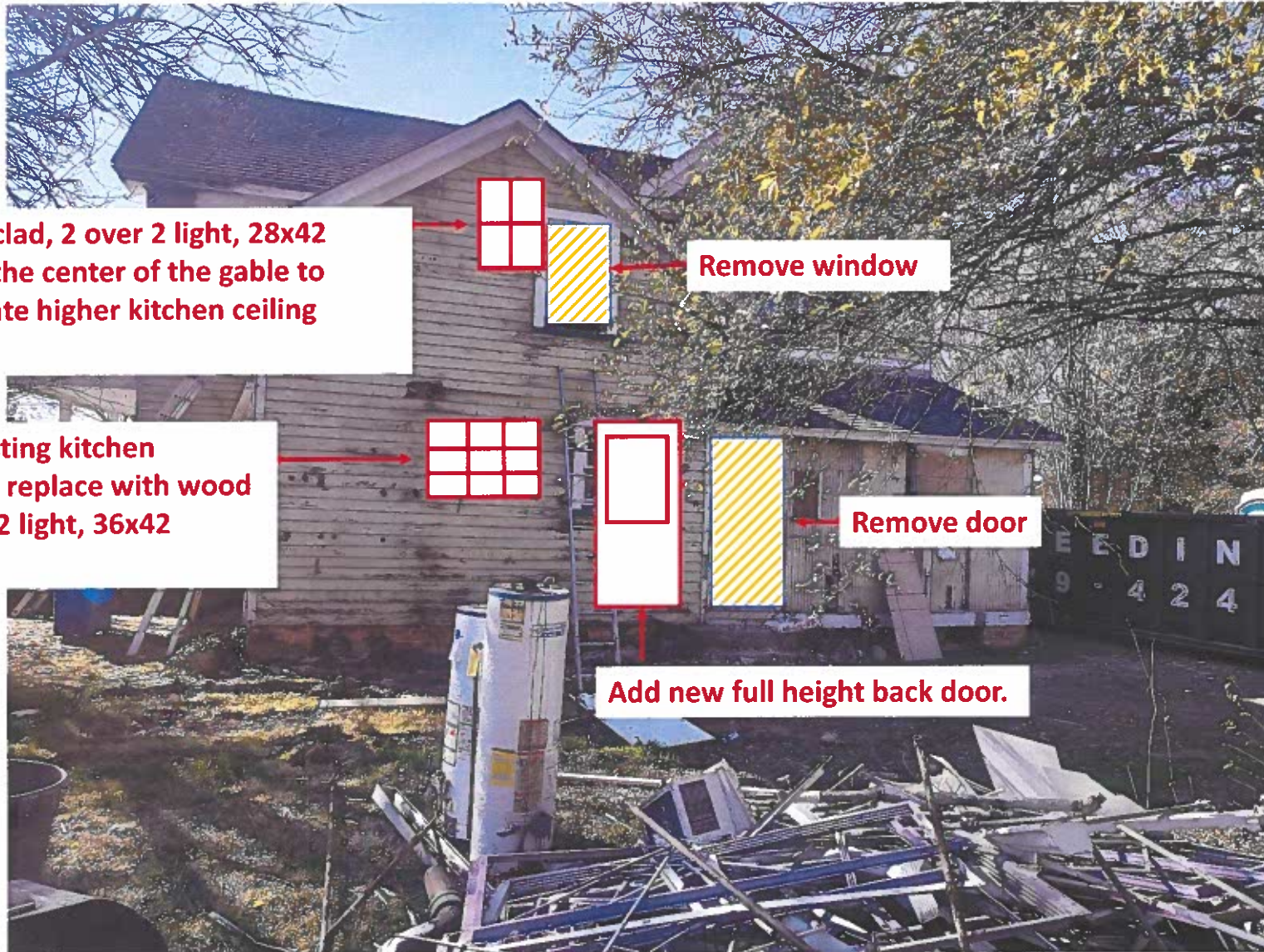


PROPOSED LEFT SIDE

No changes to location and size of these windows. Replace all with wood clad windows with the same style, size and profile of the original windows.

CURRENT BACK





New wood clad, 2 over 2 light, 28x42 window to the center of the gable to accommodate higher kitchen ceiling below.

Remove window

Remove existing kitchen window and replace with wood clad, 2 over 2 light, 36x42 window.

Remove door

Add new full height back door.



641 Goldsborough Street, Easton MD- FRONT DOOR

Material Wood

Actual Height (Inches) 81.5

Rough Opening Width (Inches) 59.75

Actual Width (Inches) 59.25

Glass Shape 3/4 lite

Jamb Width (Inches) 4.5625

Weight (lbs.) 310

Configuration

Single door with sidelights

Sill Finish Bronze

ENERGY STAR Certified North/Central Zone

ENERGY STAR Certified Southern Zone

Door Style Coastal

Brickmould Included

Core Type Solid core

Wood Species Mahogany

Actual Depth (Inches) 4.5625

Commercial/Residential

Commercial/Residential

Rough Opening Height (Inches) 82

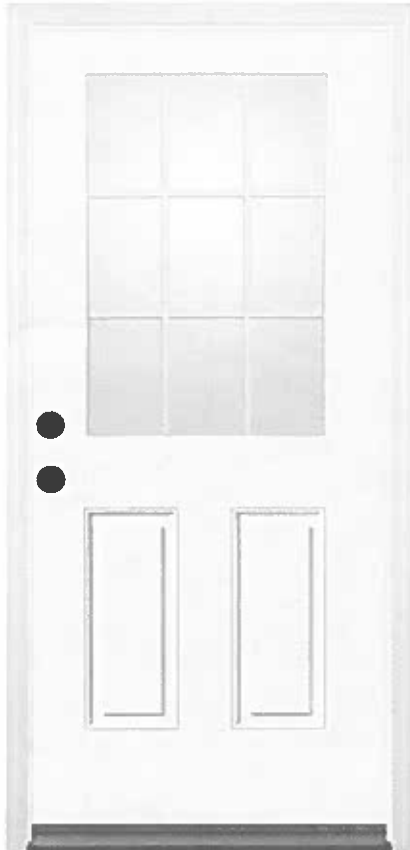
Door Style Victorian

Handing

Left-hand inswing

Glass Style Clear glas

641 Goldsborough Street, Easton MD- BACK DOOR



- 36X80Therma-Tru Benchmark fiberglass doors Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint
- Traditional 9-Lite door features deep embossed panels to complement a variety of homes
- Our unfinished smooth surface doors are primed and ready to paint
- Self-aligning hinges help position the door to properly compress the weatherstrip to help form a tight seal when the door closes
- Durable low-maintenance fiberglass is built for long-term performance
- Backed by a lifetime limited warranty for peace of mind
- Pre-hung, ready-to-paint and install for your convenience with options for right- and left-handed entries



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 16 N Aurora Street

Application Number: 2023-894

Request: Windows

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to replace three damaged aluminum clad windows on the front façade of the house that were damaged by a falling tree. The applicant would also like to replace one aluminum clad window on the south façade of the house. The proposed replacement windows are all aluminum clad, double hung windows with the same number of lights as the existing windows. The proposed windows are of a slightly different dimension than the existing windows due to supplier issues.

Historic District Guidelines:

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.



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

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

Appendix B.2 Common Substitute Materials for Windows

Aluminum and Aluminum-Clad

While aluminum windows are made from solid extruded aluminum, aluminum-clad windows are wood or composite windows with an aluminum facing on the trim, sashes, and muntins. Many buildings from the mid-20th century, especially commercial buildings, were constructed with aluminum windows. Original aluminum windows which cannot be repaired may be replaced in-kind with matching aluminum reproductions.

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

STAFF RECCOMENDATION

Staff supports a Commission **approval** of this application as submitted. The only difference between the existing windows and the proposed is a roughly two inch change in height from the existing windows. The Commission may condition its approval on the existing sills remaining or being replaced in-kind.

EXAMPLE MOTIONS

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

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
PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101025104		16 N AURORA ST		O'BRIEN, STEPHEN N			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
DUTCH COLONIAL REVIVAL				REAR SUNROOM			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
EXCELLENT AND WELL PRESERVED EXAMPLE OF A RELATIVELY UNUSUAL EASTON BUILDING TYPE. VERY INTERESTING DECORATIVE DORMER TREATMENT. NO OUTBUILDINGS.							



RECEIVED

MAR 15 2023

TOWN OF EASTON

PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-894
Date Received: 03/15/2023
Fee Paid: \$75
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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

Window
REPLACEMENTS

PROPERTY INFORMATION

ADDRESS

☒ Contributing

☐ Non-Contributing

YEAR BUILT @ 1890

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

REPLACE 2 Double Hung Windows (Lower) ON FRONT FACADE
REPLACE 1 Double Hung Window (2ND FLOOR) ON FRONT FACADE
REPLACE 1 Double Hung Window (SIDE) ON ~~WEST~~ NORTH FACADE
NOTE: THE 3 FRONT WINDOWS WERE DAMAGED WHEN A 75'
MAPLE TREE ON T.O.E. PARKING STRIP PROPERTY FELL OVER IN A
STORM ON 8/4/22 AND DAMAGED THE FRONT OF HOUSE + LANDSCAPE

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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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

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:

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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.

HISTORIC DISTRICT COMMISSION HEARING APPLICATION SUPPLEMENT TO APPLICATION SUBMITTED BY CHARLES W. AND LOIS ELLEN GARRISON 03/15/2023

On 08/04/2022 a 75 foot maple tree owned by the Town of Easton toppled down in a windstorm, falling from the North Aurora Street parking strip and coming to rest against our house. The tree caused damage to the main roof of the house, a roof over the front porch, porch railings and brick floor, siding, landscaping and three double hung windows on the front of the house.

Because of the age of the windows (20 years) and their condition, they can not be repaired and must be replaced. All of the windows are Marvin windows. The two lower windows are 103.5 inches tall and Marvin no longer manufactures and will not custom make replacement inserts. As a result, we need to install Marvin Ultimate Double Hung G2 new construction window units as described in the attached manufacturer's specification sheets. The upper front window is not as tall as the lower front windows, and Marvin does make an insert for the shorter windows. Specification sheets for these window inserts are attached.

Although not damaged by the tree, the lower side window on the August Street side (south) has moisture damage due to defective seals, and we intend to replace this window insert when the work is done on the front windows. Marvin does make inserts that fit this window (see attached spec sheet).

All four windows will have pine interiors and be clad with stone white aluminum. The current windows being replaced are all pine interiors with stone white aluminum cladding. The two lower front windows will be finished with trim similar in dimension and profile to existing trim.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1	TOTAL UNIT QTY: 2
--------------------	-------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	Right Of Entry	Ultimate	Double Hung G2 RO 35" X 102"	2

LOWER FRONT 2 WINDOWS

LOWER FRONT 2 WINDOWS

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Right Of Entry			
Qty: 2				

MARVIN 



As Viewed From The Exterior

MO 34 1/2" X 101 3/4"
FS 34" X 101 1/2"
RO 35" X 102"
Egress Information
Width: 30 13/32" Height: 45 25/64"
Net Clear Opening: 9.58 SqFt
Sash Limiters and Window Opening Control
Devices, when engaged, may reduce the egress
opening dimensions of windows.
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.16
Visible Light Transmittance: 0.36
Condensation Resistance: 56
CPD Number: MAR-N-425-17197-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1251X2731 mm (49.3X107.5 in)
LC-PG50 DP +50/-50
FL17635
Paint Specification
Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
Primed Pine Interior
Back Prime
Ultimate Double Hung G2
Frame Size 34" X 101 1/2"
Rough Opening 35" X 102"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Tempered Low E3 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Non-Tilt Sash Lock
White Top Sash Strike Plate Assembly Color
White Window Opening Control Device
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

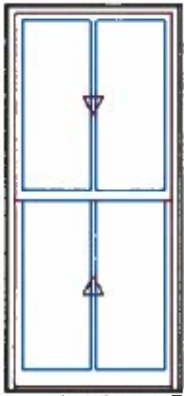
NUMBER OF LINES: 2

TOTAL UNIT QTY: 2

LINE	MARK UNIT	PRODUCT LINE	ITEM		QTY	
1		Ultimate	Double Hung Insert G2 IO 35 1/8" X 84 15/64"		1	
2		Ultimate	Double Hung Insert G2 IO 35 3/8" X 77 15/64"		1	

Top Front + Side Windows

TOP FRONT WINDOW



As Viewed From The Exterior

FS 35" X 77 1/2"

IO 35 3/8" X 77 15/64"

Egress Information

Width: 31 5/16" Height: 33 11/16"

Net Clear Opening: 7.33 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.16

Visible Light Transmittance: 0.36

Condensation Resistance: 56

CPD Number: MAR-N-441-00334-00001

ENERGY STAR: NC, SC, S

Performance Grade

Licensee #1149

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

LC-PG50 DP +50/-50

FL28134

Paint Specification

Clad Exterior Color: AAMA 2605

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

1 1/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E3 w/Argon

Black Perimeter and Spacer Bar

1 1/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W1H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

White Exterior Weather Strip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

3 1/4" Jambs

***Note: Unit Availability and Price is Subject to Change

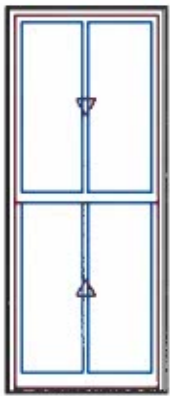
LINE ITEM QUOTES

SIDE WINDOW

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 34 3/4" X 84 1/2"

IO 35 1/8" X 84 15/64"

Egress Information

Width: 31 1/16" Height: 37 3/16"

Net Clear Opening: 8.02 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.16

Visible Light Transmittance: 0.36

Condensation Resistance: 56

CPD Number: MAR-N-441-00334-00001

ENERGY STAR: NC, SC, S

Performance Grade

Licensee #1149

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1153X2215 mm (45.38X87.19 in)

LC-PG50 DP +50/-50

FL28134

Paint Specification

Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
Primed Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Frame Size 34 3/4" X 84 1/2"
Inside Opening 35 1/8" X 84 15/64"
8" Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:			
Qty: 1				

MARVIN 

Stone White Clad Exterior
Primed Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Frame Size 35" X 77 1/2"
Inside Opening 35 3/8" X 77 15/64"
8" Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior



T.O.E.
TREE 08/04/22
6 N. Aurora St.





LEFT



RIGHT



2 LOWER WINDOWS

16 N. AURORA ST.



Top
Window



Side Window

16 N. AURORA ST.



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 11 N Washington Street (Talbot County Courthouse)

Application Number: 2023-881

Request: Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to replace the existing slate roof with a new synthetic slate roof. The proposed material is very similar to the synthetic slate that was recently approved and installed on Foxley Hall. This structure is listed on the Maryland Register of Historic Places and described as “one of the most important (structures) in the town.” It has undergone multiple changes since it was originally constructed as a small brick Georgian structure in 1794. It has changed architectural style over time as it was “victorianized” in 1898. It has also undergone the addition of two large wings which now occupy an entire block.



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



Figure 1895 Photo

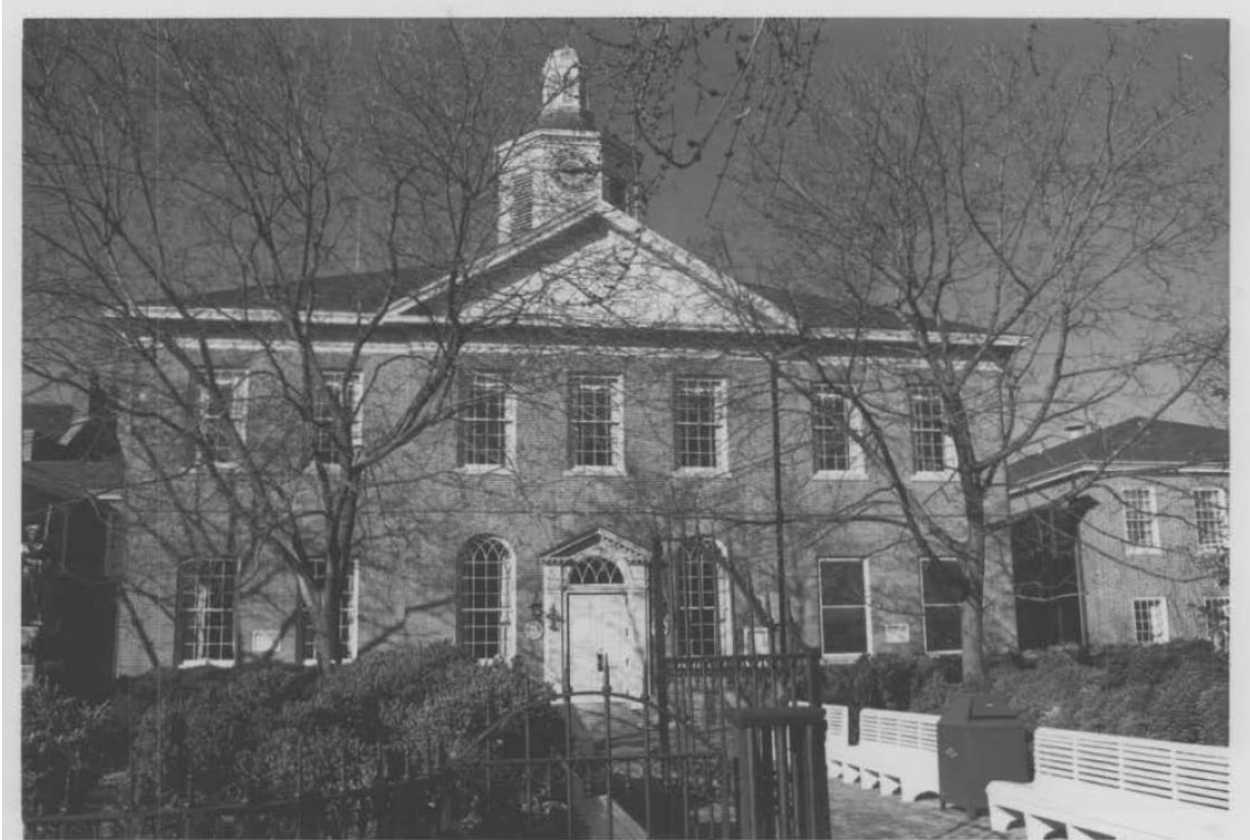


Figure 2 1977 Photo

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

- 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.

Appendix B.2 Common Substitute Materials

Roofing materials are among the most frequently substituted. Substitute materials have been designed to replace historic shingles and traditional metal roofs. While it may be appropriate to replace a deteriorated historic shingle roof with new, synthetic shingles similar in color and texture to the historic material, it would not be appropriate to replace a historic metal paneled roof with modern shingles. The original roofing type should be maintained.



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

STAFF RECCOMENDATION

Staff supports a Commission **continuation** of this application. Given the immense historic significance of this structure, more documentation of the existing roof may be necessary before any change is permitted. Only one aerial photo of the existing structure was submitted and does not show the profile of the roof or the existing material. The Commission may also wish to request further research on what the original roofing material was given to ensure compliance with Guideline 90b.

EXAMPLE MOTIONS

1. I move that the Historic District Commission continue the application and requests that the applicant submitted detailed photographs of the existing roof and research on the original material.

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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101026615		11 N WASHINGTON ST		COUNTY COMMISSIONERS OF			
YEAR BUILT		PHYSICAL CONDITION					
1794		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL				WINGS + HYPHENS			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-65	Y	
NOTES							
VERY IMPORTANT TOWN LANDMARK EXPANDED, "VICTORIANIZED" THEN RETURNED TO COLONIAL REVIVAL STYLE IN 1958							

T-65

Talbot County Courthouse

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Talbot County Court House
Washington Street between
Federal and Court Streets
Easton, Maryland 21601

T-65
1794

In 1710 land was purchased to build a court house to serve the Eastern Shore; this building was 20 by 34 feet in size and remained in use until the present building, a brick Georgian structure, was constructed in 1794.

The house has a projecting central pavillion and octagonal bell tower, covered with gold leaf, which was added in an 1898 remodeling. Permanent location of the Talbot County Court House near the old Pitt's Bridge assured the survival of the town of "Talbot", later Easton, and is one of the community's oldest structures.

MARYLAND HISTORICAL TRUST

T-65

2100654201

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Talbot County Court House

2 LOCATION

STREET & NUMBER

Washington Street between Federal and Court Streets

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☒ PUBLIC

☐ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☒ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☐ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Talbot County, Clerk of Courts

Telephone #: 301-822-2611

STREET & NUMBER

Washington Street, Talbot County Court House

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 29, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-65

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Talbot County Court House, the symbolic center of Easton occupies a shady square in the North Washington Street commercial district.

Originally constructed in 1794 to serve as Maryland's "Little Capitol" of the Eastern Shore, the building was a rectangular brick building, five bays wide, covered by a hipped roof with a cupola. This early building, expanded in 1890 to seven bays, is recognizable as the central block of Talbot County's governmental and judicial complex. Although extensively remodeled through the years the old structure survives as an example of a Georgian public building, reputed at the time of construction to be surpassed in grandeur only by the State House in Annapolis.

Projecting from the center of the building is a three bay pavillion which contains the main entrance and two flanking windows. The pavillion has a shallow pediment, enriched with denticulated moldings. A belt course of four brick courses, encircles the building as does the water table with bricked-in basement windows. The Flemish bond brick work is finely done with narrow mortar joints and perfectly formed red-orange bricks. Corners of the building are finished with a queen and a king closery in alternating courses. Rubbed brick arches are found in major window openings: round at the first floor windows of the central pavillion and jack arches elsewhere. Molded brick is found at the water table with a cavetto above a quarter-round. Common brick with random glazed headers is used for side facades and the water table.

Twelve over twelve sashes are used in all windows except those in the first floor of the central pavillion. These define and emphasize the main entrance and have rounded upper sashes patterned by interlocking lancet arch muntins. Frames are enriched with back bonds of bold composite moldings.

The main entrance has undergone major changes, including the removal of a three bay entrance porch. The present door, enriched with an architrave with modified Doric details and fluted pilasters, was installed in the 1958 remodeling. The elliptical transom light resembles those in the pavillion windows.* Low granite steps and double four-panel doors complete the ensemble. Well scaled cast iron lanterns are mounted on either side of the entrance.

The hipped roof is finished with a cornice enriched by closely spaced modillions.

Crowning the structure is a closed octagonal cupola added 1898. In the east face is a clock. Its roof is covered with gold leaf and sports a weathervane.

Modern wings house the Talbot County Free Library and county offices. Nearly symmetrical, they are two stories in height, covered by gable roofs and connected by two-story hyphens with enclosed first floor arcades. The north wing is five bays wide with twelve over twelve windows and Flemish bond brick. The south wing includes the formerly freestanding library building and is seven bays wide with detailing similiar to that of the north wing. The wings are connected to the main portion with two-story arcaded hyphens. Inside, the old structure is chiefly modern with detailing based on the Georgian style. The entrance hall is crossed by a wide central

(CONT.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Washington Street between Federal and Court Streets
Easton, Maryland 21601

Talbot County Court House

hall which runs the width of the building, connecting to the wings and containing the stair.

The siting and landscaping contributes greatly to the beauty and dignity of the building. ~~Set~~ting on a brick platform, the structure is approached by a wide walk with white wooden benches. Enclosed by a cast iron fence, the lawns bloom throughout much of the season with crêpe myrtle and magnolia. In the south lawn, there stands a statue of a Confederate soldier.

* The earlier entrance, probably installed in the 1898 rebuilding, may be seen in the rear facade of the Victorian Store owned by the Talbot County Historical Society; see Inventory Form T-4.

RECEIVED 30ND

8 SIGNIFICANCE

T-65

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES See Below

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Significant both for its architecture and its history, the building is one of the most important in the town. Initially called "Talbot Court House", the location of the court here is largely the cause of the establishment of the town of Easton. Replacing an earlier structure of 1711, the building—despite alterations is one of the very earliest in the town.

Research conducted for the National Historic Landmarks Commission in 1970 outlines the physical history of the building.

"The first brick Talbot County Court House, constructed in 1710-12, was replaced by the second and existing structure in 1794. A lithograph of Easton, made in 1835, indicates that the second court house was a two-story brick structure with a gable roof surmounted by an octagonal open cupola. The main facade was five-bays wide and three of these bays were located in a projecting central pavilion. The pavilion was pedimented and there was a circular opening with four keystones and a clock located in the center of the pediment. The windows were topped by flat arches of gauged brick. The court house was Victorianized in the nineteenth century and 'rebuilt' by the city fathers in 1898. If the 1835 lithograph is accurate, two bays were added at that time to the width, thus increasing the main facade from five to seven bays. The two first-floor windows flanking the entrance, in the center pavilion, had their flat arches replaced by round brick arches and an elaborate pedimented 'colonial' door with an elliptical fanlight was inserted. The roof was changed from gable to hipped and the octagonal open cupola was replaced by an octagonal closed cupola of different design. The clock was also removed from the face of the pavilion pediment and inserted in the new cupola.

The 1794 court house was further remodeled and restored in 1958, and at that time the two-story brick hyphens, with arcaded open first stories, and two large two-story rectangular brick wings were added. The simple court house of 1794 is now the central block of a large and elaborate five-part composition."

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
National Historic Landmarks Commission Report, 1970.
Patchett and Garey, History of Easton.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	<u>None</u>	COUNTY
STATE		COUNTY

11 FORM PREPARED BY

NAME / TITLE

<u>Marsha L. Fritz, Consultant</u>	<u>Cynthia B. Ludlow, Research Historian</u>
------------------------------------	--

ORGANIZATION

Historic Easton, Incorporated

DATE

November 12, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CONTINUE ON SEPARATE SHEET IF NECESSARY

Washington Street between Federal and Court Streets
Easton, Maryland 21601

Talbot County Court House
T-65

History of Easton
Garvey, Car
S. Elwood
Patchett
1881
L12/P45

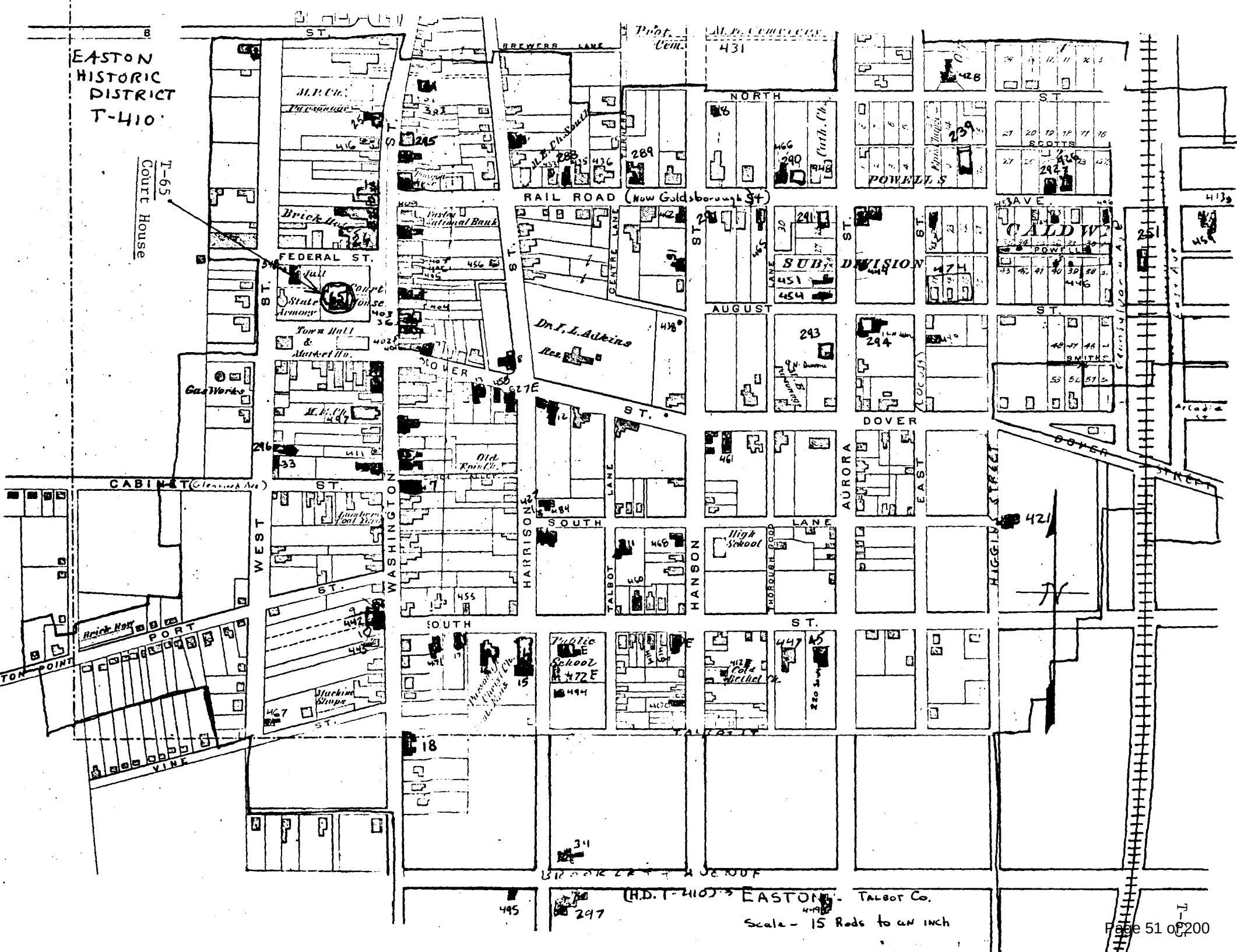
In 1710 an order was passed 'that the Court hath appointed to meet at or near Pitt's Bridge -- and to treat with Philemon Armstrong, owner of two acres of land near the said bridge, whereon to build a Court House in this county, according to Act of Assembly, etc.'. One hundred and fifteen thousand pounds of tobacco were to be paid to Armstrong for his two acres, and Philemon Hemsley was to be in charge of the construction. In 1711 Philemon Hemsley bought two acres of land adjoining the lands lately laid out for the Court House. The twenty by thirty foot building was erected and served the needs of the county until independence had been achieved.

With the melding of the new "United States of America," it became apparent that a larger Court House was needed. There was considerable activity among various factions as to the site of the new building. A petition was submitted to the Legislature of 1785, and in 1786 an act was passed entitled "An act to erect a town in Talbot County, called Talbot". Commissioners were appointed which were authorized to survey the land and 'cause the streets, lanes and alleys to be named'. John Needles was appointed surveyor. In 1788 an amendment to this act was passed, that the name of the said town shall "hereafter be called Easton".

Cornelius West contracted to build the new Court House on the site of the old one, which was presumably demolished. The county paid £ 599. and the state paid £ 2,500.. and it was to be used by both the general and the county court. The new building was completed in 1794 and, with late additions, is still in use today.

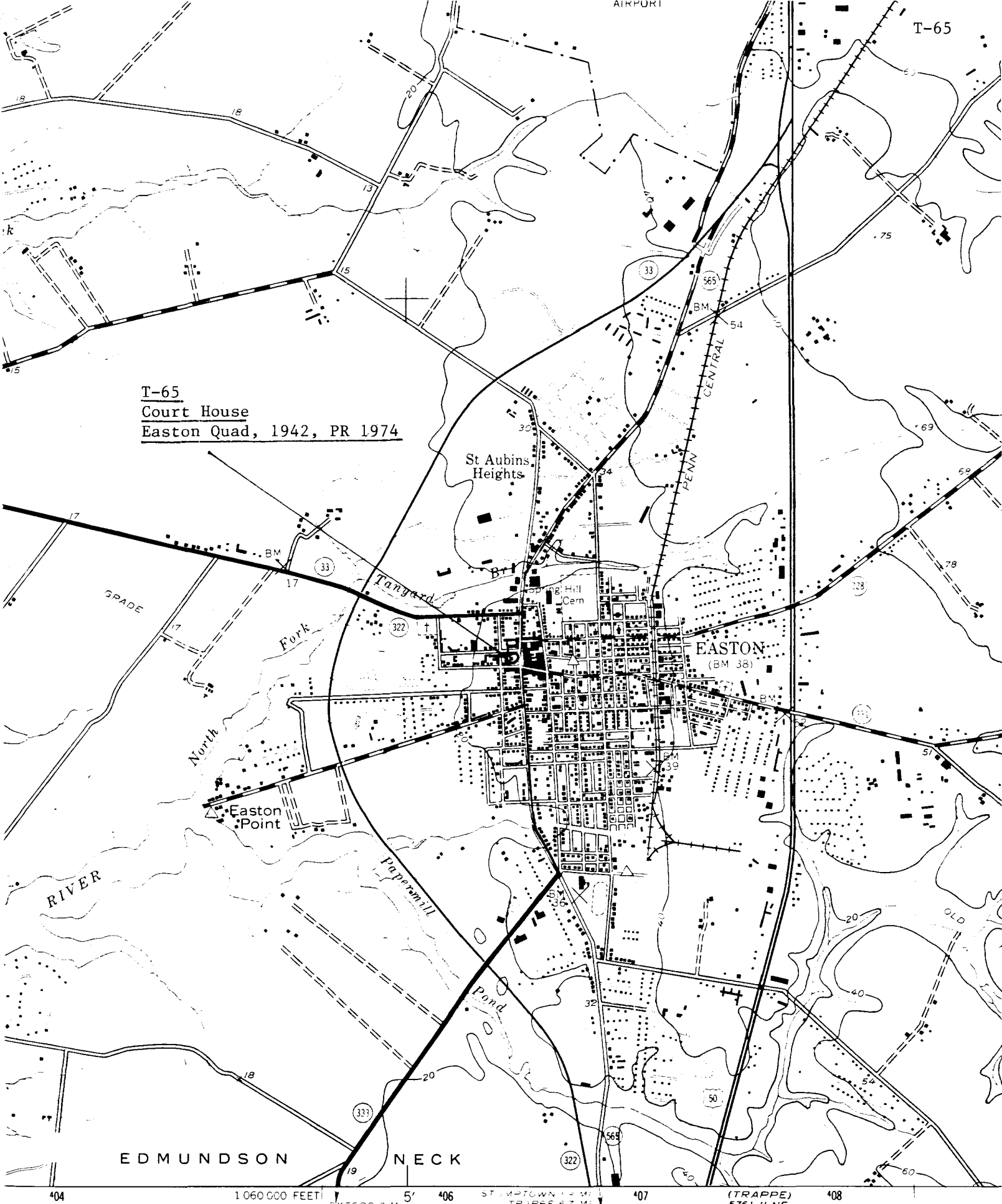
EASTON HISTORIC DISTRICT T-410

T-65
Court House



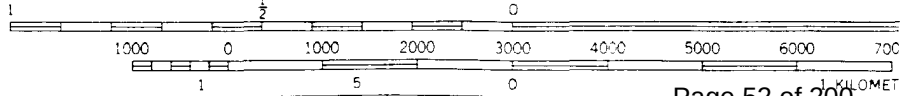
(H.D. T-410) EASTON - TALBOT CO.

Scale - 15 Rods to an inch



vey

metric methods





13 x 1.80

TALBOT COUNTY COURT HOUSE

T-65

COURT HOUSE SQUARE

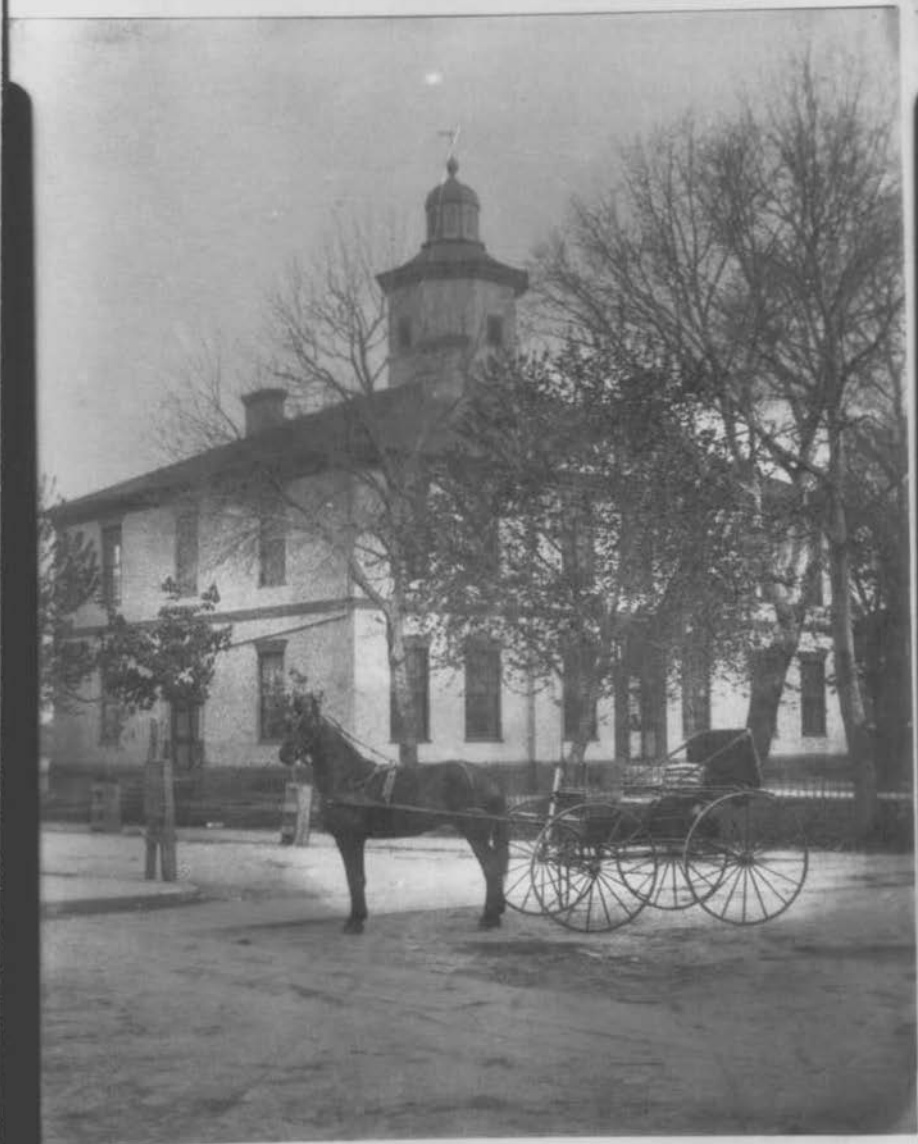
EASTON, MD

FEB 1977

VIEW TO WEST, FRONT ELEVATION



EDWARD - WILLIAMS, JR.
510 DIAMOND STRE
EASTON, MARYLAND 21601



150 Line
Screen

P-1863

102%
DUOTONE

William Elston Shannahan's ~~car~~ horse
and carriage in front of Court House

original photo by Wm Barnwell Shannahan
c. ~~1892~~ 1895

loaned to Bob Hollyday

T-65

12

64%
6.11

PHOTO FROM:
H. Robins Hollyday Collection
Historical Society of Talbot County
Easton, Maryland 21601
NO REPRODUCTION WITHOUT WRITTEN PERMISSION

81-19-2



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

RECEIVED

MAR 16 2023

Application #: **23-881**
 Date Received: **03/16/2023**
 Fee Paid: **\$75-\$200**
 HDC Meeting Date: **04/10/23**
 Date Property Posted: **04/03/23**

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

11 North Washington St. Easton MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Talbot Co. MD

TELEPHONE NO.

410-770-8010

EMAIL

www.talbotcountymd.gov

Applicant or Agent

NAME

A.K.S. Inc. Stewart Curbitt

TELEPHONE NO.

443-848-0195

EMAIL

StewartCurbitt@aks.com

Description of Proposal (include additional sheets, as necessary)

Tear off Slate Roof
Install Synthetic Slate new Flashings

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

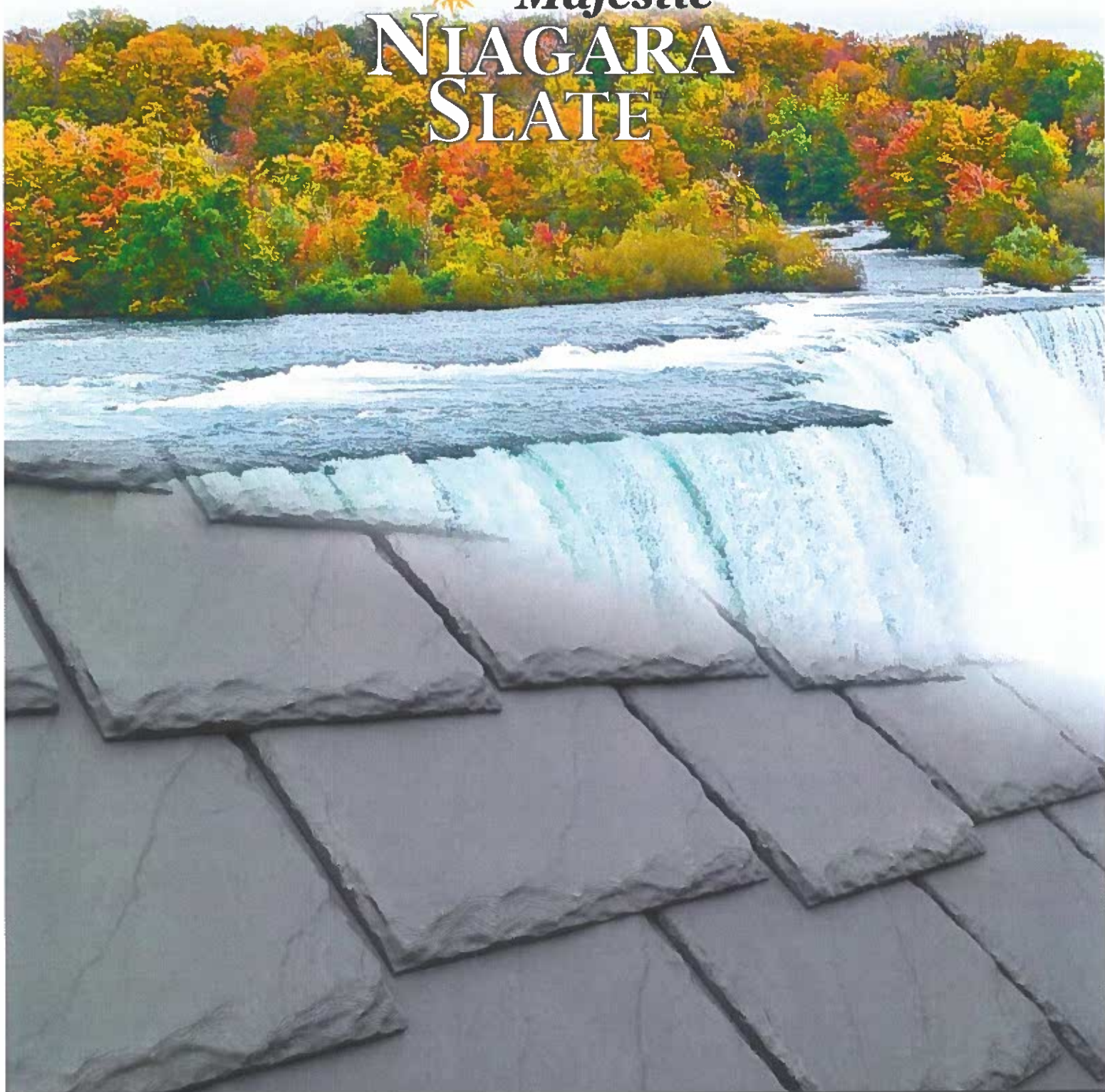
Stewart Curbitt
2/28/23

Revised 4.4.2022



Sustainable Roofing

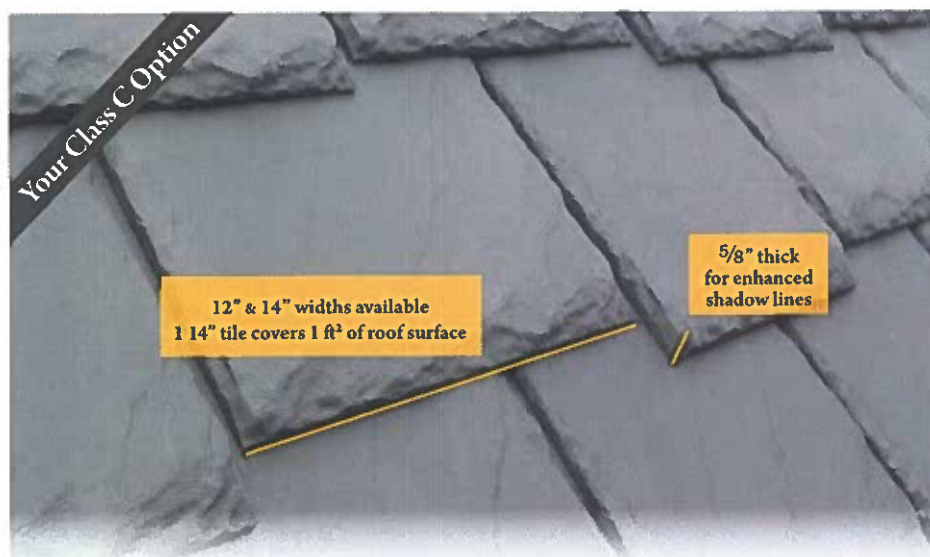
Majestic
**NIAGARA
SLATE**



Environmentally friendly synthetic slate roofing tiles proudly made in the USA

Pioneers of sustainable roofing since 1993

Majestic Niagara Slate



Bigger is better when it comes to EcoStar LLC's latest innovation. Majestic Niagara Slate is a natural-looking, $\frac{5}{8}$ " thick, synthetic slate roofing tile produced in 12" and/or 14" widths. This added size allows each Majestic Niagara Slate 14" tile to cover one square foot of roof deck at the 10" exposure (100 tile/square), maintaining a 2" headlap throughout. An additional 9" exposure option allows for the creation of unique looks using staggered, offset or random width installations.

This design consumes less raw material, reduces roof load by up to 20% and lowers installation labor by 30%. Unlike other synthetic slates, Majestic Niagara Slate is manufactured from 80% post-industrial recycled materials. EcoStar roofing tiles, including the larger Majestic Niagara Slate, provide long-lasting durability, superior protection against extreme weather conditions and 50 years of warranty coverage.

Available in 11 standard colors, Majestic Niagara Slate offers endless opportunity to showcase the beauty of natural slate at a fraction of the cost.

Majestic Niagara Slate - Standard Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that may appear on a roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance. Contact your insurance provider for details.

Advantages

- One 14" tile = 1 ft² of roof coverage
- Available in two sizes: 14" x 22" & 12" x 22"
- Weighs significantly less than natural slate
- Look of real slate without extensive maintenance
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail*

Architectural Flexibility

- Natural appearance of real slate roofing
- $\frac{5}{8}$ " thick for enhanced shadow lines
- Available in 11 standard colors
- Staggered, offset and random width installation techniques enhance roof texture and depth

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail, driving rain and heavy snow
- 22" length provides up to 4" of headlap protection against wind-driven rain and ponding snow melt
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty standard
- 50-Year Gold Star Labor & Material Warranty available

Environmental Sustainability

- Manufactured with 80% post-industrial recycled materials

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- UL listed wind resistance to 110 mph (ASTM D3161)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



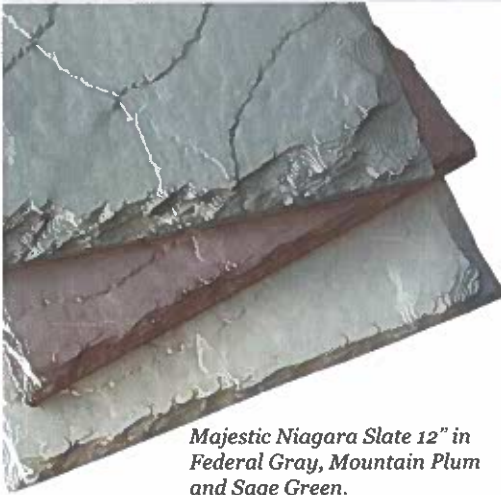
42 Edgewood Drive | Holland, NY 14080
800.211.7170 | www.ecostarllc.com

Why Choose EcoStar?

- Innovators in synthetic roofing since 1993
- Breadth of slate and shake product offering
- Made with up to 80% recycled polymer & rubber (not tires)
- Designed with up to 4" headlap for installation integrity
- Easy application keeps installation costs down
- Proven products providing superior protection against fire, ice, snow, wind, rain and hail
- Manufactured in the USA

Protection Overview

- Miami Dade prolonged and accelerated weathering @ 4,500 hour
- Job lot control produces uniform roof tile weathering
- Miami Dade Wind TAS100 & TAS125 (NOA # 17_1227_10)
- UL listed Class C or A fire resistance (UL 790)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- ISO 9001:2015 Quality Management Standards
- 50-Year Material Warranty
- 50-Year Transferable Labor and Material Warranty available



Majestic Niagara Slate 12" in Federal Gray, Mountain Plum and Sage Green.

Aesthetics

- Natural appearance of slate and/or shake with enhanced shadow lines
- Ability to stagger between 10" and 9" reveal
- Multiple widths
 - Slate: 10", 12" and 14"
 - Shake: 7", 8", 9" and 10"
- Ability to provide multi-color mix
- Wide Range colors available (3 shade variations of the same color within a bundle)
- Factory pre-blended available in multi-color and multi-width mix



Majestic Niagara Slate 12" Traditional in Federal Gray



Majestic Niagara Shake in Cedar Brown

Labor & Material

- No need to estimate install labor or material cost/sq for transition tiles or rake covers

Installation

- Easy – no learning curve to install and no special training
- Only requires 2 profiles – field tile and hip & ridge
- Requires fewer fasteners/square
- Can be installed on a radius roof
- No interlacing of underlayment required
- Does not require a left to right tab system or the required piece for the system
- Easy modification (i.e. skylight) and/or repair
- Low waste factor



Majestic Niagara Slate 12" in Midnight Gray



Majestic Niagara Shake in Cedar Brown

Performance

- 4" headlap protection at 9" reveal
- Less concern regarding contraction and expansion than a tab system



Majestic Niagara Shake in Cedar Brown



Talbot County
Maryland

Edit your title here



94 0 47 94 Feet

February 28, 2023

This map is for reference only. Land use layers that appear on this map may or may not be accurate.



Legend

Roads

- Other Roads
- County Roads
- State Roads
- US Highway

Chesapeake Bay Critical Area
MD_SixInchImagery

Notes

Enter note



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 124 S Aurora Street

Application Number: 2023-897

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to install a new aluminum letter wall sign. The signage will be LED lit channel letter and the existing goose neck lights will be removed. The Historic District Commission recently approved extensive exterior renovations for this structure including installing new windows and a door on the side elevations and installing new storefront windows on the front façade.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.



Guideline 30. Lighting for Signs

- a. Internally illuminated signs, particularly box or cabinet signs in which the entire surface is illuminated, and neon signs, are generally not appropriate for the character of the district.
- b. Halo lighting, in which individual letters contain lighting to illuminate the wall behind them, are appropriate for wall signs.
- c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.
- d. Lighting sources and associated conduit for signs should generally be concealed from view.
- e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Guideline 35. Wall Signs

Walls signs are located on the front, side or rear walls of a building. They may be made of metal, wood or other appropriate materials and attached to the wall.

- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.
- c. Wall signs should be an appropriate scale for the wall to which they are attached.
- d. It is inappropriate to paint over existing historic signs (often referred to as “ghost signs”).

Guideline 51. Maintain Historic Fixtures

- a. Retain and maintain historic light fixtures.

STAFF RECCOMENDATION

Staff supports a Commission **approval** of this application as submitted. The photo used in the Historic District Survey shows that the three existing lighting features were not installed as of 2012 when the survey was done. The proposed signage is located in the same area that previous signs have been located but are now individually lit channel letters.



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

EXAMPLE MOTIONS

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

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
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023640		124 S AURORA ST		NAVARRO, MICHAEL A			
YEAR BUILT		PHYSICAL CONDITION					
1947		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
ONE PART COMMERCIAL BLOCK							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
CONCRETE BLOCK BODY APPEARS CONSISTENT WITH 1940S CONSTRUCTION DATE, BUT FAÇADE APPEARS PRE WAR. NONCONTRIBUTING STATUS BASED ON CONSTRUCTION DATE AFTER 1941 PERIOD OF SIGNIFICANCE CUT OFF. IF PROVES TO BE EARLIER WOULD RECOMMENT CHANGING STATUS TO CONTRIBUTING.							



RECEIVED

MAR 21 2023

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

Application #: 2023-897
Date Received: 03/21/2023
Fee Paid: \$75.00
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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 124 S AURORA ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1947 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DHW LANDHOLDINGS
TELEPHONE NO. 302-745-6788 EMAIL cschaffner@prestonmotor.com

Applicant or Agent

NAME PHILLIPS SIGNS INC
TELEPHONE NO. 302-629-3550 EMAIL ben@phillipsigns.biz

Description of Proposal (include additional sheets, as necessary)

MANUFACTURE & INSTALL NEW SIGN FOR FITNESS CENTER.
ALL ALUMINUM INDIVIDUAL LETTERS. HALO LIGHTING FOR
A SOFT /NON-GLARE LIGHT. WILL FIT THE LOOK OF THE
BUILDING & THE NEIGHBORHOOD

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

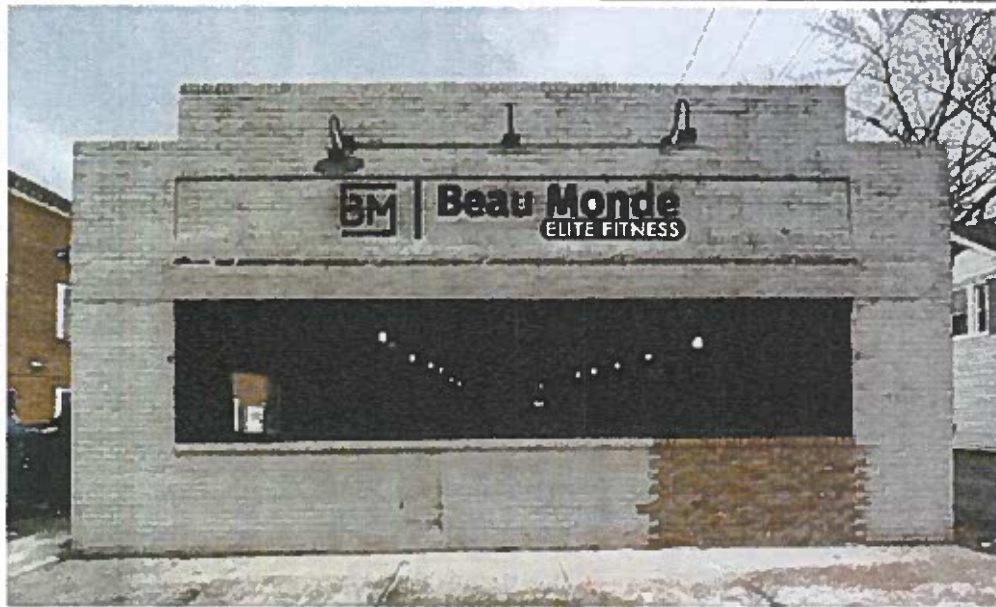
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Ben Phillips
3/21/23
BEN PHILLIPS

Revised 4.4.2022



23'-7" WALL
143.75" LOGO

12.75" M

26" WALL
24" LOGO



Beau Monde
ELITE FITNESS

SCOPE OF WORK:

Fabricate & Install

HALO ILLUMINATED CHANNEL LETTERS

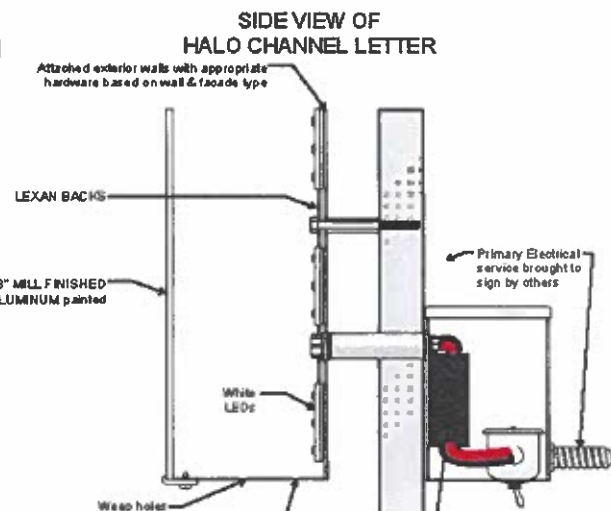
- BLACK

- WHITE HALO

PILL BOX

ROUT OUT BACK UP, HALO LIT - WHITE

8.5" x 60.5" pill box



PHILLIPS
SIGNS

THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS

CUSTOMER INFORMATION

Customer: BEAU MONDE

23'-7" WALL
143.75" LOGO

26" WALL
24" LOGO

BM | **Beau Monde**
ELITE FITNESS

12.75" M

8.5" x 60.5" pill box

SCOPE OF WORK:

Fabricate & Install

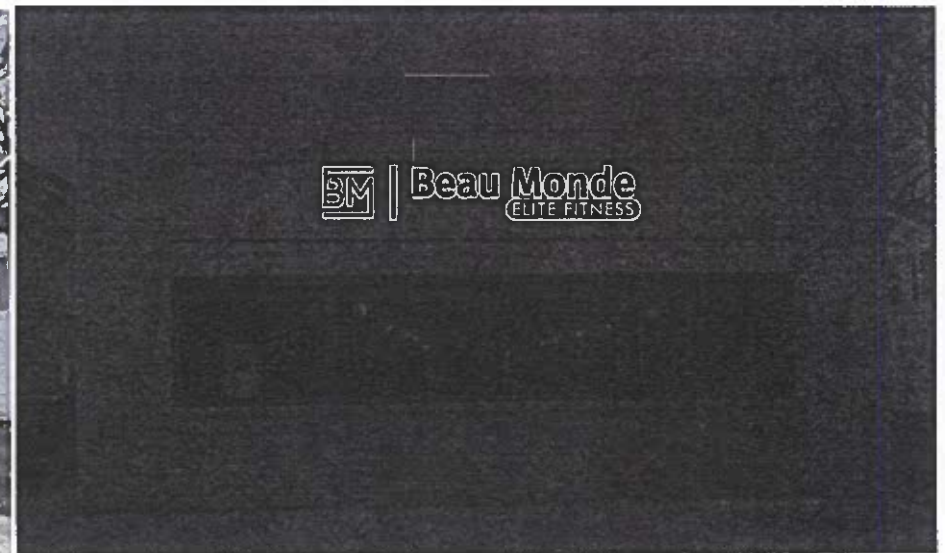
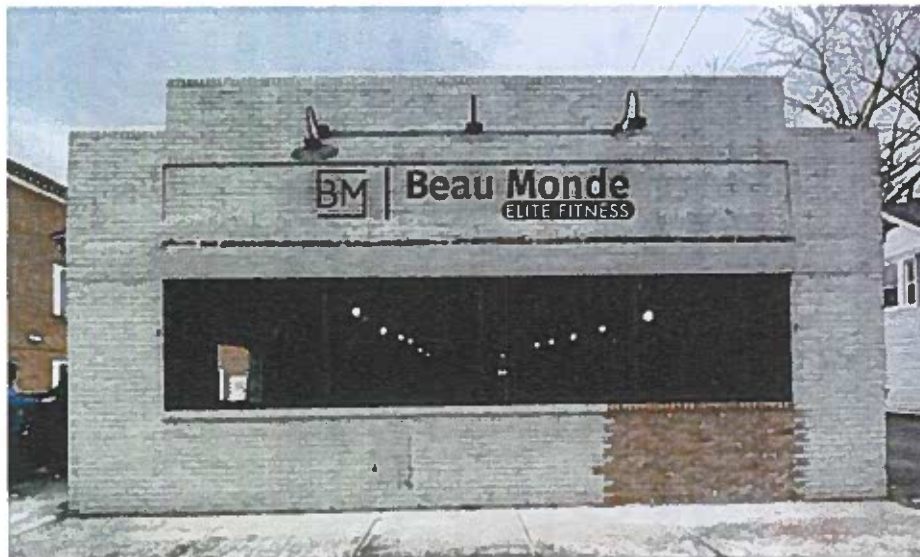
HALO ILLUMINATED CHANNEL LETTERS

- BLACK

- WHITE HALO

PILL BOX

ROUT OUT BACK UP, HALO LIT - WHITE



*art work from customer



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PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082

IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER INFORMATION

Customer: BEAU MONDE

Address: EASTON, MD.

Date: 2-17-2023

Sales: Ben Phillips



* EXISTING GOOSENECK LIGHTS
TO BE REMOVED *



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 023640

Owner Information

Owner Name: DHW LANDHOLDINGS LLC Use: COMMERCIAL
Mailing Address: PO BOX 2707 Principal Residence: NO
EASTON MD 21601-0000 Deed Reference: /02959/ 00454

Location & Structure Information

Premises Address: 124 S AURORA ST Legal Description: LOT 2-9, 112 SF
EASTON 21601-0000 E/S S AURORA ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	000EA	1875	10500.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1947	2,520 SF		0.2000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RESTAURANT	/	C2			

Value Information

	Base Value	Value As of 01/01/2022	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	165,500	165,500		
Improvements	127,400	169,200		
Total:	292,900	334,700	306,833	320,767
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
VICTORY LAP LLC	03/22/2022	\$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /02959/ 00454	Deed2:
NAVARRO MICHAEL A	09/25/2020	\$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /02751/ 00051	Deed2:
TODD, NOLAN O AND MARY ELIZABETH	07/07/2006	\$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /01460/ 00299	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 117-121 N Washington Street (Perrin-Smith House)

Application Number: 2023-898

Request: Roof Replacement, Windows, and Siding

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to do an in-kind roof replacement of the existing asphalt shingle roof on the main portion of the contributing structure. The new shingles will be GAF Timberline HDZ asphalt shingles. They are also proposing to recoat the standing seam metal roof on the rear addition. The applicant is also proposing to replace three wooden dormer windows on the fourth story of the main structure with fiberglass-clad double hung windows. Lastly, the applicant proposes to replace rotten wooden siding on the western gables in-kind.

In 2020, this property received a COA to replace the second floor windows on the western face of the building with aluminum clad windows. There are no other recent records of this property coming before the HDC. This structure is listed on the Maryland Register of Historic Places and is described as "one of the finest structures remaining from the earliest period of the town." The structure is named after the first editor of the town's first newspaper the Republican Star. The survey makes no mention of the roofing material but describes the windows and window trim in detail.



Figure 1 Washington Street Facade

Historic District Guidelines:

Guideline 69. Perform Regular Roof Maintenance

- b. Coat and seal flat roofs per the manufacturer's recommendation, typically every five years.

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.

Guideline 77. Make Sensitive Replacements (Siding)



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

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

Guideline 90. Make Sensitive Replacements

- 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.

Appendix B.2 Common Substitute Materials for Windows

Aluminum and Aluminum-Clad

While aluminum windows are made from solid extruded aluminum, aluminum-clad windows are wood or composite windows with an aluminum facing on the trim, sashes, and muntins. Many buildings from the mid-20th century, especially commercial buildings, were constructed with aluminum windows. Original aluminum windows which cannot be repaired may be replaced in-kind with matching aluminum reproductions.

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

STAFF RECCOMENDATION



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

Staff supports a Commission **approval** of this application as submitted. Aluminum clad windows may be appropriate for wooden windows that have deteriorated beyond repair. The windows in question are located on the third story of the building and face away from Washington Street. The roof replacement is an in-kind replacement of an existing asphalt shingle roof. Guideline 70b gives the Commission the ability to request a more appropriate roofing material that is more in keeping with the buildings architectural style.

EXAMPLE MOTIONS

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

OR

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

OR

3. I move an alternate motion.

T-24

Perrin-Smith House (Chesapeake Bay Yacht Club)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

The Perrin-Smith House
119 North Washington Street
Easton, Maryland 21601

T-24

c. 1795

The Perrin Smith House is named for the editor of the town's first newspaper, The Republican Star, which was founded by Mr. Smith in 1800 and is the ancestor of The Star Democrat. A very large (seven bay) two-and-a-half story building, there is a central entrance and stair hall. French doors permit access to first floor rooms. Occupied and restored by the Chesapeake Bay Yacht Club, the structure has Adamesque sunbursts and fluted pilasters on the dormers and finely detailed transom lights on the first floor doors.

MARYLAND HISTORICAL TRUST

T-24
210 0245210

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Chesapeake Bay Yacht Club

AND/OR COMMON

Perrin-Smith House

2 LOCATION

STREET & NUMBER

119 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

DISTRICT

☒ BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

☒ PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

☒ OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

☒ NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

☒ OTHER Private Club

4 OWNER OF PROPERTY

NAME

Chesapeake Bay Yacht Club

Telephone #: 301-822-0644

STREET & NUMBER

119 North Washington Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 29, 1967

FEDERAL ☒ STATE ☒ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-24

CONDITION		CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☒ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☐ ALTERED	☐ MOVED
☐ FAIR	☐ UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This brick building stands on the west side of North Washington Street in the downtown commercial district; it faces east. The northernmost in a group of five Federal row buildings, the building is one of the finest structures remaining from the earliest period of the town.

Seven bays wide, the Perrin-Smith House has a central hall plan with two rooms to either side and a central entrance.

Two-and-a-half stories in height, it is covered by a gable roof with three gable dormers in each roof slopes. Huge double chimneys rise from the gable ends of the building. They have corbelled caps and are connected with brick curtains. There is passage-way between this building and its northern neighbor (113-115 North Washington, T-23); it is covered by barrel vaults which carry the weight of the chimneys above.

Flemish bond brick is used on the face of the building; mortar joints are tooled into a narrow bead. Attention is given to the brick pattern at the corners of the front facade; they are terminated with an English corner.

Window and door openings are evenly spaced and elaborately detailed. Frames, joined with wooden pegs, are trimmed with a bead and quarter-round back band molding. Sills are of wood. Sashes are twelve over twelve on the second floor windows and on the first floor windows in the third, fifth, north bays. Above windows and door openings is a keystone lintel of light grey sandstone. They are decorated with a chiseled pattern of reeding and fluting.

The main entrance has jambs which are treated with flush beaded paneling. The transom light has an elaborate pattern of curved, interlocking muntins and the six panel door has three tiers of raised and beveled panels. Like the windows the door frame is beaded and trimmed with a quarter-round back band molding.

In the second and sixth bays are double French doors with fourteen lights of clear glass. Other details - the paneled jambs, transom light and trim - are identical to those on the main entrance.

The cornice of this structure, identical to those on 111 and 113-115 North Washington and 107-109 South Washington Street, has an intricate chain of carved woodwork found in the position of the bed molding.

The cornice terminates ⁱⁿ corner blocks of carved stone which duplicate the profile of the cornice.

The dormers retain their Federal details. They have gable roofs with cornice and return. Pilasters flank the opening; they do not reach the return, but have an Adamesque shield above. The round-headed window opening holds six over six sashes with rounded upper lights. Slate is used on the roof and dormer cheeks.

On the inside of the building much early or original detail remains, including the stair and the yellow pine flooring on the upper floors. For many years the first floor held a secession of shops. Now the southern half houses the Harbor Club and the northern half is a rental office. Although most interior detail on this floor is gone, the rooms have been sympathetically restored.

The central stair is quite simple; plain rectangular balusters are used and the newel is slender and gently shaped. Step brackets are found

CONTINUE ON SEPARATE SHEET IF NECESSARY

(cont.)

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☒ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES	c. 1795	BUILDER/ARCHITECT
----------------	---------	-------------------

STATEMENT OF SIGNIFICANCE

The architectural significance of the Perrin-Smith House can hardly be over emphasized. Along with the Bullitt House it is the most elaborate of Easton's Federal period house and among the best preserved. *¹ In every detail it displays the extraordinary attention to fine craftsmanship and delicacy of detailing so loved by builders of the Federal period. Intended to be a fine house, it is generous and somewhat unrestrained in its use of ornamental mantles, cornice, door and window trim. If the Bullitt House is an example of the fine free-standing townhouse, the Perrin-Smith House is its companion row house. *²

The building has played an equally illustrious part in the social and political life of the town. Although not built by him, Perrin Smith, founder of The Republican Star Easton's oldest newspaper (now The Star Democrat), purchased the property in 1801 and used the location as his office for many years. The structure was purchased by The Chesapeake Bay Yacht Club in 1911.

*1 Other fine, but simpler, Federal period buildings also beautifully preserved are the Talbot County Historical Society Building (T-32, 27 South Washington and the Talbot County Women's Club Building, T-11, 18 Talbot Lane.)

*2 Another Federal building, comparable in elegance to the Perrin Smith House is the small structure at 109 South Washington, which, however, is used as a private residence.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

Will Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

November 4, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

119 North Washington Street
Easton, Maryland 21601

T-24

Chesapeake Bay Yacht Club
Perrin-Smith House

on the open-string course.

The second floor rooms are very large. In the southern rooms Federal period mantles remain. Characteristically they have shallow geometric carving and a frieze with shield. The front south room mantle has engaged columns with reeding; in the rear the rectangular opening is flanked by double engaged, reeded columns. In the north, the mantles appear to been replaced by later nineteenth century mantles showing Greek revival influence. The opening between northern rooms was enlarged and Victorian ionic columns inserted.

Door treatment is quite elegant: the six panels of each door appear on both sides, those on the front being raised and beveled. Jambs are also paneled. Simpler treatment of interior trim is used on the upper floor.

The building is carefully maintained and preserved. It is used as a private club.

734

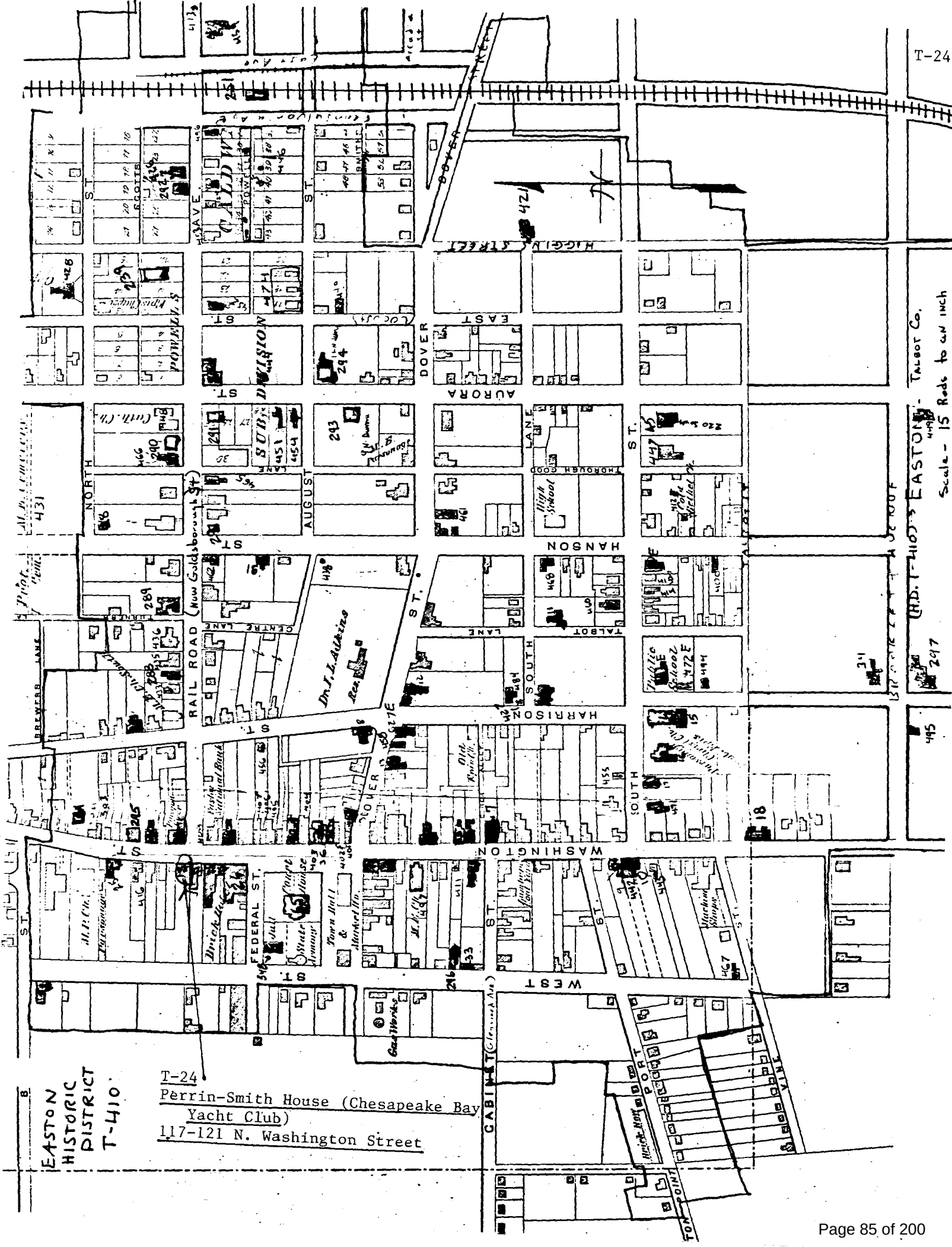
Thomas Perrin Smith House
Chesapeake Bay Yacht Club
119 North Washington Street

L27/F33 In 1796, William Meluy bought Lot 130 as laid out by Town Commissioners, with a 50 foot frontage on Washington Street and a depth of 16 perches or 174 feet. He paid £ 500.. to John Bennett, Jr. for this property. Bennett Sr. had bought $\frac{1}{2}$ an acre as early as 1775 from Joshua Clark, of which Meluy's purchase was a part. Bennett's purchase cost him £ 600.., so it is evident that there were structures already built here in 1775 as well as 1796. Mr. Meluy immediately sold the land and buildings to Dr. Perry Noel for the same price. Dr. Noel turned it over to Rev. Joseph Telford in 1799, also for £ 500.. The 1798 tax assessment lists this house as owned by Dr. Noel and occupied by Robins Chamberlaine, with an assessment on the value of \$1355.00. L27/F35
L28/F284 The price went up in 1801, when Thomas Perrin Smith bought the house and lot for £ 700.. In reviewing these twenty-five years, with the limited sources of research available, it seems probable the John Bennett Sr. built the brick structure and that it was improved and perhaps added to while Robins Chamberlaine occupied it. Robins Chamberlaine, a son and heir of James Lloyd Chamberlaine was a very rich young man and was accustomed to living in the finest style. Infact, he lived so handsomely that he soon squandered his fortune. By the time Mr. Smith bought the house, Samuel Nicols was the tenant. L29/F133
Will Record Mr. Smith immediately set about editing and printing the first newspaper in Easton, "The Republican Star". His paper, now the "Star Democrat" has continued to the present day. Mr. Smith never married and lived with his sister Ann Smith, who made it her home until her death. It was devised to L17/F189
L17/F83 her nephew General Richard Thomas and remained in the family until 1912, when it was bought by the Chesapeake Bay Yacht Club and has been maintained since as their club and headquarters.

1. STATE Maryland COUNTY Talbot T-24 TOWN Easton VICINITY STREET NO. 117-121 Washington St. ORIGINAL OWNER Thomas Perrin Smith ORIGINAL USE Dwelling PRESENT OWNER ----- PRESENT USE Clubhouse WALL CONSTRUCTION Flemish Bond Brick NO. OF STORIES 2 1/2		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME Thomas Perrin Smith DATE OR PERIOD 1803 STYLE Federal ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO This is the finest in this row of Federal dwellings. It has been Tastefully maintained as a private club. Seven bays wide, the Smith house has very fine Flemish bond brickwork. There are three doors and three windows on the first floor and an areaway. There are seven windows on the second storey. All of the windows are 12/12 sashes with white sills and flat white arches with double keystones. The doors have finely detailed overlights executed in leaded glass. There are three pedimented dormer on the roof. They have 9/6 round-arched windows with muntins patterned into an elaborate design. The windows are framed by reeded pilasters topped with Adam sunburst designs. There are huge double chimneys at each end of the dwelling with a curtain between them. The side walls of the house rise higher than the roof line-making a roof-curtain. This is a very finely detailed Federal dwelling. Its proportions are excellent and its detail is restrained and elaborate. It is worthy of the fine attention which it has received Excellent			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior			
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul Alan Brinkman DATE OF RECORD 29 August 1967	

EASTON
HISTORIC
DISTRICT
T-410

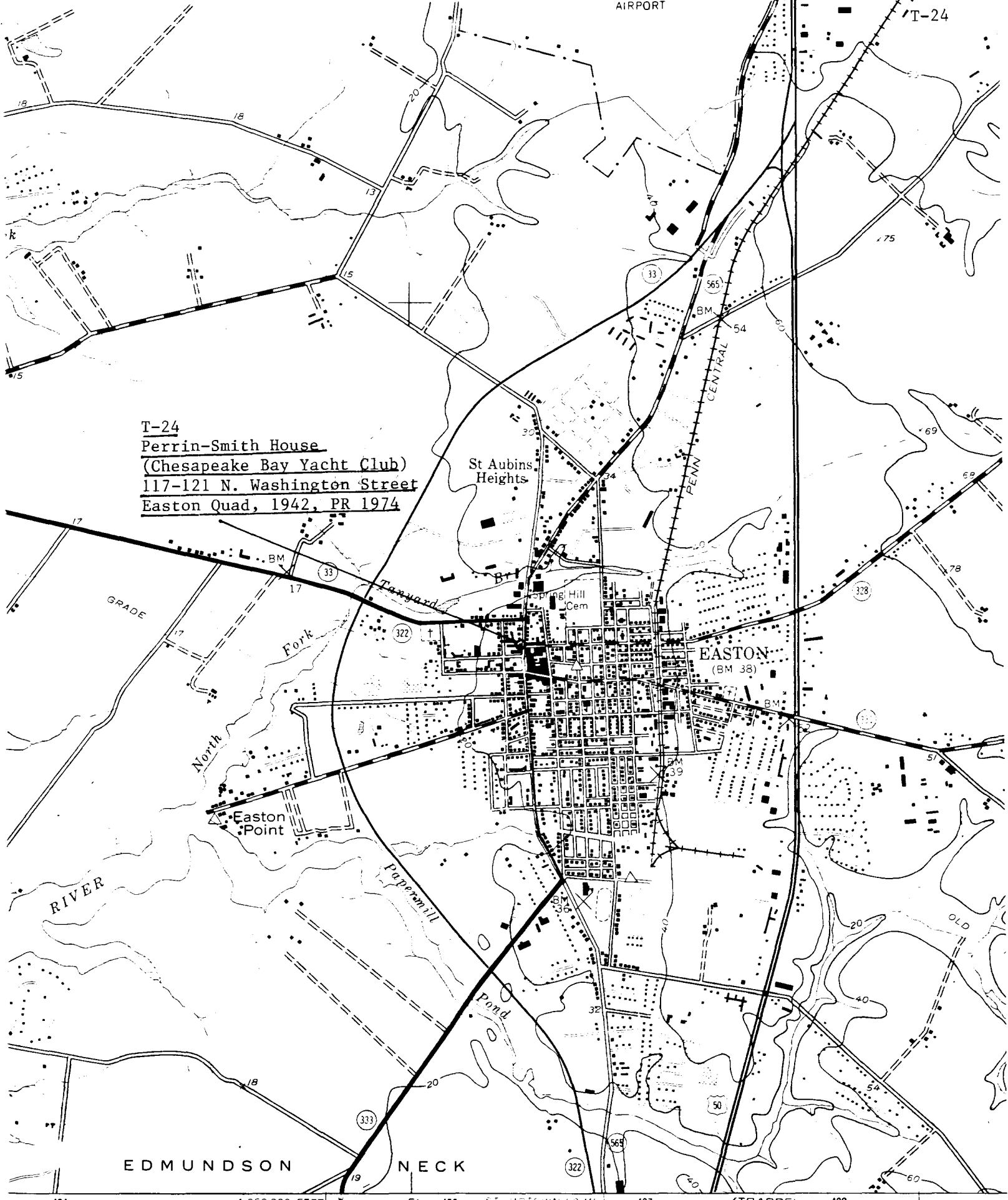
T-24
Perrin-Smith House (Chesapeake Bay
Yacht Club)
117-121 N. Washington Street



T-24

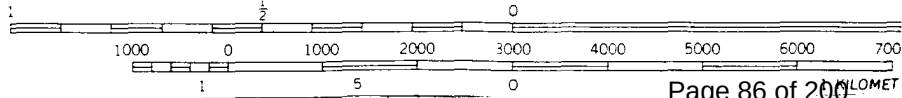
RD. T-410'S EASTON -
Scale - 15 Rods to an inch

495
247



vey

metric methods





12 x 1.78

739 Page 87 of 200

PERRIN SMITH HOUSE
117-121 NORTH WASHINGTON

T-24

EASTON, MD.
EAST FACADE
AUGUST 1976
MLFRITZ



SK

Perrin-Smith House

(Chesapeake Bay Yacht Club)

117-121 North Washington Street, Easton

East Facade



Federal Row House, Easton, Talbot County
Thomas Perrin Smith House

T-24

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404



Federal Rowhouse, Easton, Talbot County
Thomas Perrin Smith House

T-24



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

RECEIVED

MAR 22 2023

TOWN OF EASTON

Application #: 2023-898
Date Received: 03/22/2023
Fee Paid: \$200.00
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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

117-121 N. Washington St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1803

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

The Chesapeake Bay Yacht Club of Talbot County

TELEPHONE NO.

410-822-0644

EMAIL

cbyc@goeaston.net

Applicant or Agent

NAME

Richard W. Ehrlich

TELEPHONE NO.

443-298-0221

EMAIL

cbyc@goeaston.net

Description of Proposal (include additional sheets, as necessary)

Description 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

3/22/23
 Richard W. Ehrlich

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.
- ☐ 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.

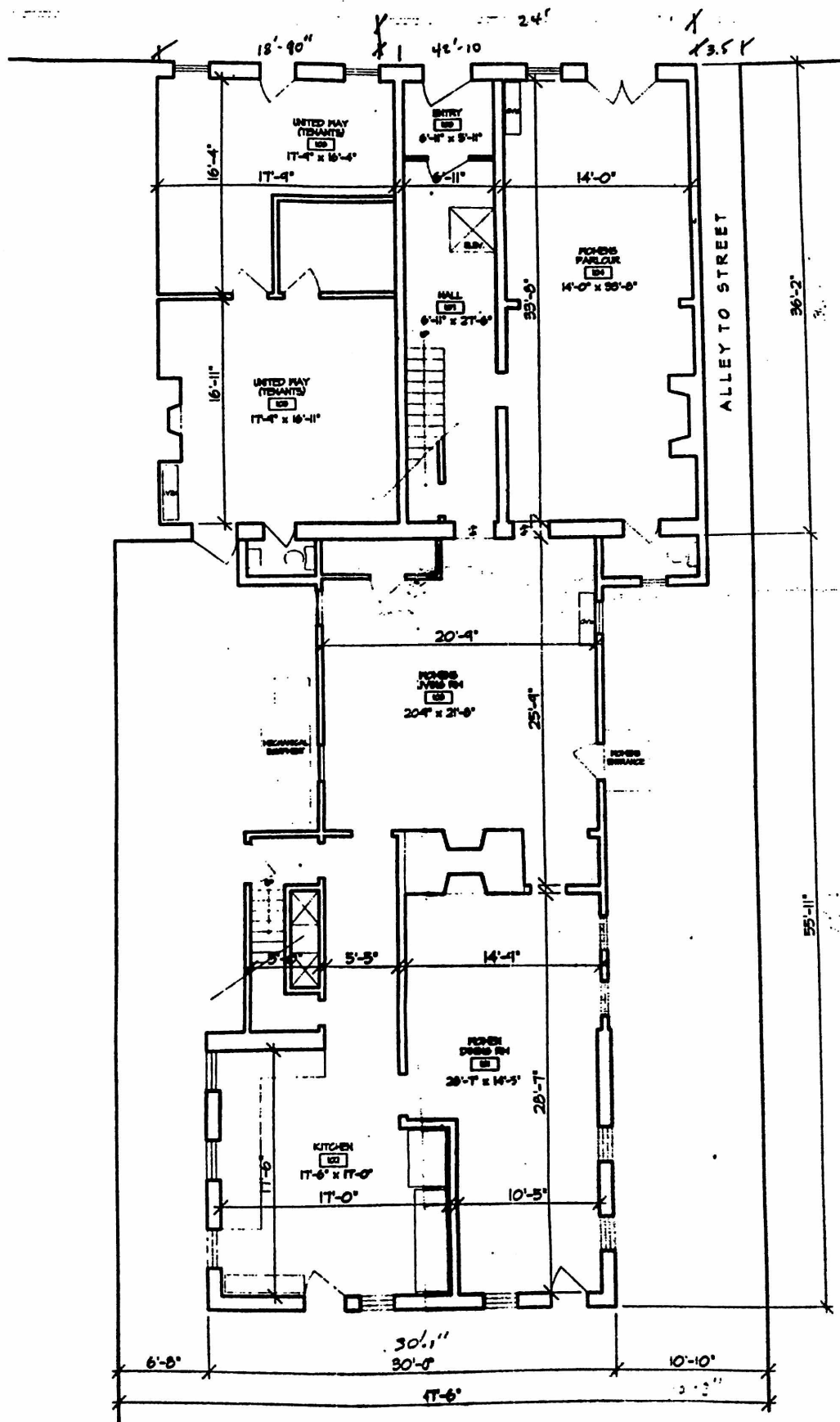


The Chesapeake Bay Yacht Club of Talbot County is purposing to replace the existing asphalt roofing shingles on the historic Thomas Perrin Smith House where the club resides. We plan to use GAF Timberline HDZ charcoal colored shingles to match the existing color with brown powder coated flashing throughout. New half round white gutters with round brown downspouts will be installed on the historic building only.

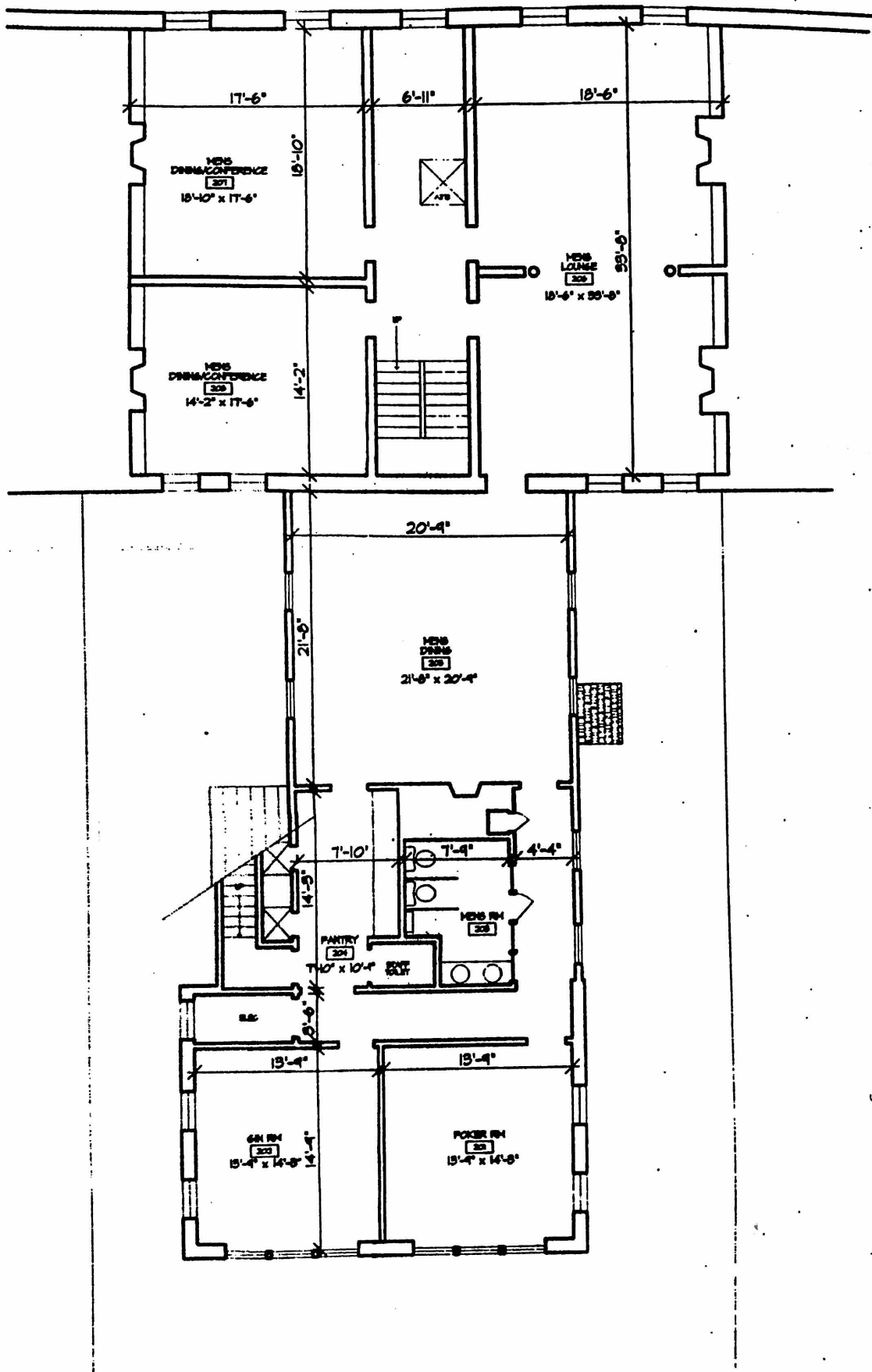
There are 3 windows, not in public view, on the 4th story of the West side of the historic building that have rotted. We are also requesting that we be allowed to replace them with a Marvin Double Hung Insert windows to resolve water infiltration issues. Rotten siding will be replaced on the West side gables as necessary. Both windows & gable siding will be primed & painted to match existing color.

Finally, The 1st rear addition to the historic building added during the turn of the century & the 2nd addition added in 1952 has a standing seam metal roof which needs to be recoated. We are purposing to coat the metal roof with Gaco Gray Silicon Roof Coating to match the existing color. There are also four other small areas of roofing that will be coated at the same time with same roof coating matching the existing color. 1st over the first floor Harbor club bathroom in the alley way leading to Washington street. In the dead end CBYC back entrance alley over the bathroom of the first floor United Fund office, over the second floor dumbwaiter shaft & finally the sloping roof under the dumbwaiter.

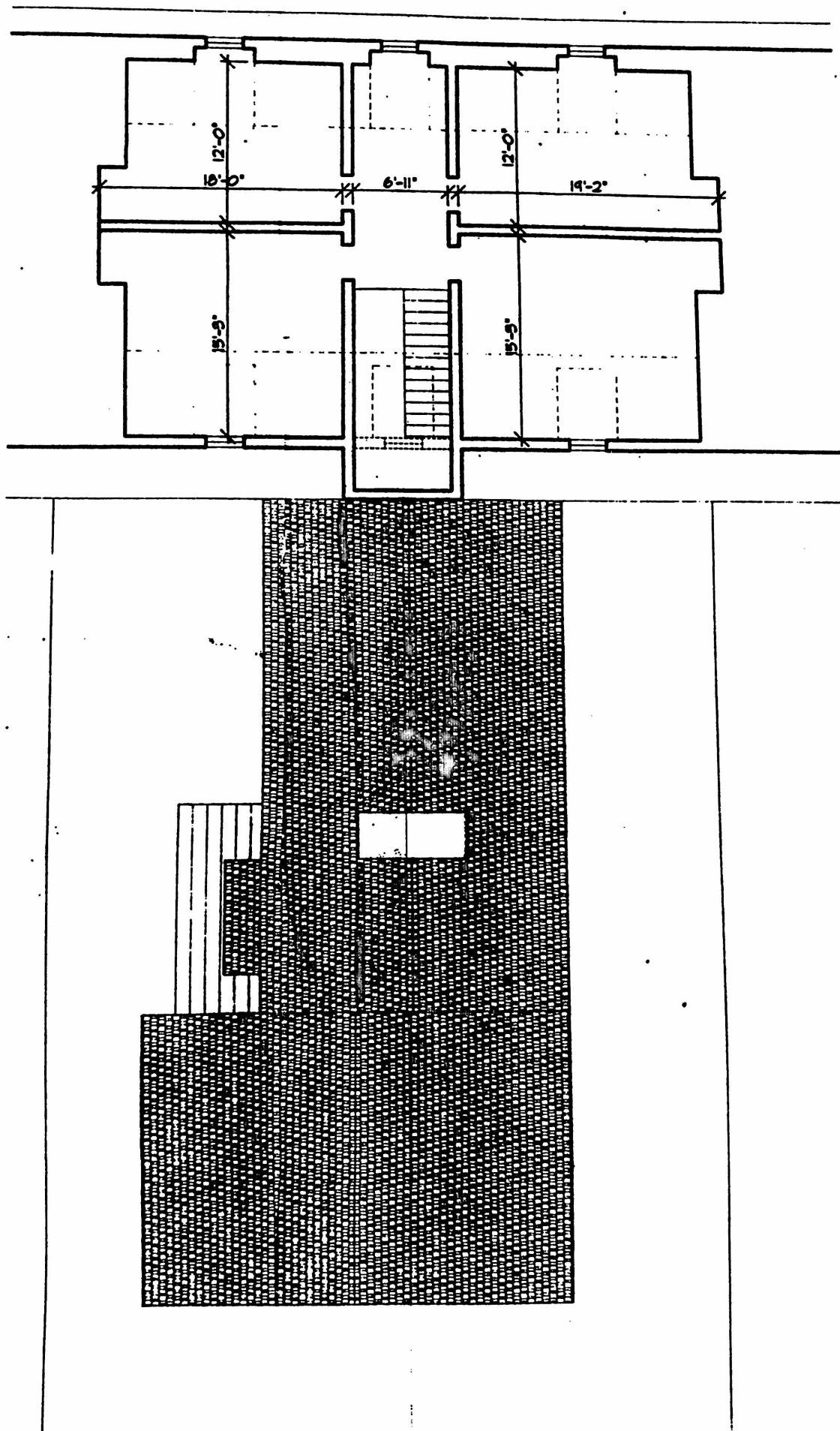
STREET



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

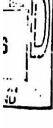


2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN
1/8" = 1'-0"





EXISTING PLANS

Scale:

Date: 9-1-06
Revision:

Drawn By:
SASMTM
Project Number:
46703

CHESAPEAKE BAY YACHT CLUB

Easton, MD

Lyman Perry



Architects Ltd.

42 Cassatt Ave.
Berwyn PA 19312
(610) 889-9966
(610) 889-9969 Fax

78 Polpis Road
Nantucket, MA 02554
(508) 228-3340
Fax (508) 228-6758

Chesapeake Bay Yacht Club

3-1-2023

Quote #: A1QBEY3

A Proposal for Window and Door Products prepared for:

Richard Ehrlich
117 North Washington Street
Easton, MD 21601
Mobile: (443) 298-0221
Email: cbyc@goeaston.net

Shipping Address:
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490



JIM PRETTYMAN
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490
Phone: (410) 820-8984

Email: jim@warrenswoodworks.com

This report was generated on 3/1/2023 7:08:40 AM
using the Marvin Order Management System,
version 0004.01.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

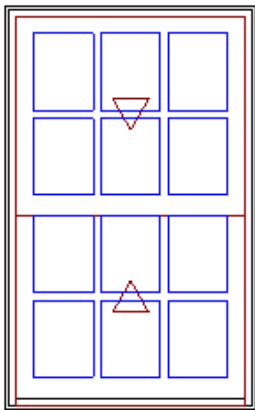
NUMBER OF LINES: 4	TOTAL UNIT QTY: 6	EXT NET PRICE: USD 5,863.02
--------------------	-------------------	-----------------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Dormers	Elevate	Double Hung Insert IO 28 1/2" X 45 1/2"	928.25	3	2,784.75
2	AC Window	Elevate	Double Hung Insert IO 34" X 62"	1,078.27	1	1,078.27
3	Materials	Non-Marvin	Materials Miscellaneous Materials	100.00	1	100.00
4	Installation	Non-Marvin	Labor Installation	1,900.00	1	1,900.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Dormers	Net Price:		928.25
Qty: 3		Ext. Net Price:	USD	2,784.75



As Viewed From The Exterior

FS 28 1/8" X 45 1/4"

IO 28 1/2" X 45 1/2"

Egress Information

Width: 24 15/32" Height: 17 9/64"

Net Clear Opening: 2.91 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

ENERGY STAR: NC

Performance Grade

Licensee #1123

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1067X2146 mm (42X84.5 in)

LC-PG40 DP +40/-40

FL6525

Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/2" X 45 1/2"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

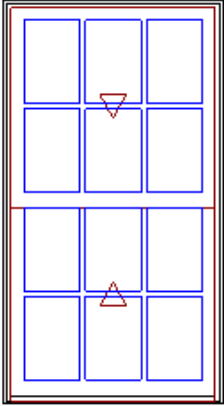
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: AC Window	Net Price:		1,078.27
Qty: 1		Ext. Net Price:	USD	1,078.27



Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 34" X 62"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless



As Viewed From The Exterior

FS 33 5/8" X 61 3/4"

IO 34" X 62"

Egress Information

Width: 29 31/32" Height: 25 25/64"

Net Clear Opening: 5.28 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

ENERGY STAR: NC

Performance Grade

Licensee #1123

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1067X2146 mm (42X84.5 in)

LC-PG40 DP +40/-40

FL6525

Ultrax Fiberglass: AAMA 624

Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Materials	Net Price:		100.00
Qty: 1		Ext. Net Price:	USD	100.00

Materials Miscellaneous Materials

Line #4	Mark Unit: Installation	Net Price:		1,900.00
Qty: 1		Ext. Net Price:	USD	1,900.00

Labor Installation

Project Subtotal Net Price: USD	3,863.02
Non-Taxable Labor: USD	1,900.00
Taxable Materials: USD	100.00
6.000% Sales Tax: USD	237.78
Project Total Net Price: USD	6,100.80

TERMS AND CONDITIONS

Warren's Wood Works, Inc. requires a signed ORDER ACKNOWLEDGEMENT for all window and door orders. It is the responsibility of the architect, contractor and/or homeowner to verify all specifications, sizes and quantities to ensure accuracy.

Window and door orders will be released to the factory immediately; NO CHANGES or CANCELLATIONS can be accepted.

Warren's Wood Works, Inc. is an authorized dealer for the Marvin family of products and will facilitate any warranty claims. Warren's Wood Works, Inc. provides NO implied warranty of merchantability or fitness for a particular purpose, which are specifically disclaimed. THE ONLY WARRANTIES APPLICABLE TO THE PRODUCT ARE THE MANUFACTURER'S WARRANTIES. Warren's Wood Works, Inc. shall have no liability to customer or manufacturer in connection with any actions Warren's Wood Works, Inc. may take with respect to handling and resolution of any manufacturer's warranty claims.

Deliveries are subject to Warren's Wood Works, Inc. standard delivery fees.

Once again, please review all quoted specifications, sizes and quantities carefully, sign and return to Warren's Wood Works, Inc. to order.

Thank you for your business.

PLEASE VERIFY CURRENT LEAD TIME AT TIME OF ORDER

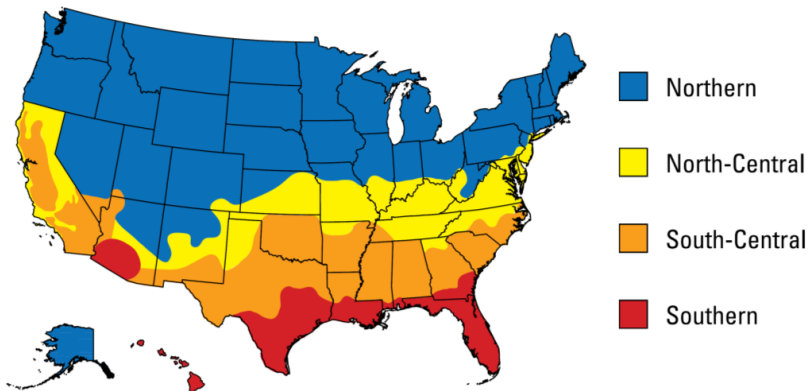
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

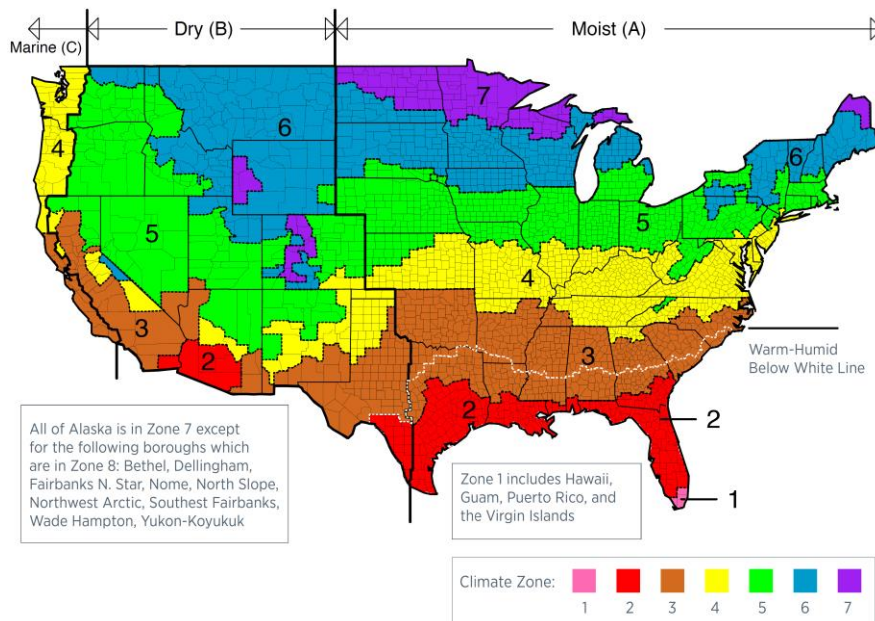
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	3,863.02
Non-Taxable Labor: USD	1,900.00
Taxable Materials: USD	100.00
6.000% Sales Tax: USD	237.78
Project Total Net Price: USD	6,100.80

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

Estimate



Name/Address
Richard Ehrlich Chesapeake Bay Yacht Club 119 N Washington St Easton, MD 21601

Date	Estimate No.	Project
01/26/23	972	

Description	Cost	Total
-Remove existing roof using equipter no mess roofers buggy trash management system.		
-Install drip edge, ice and water shield on eves, valleys, and low slopes.		
-Install Tiger paw synthetic underlayment, and starter stripes around perimeter for maximum wind warranty. (130 mph)		
-Install GAF Timberline HDZ shingles with hip and ridge caps and ridge vent where applicable.		
-Install Lifetime vent pipe colliers, kitchen, and bath vents.		
-Re-flash chimney with aluminum coil stock		
-Dispose of old roof		
-Permit fee included		
***Allowance for rotten wood on dormer siding	2,500.00	2,500.00
Asphalt roof	20,937.50	20,937.50
-Install half round gutters and downspouts on front of building	2,500.00	2,500.00
-Coat metal roofs as discussed with two coats of GACO	9,500.00	9,500.00
Any insufficient plywood will be an extra \$45.00 per sheet for labor and market price for plywood.		
Framing or insufficient roof flashing will be an extra \$45.00 per hour, per man plus material cost unless otherwise stated.		
All workmanship meets and exceeds manufactures specifications for a GAF 50 year Weather Stopper System Plus warranty and 15 year on workmanship.		
Payment schedule 1/3 is due on acceptance of contract and balance is due at the completion of the job.		
Chris Jordan Exteriors is not responsible for realignment of satellites.		
	0.00	0.00
Note: This proposal may be withdrawn by us if not accepted within 15 days.	Total	\$35,437.50





















Google Maps



Imagery ©2020 U.S. Geological Survey, Map data ©2020 20 ft



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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 102 Talbot Lane

Application Number: 2023-901

Request: Fence, Driveway, and Patio

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to remove the existing brick driveway and install a new cobblestone driveway. They are also proposing to install a new wooden fence with a decorative entrance gate surrounding the patio in the back yard. A new paver patio will be installed in the rear yard and will not be visible from any public right-of-way. This property underwent an extensive renovation in 2006.

Historic District Guidelines:

Guideline 8. Preserve Historic Driveways

- a. Maintain historic driveways in their original location.
- b. Maintain and preserve historic driveway surface materials.
- c. When deteriorated, repair or replace historic paving materials with the same or compatible material. Replacement driveways should match the dimension, texture and finish of the original, when the original is a character-defining feature. Where driveways are not prominent or significantly visible, a substitute paving material in keeping with the materials found in and the character of the surrounding district may be presented to the Historic District Commission for consideration.

Guideline 9. New Driveways



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

- a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.
- b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.
- c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 14. Perimeter Walls and Fences

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

STAFF RECCOMENDATION

Staff supports a Commission **approval** of this application as submitted. While the proposed driveway material is not identical to the current material, it may be a compatible material. The proposed fencing does have a more modern look than other fences approved by the Commission but it is made out of appropriate materials and has an appropriate height.

EXAMPLE MOTIONS

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

OR

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

OR

3. I move an alternate motion.



RECEIVED

MAR 24 2023

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

Application #: 23-0401
Date Received: 03/24/2023
Fee Paid: ✓ 3/23/23
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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

102 Talbot Lane Easton, MD

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Katherine Kelley Poole

TELEPHONE NO.

71-277-9818

EMAIL

Kkelleypoole@gmail.com

Applicant or Agent

NAME

Same as above

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace driveway, install fence of back side patio area
& installation of pavers within the enclosed fenced
patio area.

Please see attached detailed description & pictures
& sketches

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 pd 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

Katherine Kelley Poole

3/24/23

Katherine Kelley Poole

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.

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.

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

Town of Easton Historic District Commission
Application #23-0901
Katherine Kelley Poole
102 Talbot Lane
Easton, MD 21601
571.217.9818

DESCRIPTION OF PROJECT

Seeking approval for patio pavers and fence as well as updating a single car driveway on the side of my house at 102 Talbot Lane.

The current driveway and patio that were in place when I purchased it are an eye sore and not of the historic nature of the house. I'm hoping to clean up and make the area aesthetically pleasing combining elements of a historic feel. .

I'm seeking approval to replace loose rock/gravel and partial brick pavers (not historic in age or aesthetic look – see pics) with a dark cobblestone paver (see pics) to match the color of the front door (see pics).

For the fence I am seeking approval for a 6 foot horizontal cedar wood fence (see pics) which is at

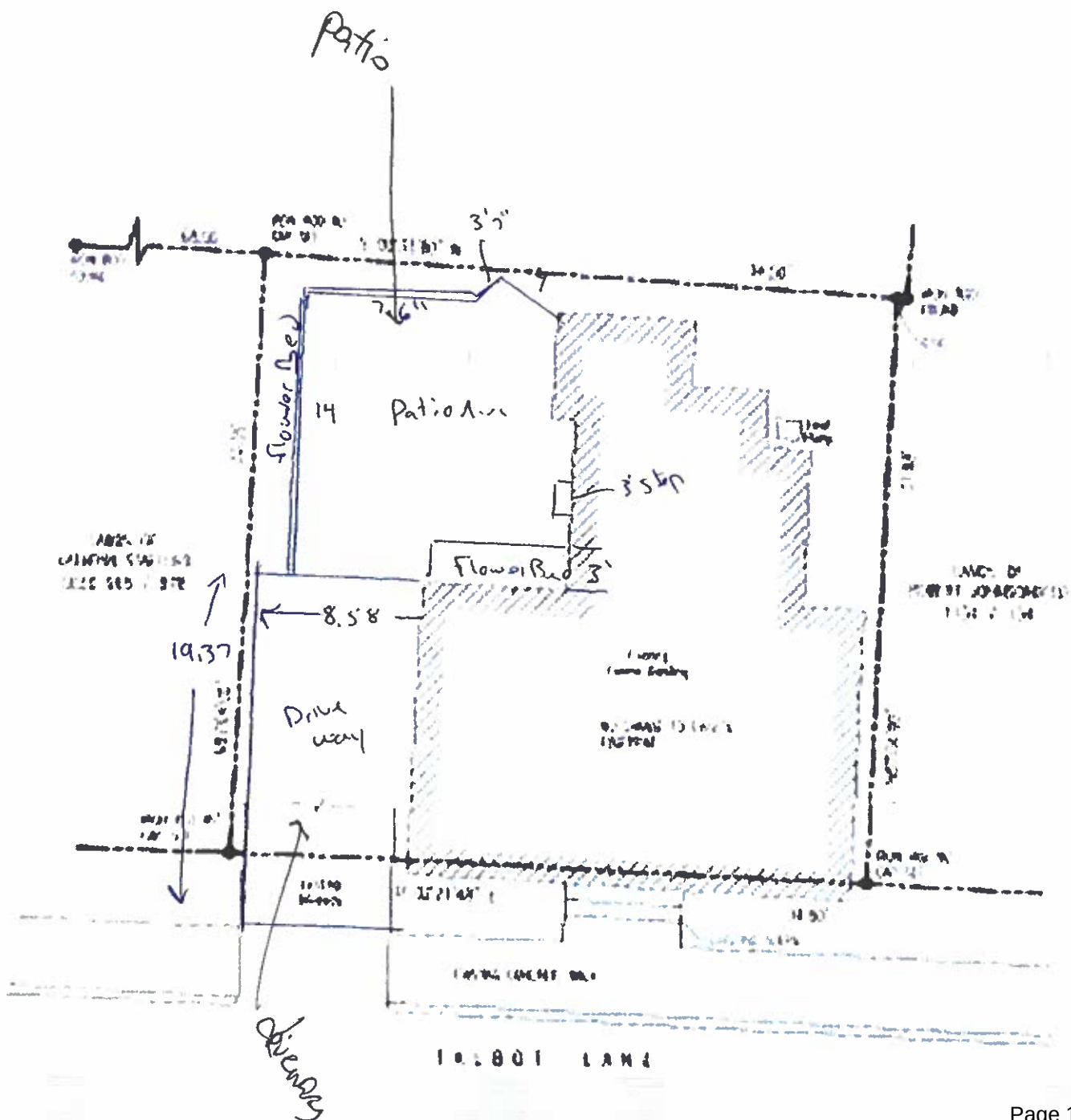
the back end of the driveway and will go around my small side patio with a 4' gate entrance (see pics) with an overhead piece of wood that will be create the feel of entering an enclosed English garden covered with Clematis over the gate entryway (see pics).

The patio will continue the historic feel with an old stone paver in a bluestone color that will compliment the paver driveway and be enclosed within the fenced area replacing the current patio that is currently loose pieces of slate (see pics).

Thank you for your consideration.

102 Talbot Lane

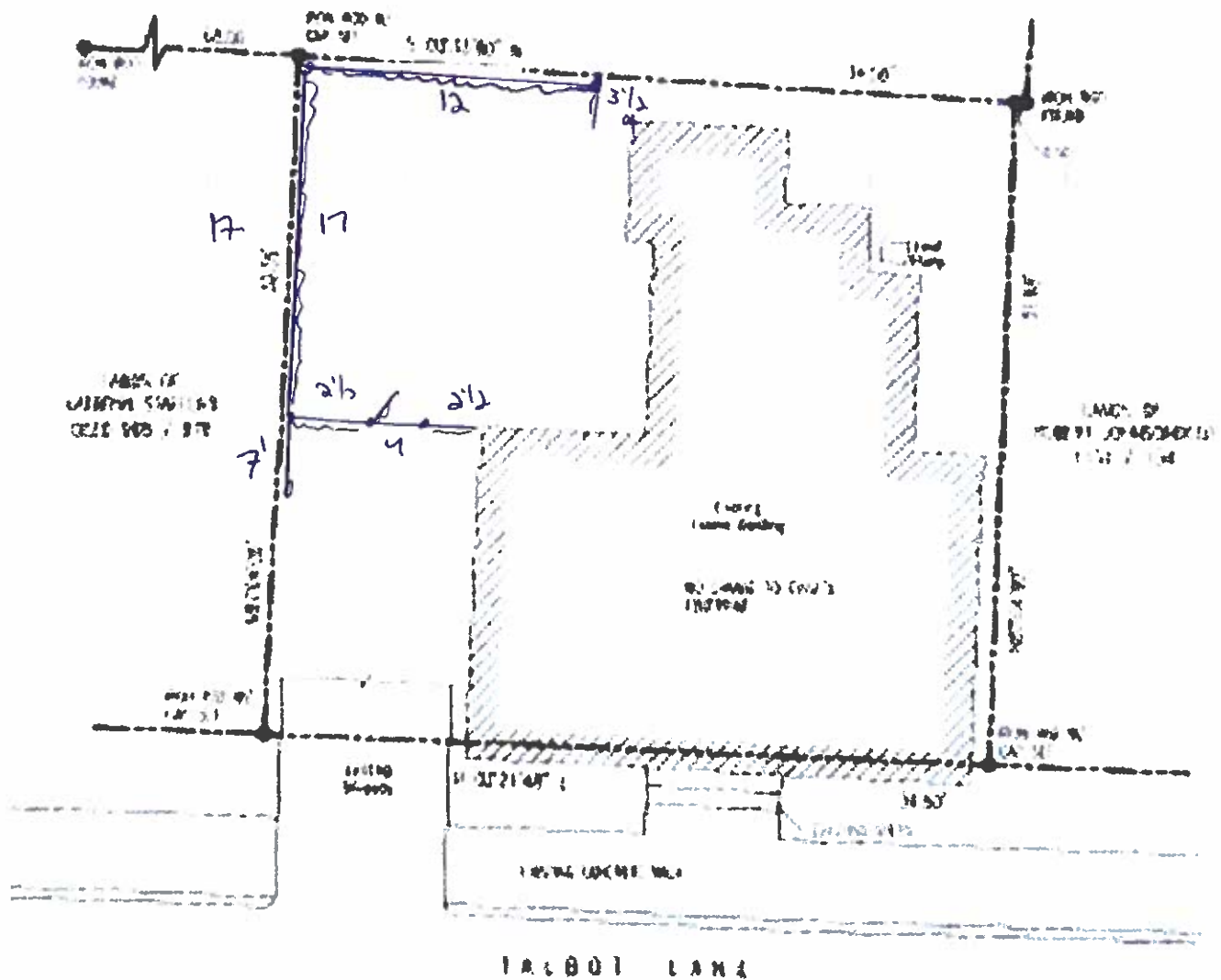
Restoration/Renovation Project



102 Talbot Lane

Restoration/Renovation Project

fence
↓



(800) 486-4283

MHIC # 9615 #9615-01 #9615-02
D.C. # 2116**LONG FENCE**

Long Fence Company, Inc.

1910 Betson Court • Odenton, Maryland 21113

Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643

www.longfence.com

Job No. _____

Order No. _____

Customer No. _____

Date 3/23/23

BUYER'S NAME:

Kelley Poole

STREET:

102 Talbot Ln

CITY:

Easton

ST:

ZIP:

21601

COUNTY:

Talbot

MAP Page/Grid

HM PH:

WK PH. MR.

CELL:

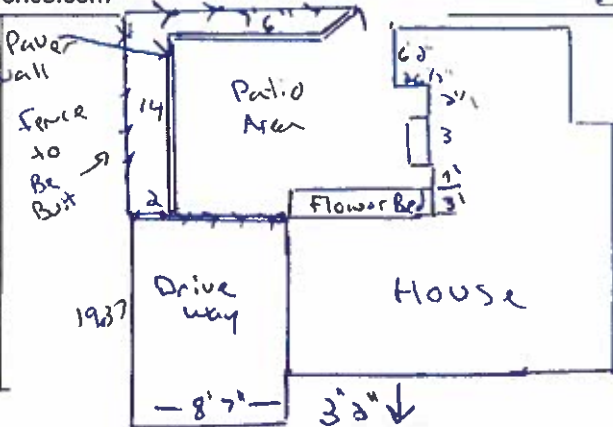
571-217-9818

MS.

E-MAIL:

LEAD #

Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install a



Install Approx 201 sq ft of Paver Patio from Nicolock Pg 81
Old Town Flag Stone Blue Stone color

Install Belvedere wall color Blue Stone Approx 6" out of
Ground to Hold Back dirt Area shown (Left + Back of Patio Area) Pg 86

Replace (1) Step with Belvedere wall color and old town flag stone trend

Install Approx 167 of Paver Driveway style Euro Cobble
Pg 86, Raven color

Remove + Haul old Brick in driveway

PLEASE PAY OUR FOREMAN

Estimated Monthly Investment

_____ Per Month
With Approved Credit

Additional Information or Remarks:

Pull up old Slate Stone Patio + Leave
onsite for customer

Include All discounts + Sales
Customer to obtain own Permits

Total Contract Price

Deposit With Order

Due on Day Materials are Delivered

Due on Day of Substantial Completion

And/or Balance Financed

12311

3334

8977

Work to begin approximately 4-2-2023

Work to be completed approximately _____

This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.

Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.

Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.

(Sales Representative's Signature)

Leonard White 83297

Sales Representative's Printed Name

License No.

(Signature)

Date

Buyer(s)

3/23/23

Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

(800) 486-4283

MHIC # 9615 #9615-01 #9615-02
D.C. # 2116**LONG FENCE**Long Fence Company, Inc.
1910 Betson Court • Odenton, Maryland 21113
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643
www.longfence.comJob No. _____
Order No. _____
Customer No. _____
Date 3/23/23

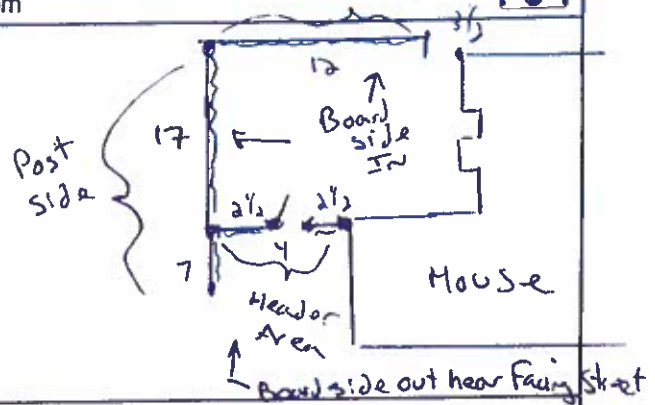
BUYER'S NAME:

Kelley PooleSTREET: 102 Talbot LnCITY: Easton, MD ST: 21601COUNTY: Talbot MAP Page/Grid

HM PH: _____ WK PH. MR. _____

CELL: 571-217-9818 MS. _____

E-MAIL: _____ LEAD # _____

Long Fence Company, Inc. (herein called Seller) proposes
to furnish materials, labor and equipment to install a

Install approx 41' of 6' tall Cedar Horizontal fence
 Fence to be installed with Pattern of (a) 1x6 Cedar Boards then
 (a) 1x4 Cedar Boards Boards face nailed to 4x4 Posts
 Board Spacing 5/8"
 (a) Single Gate 4' W, 3 1/2' wide x 6' H Horizontal style 5/8" Spacing
 Gate Posts 6x6.

The Area marked Header will have 6x6 Posts with
 a 2x6 Header Board At the top of the 6x6 Posts
 Height Approx 96" tall to the top See Sketch

Estimated Monthly Investment

____ Per Month
With Approved Credit

Additional Information or Remarks:

Includes All discounts & SalesCustomer to obtain own Permits

Total Contract Price

4379

Deposit With Order

Due on Day Materials are Delivered

Due on Day of Substantial Completion

And/or Balance Financed

4379

Work to begin approximately 6-8 weeks. Work to be completed approximately _____
 This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.

Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.

Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.

(Sales Representative's Signature)

Leonard J White 83297

Sales Representative's Printed Name

License No.

(Signature)

Buyer(s)

(Signature)

Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

ENTIRE AGREEMENT This Agreement sets forth the entire Agreement between the parties. Any and all prior agreements, warranties, oral discussions, or representations made by either party are superseded by this Agreement. **NOTICE: ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.**

WARRANTY: The work will be performed in compliance with industry standards and guaranteed against defects in materials and workmanship for one year from the date of substantial completion. This warranty does not cover damage resulting from accident, unreasonable use, neglect, alteration, acts of God or any other causes not arising out of defects in materials or workmanship. In addition, Seller will provide labor at no cost to the original owner for replacement of materials considered defective by the manufacturer under the terms and conditions of the manufacturer's limited warranty. This warranty is not extended to owner provided products. Unless otherwise stated in the manufacturer's warranty terms and conditions the product warranty is non-transferable. The seller's warranty is non-transferable.

MATCHING EXISTING PRODUCTS: Unless Buyer provides the Seller with specific information on available source of supply of existing roofing, siding, and other building materials, Seller will use its best efforts to provide matching products from current inventory.

TIMELINESS OF PAYMENT: Failure to meet payment schedule may result in suspension of the work. Buyer expressly grants the Seller a time extension to compensate for time lost resultant from non-payment. If the balance is not paid upon substantial completion, Buyer agrees to pay all costs of collection including attorney's fees in the amount of 30% of the balance owed. Interest shall accrue on any unpaid balance at the rate of 1.5% per month. Solely at the Seller's option, any action brought by either party resulting from performance of this contract, or breach thereof, may be resolved through mediation.

MATERIALS: Unless otherwise noted, lumber is pressure treated #2 Pine, graded in compliance with the S.P.I.B. Inherent wood and composite characteristics including, but not limited to warping, checking, bowing, knot holes, wane, rough edges, stamps, markings, and variances in color and board width are not cause for rejection by Buyer. Gate framing lumber is not treated. Chain link materials are in compliance with CLFMI standards.

WORKMANSHIP: Deck boards are not pre-drilled. Manufacturers' recommended fasteners are used. They reduce but do not eliminate mushrooming. Buyer acknowledges that free-standing deck construction will include, to the extent determined necessary by Seller, attachment to the building wall for lateral support. Unless expressly noted, Seller shall select the method of addressing slopes and changes in grades. Fence boards will not be custom sized to eliminate gaps created by uneven terrain.

SURVEY: Buyer is solely responsible for the determination of property lines. A plat provided by the Buyer cannot be considered sufficient information to prevent misalignment or encroachment on neighboring properties. Seller make no claim that its representative are qualified to interpret survey plats. Buyer agrees to indemnify and hold harmless Seller from any resulting claims if Buyer does not obtain a property survey.

UNDERGROUND UTILITIES: Seller will call the Miss Utility service to mark public lines prior to starting the work. Seller accepts no responsibility and shall be indemnified and held harmless by Buyer from liability for damages to private underground utilities and obstructions including, but not limited to electronic fences, pool equipment, drain systems, sprinkler heads, irrigation, plumbing, propane, electrical, septic or other supply or discharge lines. Buyer is solely responsible for marking obstructions that may interfere with the work.

DISTURBANCE CREATED BY THE WORK: Buyer is solely responsible for transplanting or protecting shrubs or other vegetation within five feet of the proposed fence line or within fifteen feet of any portion of the proposed deck/patio that are intended to be unaffected by the performance of the work. Replacement value for any landscaping or plants outside of the limit noted above, that are damaged by the Seller shall be limited to the cost of the item without consideration for associated labor. Sodding, seeding, removal of spoils, lawn restoration and house siding replacement are specifically excluded from the scope of work. Seller's use of Buyer's driveway for purposes of accessing the work site is hereby granted. Seller shall be indemnified and held harmless by Buyer from liability for damages to driveway by trucks or equipment.

PERMITS AND COVENANTS: Seller will comply with all local requirements for building permits, inspections, and zoning. Buyer is to obtain Home Owners Association or other requisite approval for the work, and hold harmless Seller in the event of conflict with a restrictive covenant. Buyer is to advise Seller in writing within 10 days of the date of this contract if any restriction exists.

FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION: Buyer agrees to consider the contract substantially complete when Buyer has beneficial use of the product or final inspection is granted when required by local code. The Buyer may arrange to meet with an authorized representative during regular business hours to review the work. Seller's quality control superintendent shall make final determination of substantial completion and compliance with standards of quality and workmanship. Buyer's issuance of final payment or execution of completion certificate or charge authorization for the work may not be withheld for warranty service subsequent to the Seller's determination of substantial completion. Buyer waives any claim of consideration for loss of time, inconvenience, loss of use of premises, nuisance, or other consequential damages arising out of the performance of the contract.

POWDER COATED IRON PRODUCTS: Baked-on polyester finish outperforms regular paint applications. Steel products exposed to the environment are prone to rust. Required touch up will be performed during the installation. Subsequently, some maintenance will be necessary. It is recommended that the integrity of the coating be inspected periodically and that any exposed areas be repaired by Buyer with a rust inhibiting paint.

SELLER'S LIABILITY: The commencement and completion dates are approximate. They are subject at all times to the effect of the weather, floods, emergencies, deliveries or materials, strikes, acts of God, approval of financing, permits, and Home Owners Association, and any other condition beyond Seller's direct control. Such events do not constitute abandonment and are not included in calculating time frames for payment or performance. Seller makes no warranties, express or implied, as to the products' merchantability or fitness for any particular purpose.

ADDITIONAL WORK: The contract price stated herein includes only the items described in this Agreement. Any extra work requested by Buyer shall be charged in addition to such contract price. Seller shall advise Buyer of the additional charge prior to the commencement of any extra work. Costs for replacement or concealed members of the existing structure that are exposed during construction and found to be deteriorating, damaged, or not up to current codes are not included in this contract price. Unless expressly noted, electrical work, lighting and other fixtures including, but not limited to those that may be required at the time of final inspection are not included in this contract price. Unless expressly noted, excavations in excess of 48" for deck support post footings if unsuitable soil conditions are encountered are not included in this contract price.

NON COMPLETION OF AGREEMENT: In the event Buyer prevents Seller from performing the work or otherwise breaches this Agreement after Buyer's right to rescission has expired, Buyer shall be responsible for all cost associated with preparation and/or partial performance of the work including, but not limited to materials, fabrication, labor, permits, surveys and 15% of the contract price as an administrative fee. The administration fee is waived, except for costs associated with surveys and filing fees, only if the cancellation is caused by lack of availability of financing or disapproval by homeowner's association or other permitting authority.

SECURITY DEFAULT: Buyer hereby grants Seller a security interest in the goods sold hereunder to secure all obligations of Buyer to Seller under this Agreement. Seller shall have all the rights of a secured party under the Uniform Commercial Code.

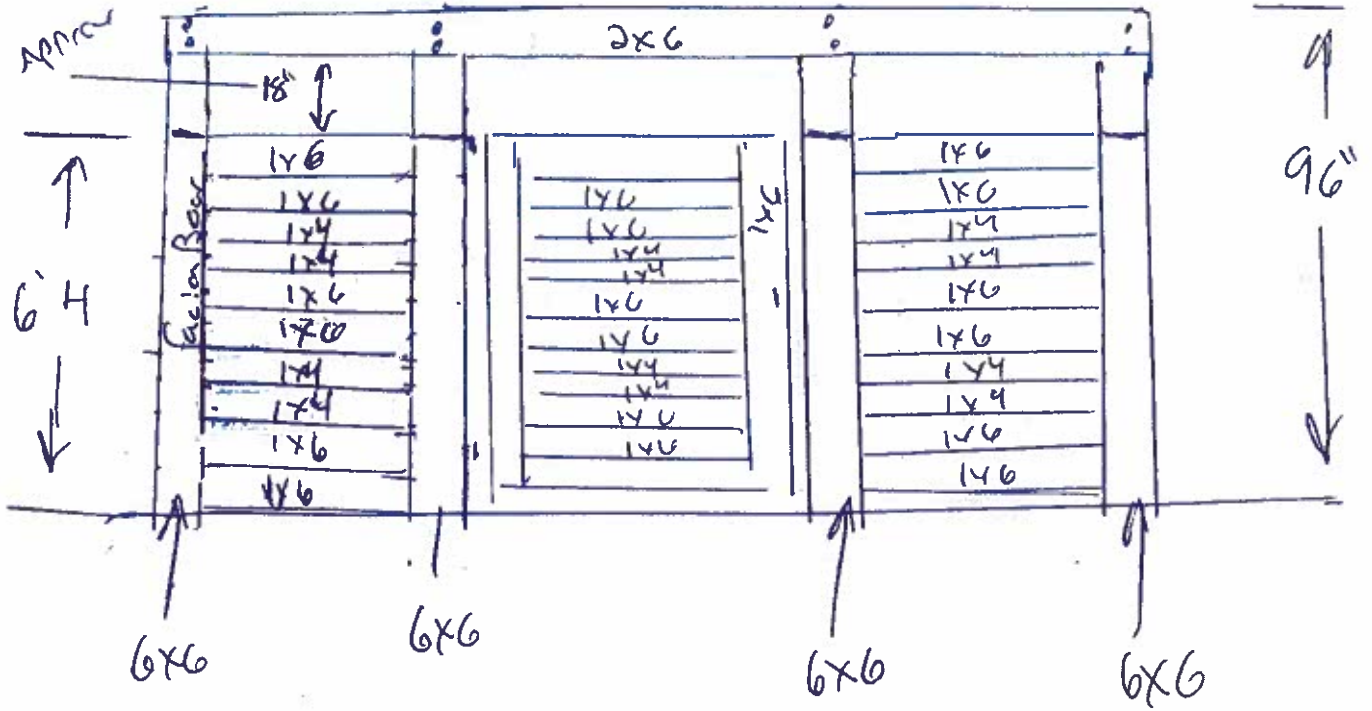
DISPUTE RESOLUTION: Buyer and Seller waive claims against each other for consequential or punitive damages arising out of, or relating to, this Agreement. At the Seller's sole option, any controversy or claim arising out of this Agreement, or the breach thereof, shall be settled by mediation.

METHOD OF PAYMENT: Payment hereunder may be made by cash or the transaction may be financed. If Seller is unable to arrange such financing, Buyer shall have 15 days after notice to elect to pay cash; otherwise, this Agreement will be canceled and any money paid to Seller will be refunded.

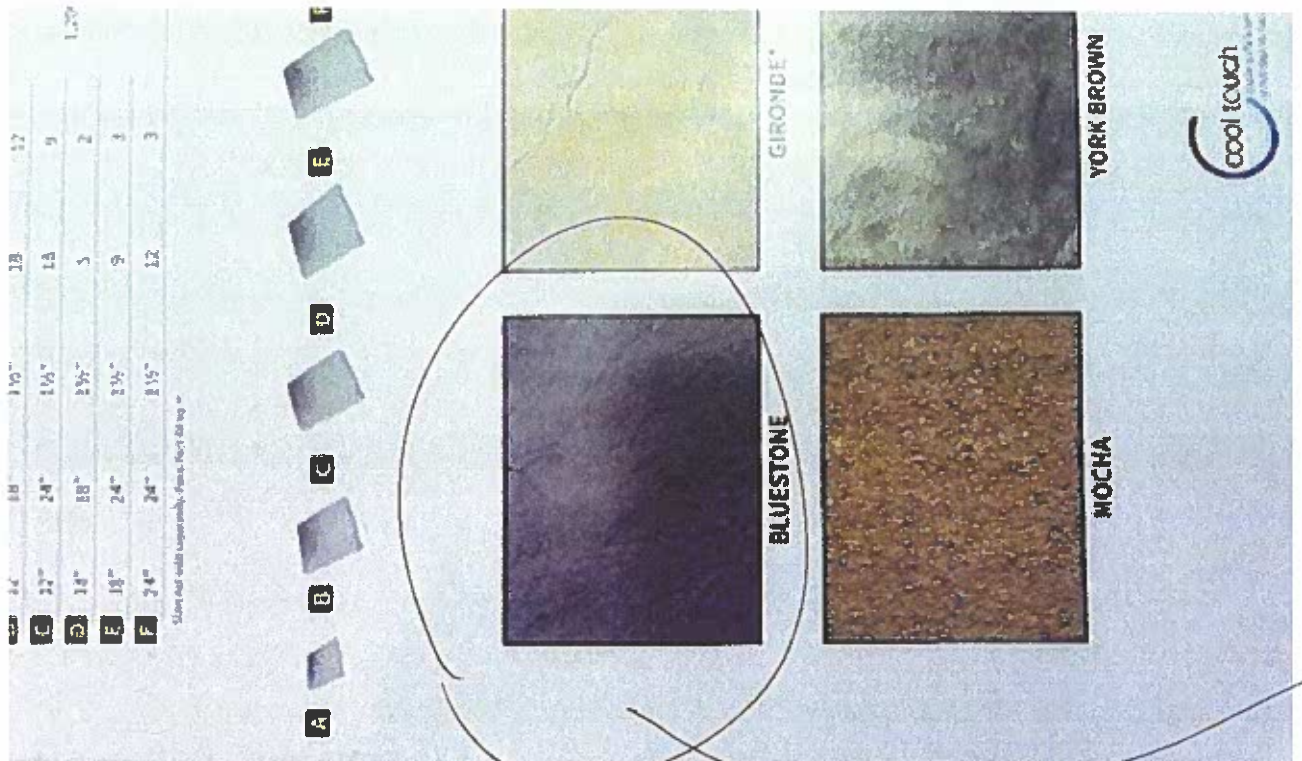
USE OF SIGNS AND PHOTOGRAPHS: In consideration of \$10.00, which is incorporated into the contract price, Seller and its representatives are hereby authorized to mount and prominently display a Long Fence sign on the completed installation; and further, to photograph the work and Buyer's property. Seller shall have ownership of the photographs. Seller retains the right to create, display, reproduce and distribute the photographs and all derivative works thereof, in all media, in perpetuity.

ALL HOME IMPROVEMENT CONTRACTORS MUST BE LICENSED BY THE MARYLAND HOME IMPROVEMENT COMMISSION. IF YOU HAVE ANY QUESTIONS, CONTACT THE MARYLAND HOME IMPROVEMENT COMMISSION, 500 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202-3651 AT (410) 230-6309.

proposed entrance/gate

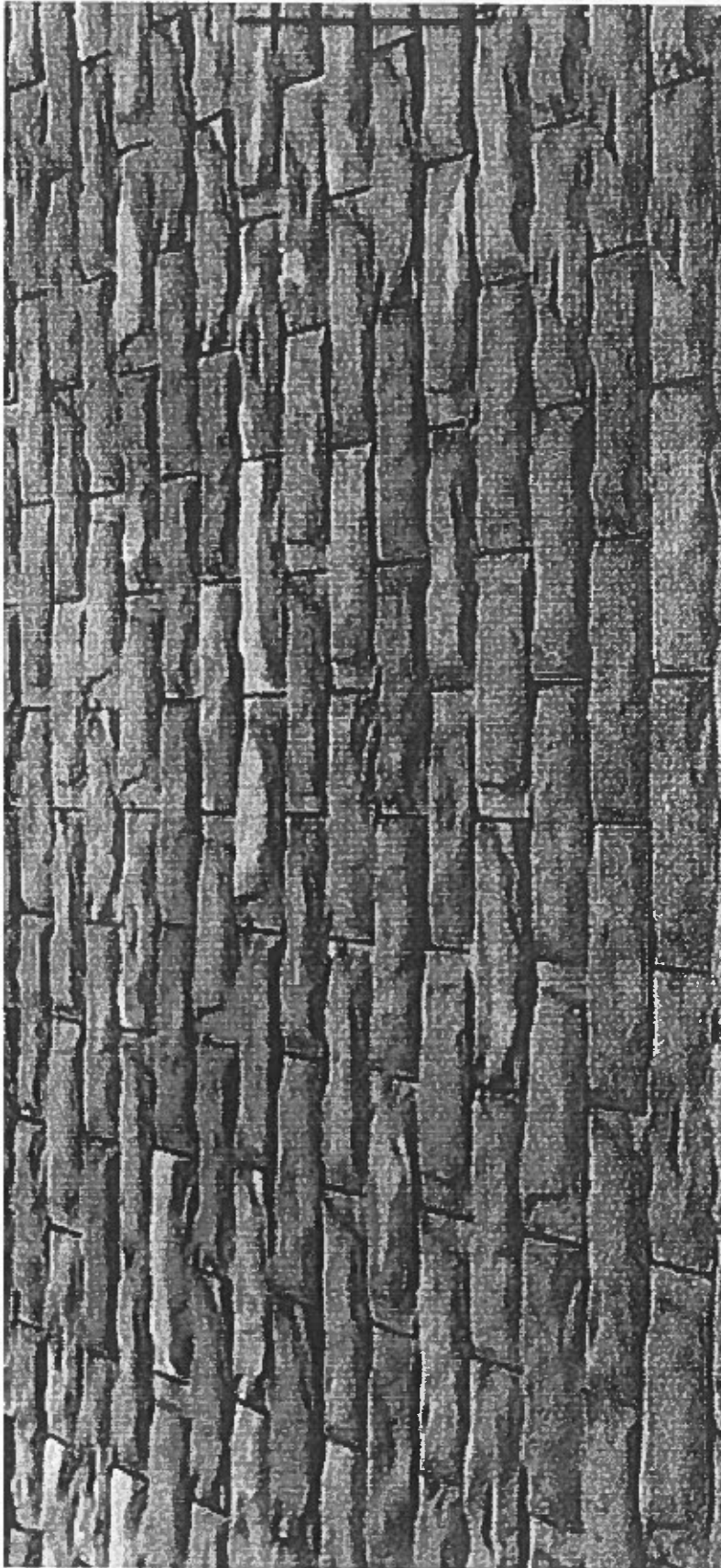


proposed patio paver style for patio
 ↓

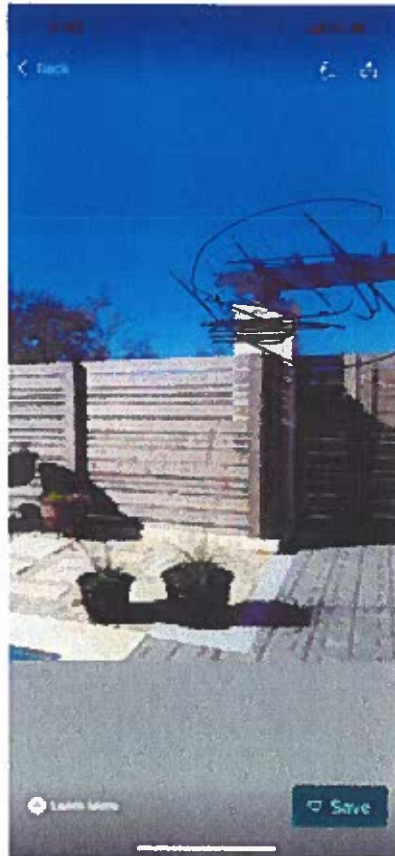


proposed patio paver color

proposed
drive way euro cobblestone color Raven



6' fence
proposed



11' fence
proposed

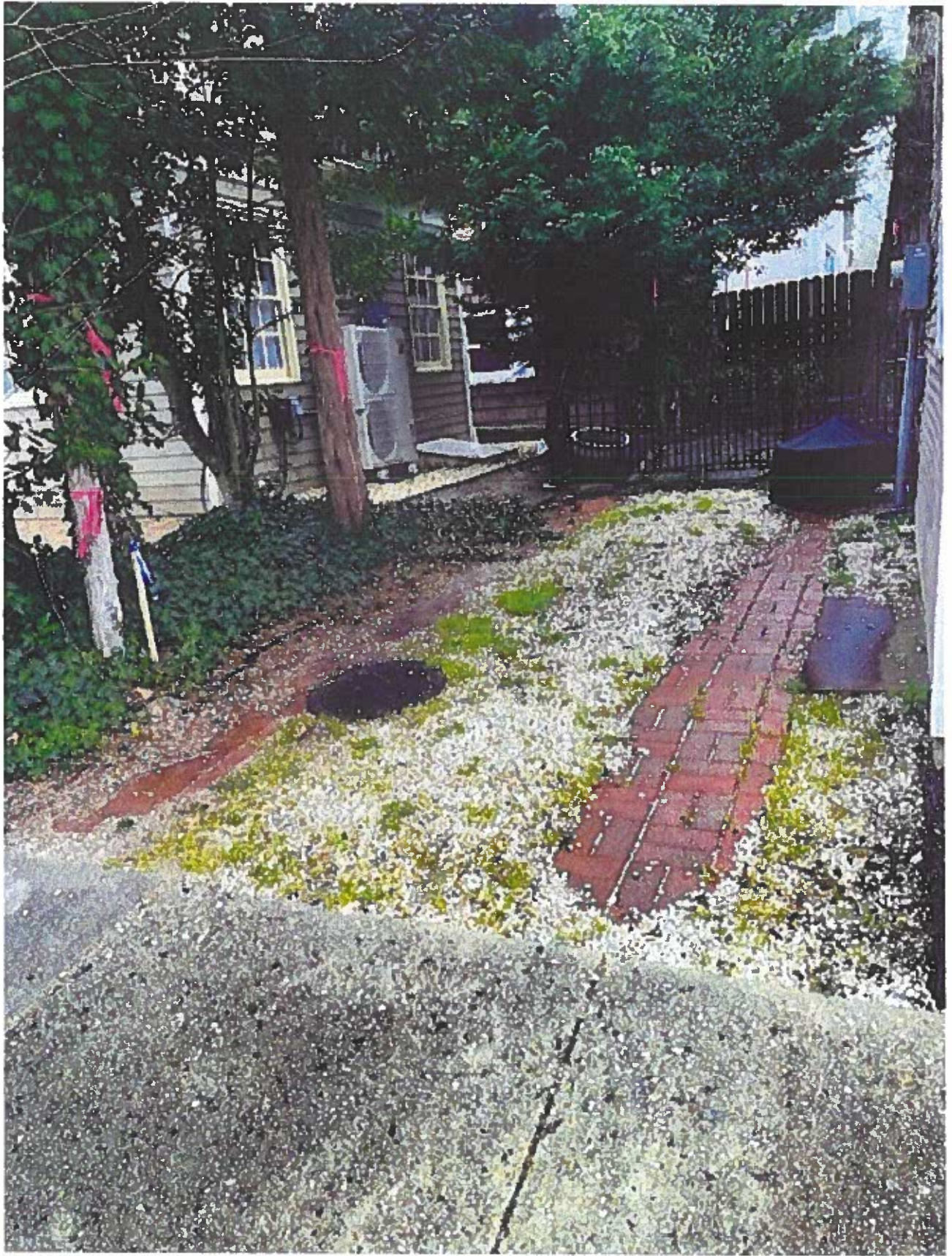
6' h
4' w
gate style



proposed
entrance
overhang
for illustration
purposes



current view



Current driveway



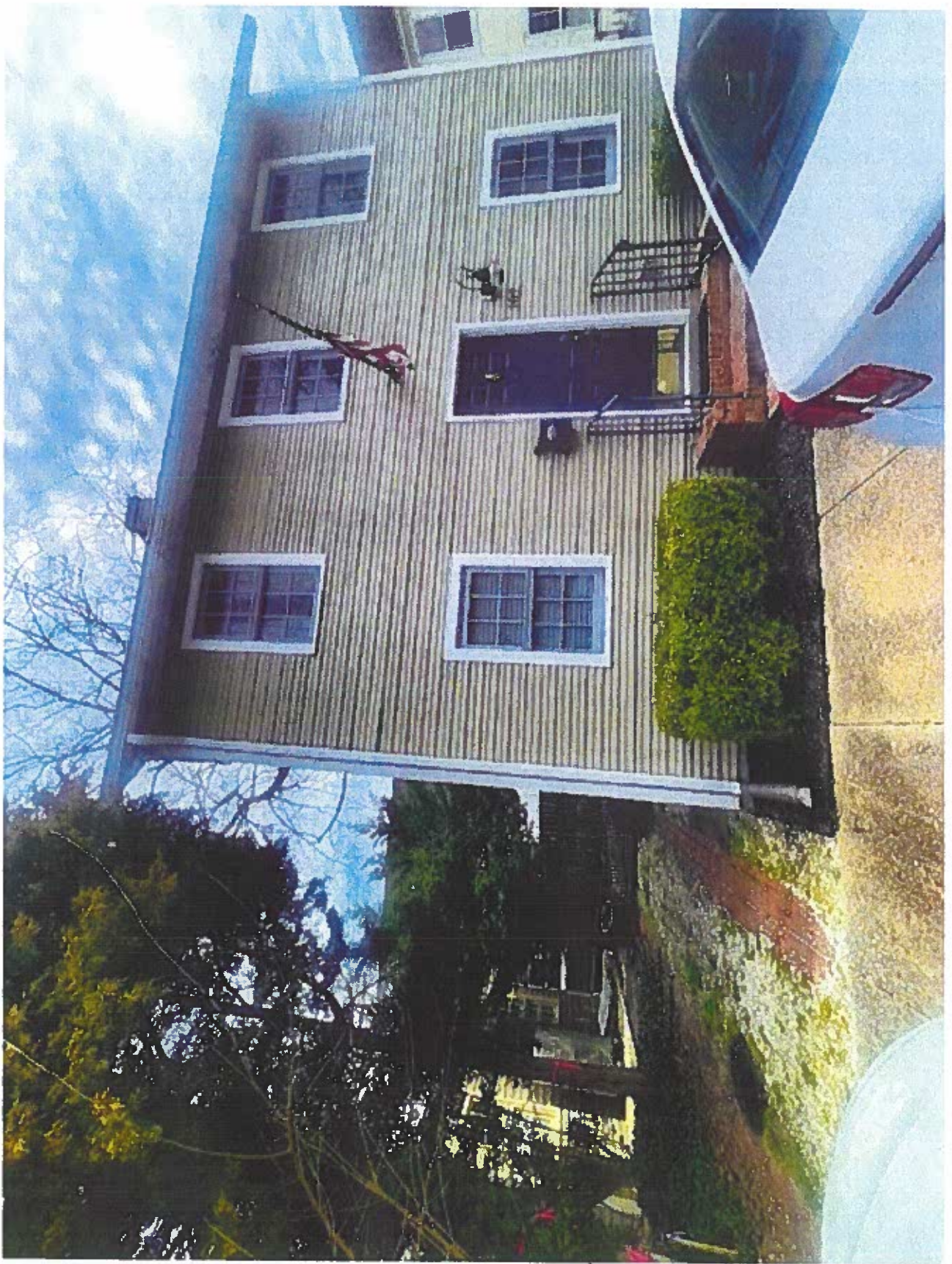
diagonal view
side view from street driveway + patio



current driveway



current driveway
↓



↓
patio area behind driveway

view of current
patio entrance area + patio





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

Historic District Commission Staff Report

Meeting Date: 4/10/2023

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

Property Address: 500 Dover Road

Application Number: 2023-905

Request: Demolition and Roof Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is currently asking the Commission to approve two alterations to the existing structures at 500 Dover Road. The first is the partial demolition of a 30' x 60' area of the existing structure. The proposed area of demolition is shown in Figure 1 as the green space and loading area located directly beneath "Area 2". There are not replacement plans at this time as the applicant is requesting to return the area to green space.



Figure 1 Proposed Site Plan After Demolition



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

The second item that the applicant is requesting is to replace the existing roofs on the buildings marked as Areas 3, 4, and 5 on Figure 1. These buildings currently have a mix of asphalt shingle and corrugated metal roofing. The new proposed roof would be a uniform metal roof with ¾" ridge heights. Finally, the applicant requests that the Commission make the finding that the former Easton Wholesale Building marked as areas 1a, 1b, and the rails-to-trails façade of area 3 are contributing structures. The applicant also requests that the remaining structures marked as areas 2, 3, 4, and 5; are non-contributing structures.

Staff recommends that the Commission approve roof replacement and the partial demolition request with conditions on the finding that the structure to be demolished is non-contributing.

Historic District Guidelines:

Demolition Review

"In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the following guidelines as a benchmark in determining contributing structures:

- having character, interest or value and contributes to Easton's heritage;
- 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;
- reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
- demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- provides certain historic or scenic value significant to the area.

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district."



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

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

This might include:

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

Analysis: The Commission is first tasked with determining whether the area the proposed demolition will take place is a contributing structure. If the Commission finds that this portion of the building is non-contributing, it may approve the demolition in one meeting. If the Commission finds that the structure meets one or more of the above criteria, this structure should be considered contributing and subject to two meetings for demolition. Staff supports a Commission determination that the area of the proposed demotion is non-contributing based on the factors listed above. The Commission must then determine whether the structure can be demolished using relevant criteria such as the factors listed above.

Guideline 70 Roof Material

- 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.

Analysis: The current roofing materials on these three buildings are asphalt shingles and corrugated metal. A new metal roof is in keeping with the character of the area since the surrounding non-historic warehouse structures have roofs of a similar material. The Commission should base its decision on the findings that these buildings are non-contributing, industrial, and currently have a metal roofing.

RECCOMENDED CONDTION(S)



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

1. **The applicant shall return to the Commission pursuant to any plan to improve the demolished area in the future.**

STAFF RECCOMENDATION

Staff supports a Commission **approval** of the partial demolition with conditions. The Historic District Commission Guidelines allow the Commission to approve demolition without a proper replacement plan if the area will be returned to green space. The Commission may condition their approval upon the applicant returning to the Commission before this new green space is improved. Staff also supports an **approval** of the roof replacement given these are non-contributing industrial structures.

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

RECEIVED

MAR 27 2023

Application #: 2023-905
Date Received: 03/27/2023
Fee Paid: \$200
HDC Meeting Date: 04/10/2023
Date Property Posted: 04/03/2023

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 500 Dover Road Easton MD 21601
☒ Contributing ☒ Non-Contributing YEAR BUILT: 1915-1972 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Dover Station LLC
TELEPHONE NO. 301.750.7919 EMAIL Sevan@brooklandhomes.biz

Applicant or Agent

NAME Sevan Topjian
TELEPHONE NO. same as above EMAIL same as above

Description of Proposal (include additional sheets, as necessary)

<u>Please see attached Summary</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>Sevan Topjian</u>
<u>3/27/2023</u>
<u>Dover Station LLC</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
Included
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
Included
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
Included
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
Included
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
Included

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 *To be included at future date*
- ☐ 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. *Site Plan included*
- ☐ Construction schedule *To be determined at Town plan review*
- ☐ 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 [Included](#)
- ☐ Elevation of the proposed changes [N/A](#)
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials: [N/A](#)
 - ☐ Windows
 - ☐ Doors
 - ☐ Trim, fascia, soffit, etc
 - ☐ Decking/ porch flooring materials
 - ☐ Roofing Materials, gutters

Windows [N/A](#)

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. [Attached](#)
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building. [Attached](#)
- ☐ 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. [Attached](#)

Signs [N/A](#)

- ☐ 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 [N/A](#)

- ☐ 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 [N/A](#)

- ☐ 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 [Attached](#)
- ☐ Structural Analysis by Structural Engineer or Licensed Architect [Attached](#)
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan [Included](#)

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.

Dover Station
Town of Easton Historic District Application
March 27, 2023

Dover Station Guiding Principle: Pursuant to Chapter 5 of the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, Standard 9 states: "New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historical integrity of the property and its environment." Further, Section 10 states that "*New additions or related construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

Application Focus: This Application is submitted for 500 Dover Road Easton MD for the property recently named Dover Station. As was initially presented during the Applicants initial discussion on March 13, 2023, the reactivation of the property is currently planned in multiple phases and the intention is to engage in a continuing conversation as each stage of construction and development unfolds. This Application is intended to focus on approvals needed to begin planning Areas/Buildings 3, 4, and 5. In addition to the information provided herein, please refer to the attached Sketch Site Plan, which highlights the existing building areas, proposed area of partial demolition, and shows the planned connectivity to the Historic Rails to Trails. A Redevelopment Assessment Report has also been included for your information and review.

The applicant, Dover Station LLC, respectfully requests approval from the Town of Easton Historic District Commission for the following items:

1. To confirm that the existing two-level building known as the Easton Wholesale Building shall be identified as the main contributing structure on the property.
2. To confirm that the existing western façade facing the Historic Rails to Trails shall also be considered as contributing structures on the property.
3. To confirm that the remaining portions of the site identified as Area 2, Area 3, Area 4, and Area 5 shall be considered non-contributing structures on site.
4. To approve the partial demolition of a 30ft x 60ft portion of Area 2.
5. To approve the full roof replacement for Building 3, Building 4, and Building 5.

Overview: The site is currently developed with five connected commercial structures, totaling approximately 34,600sqft and is situated on approximately 53,600sqft of land. The site is built in a U-shaped configuration with relatively flat topography and asphalt paving. The first building on site was constructed by the Kemp Family in 1915. The facility operated as the Easton Wholesale Grocery Company between 1915, and sometime after 1941, changed its name to The Easton Wholesale Company, specializing in providing goods to local markets and in selling groceries, paints, and tires. After 91 years of operation, the property was sold to The Roof Center in 2005, whose assets were transferred to Beacon Roofing Supply in 2010. Beacon sold roofing supplies until around late 2018 when the property was vacated. Dover Station LLC purchased the property in February 2023.

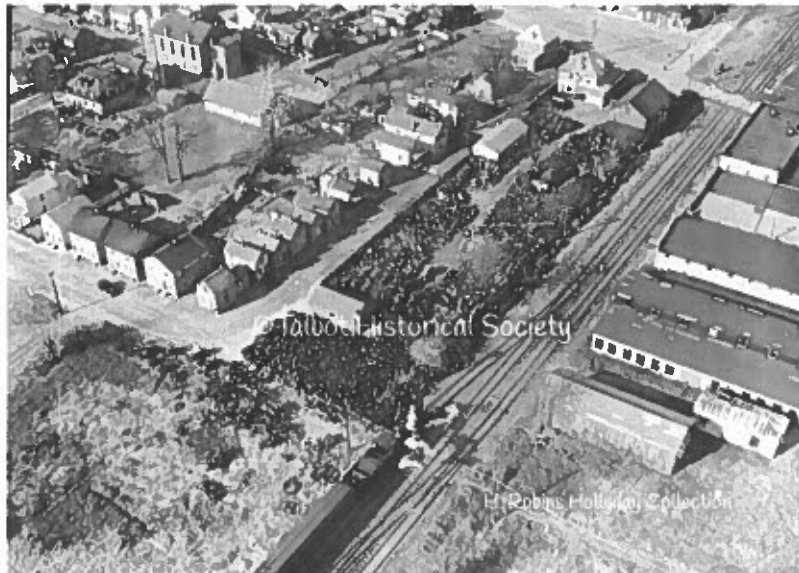
As previously presented during a preliminary discussion at the March 13, 2023 Historic District Commission meeting at the Town of Easton, historical records were reviewed for the property from 1885 onward. Sources researched included Aerial photographs from the Farm Service Agency, Natural Resources Conservation Service, GoogleMap imagery, USGS Topography maps, Sanborn Fire Insurance Maps, Talbot Historical Society, Town Assessors office, Directories at the Talbot County Free Library, as well as searching available records at the Easton Building Department and Easton Fire Department. The following table provides a summary of information obtained during this research.

Summary of Historical Construction on Site and Vicinity

YEAR	SOURCE	PRESENT ON SITE	VICINITY
1901	Sanborn	The site is listed as vacant	Further east property developed as Merchants Manufacturing Company and north-adjacent property is operated as saw and planing mill. The Pennsylvania Central railroad is present to the west of the site, followed by residential development.
1919	Sanborn	The site is developed with a portion of the western building segment and storage shed. Easton Wholesale Grocery Company operates the site.	The north-adjacent property, across Dover Road is operated by L.S. Fleckenstein & Co (planing mill and crate manufacturing facility). Farther north are Standard Oil Company and an automotive and agricultural equipment storage facility. Southern properties not depicted on the map.
1927	Sanborn	No significant changes	The south-adjacent property is operated as an auto storage facility, followed by Easton Canning Corporation.
1941	Sanborn	Site is developed with the western segment of the site building, in addition to the small storage shed on the eastern portion of property. No other significant changes.	Kemp Lane is constructed east-adjacent to the site, followed by a filling station. Farther east along South Dover Road lies an auto sales and service facility. South-adjacent property shows a warehouse structure.
1942	Historical Topo	The site is developed as a commercial property with the western segment of the site building, and a small structure on the eastern portion of the site, likely storage shed	Commercial and residential development is present to the north, south, east, and west of the site.
1962	Sanborn	No significant changes	The property formerly occupied by Easton Canning Corp is operated by JMS Kenny Willis Inc with numerous grain silos. The north-adjacent property is operated as building supply warehouse and east-adjacent filling station has been redeveloped as used auto sales facility.
1964	Aerial Photo	No significant changes from the development in 1941 Sanborn	No significant changes
1972	Aerial Photo	The site is developed in its current configuration with additional warehouse buildings	No significant changes
1976	Historical Topo	No significant changes from the 1942 Topo	No significant changes
1980	Aerial Photo	No significant changes	No significant changes
1988	Aerial Photo	No significant changes	No significant changes
1998	Aerial Photo	No significant changes	No significant changes

APPROVAL REQUEST 1&2: To confirm that the existing two-level building known as the Easton Wholesale Building shall be the main contributing structure on the property. To confirm that the existing western façade facing the Historic Rails to Trails shall also be considered contributing structures on the property.

Railways were the lifeblood of the early American economic engine, used to import and export materials from towns great and small. This history is perhaps best celebrated by identifying and preserving contributing building features and facades which highlight these past uses. As we demonstrated from our previous presentation, the original design of the commercial center was intended to face the rails, as depicted in the photo below:



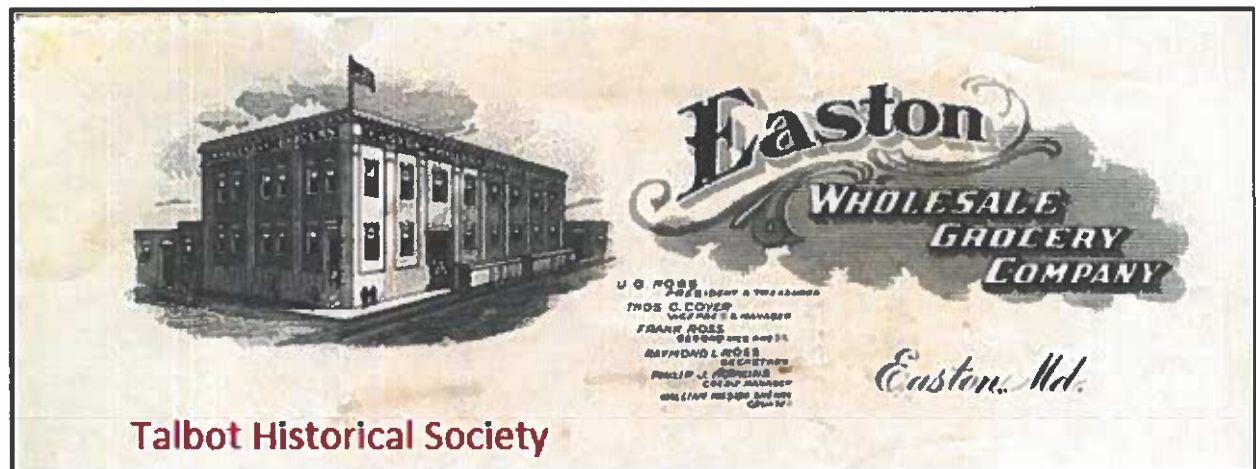
Trains were received directly at the property line, loading goods and materials into the store and warehouses. The structural components of the buildings were robustly built for this purpose, attesting to its solid core condition today.

As we analyze the site for its historical contribution, it is very important to note the location of the property within the Historic District. This site is the most eastern property on Dover Road designated in the historic district and surrounding properties do not exhibit the continuity of historical character or architectural continuity as typical within a central town location.

Surrounding properties to the North, South, and East are not included within the Historic District and directly to the West is the Rails to Trails. Properties in immediate vicinity include to the north, East End Liquors to the North, to the East opposite Kemp Lane is a vacant building that was William Sippler and Sons funeral Home and James E Knox and Sons HVAC company, and located to the South is Solid Tops, followed by C. Albert Matthews Plumbing and several grain silos. These surrounding properties are generally commercial in nature and do not feature any significant features typical of the era which the Easton Wholesale Building and Railway was constructed.

It seems natural that the original historic delineation be contributed to the Westernmost portion of the site, specifically designed to include the Rails to Trails façade as well as the Easton Wholesale Building. In focusing our preservation efforts onto these two areas of the property, our mission will align with our Guiding Principle to “protect the historical integrity of the property and its environment...”

Therefore, it is our intent through the redevelopment of this property, to highlight these two main portions of the property. Primarily, the two-level Easton Warehouse Grocery building, which stood as a proud commercial center for many years in the Town. It is truly the crown jewel of the property as evidenced in this rendering, courtesy of the Talbot Historical Society:



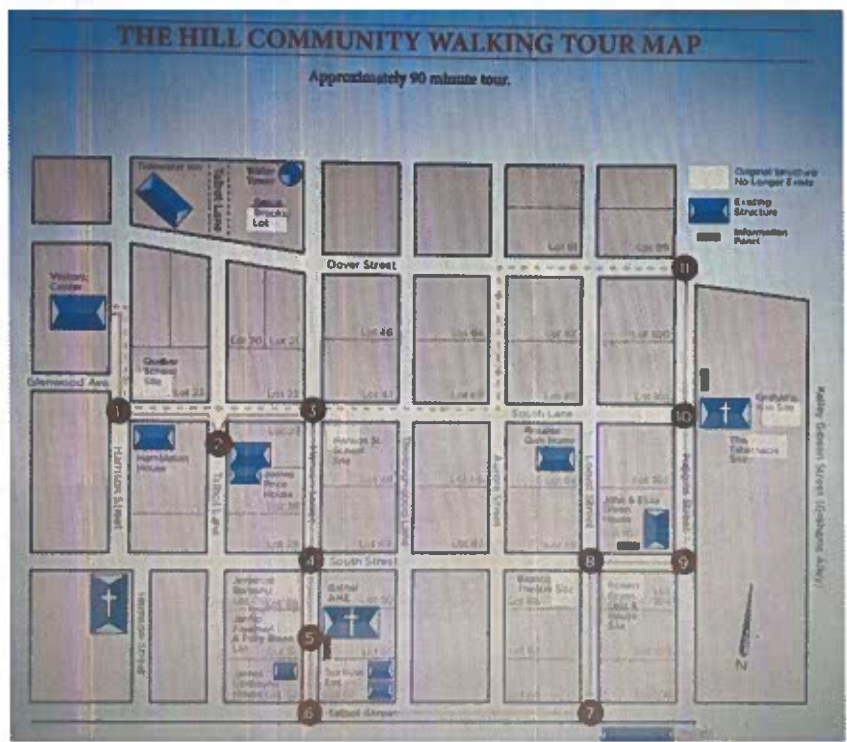
Easton Wholesale Building. To be highlighted as the main Contributing structure at Dover Station.



Rails to Trails Façade. To be highlighted as a Contributing feature of Dover Station



This façade also faces the Hill Community, founded in 1788, which adds a very important historical context for the property.



APPROVAL REQUEST 3: To confirm that the remaining portions of the site identified as Area 2, Area 3, Area 4, and Area 5 shall be considered non-contributing structures on site.

As established, the structural portions of the property facing the Historic Rails to Trails were robustly built with attention to craftsmanship, attesting to its solid core condition today. However, areas on the backside of the building, such as the single level storage space in Area 2 were not built with the same attention to design or detail. These “back-of-the-building” single level additions seem disrupting and inappropriate compared with its adjacent Easton Wholesale Building façade. The construction of various loading ramps, docks, doors, and disjointed nature of additions prove to be a significant distraction to the site.

Although the single level brick storage Area 2 was built during a historical period, maintaining the structure simply based upon its construction date does not satisfy its contribution to historical value. In fact, we believe quite the opposite, that in fact the single level structure along Dover detracts from the historic nature of the beautiful 2 story building. Our desire would be to reuse portions of the entire building known as Area 2 to be determined as structurally significant, but not historically. We respectfully ask for the flexibility for future design for the renovated structure to include modern materials, specifically “with new work differentiating from the old” as again referenced in the Guiding Principle. As part of our primary goal to reuse as much of the existing buildings as possible, we intend to focus our renovations on the entire section known as Area 2, by modernizing and updating the existing structure for present day uses. This will greatly enhance the historical nature of Easton Wholesale Building. Provided below are some photos of proposed Non-Contributing structure on Areas 2-5:

1. View of Area 2: Single level structure and Proposed Non-Contributing



2. Second view of Area 2: Proposed Non-Contributing



3. Proposed Non-Contributing Rear Facade

We believe this ability to modify Area 2 will allow us to fulfill Guideline 94 of the Easton Historic District Design Guidelines for Residential and Commercial Properties: “Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.” Our intent is to design carefully to preserve the rhythm of the Rails to Trails façade, while repurposing the rear of the property with revitalized commercial uses.

4. Front view from Dover



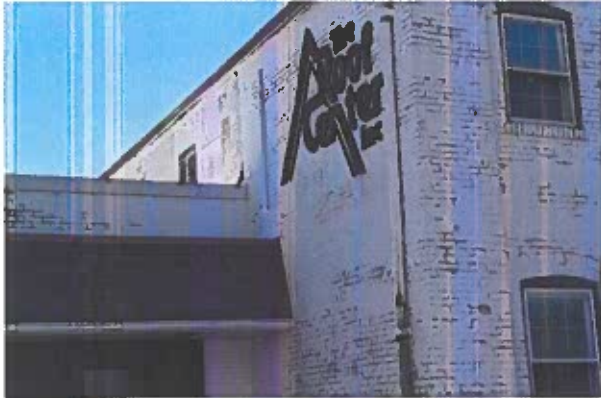
[---Proposed area is Not-Contributing-----][-----Proposed Area is Contributing-----]

Provided in this photo is an analysis of the existing interior floor structures. As depicted, the entire flooring system of Area 2 is Wood/Timber, which as outlined in the Engineers report shows signs of disrepair and much needed attention.



Additional supporting evidence of the Non-Contributing nature of Area 2 was further revealed recently when analyzing the exterior of the second story wall. Rather than continue to wrap the Easton Wholesale Building in brick during its original construction, wood framing and metal siding panels were used. An analysis of the materials used in this addition show that the upper rear level of the building is in fact sheathed with tin, stamped in the form of panelized brick veneer. This became apparent during our structural analysis of the first floor, noting there was no brick continuation, but rather an open span of trusses.

5. Second Level rear exterior facade at exterior of Easton Wholesale Warehouse Building



2nd level is Tin Façade



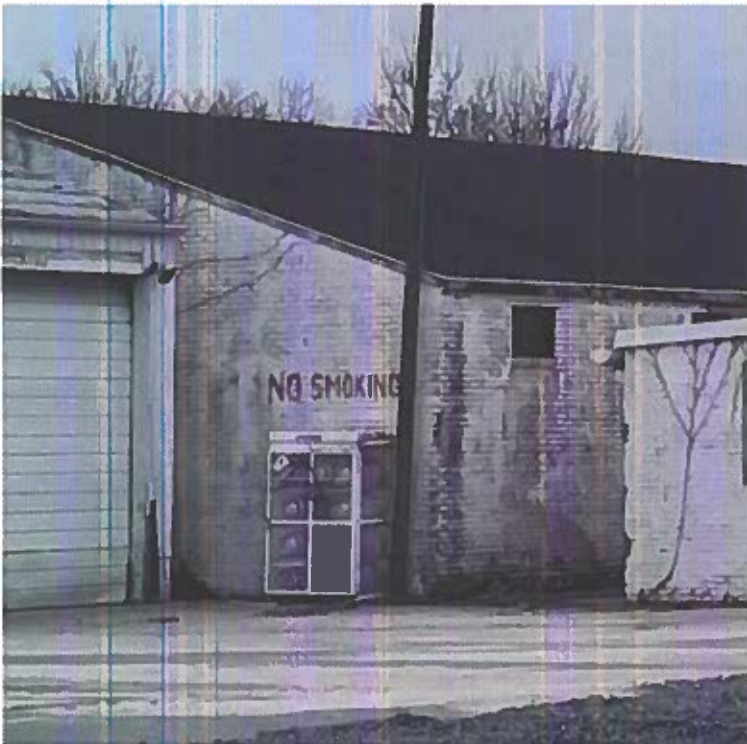
Tin paneling peeling from exterior



Tin Wrapping

As we continue to delineate the priority areas for historic preservation on the site, we further present that Areas 3 through 5 also are also Non-Contributing in historical nature.

Area 3: The façade facing Rails to Trails has been proposed previously in this Application as the main historic feature of this building. There is no other street frontage for Area 3 as it was built as a supplemental building to store materials for the Easton Wholesale Building. According to the Easton Historic District Design Guidelines, Supplemental buildings shall be proposed in a more modern and updated finish appropriate with surrounding buildings (Historical Low Integrity). It has a low-pitched simple gable style roof. By preserving and highlighting its decorative parapet facing the Rails to Trails, we incorporate the Guiding Principle of “New additions or related construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”



←This area Non-Contributing

[-----Preserve this area-----]

Areas 4 and 5 were built in 1967 and 1971 and are not considered to include any contributing historical features.



APPROVAL REQUEST 4: To approve the partial demolition of a 30ft x 60ft portion of Area 2.

The property is a prime candidate for redevelopment, based upon its infill downtown location and inclusion in the Opportunity Zone and Arts/Entertainment Districts. The current site plan adopts inherently green building practices to build inside the existing footprint of the structures. The intent is to reuse as much of the existing construction and square footage as possible. Not only is this the least intrusive to the site, but it is the best environmentally conscious type of redevelopment, extending the life of existing materials into a purposefully reusable resource.

In discussing options with the Planning Commission, our first goal in activating the site consists of renovating the commercial warehouses known as Area 3, Area 4, and Area 5. One of the main challenges with Area 3 is access from the parking area as well as an obstructed street view. By removing an approximately 30ftx60ft section of the building, we accomplish two things. First, we create an internal courtyard to serve the property, activating 3 sides of existing buildings with minimal access. Secondly, it restores the concept of connectivity as completion of this partial demolition creates a direct path from the Rails to Trails into the heart of Dover Station.

Area proposed for partial demolition:



[-----30 feet-----]

The total area shall be approximately 30ft x 60ft, which represents a natural separation as there is an existing seam and interior wall at the right side boundary between the two existing window cutouts. This area has also been identified during our engineering analysis as one of the most dilapidated portions of the property, with the floor system failing and compromised structure from years of neglect. Please refer to the Dover Station Redevelopment Assessment Report, dated March 22, 2023 for further structural information regarding the condition of this section of the building. The existing interior spaces of the building naturally guided the allocation of this idea, which will be replaced with a courtyard, serving the future businesses and community visitors. This section to be demolished represents only 5% of the existing building area on site, resulting in the intended reuse of approximately 95% of the existing building footprint according to the current site plan.

Interior Photo of Area to be removed. Note the failing floor structure, unfinished nature as storage area only and dilapidated condition. Additional structural information is highlighted in detail on the attached Architectural Report by Rauch Engineering.



APPROVAL REQUEST 5: To approve the full roof replacement for Building 3, Building 4, and Building 5.

Roof Replacement. Currently, Building 3 and Building 5 are sheathed with straight asphalt shingles and Building 4 is a corrugated metal. In accordance with the attached Engineers report as well as to prepare a watertight shell for future tenants, I am proposing to resurface all three of these buildings with a Metal roof replacement.

1. Proposed replacement locations for Buildings 3, 4, 5



Building 3 Building 4 Building 5

*Important Item to Note: There is no substantial view from the Rails to Trails to Building 3, 4, or 5 roof lines. Building 3 is the closest proximity, but has a stately square parapet blocking the typical pitched roof view:



2. Existing Condition Photo Aerial



3. Existing condition view from Dover Road



4. Neighboring Roof Conditions



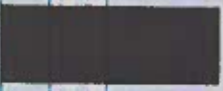
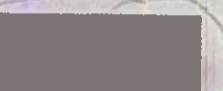
5. New Metal Roof Color: Ash Gray



**RIDGE
& VALLEY**
METALS_{LLC}

Rolling for Your Business

Color Selections - 40 Year Paint Warranty

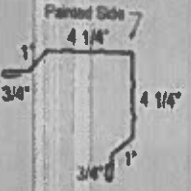
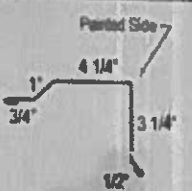
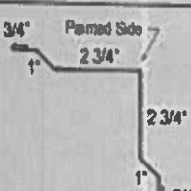
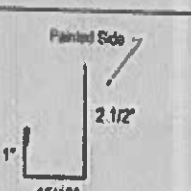
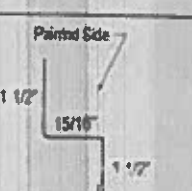
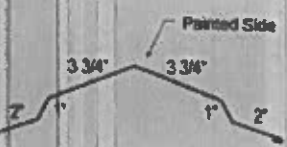
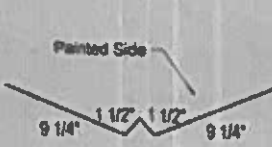
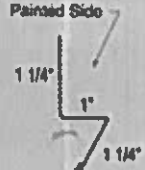
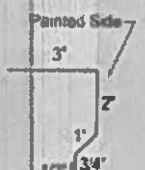
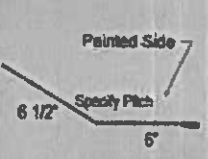
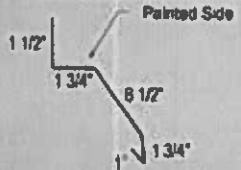
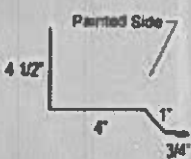
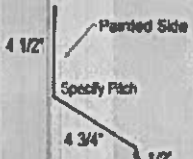
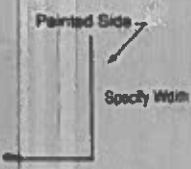
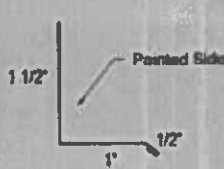
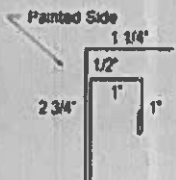
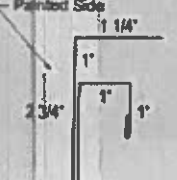
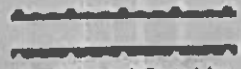
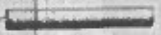
		
Brown WXB1009L	Tan WXD0049L	Ash Gray WXA0092L

6. Metal Profile and Cut Sheet



Panel Profile

Note:
Flat sheets and special trim
are available upon request.

 Corners (Specify Length)	 Residential Rake (10' 6")	 Inside Corner (10' 6")	 J-Trim (10' 6")	 Double Angle (10' 6")
 Ridge Cap (10' 6")	 W-Valley (10' 6")	 Rat Guard (10' 6")	 Drip Edge (10' 6")	 Eave Trim (10' 6")
 Upper Gambrel (10' 3")	 Lower Gambrel/Transition (10' 6")	 Round Track Cover (10' 6")	 Sidewall (10' 6")	 End Wall (10' 6")
 Fascia Trim (10' 6")	 Drip Cap (10' 6")	 Overhead Door Trim (10' 6")	 F & J Trim (10' 6")	 J & J Trim (10' 6")
 Sliding Door Parts	 Skylight Panel	 Tacky Tape Emseal Closure Vent Roll Materials		
 Insulation (Single and Double Bubble)	 Inside and Outside Closures	 Metal to Wood Screws	 Roof Boot (Specify Size)	 Caulk (Available in all colors)

Overview of Roof Replacement
500 Dover Road Easton MD 21601
March 26, 2023

Metal Color: Ash Gray (all roofs in same color). Photo attached.

Buildings 3 & 5: Install Metal Roof Over Existing Roof

Building 4: Remove Existing Metal and Install New metal

Repair Front Metal Walls and Door Framing with like-kind materials

Repair Back Wall with removed front wall Metal Materials

Materials:

- Metal (Profile attached)
- Metal trim (trim shall include the following- ridge cap with ventilated closures, drip edge, corner rakes, valley flashing with expanding foam emseal, side wall flashing, end wall flashing)
- Self-tapping color matching metal screws outfitted with rubber grommets
- 1"x4" furring strips "purlins" (2"x4"'s to be used on all surfaces with a 9/12 pitch or steeper or at special request)
- 6" white aluminum gutters and 3"x4" downspouts
- High quality rubber boots with form fitting metal band
- High quality metal galvalume bonding silicone
- Framing nails (size and type to be determined based on conditions of existing roof)

Description of Work

- Remove 29-gauge metal from Building 4 and replace in entirety
- Cut back existing shingles to protruding from roof more than 1/2 inch in Building 3&5
- Site verified 1 existing layer asphalt shingle on Building 3&5
- Cut in Ridge Vents
- Installation of purlins approximately 2' on center from eve of roof to ridge of roof (to be install with framing nails, size and type of nails to be determined based on condition of existing roof)
- Installation of metal directly over purlins (to be installed with self-tapping color match screws outfitted with rubber grommets)
- Installation of all trim necessary to complete the project
- Replace existing gutter and downspout locations
- Installation of high-quality rubber boots over all pipes protruding from the roof (boots to be installed with high quality metal galvalume bonding silicone and color match self-tapping screws (high temperature rubber boots to be installed over all protrusions that exceed 400 degrees F) (high quality multi surface tar tap to be installed where necessary)
- Replace any necessary sheathing and underlayment areas
- Supply of all labor necessary to complete the project
- Clean up and removal of all debris related to the project



ATTACHMENT 1: SKETCH SITE PLAN

DRAWN BY _____
 SCALE 1"=50'
 DATE _____
 JOB NO. _____

RAUCH
 Inc.
 engineering design &
 development services

office: 410.770.9081 | fax: 410.770.3667
 email: design@raucheng.com | web: www.raucheng.com
 address: 110 N Washington St - Easton, MD 21601

RAUCH

inc.

engineering design & development services

Dover Station

500 Dover Road

Easton, MD

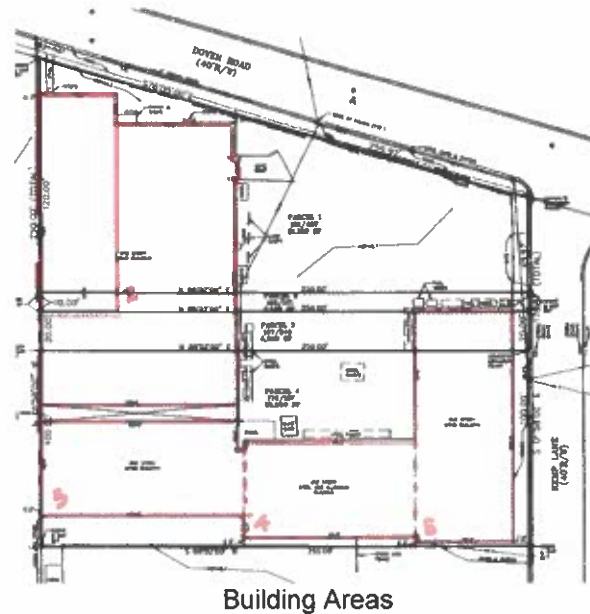
Redevelopment Assessment Report



Prepared by
Casey Rauch, PE
James Harrison
Virginia Richardson, AIA

March 22, 2023

Property Description: The 53,609 square foot commercial property has five (5) structures and approximately 35883 square feet above grade of built space. The northeast corner property has vehicular curb cuts into the site at both Dover Road and Kemp Lane which is enclosed with a chain link fence and gates. The west side yard abuts the Rails to Trails (RTT) pedestrian and bike path that traverses the town with Areas 1, 2 and 3 having exterior masonry facades along the RTT and essential a zero lot line. The south property line borders another commercial property. The majority of the site is covered with either buildings or paved surfaces. The property is zoned Central Business (CB) District, Planned Redevelopment (PR) overlay District and is in the Historic District. There is an existing masonry structure with a series of additions that have been erected at various times. The property has been vacant for over four years. Historical Records indicate a variety of uses.

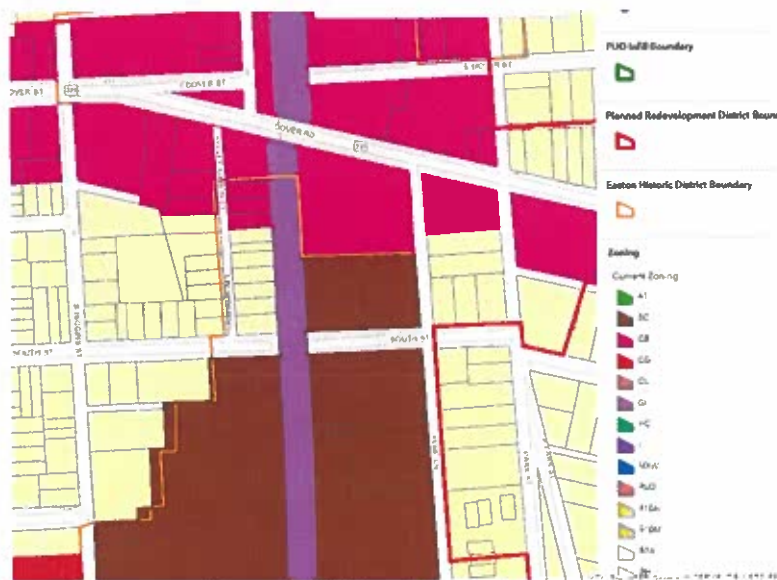


Scope of Work: Dover Station, LLC has engaged RAUCH inc. to assess the existing conditions of 500 Dover Road (now known as Dover Station and formerly The Roof Center) in order to redevelop the property with mixed uses which may include residential, commercial and industrial spaces. This report encompasses the site and the existing 5 structures. Civil, Structural, Architectural, International Building Code (IBC) and American With Disabilities Act (ADA) analysis of the site and the existing buildings. Hazardous material assessment and abatement have been remediated prior to this report. The following assumptions are made:

- **Site Development:** Site Plan has been drafted.
- **Building Shell:** Repairs to the existing building shell to make it weather tight and leasable.
- **Alterations:** IEBC Level 2 space reconfiguration to include the interior renovations of Areas 1-5 to include mixed use development. Partial removal of Area 2 damaged structure to create a courtyard and increase visibility to Area 3.
- **Tenant Fit Outs:** Work associated with leased space would be individually assessed at a future date in association with tenant fit out building permit application and is excluded from this report. Examples would include insulation, MEP systems, bathroom fixtures, interior fire separation partitions, etc. Building code assessments shall be performed for each tenant and are excluded from this report.
- **Existing Construction Classification:** Construction classification along with occupancy determines the maximum allow square footage and fire rating requirements for the future tenants.

REDEVELOPMENT ASSESSMENT:

- a. **Zoning Analysis:** CB/ PRD/ Historic District (pg. 74 of Zoning Ordinance pdf)
Height – 60'
Lot Coverage – 90%
- b. **Critical Area** – N/A
- c. **Stormwater Management Required-** If disturbance is less than 5000sf it is not required.
- d. **CR Permitted Use**
- e. **Historic District** – Yes
 - i. Demolition, renovations, restorations and additions require approval from the Town of Easton Historic Commission. Additions should be sympathetic to the adjoining architecture but clearly distinguishable from the original historic structure.
 - ii. The property fronts Dover Road, Kemp Lane, and the Rails to Trails pedestrian and bicycle path.
- f. **Sate, Local and Redevelopment Tax Credits and Additional Incentives Zones**
(<https://eastonedc.com/incentives-taxes>) This property is in the following zones:
 - a. Opportunity Zones
 - b. Sustainable Communities
 - c. Arts and Entertainment District
 - d. Enterprise Zone- TBD
- g. **Planned Redevelopment District (PRD) – 28-501**
 - i. **Residential Use:**
40 units per gross residential acre
Multi-family Units
Accessory Dwelling Units Permitted and exempted from supplemental standards.
 - ii. **Bulk Requirements:**
Off-street parking is not required



Town of Easton, MD Zoning Map

- h. **Town of Easton Design Guidelines & Comprehensive Plan:** Dover Station preliminary redevelopment plans align with many of the Town of Easton's key goals in terms of planning and design. The very name "Dover Station" pays homage to Dover Road and the former rail system that traverses the Town. The Property has a direct link to the RTT and would have an active façade on the RTT area. Some of the existing paved and or built areas will be converted to green space to increase the openness of the site. Dover Station target tenants maybe restaurants, mercantile, markets, artists etc. with possible patios and outdoor courtyards. Much of the original façade will be retained to respect the original architectural style, scale and proportion. Similar materials will be used that are sympathetic to the vernacular of the area. Existing roof lines may be respected. Dover Station proposes porosity through the site to RTT and public walkways. This project will convert a vacant building into an active and lively economic hub for the town. There will be onsite parking proposed as well as access to nearby public parking. The existing building fronts Dover Road and will activate other areas for storefronts. Some of the Town of Easton design principles are:

Neighborhood style
Increase open space.
Lively active space
Respect architectural style (particularly prior to 1940)
Parking is subservient to architecture and soften with green space.
Respect orientation to the street
Scale, proportions and massing
Existing character
Material similar to existing
Roof Shape
Color, detail and ornamentation
Connective sidewalks

1. **Parking Evaluation:** When developing in the Planned Redevelopment District, *"Off-street parking is not required for projects proposed in the Planned Redevelopment Overlay District, although adequacy of parking may be a consideration of site plan review"*, as stated in section 28-501 of the Town's 2021 Zoning Code. The sketch site plan has been evaluated to optimize the uses for each building while providing parking that will adequately serve each use.

For the purposes of this preliminary evaluation, a 28' box truck was run through the site with no turning movement concerns. If a larger tractor trailer is expected to make deliveries, this would be better suited for the Kemp Lane loading area. Traffic study not recommended.

2. **Stormwater Management (SWM) Evaluation**

The site is currently majority impervious. If the planned redevelopment results in less than 5,000 sf of earth being uncovered, storm water management will not be required. If required in the future, possible preferred methods of SWM may include combinations of elevated planter boxes scattered throughout the site as well as the possible use of permeable pavers.

3. **Utility Location and Evaluation:**

a. **Water & Sewer:**

Easton Utilities has water and sewer capacity to serve the proposed development.

b. **Storm Drainage:**

Existing storm drain boxes are located on Dover Road and/or Kemp Lane. Both of these boxes have been evaluated and are deep enough to receive underdrain pipe.

c. **Power & Communications:**

Both electric and gas are located in Kemp Lane and available to the boundary of the site. Communications are located on the existing overhead lines.

4. **Landscaping Location:** A sketch landscape plan will be required during the initial site plan submittal. Green spaces have been provided on the proposed sketch plan to the maximum extent practicable. The proposed dumpster enclosure suggested to be screened by a min. 8' high fence.

5. Setbacks and Easements:

The property ALTA survey prepared by Lane Engineering on 9/26/05 was reviewed to determine if any setback or easement issues could be problematic with the proposed redevelopment. Per the development standards from the Town's PRD zoning ordinance:

Applications for renovations, alterations or additions to existing improved lots which violate the prescribed setback of the underlying zoning district, but are no closer to the property line than the existing structure shall be reviewed by the Town Planner.

The property consists of 4 deed parcels.

6. Building Code Review: This code review is a cursory assessment of the existing conditions and anticipated use as described elsewhere in this report shall be based upon individual tenant uses.

- a. **Building Height** – While zoning and the IBC construction type dictate the building height, the Historic Commission may also restrict the height of proposed new buildings based upon surround buildings heights (The Easton Historic District Design Guidelines revised 2022 Guideline 97.g).
- b. **Openings in the Exterior Walls** – IBC 705.8 restricts the openings in an exterior wall depending on the distance from the property line or from fire separation of multiple buildings on the same site. Any new openings would need to meet the IBC protection requirements. The existing window and door opening can be re-used under the IEBC.
- c. **International Existing Building Code 2015 (IEBC)** – Code requirements of note:
 - i. Refer to the attached existing assessment report for deficiencies.
 - ii. **IEBC 2015 Effective Use of the IEBC** - The intent of the IEBC is to “ensure that new construction complies with the current building codes and that existing conditions are maintained, at a minimum, to their current level of compliance or are improved as required to meet basic safety levels.”
 - iii. **603 Fire Protection** – “repairs shall be done in a manner that maintains the level of fire protection”.
 - iv. **Chapter 12 Historic Buildings** – Generally “in-kind” replacements are permitted.
- d. **American With Disabilities Act**
 - i. Refer to the attached existing assessment report for deficiencies.
 - ii. All new construction must fully meet ADA requirements.

EXISTING SITE CONDITIONS ASSESSMENT

On February 2, 2023, architects and civil, mechanical, plumbing and electrical engineers performed visual assessments of the existing conditions from the ground. At the time of the inspection, the weather was overcast with a temperature in the low 30's with slight wind. It had rained a few days prior to the inspection date. The following conditions were observed:

Existing Site Conditions :

1. **Site Utilities** – The site has active water, sewer, power and gas utilities.
2. **Paving** – The paving is in combination of gravel, asphalt and concrete. The concrete loading dock has standing water and the chain link guard rail is leaning. The site otherwise drains fairly well and there is little ponding. Paint is peeling from the existing concrete loading dock retaining walls. Landscape and grass areas are very limited.



3. **Perimeter Fencing** – The 6' high chain link fence appears to be in good condition with minor repairs needed to plumb up a small section. The gates are operable. It is the intent of the Developer to remove this fence upon completion of construction. **Recommendation:** Repair damaged section.

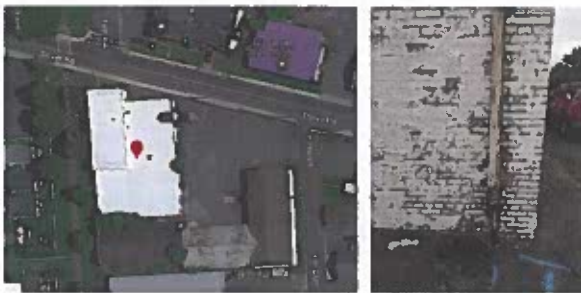


4. **Vegetation** – Trees and unkempt vegetation are growing up in and in between the exterior walls, between the structures and in the paving cracks. These conditions may in the future undermine the integrity of the structures and allow water infiltration. **Recommendation:** Remove all vegetation in the site redevelopment phase.



5. **General Building Conditions:**

- a. **Roof, Gutter and Downspouts** – Area 1 and 2 have membrane roofs that appears to have little to no ponding as seen from aerial imagery. Area 3 and 5 have asphalt shingle roofs that appear to be in fair condition; Area 4 metal roof is rusted and is in poor condition. The existing aluminum downspouts are damaged, rusting and disconnect from the rain boot. At the southern edge of Area 2, the large pvc gutter and downspout which drains directly into the Rails to Trails swale appears to be working sufficiently. **Recommendation:** Replace metal roofing, gutters and downspouts as needed.



- b. **Fire Suppression** – Areas 1 and 2 have a fire suppression system. The others do not. The fire pump and piping are corroded and in poor condition. **Recommendation:** Replace damaged piping and equipment. Reconfigure sprinkler system during tenant fit out process if required.
- c. **Americans With Disabilities (ADA) Accessibility** – There is not accessible parking spaces nor a ramp into the building. The existing stair hand rails, door hardware, toilet facilities, signage etc. do not meet ADA standards. **Recommendation:** Address ADA deficiencies at the time of re-development to include ADA parking spaces, ramps, exterior doors and hardware in the shell design phase. Plumbing fixtures shall be addressed at the tenant design phase.



- d. **Doors and Windows** – There does not appear to be adequate egress (swing passage exit doors) particularly in Area 3 , 4 & 5 in terms of distribution and location. Area 5 overhead door, Area 2 front door and an overhead door are modern in good condition. Area 1 has modern windows, however the window at the stair tread height may not be tempered. The doors and windows throughout most of the other areas are in fair to poor shape. The wood sills are not caulked and are failing in some locations. Daylight can be seen at various openings. which allows vermin access inside the building. There are not adequate landings at the elevated exterior doors. **Recommendation:** Replace and caulk all doors, windows and wood frames as part of the exterior shell phase.



- e. **Masonry Walls** – The existing brick shows sign of age on both the exterior and interior surfaces. **Recommendation:** Repoint masonry throughout, replace missing or damaged brick and scrape loose paint and abate if tested positive for lead. Address concerns during site redevelopment phase.



- f. **Flooring** – Throughout Area 2, the wood floor is buckling and has large gaps due to water infiltration, expansion and contractions. There are a number of different floor finishes at various elevations causing tripping hazards. The concrete slabs on grade are in good condition. **Recommendation:** Mitigate all water infiltration, remove floor finishes, replace subfloors and finished floors as needed.



- g. **Forklift damage** – There is evidence of forklifts piercing the concrete masonry exterior walls, metal sheathing, and wood structural columns. **Recommendation:** Fill cmu solid with grout, replace the metal siding and repair damaged wood columns.

- h. **Insulation** – There is little insulation in the walls, ceilings and at the foundation walls in all areas. **Recommendation:** Address wall and ceiling insulation during the tenant fit out phase.
- i. **Plumbing** – There is public water, sewer and gas service to the property. There are three (3) bathrooms located in Area 1 with exposed sanitary pipes. **Recommendation:** Address fixture counts during the tenant fit out phase.



- j. **HVAC** - Area 1 and 2 have forced air and radiant heating and do not current efficiency ratings. The existing systems does incorporate outdoor air for indoor air quality requirements. The warehouse storage areas do not currently have operational heating or cooling. **Recommendation:** HVAC design should be assessed at the tenant fit out phase.
- k. **Electrical** –The main electric service equipment is sufficient for re-use pending final tenant fit out. Knob and tube were found in Area 1 & 2. Non-illuminating, paper exit signs are not code compliant **Recommendation:** Remove and replace all wiring and devices in the tenant fit out phase.

l. Individual Building Area Conditions:

- a. **Area 1:** This 1915, two story approximately 11,228 sf, masonry and timber framed building is presumably the original structure. The second floor east facade is partially clad in metal and is in poor condition. There is a deep crawlspace ("basement") with wood flooring on the first floor and second floors. This area is conditioned space. There is an interior connection to Area 2. This section most recently served as a showroom for roof products and accessory office space.

Observations: The timber framing appears to be in good condition. There is a masonry vault with steel ceiling and substantial metal vault door on the first floor. The existing stairs up to the second floor are narrow and are missing a handrail. Glazing level with the stair tread may not be tempered. The stair to the deep crawlspace is wood construction with open treads (no risers) and does not have the proper handrails and guardrails. The bottom tread is loose and poses a tripping hazard. The ceiling height in the "basement" is less than 7' with inadequate lighting, and the flooring is loose.

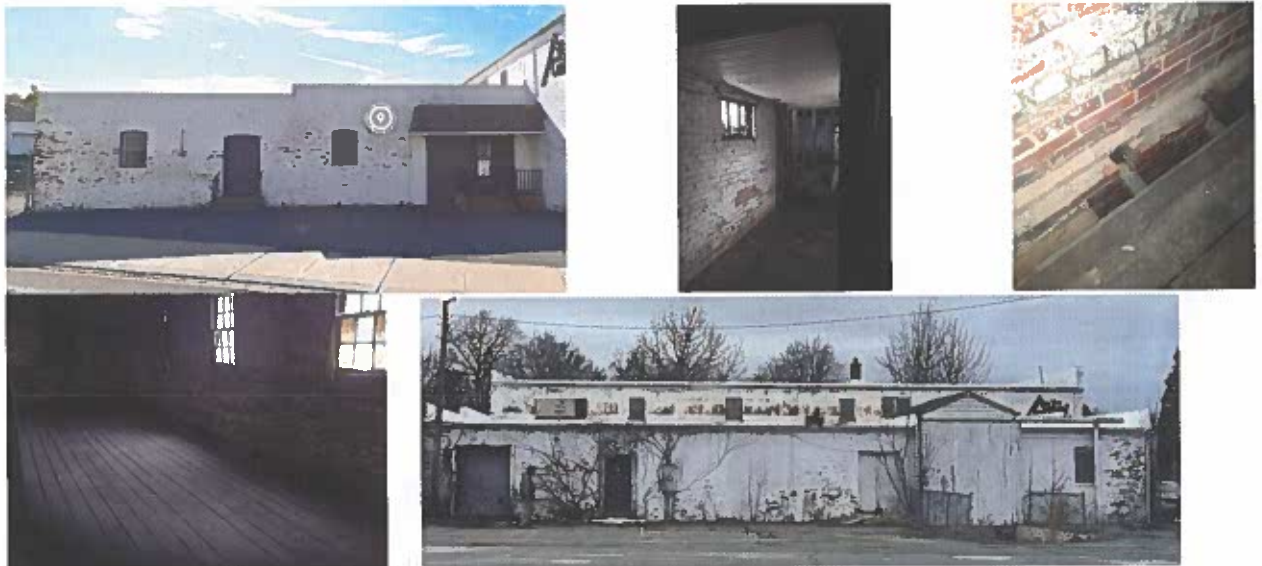




- b. **Area 2:** This addition is a single story, approximately 11,188 sf masonry exterior wall with timber supports and wood framed roof. The floor is partially wood and concrete slab on grade. A part of this area is conditioned space. This section was most recently used for sales of material, showroom, storage and loading. There is an interior connection to Areas 1 and 3.

Observations: The narrow link to Area 3 is pulling away from the exterior walls with water infiltration at the ceiling. There is standing water in the loading dock and lacks proper fall protection. Daylight is visible at the loading dock.

Recommendations: Seal loading dock to prevent water penetration. Consider renovating, rebuilding, or removing various locations across Area 2. The failures of these areas are expected as a result of long-term exposure to moisture from improperly sealed exterior penetrations and lack of vapor barriers/venting. In addition, the deflection of wood joists and loose framing pockets must be addressed. This area has been identified as the most natural location for partial demolition, both to increase exposure practically to Area 3 and the Historic Rails to Trails corridor, but also due to its structurally compromised condition. Removal of this 30ft x 60ft portion may be the most ideal solution due to the failing condition of the subfloor system and the nature of extensive interior renovation necessary to properly address the issues.





- c. **Area 3:** This addition is a single story, approximately 4960 sf masonry and timber framed structure which is currently unconditioned space. The floor is concrete slab on grade. There is an interior connection to Areas 2 and 3. This section was most recently used for storage warehouse and sales of materials. A faded painted mural is prominent on the exterior façade facing the RTT.

Observations: Mortar joints are beginning to show signs of age and are loose to the touch. There is evidence of minor forklift damage to the wood columns. Some floor joists have dropped from their masonry pockets and the wood floors need to be repaired. There are signs of step cracks in the brick coursing.

Recommendations: Repair conditions during site redevelopment phase.



- d. **Area 4:** This addition is a single story, approximately 4520 sf pre-engineered metal building (PEMB) with corrugated metal siding and roof along with areas of CMU in currently unconditioned space. The floor is concrete slab on grade. There is an interior connection to Areas 3 and 5. This section was most recently used for storage warehouse. **Observations:** The exterior siding is rusting, bent and damaged. There is forklift damage to the exterior sheathing and to the overhead doors. There is daylight at the exterior walls and doors allowing vermin into the space. Egress out of this section appears to be insufficient. **Recommendations:** Repair/replace during tenant fit out phase.



- e. **Area 5:** This addition is a single story, approximately 6025 sf, masonry and wood truss structure which is currently unconditioned space. The floor is concrete slab on grade. There is an interior connection to Area 4. This section was most recently used for storage warehouse.

f.

Observations: This building is in good condition but the exterior exit passage door is in poor condition. Sealant is missing at the exterior pilaster and there are a few step cracks that are typical in this type of construction and age.



END OF EXISTING CONDITIONS REPORT



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

Monday, March 27, 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/Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

Nicholas Johnson, Planner

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review—

March 27, 2023- The Commission made an amendment to the agenda to include 24 N. Harrison as an Administrative Approval.

Commissioner Sebastian moved to approve the March 27, 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. New Business –

a. Applicant: Stephanie Hambleton
File No.: 2023- 884
Location: 216 Bay Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0607
Zoning: CB

Request: The applicant is proposing to remove two layers of asphalt shingles and the original cedar shakes, and replace with an asphalt shingle roof. The applicant is also proposing to remove the rubber membrane on the rear addition and replace it with a new metal roof. 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:
Stephanie Hambleton

Public Comment— None

The applicant amended their application to request approval of only the asphalt shingle roof replacement; and to omit the proposal to remove the rubber membrane on the rear addition.

Commissioner Pezor moved to approve the amended application. Vice Chairperson Brophy 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: 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 proposing to remove an existing 10' x 7' metal shed and replace it with a new 10' x 8' metal shed. This is a non contributing building in the Historic District.

Historic District Guideline references:

- i. *Demolition Review Process*
- ii. *Guideline 10. Preserve Historic Outbuildings*
- iii. *Guideline 11. Erect New Outbuildings Sensitively*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Mark P. Orwig

Public Comment— None

Commissioner Pezor moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion.

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

- c. Applicant:** Coastal Design & Build LLC
File No.: 2023- 885
Location: 101 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1259
Zoning: CB

Request: 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 is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Eric Abel, Coastal Design & Build LLC

Public Comment— None

Commissioner Pezor moved to table the application pending the submission of a skirt board sketch for a proposed porch skirt. 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

d. Applicant: Christine M. Dayton Architect, P.A.
File No.: 2023- 890
Location: 204 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2138
Zoning: R-10A

Request: 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 is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iii. *Guideline 45. Screen, Storm and Garage Doors*
- iv. *Guideline 78. Substitute Materials for Siding*
- v. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson

Applicant Presentation:

Lisa Stone

Nick Cappella, Christine M. Dayton Architect, P.A.

Public Comment— None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Pezor 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. Old Business –

- a. Applicant:** Chesapeake Neighbors LLC
File No.: 2023 - 865
Location: 20 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1130
Zoning: R-7A

Request: This is the second of two mandatory meetings required to demolish contributing structures within the Historic District. During the first meeting, the Commission 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 demolition will not be fully approved until the Commission formally approves replacement plans. The Commission may approve replacement plans at this meeting or any subsequent meeting.

Historic District Guideline references:

- i. Demolition Review*
- ii. Guideline 10. Preserve Historic Outbuildings*
- iii. Guideline 94. Style*
- iv. Guideline 96. Orientation, Alignment, and Setback*
- v. Guideline 97. Form, Massing, Height, and Scale*
- vi. Guideline 100. Rear Additions*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Virginia Richardson, Rauch Inc.
Lyndsey Ryan

Public Comment—

Jonathan Ryan
Diane Laird-Ippolito
Scott Patterson
Mary Gibson
Chris Gillian
Noah Matten
Jim Schemrau
David North
Catherine Joyce
Eric Levinson, Owner of Hummingbird Inn
Charles Garrison
Tom Moore
Lori Cuthbert

Commissioner Pezor moved to continue the application subject to the submission of a complete application. 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

5. Discussion Item – None

6. Decision Summary Review –

March 13, 2023 - The Commission noted the following correction to the March 13, 2023 draft decision summary:

- a. Accuracy of the motion made for Application No.: 2023-874 (6 Brookletts Avenue) with grammatical corrections.
- b. Accuracy of the motion made for Application No.: 2023-880 (120. N West Street) with the correction of Anderson 400 series vinyl-clad windows.

Commissioner Sebastian moved to approve the amended Decision Summary. 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

7. Administrative Approval

- a. **Applicant:** Service Max of Delmarva
File No.: 2023-904
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: CB

Request: The applicant is requesting approval for commercial improvements to remove the existing flat rubber membrane roof and replace in-kind with a 45 mil TPO membrane. **The existing soffit, fascia, and gutters shall remain. The existing asphalt shingle portion of the roof shall not be affected.** This is a contributing/non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

- 8. Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:38 p.m.

Town of Easton

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Historic District Commission Hearing Application

Application Type

Renovation ☐ Alteration ☐ Demolition ☐ Other ☒

New Construction or Addition ☐ **Signage** ☐ **Fence** ☐

Property Information

Address 246 South Lane Easton MD 21601

Tax Map	Grid	Parcel	Lot
---------	------	--------	-----

Owner

Name Katie Withowski

Mailing Address 2410 South Lane, Easton MD 2160

Telephone No.	631 838 0002	Email	KwThowster@gmail.com
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Applicant or Agent

Name Same as owner

Mailing Address

Telephone No.

Email

Architect - Engineer - Contractor

Name	Pinkey Trees	License No.	MA-4038	Expiration Date	NA
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Mailing Address P.O. Box 6 Warr. Mills 21679

Telephone No.	410-822-3220	Email	Dave.Pirella@Davey.com
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Description of Proposal (include additional sheets, as necessary)

See enclosed

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 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 correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


03/28/23
Kate Wilhanski

For Office Use Only

Application Date	03/28/2023	HDC Meeting Date	04/10/2023
Application Number	2023-0913	Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			

RECEIVED
MAR 28 2023
TOWN OF EASTON



The Davey Tree Expert Company
P.O. Box 6
Wye Mills, MD 21679-0006
Phone: (410) 822-3220 Fax: (410) 820-7943
Email: Dave.Piver@davey.com



Client	9/15/2021
Katie Withowski 216 South Ln Easton, MD 21601-3022	Proposal #: 20024652-1631735665 Account #: 7985093 Ship To #: 7985093 Mobile: (631) 838-0002 Email: kwithowski@gmail.com

Consulting	Service Period	Price	Tax	Total
☐ Condition Assessment To whom it may concern,		\$0.00		\$0.00

This letter is to certify that I have inspected the Mulberry tree at the right side of the home and found the tree to be not only in poor declining health, but uprooting towards the neighboring property. This tree should be removed before it damages property. Please don't hesitate to reach out to me with any questions.

David Piver
ISA Certified Arborist MA-4038
MD Lic. Tree Expert 00572
The Davey Tree Expert Company

☐ Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.



David Piver

David Piver

Authorizing Signature

Date



The Davey Tree Expert Company
P.O. Box 6
Wye Mills, MD 21679-0006
Phone: (410) 822-3220 Fax: (410) 820-7943
Email: Dave.Piver@davey.com



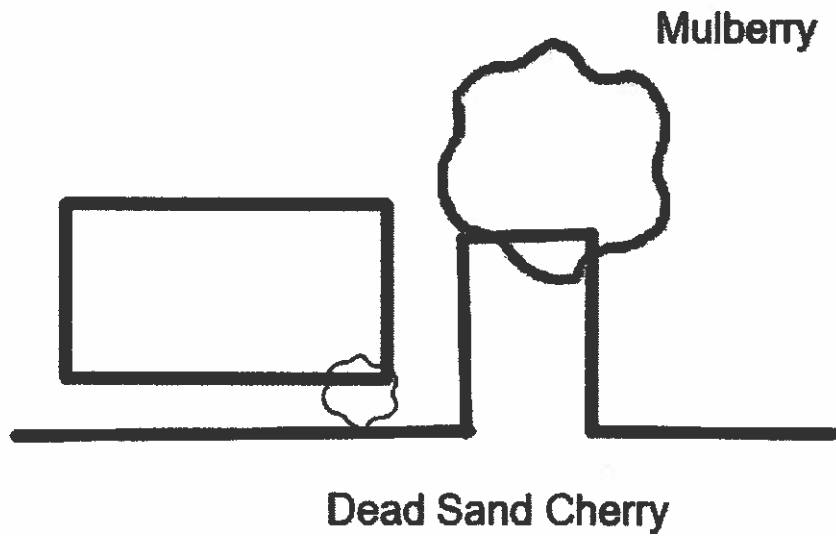
Client

9/15/2021

Katie Withowski
216 South Ln
Easton, MD 21601-3022

Proposal #: 20024652-1631735665
Account #: 7985093
Ship To #: 7985093
Mobile: (631) 838-0002
Email: kwithowski@gmail.com

Property Diagram



Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a postemergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signer or that written permission has been received to work on trees which are not on the signer's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Tree Removal Request

Application Type

Removal of Healthy Trees ☐

Removal of Dead / Dying Trees ☒

Owner

Name

Katie Withowski

Mailing Address

216 South Lane, Easton

Telephone No.

631-838-0002

Email

Kwithowski2@gmail.com

Contractor Information

Name

Davey Tree

License No.

MA-4038

Expiration Date

N/A

Mailing Address

12721 Ocean Gateway, Cordova MD 21625

Telephone No.

410-946-1548

Email

dave.piver@davey.com

Property Location

Address

216 South Lane, Easton

Tax Map

Grid

Parcel

Lot

Details of Request

Number of trees to be removed

2

Species of tree(s) to be removed

mulberry tree

Number of trees to be replanted

TBD

Species of tree(s) to be replanted

crepe myrtle

Is the property located in a subdivision?

Y ☐

N ☒

Name

Is the property located in the Historic District?

Y ☒

N ☐

Is/Are the tree(s) located within the Critical Area?

Y ☐

N ☒

Is/Are the tree(s) located within a Forest Conservation Area?

Y ☐

N ☒

Is/Are the tree(s) located within any right-of-way?

Y ☐

N ☒

Is/Are the tree(s) located within a landscape buffer?

Y ☐

N ☒

Is/Are the tree(s) a Maryland State Champion Tree?

Y ☐

N ☒

Is/Are the tree(s) fronting a public road ("street trees")?

Y ☐

N ☒

Specific Requirements

- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☐ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


03/28/23
Katie Withowski

For Office Use Only

Application Date	03/28/2023	Application No.	2023-0913
HDC Approval Date		Fee Paid	
P & Z Approval Date			

Created 02-2019

RECEIVED

MAR 28 2023

TOWN OF EASTON