



Historic District Commission MEETING AGENDA

Monday, April 24, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for April 24, 2023.

Old Business

- 1) **Application Number:** 2023-885
Applicant: Coastal Design & Build LLC
Location: 101 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1259
Zoning District: CB
Request: Exterior Repairs
- 2) **Application Number:** 2022-798
Applicant: Joseph A. Cook
Location: 12 Brookletts Avenue
Tax Map 105, Grid 0EA, Parcel 2097
Zoning District: R-10A
Request: Amendment to Previously Approved Garage Application

New Business

- 1) **Application Number:** 2023-907
Applicant: ROI Construction
Location: 206 South Harrison Street
Tax Map 105, Grid 000, Parcel 2112
Zoning District: R-10A
Request: Roofing, Gutter and Deck Railing Replacement
- 2) **Application Number:** 2023-918
Applicant: Peoples Bank
c/o Joshua Startt
Location: 204 N. Washington Street
Tax Map 103, Grid 0EA, Parcel 0614
Zoning District: CB

- | | | |
|----|----------------------------|--|
| | Request: | Erect an Overhead Guard Rail /
"Clearance Bar" |
| 3) | Application Number: | 2023-923 |
| | Applicant: | Frances Forster |
| | Location: | 204 S. Hanson Street
Tax Map 105, Parcel 2136 |
| | Zoning District: | R-10A |
| | Request: | Front Porch and Garage Renovations |
| 4) | Application Number: | 2023-919 |
| | Applicant: | Michael and Meghan Stuart |
| | Location: | 418 North Street
Tax Map 103, Grid 0EA, Parcel 0732 |
| | Zoning District: | CB |
| | Request: | Fence Replacement and Gravel Parking
Space |
| 5) | Application Number: | 2023-884 |
| | Applicant: | Stephanie Hambleton |
| | Location: | 216 Bay Street
Tax Map 104, Grid 0EA, Parcel 0607 |
| | Zoning District: | CB |
| | Request: | In-Kind Window and Door Replacement |
| 6) | Application Number: | 2023-920 |
| | Applicant: | Andrew Becker |
| | Location: | 205 Talbot Street
Tax Map 104, Parcel 1905 |
| | Zoning District: | R-7A |
| | Request: | Addition and Exterior Alterations |

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the April 10, 2023 meeting.

Administrative Approval

- | | | |
|----|-------------------------|---------------------|
| 1) | Application No.: | 2023-910 |
| | Applicant: | Marasun Inc. |
| | Location: | 119-125 Port Street |

Zoning District:

CB

Request:

In-Kind Roof Replacement

2) Application Number:

2023-888

Applicant:

Comfort Air Service, LLC

Location:

117 E. Dover Street, Units 101 and 106
Tax Map 104, Grid 000, Parcel 1188,
Lot 204

Zoning District:

CB

Request:

In-Kind HVAC Replacement

Consent Docket

Adjournment.



TOWN OF EASTON

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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 101 N. WEST STREET

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

PROPERTY INFORMATION

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

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

Applicant or Agent

NAME COASTAL DESIGN GROUP, LLC / ERIC ABEL

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

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED

Specific Requirements

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

ERIC ABEL
3/2/23
ERIC ABEL

Revised 4.4.2022

101 N. West Street, Easton, Maryland

Description of proposed work:

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



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ST. ST.

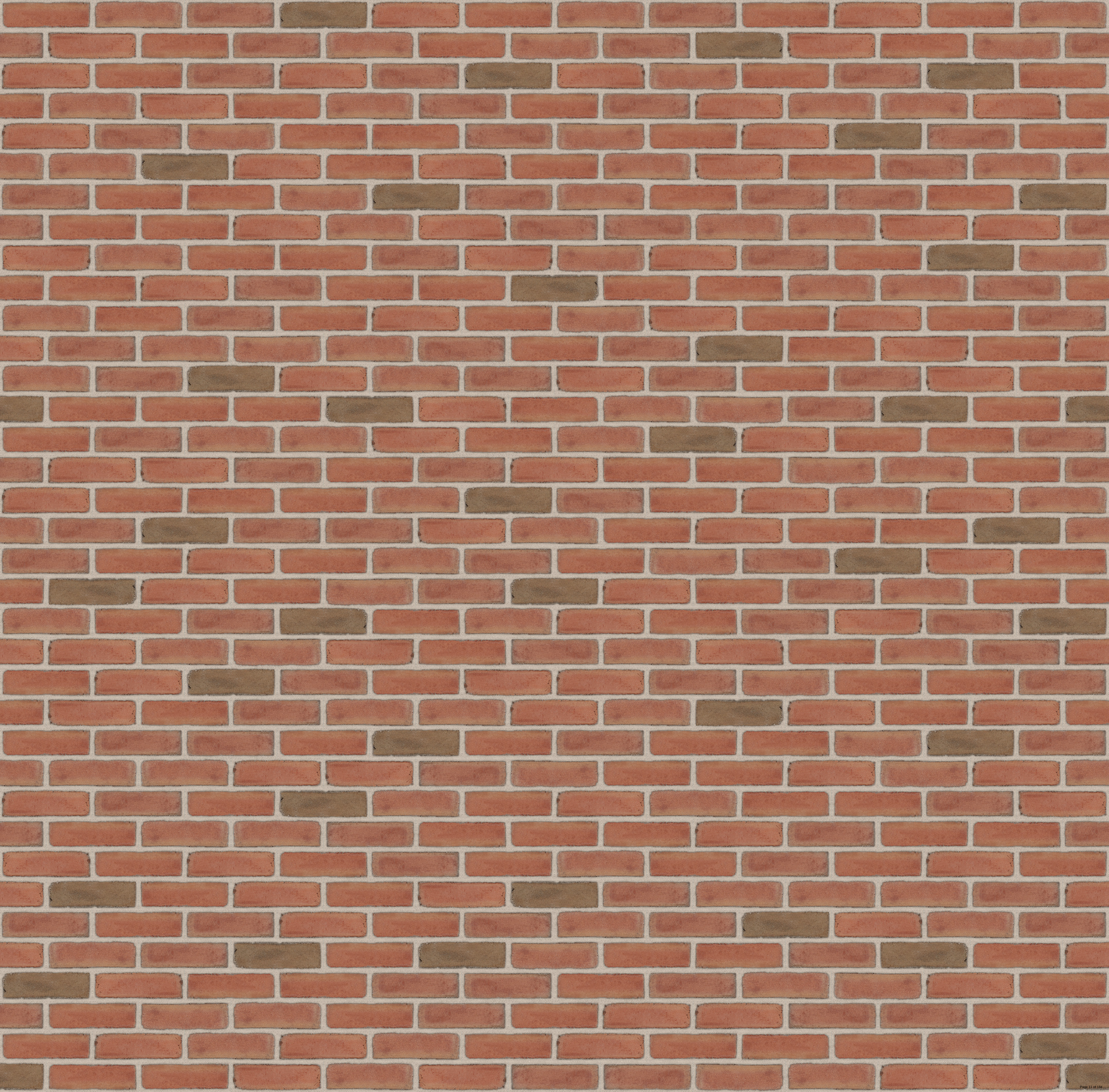
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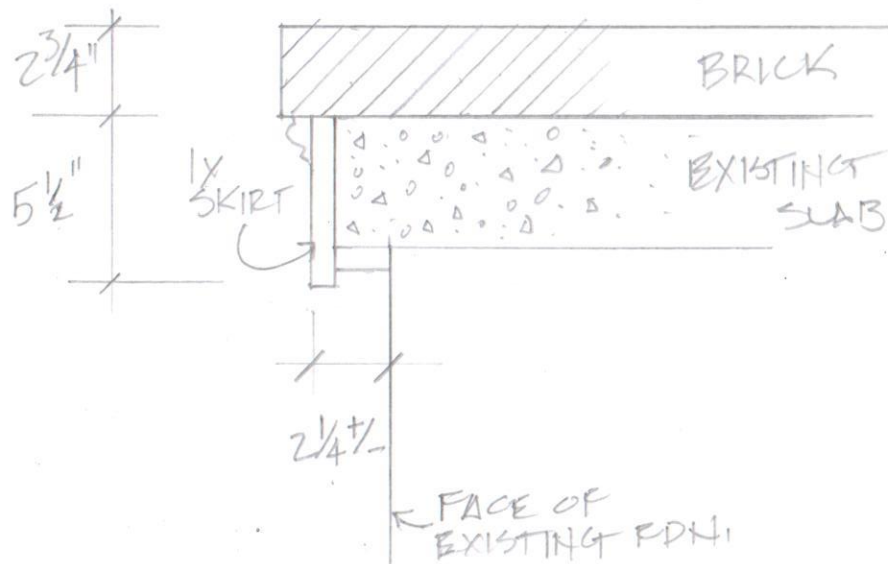




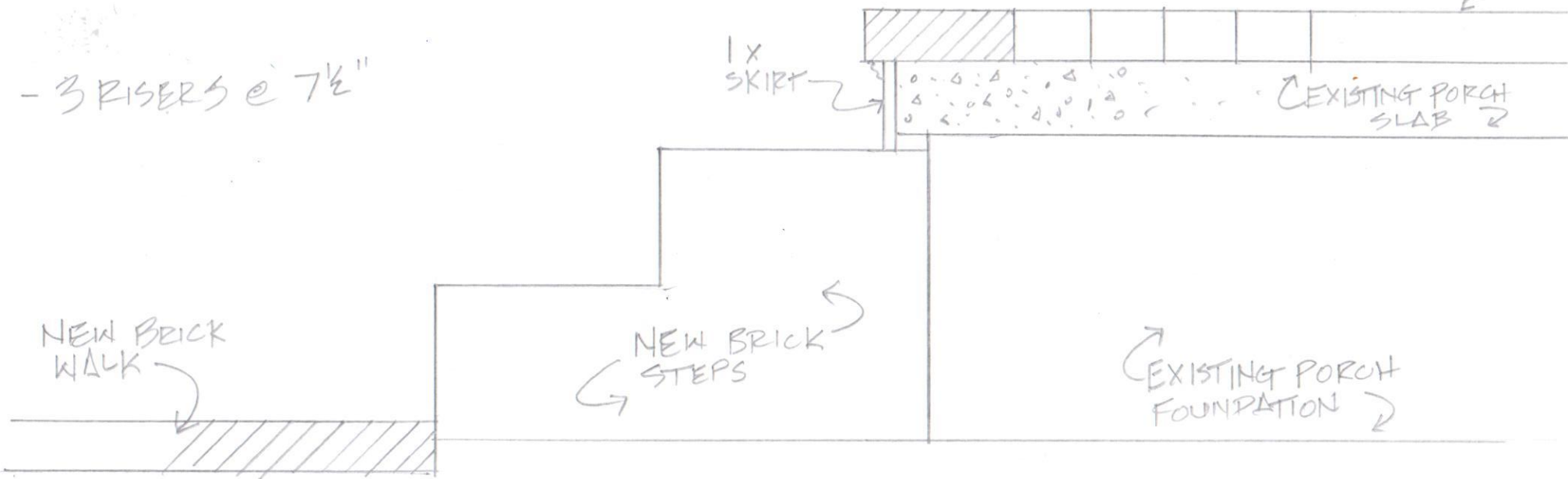


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- 3 RISERS @ 7 1/2"



PROPOSED
101 WEST ST.















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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 12 Brookletts Avenue

Application Number: 2022-798

Request: Garage Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

On November 14, 2022 the HDC granted approval for the applicant to preform renovations and construct a 6' x 24' addition. Approved renovations included removing the existing cedar shakes and installing composite shingles, installing new awning windows, replacing existing garaged doors, and replacing existing double-hung windows. The Commission discussed that cedar trim would be used and TDL windows would be used. **This garage is identified as a contributing structure.**

The applicant has now revised the scope of work to eliminate the proposed addition. The garage door will no longer be replaced and no windows will be added to the north elevation. Finally, the two windows flanking the entry door will be fiberglass-clad instead of the originally approved wood.

Historic District Guidelines:

Appendix B: Common Substitute Materials

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.



Analysis – Given that these windows are located on an outbuilding that is not visible from any street, fiberglass clad windows may be an appropriateness replacement material.

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.

Analysis – The existing windows flanking the entry door appear to be six-over-one wood windows. The Commission previously conditioned its approval on replacement windows being TDL. Based on Guideline 90a, the replacement windows should also be six-over-one windows with TDL.

RECOMMENDED CONDITION:

1. The two windows flanking the entry door shall be six-over-one.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** with the condition that the new windows match the existing windows in size, proportion, design, and style. The existing windows are six-over-one



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

and guideline 90a suggests that new windows should match the existing windows in every aspect except for material.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with staff's recommended 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			
2101026372		12 BROOKLETTS AVE		KLAKRING, GLENN DON			
YEAR BUILT		PHYSICAL CONDITION					
1920		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
CRAFTSMAN							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
1 1/2 STORY 3 BAY BUNGALOW. BRICK PIERS AND WOODEN COLUMNS SUPPORT ENGAGED FRONT PORCH 6/1 WINDOWS. ORIGINAL GLAZED AND PANEL DOOR, GABLE DORMER; BRACKETED EAVES. EXTERIOR FIREPLACE. CONTRIBUTING GARAGE.							



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

RECEIVED
APR 10 2023
TOWN OF EASTON

Application #: 2022-798
Date Received: 04/10/2023
Fee Paid: -
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

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 12 Brookletts Avenue
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Joseph A. Cook
TELEPHONE NO. (410) 531-7644 EMAIL joe.ria@icloud.com

Applicant or Agent

NAME Joseph A. Cook
TELEPHONE NO. (410) 531-7644 EMAIL joe.ria@icloud.com

Description of Proposal (include additional sheets, as necessary)

In accordance with the Certificate of Appropriateness issued for Application Number 2022-1798, notification is hereby given to the Commission that the project's scope and certain materials to be used are contrary to that understood by the aforesaid Application and supplemental information. See Exhibit A for a full description.

Specific Requirements

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- 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.
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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

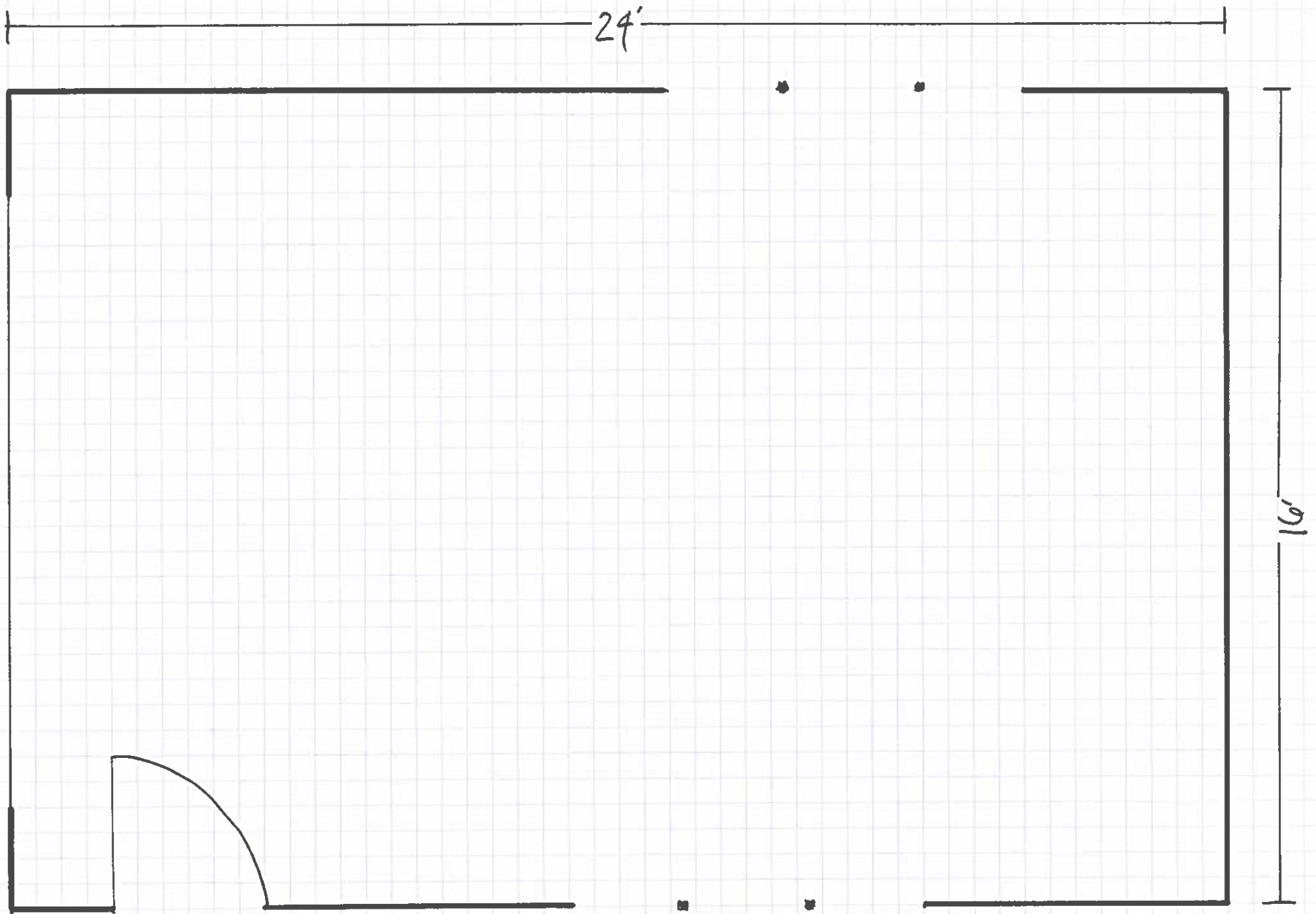
Joseph A. Cook
4/10/2023
Joseph A. Cook

Revised 4.4.2022

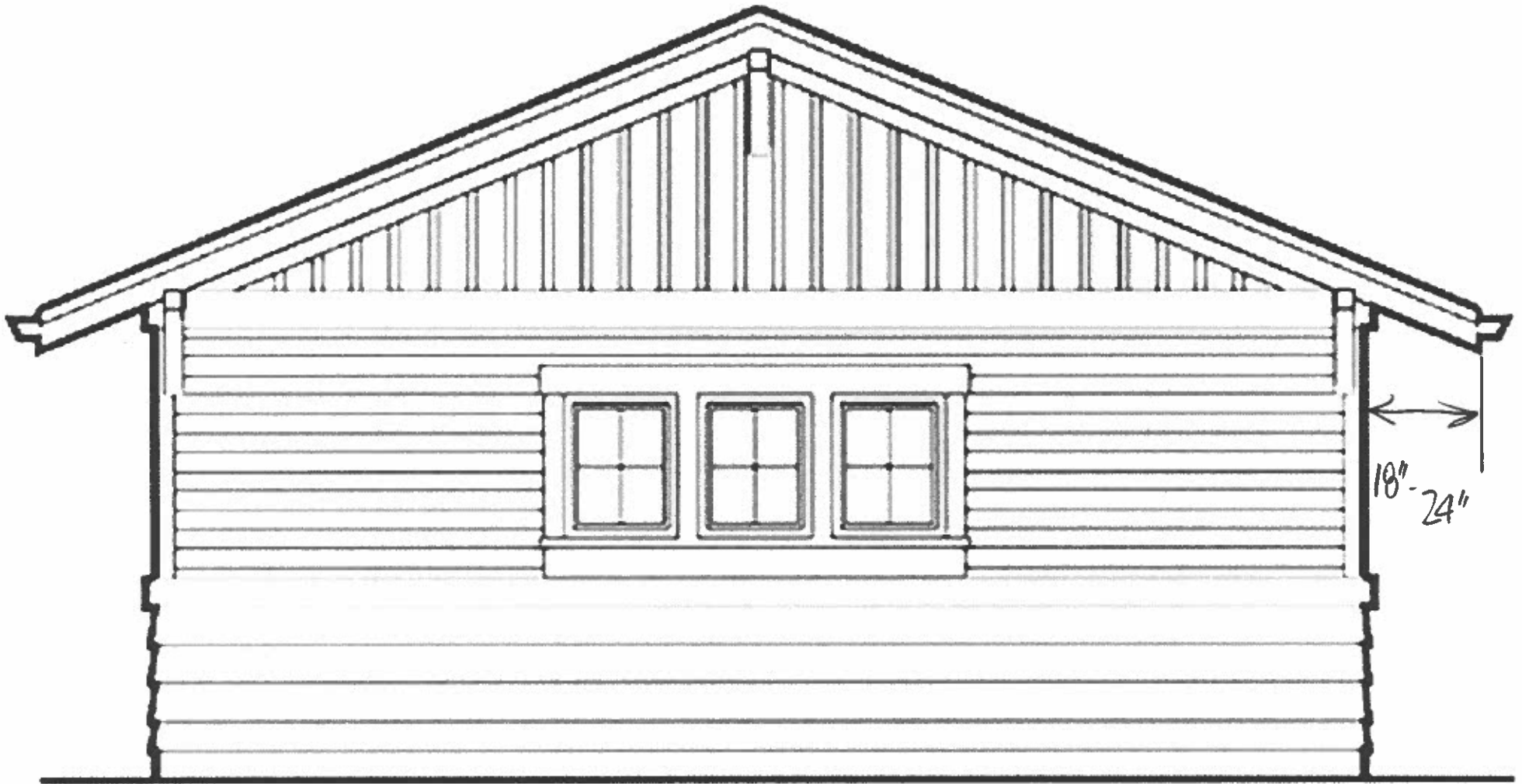
Exhibit "A"

Revised Description of Proposed Garage Modifications

- **Existing 24' x 16' one-car garage structure will not be enlarged as was proposed under Application Number 2022-798.**
- **Existing 12' x 7' garage door will not be replaced as was proposed under Application Number 2022-798.**
- Remove existing two double-hung windows flanking entry door on the existing structure's eastern elevation with new, **full divided light, triple-mulled awning windows with wood interiors and grilles and fiberglass exterior and grilles exterior with energy spacers. Grilles will applied in a 2 over 2 pattern.** Placement of new windows on eastern elevation is shown on attached Proposed Project Plan. More information on windows is provided on attached pages from manufacturer's information brochure.
- Add new triple-mulled awning windows identical to those proposed for the eastern elevation on western elevation of structure. Placement of new windows on western elevation is shown on the attached Proposed Project Plan. **No windows will be added to northern elevation of the structure as was proposed under Application Number 2022-798.**
- Remove existing cedar shingle siding from entire structure and replace with new cedar shingles to be painted to match color of residence.
- Remove existing asphalt shingle roofing material and replace with new asphalt roofing shingles.



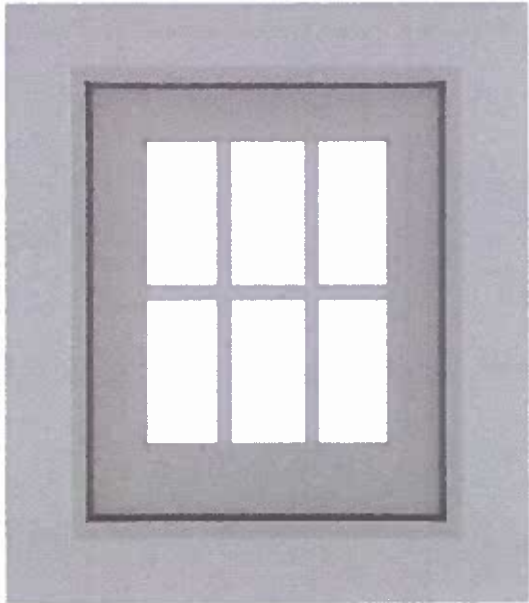
Proposed Project Plan
 $\frac{3}{8}" = 1'$





A-SERIES AWNING WINDOW

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INTERIOR EXTERIOR

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Excellent choice

We like your style

Clear my choices ✕

- Sizing
- Interior
- Hardware
- Grilles
- Exterior
- Trim
- Glass
- Summary

▮ All of your window details

🔗 Share My Design Print

Product ID#	AAN2428
Unit Width	27 1/4"
Unit Height	31 1/4"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Traditional Folding, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	Dove Grey
Exterior Trim Profile	3.5" Flat
Exterior Trim Color	Dove Grey

Psychology & Neuroscience	23
Dissertations	45.5
Workshops & Dinner Symposia	7
Psychology & Interdisciplinary	20
Psychological Anthropology	31
Psychology & Neuroscience	22.5
Other	14.5
Art, History, & Biological Sciences	6.5
Others	0
Total (University-Wide)	100

Adolescents	21
Experienced Volunteers	32
Passive Volunteers	26
One-day-only Volunteers	38
Parent Volunteers	64
Teenagers Volunteers	52
Unpaid only Volunteers	57
Community/Environment Volunteers	27

[illegible]

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Designed in collaboration with architects, A-Series products are our most functional — and so. The matching sight lines, matching glass sections, and no openings will help you bring any architectural style to life down to the smallest detail. And with numerous glass options and composite exteriors, they're our best performing and most energy-efficient products capable of withstanding the toughest conditions.

⁶⁷[2011] Apple Inc v Samsung Electronics Co Ltd [2011] EWHC 909.

ALLELED INNOVATION & PERFORMANCE

A-Series products go beyond their architecturally detailed designs. They're also the best-performing, efficient windows and patio doors we've ever engineered. With environmental and impact certifications, you achieve almost anything.

G

Used in interior door
new sash and frames
outer door frames
exteriors to provide
combination of strength,
light and beauty
fibers*
also used
and
sellers

AGEMENT

work together to direct
buildings
sealed corner joints
light
double-hung windows
doors channels water
home
attachment flange
dependent of the window
it management system

VIRTUALLY MAINTENANCE-FREE EXTERIORS

Exteriors of A-Series products never need painting. They won't flake, rot, blister, peel, pit or corrode.** Plus they're warranted against corrosion for the life of the products† with no washing or waxing required.**



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Our renowned Owner-2-Owner® limited warranty is fully transferable and not prorated, making it one of the best coverage plans available — which means it can add resale value for your customers. It's also supported by the industry's largest service network.

**OWNER2OWNER
LIMITED WARRANTY**

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A-Series products and their detailed design options make architectural authenticity not only possible but also easy to achieve. To find A-Series windows, doors, hardware, exterior trim and color palettes that are authentic to a particular home's architectural style, see our style library at andersonwindows.com/stylelibrary.

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for more information and to contact your dealer to verify that the product with your glass option is ENERGY STAR® certified in your area.



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*Available on select A-Series products.

**Visit andersonwindows.com/warranty for details.

†Hardware excluded.

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A-Series products have withstood testing that has taken them from temperatures as cold as Alaskan winters to the heat of Death Valley summers. They've stood up to hurricane-force winds and prolonged exposure to sea air. A-Series standard products feature the following ratings†:

Windows	PG 30 (DP30)
Gliding Patio Doors	PG 50 (DP50)**
Hinged Patio Doors	PG 43 (DP43)

PG50†

Ratings vary by product performance and test area. See the performance section in this guide for open air test performance. Visit andersonwindows.com/pg for up-to-date performance details.

**Ratings to AAMA/WDMA/CSA 101/S.3 2/A440-08.5. ††PG50

***Rating applies to all gliding patio doors except two-panel 10' tall doors (PG-43) and three- and four-panel 8' and 10' tall doors (PG-40). ††ADW4080 • 50/50 (AAMA/WDMA/CSA 101/S.3 2/A440-11). For more information, visit andersonwindows.com/pg. †††ADW4080 PGUP • 70/70 (AAMA/WDMA/CSA 101/S.3 2/A440-11). For more information, visit andersonwindows.com/pg. †††ADW4080 SW (single) • 70/70 (AAMA/WDMA/CSA 101/S.3 2/A440-11). For more information, visit andersonwindows.com/pg.

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Weather-resistant seals stand up to eight inches of rain per hour and hurricane-force winds. Double-hung windows feature a dual-bulb seal, and casement windows use refrigerator-type gaskets to help keep air and water out.

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PG upgrades are now available for A-Series windows, in addition to A-Series patio doors. Products with PG upgrades achieve higher air, water and structural ratings as opposed to standard performance products. Availability is based on product type and size.

PG70

Performance Grade 70

OPTIONS FOR THE HARSHTEST WEATH

A-Series products are an Stormwatch® Protection Series air, water and structural ratings include impact-resistant glass, borne debris protection and structural integrity of the frame. Visit andersonwindows.com/stormwatch or refer to the Anderson® A-Series Product Guide for more information. Your local building code requirements.

PG70+ **StormWATCH**

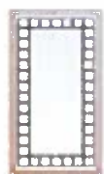
StormWATCH



GRILLES

A-Series windows and patio doors offer a variety of architecturally authentic grille types and standard patterns.

We'll also work with you to provide your customers with custom grille designs for a signature look.



Queen Anne



Diamond



Prairie A



Colonial



Tall Fractional



Short Fractional



Simulated Meeting Rail



1 x 4 Specified Equal Light**



Custom

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

Full Divided Light with Energy Spacer

Full divided light with a narrow spacer bar that provides a 3 mm gap around the spacer to minimize transfer of heat and cold to the interior glass surface, improving overall thermal performance.



Permanent exterior and permanent interior with spacer



Permanent exterior and permanent interior with energy spacer



Permanent exterior and permanent interior



Permanent exterior and removable interior



Removable interior



Finelight grilles-between-the-glass*

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles available in natural wood or prefinished white.

CONVENIENT CLEANING

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured 1" (25) or 3/4" (19) profile.

GRILLE BAR WIDTHS

Traditional



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (57)

Contemporary for Patio Doors **NEW!**



3/8" (16)



3/4" (19)



2 1/4" (57)



3 1/2" (89)

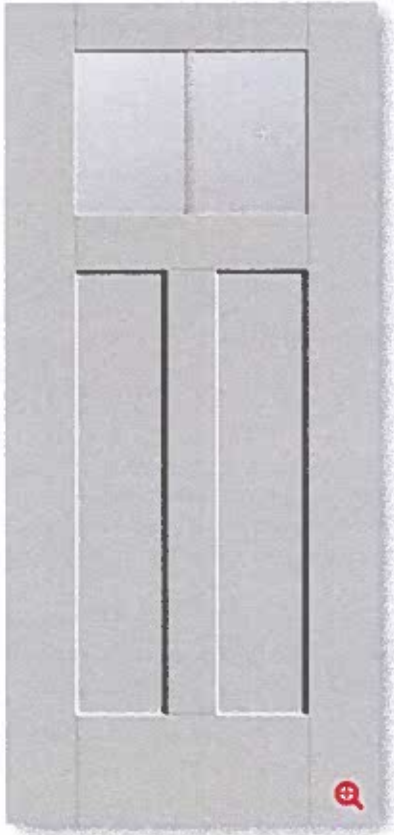
Wide traditional grilles can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.* New contemporary grilles can be used for door products with contemporary options. Actual size shown.

* Simulated meeting rails are available in 7/8" (22), 1 1/8" (29) and 2 1/4" (57) widths.

** Specify number of same size rectangles wide or high. Some restrictions may apply.

† 3/8" (16), 1 1/8" (29), 2 1/4" (57) and 3 1/2" (89) widths are not available in Finelight grilles-between-the-glass.

For standard grille patterns, refer to the detailed product sections in the guide or contact your Andersen supplier. Some grille patterns are not available in all configurations or products. Dimensions in parentheses are in millimeters.



Smooth-Star®



Craftsman Lite 2 Panel Shaker Flush-Glazed | Style No. S4812-SDLF1 

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6 Available Sizes ›

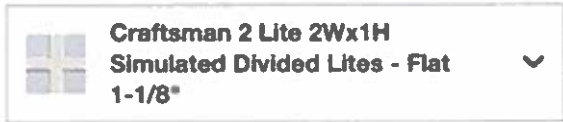
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GLASS OPTIONS ⓘ





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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 206 S Harrison Street

Application Number: 2023-907

Request: Roof, Gutters, and Deck Railing Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace the existing flat membrane roof with a new TPO .6 mil roof. A new aluminum parapet wall cap and aluminum gutters will also be installed. The applicant is also proposing to remove the existing deck railing and install a new vinyl railing system on the rear deck.

Historic District Guidelines:

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 proposed roof matches the existing roof material and is in keeping with the building's architectural style.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

- a. Replace deteriorated or damaged gutters and downspouts in-kind.
- b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Analysis – The applicant's narrative does not state what style of gutter will be installed. The Commission may wish to condition an approval upon the use of half-round gutters.



Guideline 65. Make Sensitive Replacements (Porches)

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

Analysis – Given that this is a rear porch, alternate materials such as vinyl may be appropriate as long as the size scale and appearance match the historic railing. The rear porch is not visible from S Harrison Street. The Commission may condition its approval upon the new railing matching the existing railing.

RECOMMENDED CONDITION:

1. The new railing shall match the existing railing in size, shape, profile, proportion, and spacing.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application with conditions.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with staff's recommended condition.

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			
2101025465		206 S HARRISON ST		CARTER FAMILY PARTNERSHIP LP			
YEAR BUILT		PHYSICAL CONDITION					
1920		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
12/1 WINDOWS APPEAR TO BE REPLACEMENTS. FRONT DOOR POSSIBLY ORIGINAL. UNUSUALLY LARGE SIDELIGHTS. PORTICO HAS VERY DENTILATED PEDIMENT + FLUTED SQUARE POSTS. STUCCO COVERED WALLS. ALTERED HISTORIC GARAGE.							



RECEIVED

MAR 28 2023

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

Application #:	2023-0907
Date Received:	03/28/2023
Fee Paid:	\$75.00
HDC Meeting Date:	04/24/2023
Date Property Posted:	04/17/2023

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

206 South Harrison Street Easton MD 21601

☒ Contributing

☐ Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Mary Ann Schindler

TELEPHONE NO.

410-714-0403

EMAIL

MaryAnnSchindler3@gmail.com

Applicant or Agent

NAME

Jordan Saenz ROI Construction

TELEPHONE NO.

301-310-2069

EMAIL

Projectmanager@ROIConstruction.com

Description of Proposal (include additional sheets, as necessary)

Roofing replacement
Gutter replacement
Vinyl deck railings replacement

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

3/28/23
Jordan Saenz

Revised 4.4.2022



ROI Construction
8312 Savage Guilford Road ,
Savage, MD 20763
Phone: 833-766-3764

Company Representative
Cody Cline
Phone: (301) 310-3372
cody@roiconstruction.com

03/24/2023
Claim Information

Mary Ann Schindler
206 South Harrison Street
Easton, MD 21601
(410) 714-0403

Job: Mary Ann Schindler

Roofing Section- Smaller deck section outside of guest room

Smaller deck section

Max 240 square feet

Install new Mule Hide .60 Mil TPO Roof system

Tear off existing roof

We will photograph all rotten wood on your roof prior to replacing it, in the case rotten wood is discovered

All rotten wood will be replaced for an additional fee (\$95 standard per sheet of plywood or \$8 per LF for 1x/2x)

Install insulation

We will install a tapered insulation so the roof can properly drain water to the newly installed gutter on the front of the deck

Secure insulation boards with drill point fasteners

Secure insulation boards with 3" plates

Install Mule Hide cover strip where applicable

Install pre-finished white 24-gauge TPO coated heat weldable gravel stop drip edge where applicable

We will install gravel stop on the edges of the deck to prevent water from spilling over the sides.

This way you will only have to install a gutter on the front of the deck

Install pre-finished white 24-gauge TPO coated heat weldable drip edge where applicable

Flash all chimneys, vents, and walls where applicable

Fabricate custom aluminum parapet wall capping

Install new aluminum parapet wall capping where applicable

Install new Mule Hide TPO heat weldable pipe collars where applicable

Use weathered membrane TPO membrane cleaner where applicable

Use 5-star contractor bags to dispose of roof debris

Haul away all roof debris and complete project with a magnet ground sweep

ROI 5-star Warranty- We provide a ten (10) year guarantee on workmanship & certified Mule Hide manufacturers twenty (20) year warranty on material

\$5,400.00

Roofing Section- Main flat roof deck section.

Main flat roof section

Max 920 square feet

Install new Mule Hide .60 Mil TPO Roof system

Tear off existing roof

We will photograph all rotten wood on your roof prior to replacing it, in the case rotten wood is discovered

All rotten wood will be replaced for an additional fee (\$95 standard per sheet of plywood or \$8 per LF for 1x/2x)

Install tapered insulation

We will install a tapered insulation to allow water to properly drain towards the rear gutter that is installed.

No gutter installation is needed on this section

Secure insulation boards with drill point fasteners

Secure insulation boards with 3" plates

Install Mule Hide cover strip where applicable

Install pre-finished white 24-gauge TPO coated heat weldable gravel stop drip edge where applicable

We will install gravel stop on the edges of the deck to prevent water from spilling over the sides.

This way you will only have to install a gutter on the front of the deck

Install pre-finished white 24-gauge TPO coated heat weldable drip edge where applicable

Flash all chimneys, vents, and walls where applicable

Fabricate custom aluminum parapet wall capping

Install new aluminum parapet wall capping where applicable

Install new Mule Hide TPO heat weldable pipe collars where applicable

Use weathered membrane TPO membrane cleaner where applicable

Use 5-star contractor bags to dispose of roof debris

Haul away all roof debris and complete project with a magnet ground sweep

ROI 5-star Warranty- We provide a ten (10) year guarantee on workmanship & certified Mule Hide manufacturers twenty (20) year warranty on material

\$18,940.00

Vinyl deck railings

Main flat roof section and smaller flat roof sections only

Wooden fence on the back side of the main roof will remain for privacy

Install new deck railings

We will remove existing railings on both sections of deck

We will install new Veranda traditional 8'x36" white PolyComposite rail system. Max 70 linear feet of railings.

This new railing system will include all vinyl post and post caps

Composite railing post will have pitch pockets installed around the base.

Install new gate on main roof

We will install a new standard RDI vinyl gate system for future stair

Per customers request this will be installed close to the smaller deck area

\$8,281.30

Gutters Section

- This is for the gutter that will need to be installed on the smaller flat roof section on the front end. Max 20 LF.
- New 6" aluminum seamless gutters will be installed. Color selection to be picked out by homeowner.
- Install new downspouts.

Remove Existing Gutters
Install 6" Aluminum Seamless Gutters
Install 3" x 4" Downspouts

If bad or rotten wood is discovered it will be replaced at a price of \$8.00 per linear foot of 1x or 2x for the fascia board or joist (If client wants the replaced wood painted to match or wrapped in aluminum it will be an additional quoted charge)

\$995.00

Sub Total	\$33,616.30
Discount: Spring cleaning discount (sign before April 1)	(\$500.00)
TOTAL	\$33,116.30

We hereby propose to furnish material and labor - complete in accordance with the above specifications.

One-third deposit will be due upon signing the proposal.

NOTE: This proposal may be withdrawn by ROI Construction, LLC if not accepted within 10 days.

Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. ROI Construction, LLC is authorized to perform the work as specified. Payment will be made as outlined above.

MHIC 135814 DC 420219000135



e-Signed by Cody Cline

Company Authorized Signature

03/24/2023

Date



e-Signed by Mary Ann Schindler

Customer Signature

03/24/2023

Date

Customer Signature

Date













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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 204 N Washington Street

Application Number: 2023-918

Request: Clearance Bar

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a nine (9) feet tall vehicle clearance bar for a bank's drive-up ATM and pneumatic tube system. The ATM and pneumatic tube system are existing and are covered by an existing canopy. This is a non-contributing structure due to its age.

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.

Analysis – The HDC's guidelines do not explicitly discuss "clearance bars" for drive throughs. The most relevant section is the general guidelines for signage which discuss appropriate



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

locations for signage. The proposed signage does not cover any architectural features and is in keeping with the style of the existing structure.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The proposed signage will not cover or damage any architectural features and is similar in style to the existing canopy above the drive through.

DRAFT 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 on 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			
2101014579		204 N WASHINGTON ST		TALBOT PROPERTY GROUP LLC			
YEAR BUILT		PHYSICAL CONDITION					
1961		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE							



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

RECEIVED
APR 10 2023

Application #: 2023-918
Date Received: 04/10/2023
Fee Paid: 04/10/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 204 N WASHINGTON ST.

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1961 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME PEOPLES BANK

TELEPHONE NO. 410-778-3560 EMAIL _____

Applicant or Agent

NAME JOSHUA STARTT - ARCHITECT

TELEPHONE NO. 410-822-3130 EMAIL josh@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

ERECT A "CLEARANCE BAR" TO PROTECT THE EXISTING CANOPY
ABOVE THE ATM & PNEUMATIC TUBE SYSTEM FROM DAMAGE
BY LARGE VEHICLES.

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

<u>04/10/2023</u>	<u>JOSHUA STARTT</u>
<u>JOSHUA STARTT</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

N/A

- ☐ 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

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

N/A

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

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 N/A

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

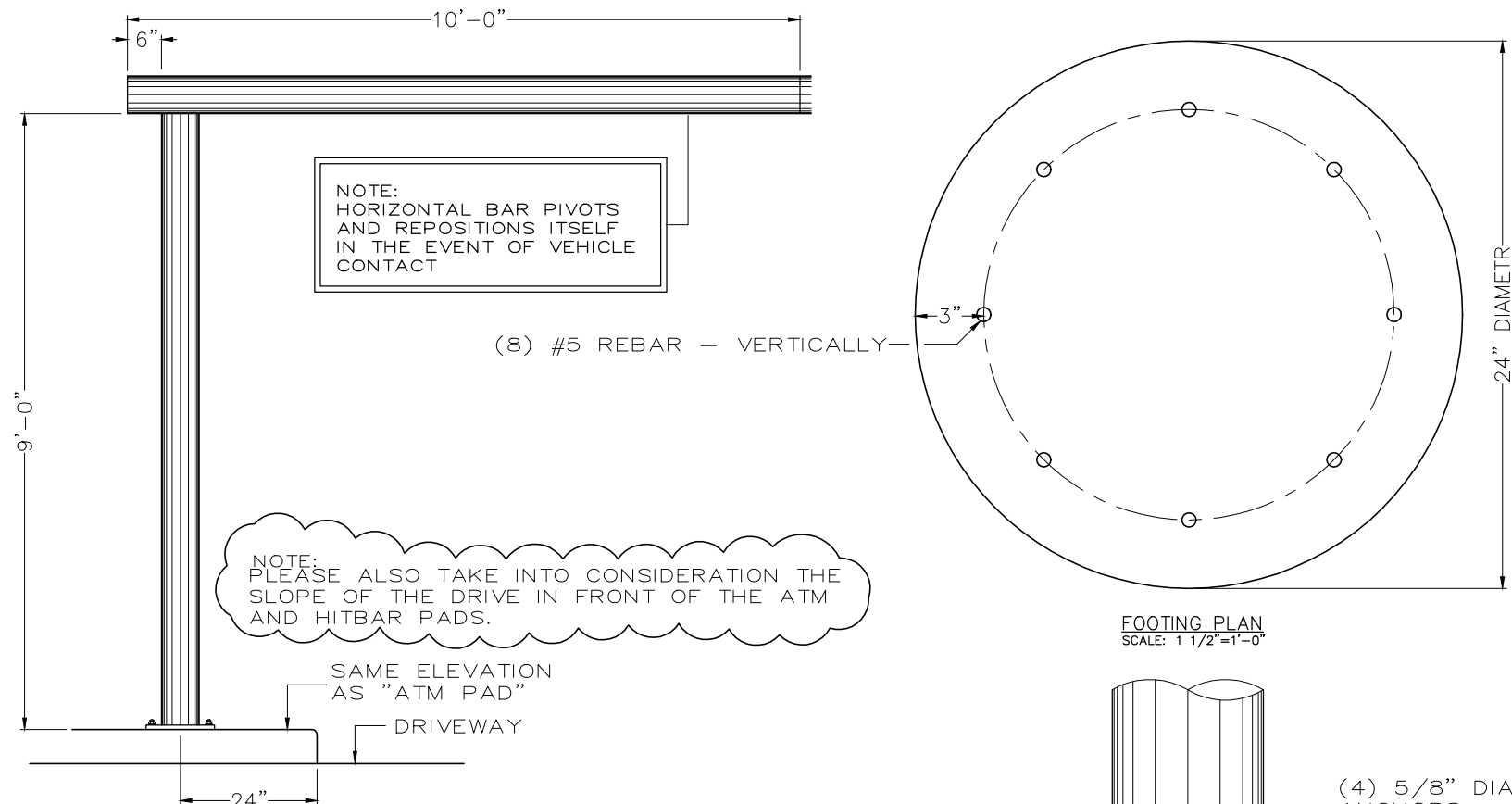
Other N/A

- ☐ Attach all documentation supporting request

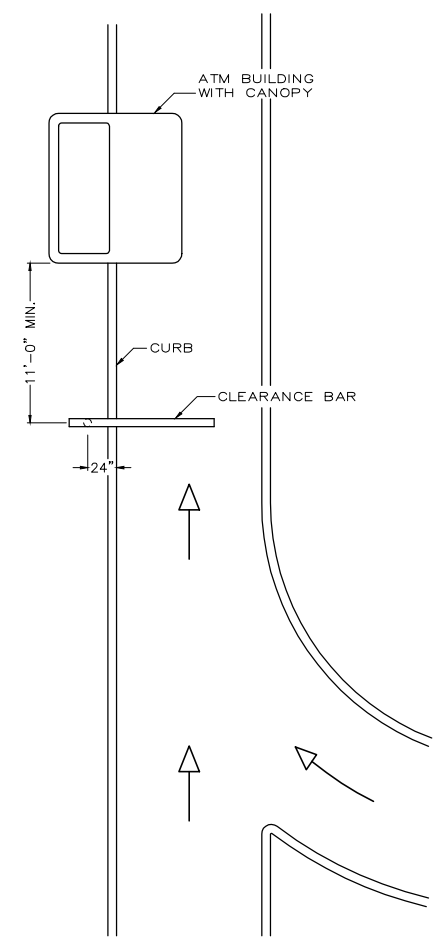
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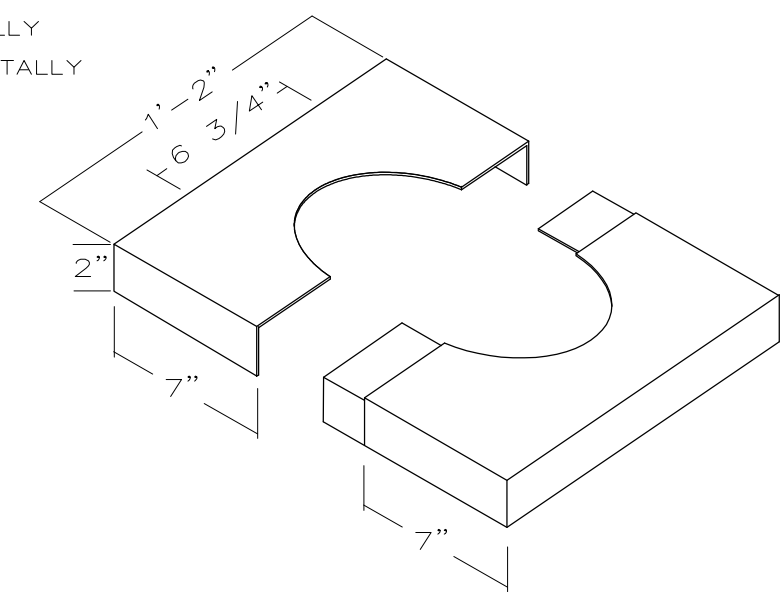
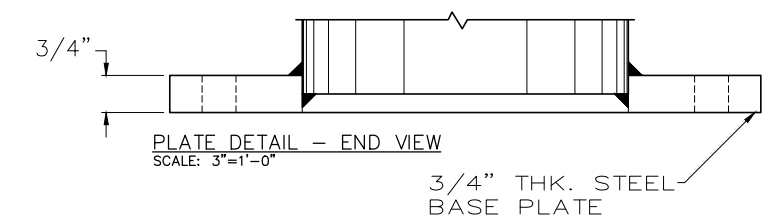
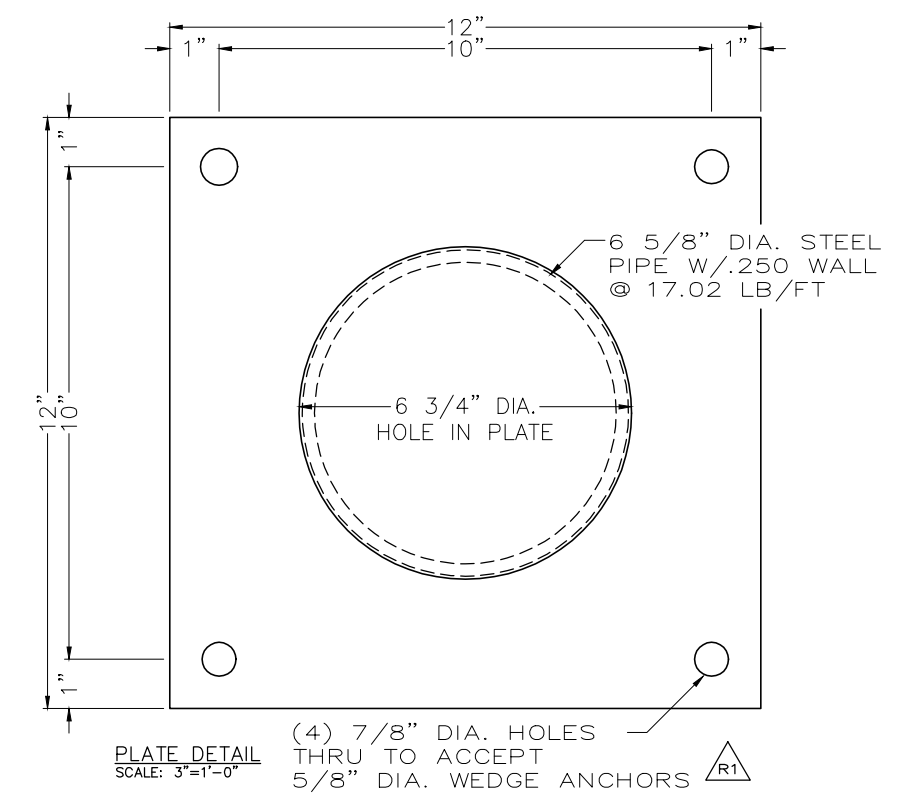
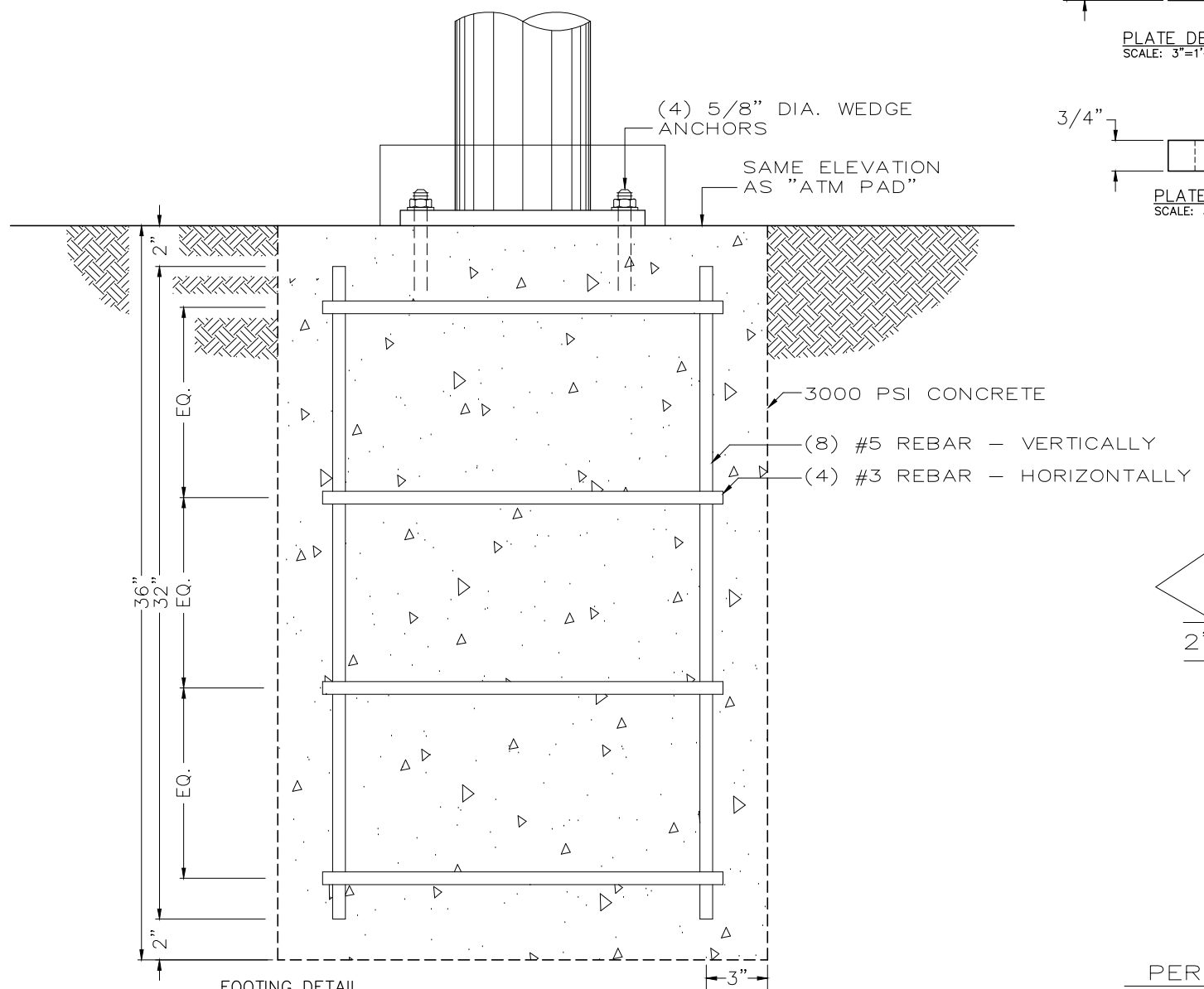
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



SIDE VIEW @ CLEARANCE BAR
SCALE: 3/8"=1'-0"



PLAN VIEW @ CLEARANCE BAR
SCALE: N.T.S.



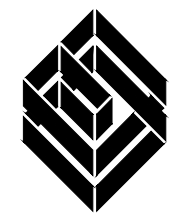
PERSPECTIVE VIEW @ BASE PLATE COVER

Revision:
R1 8/28/2019 ADDED BASE
PLATE COVER DETAIL

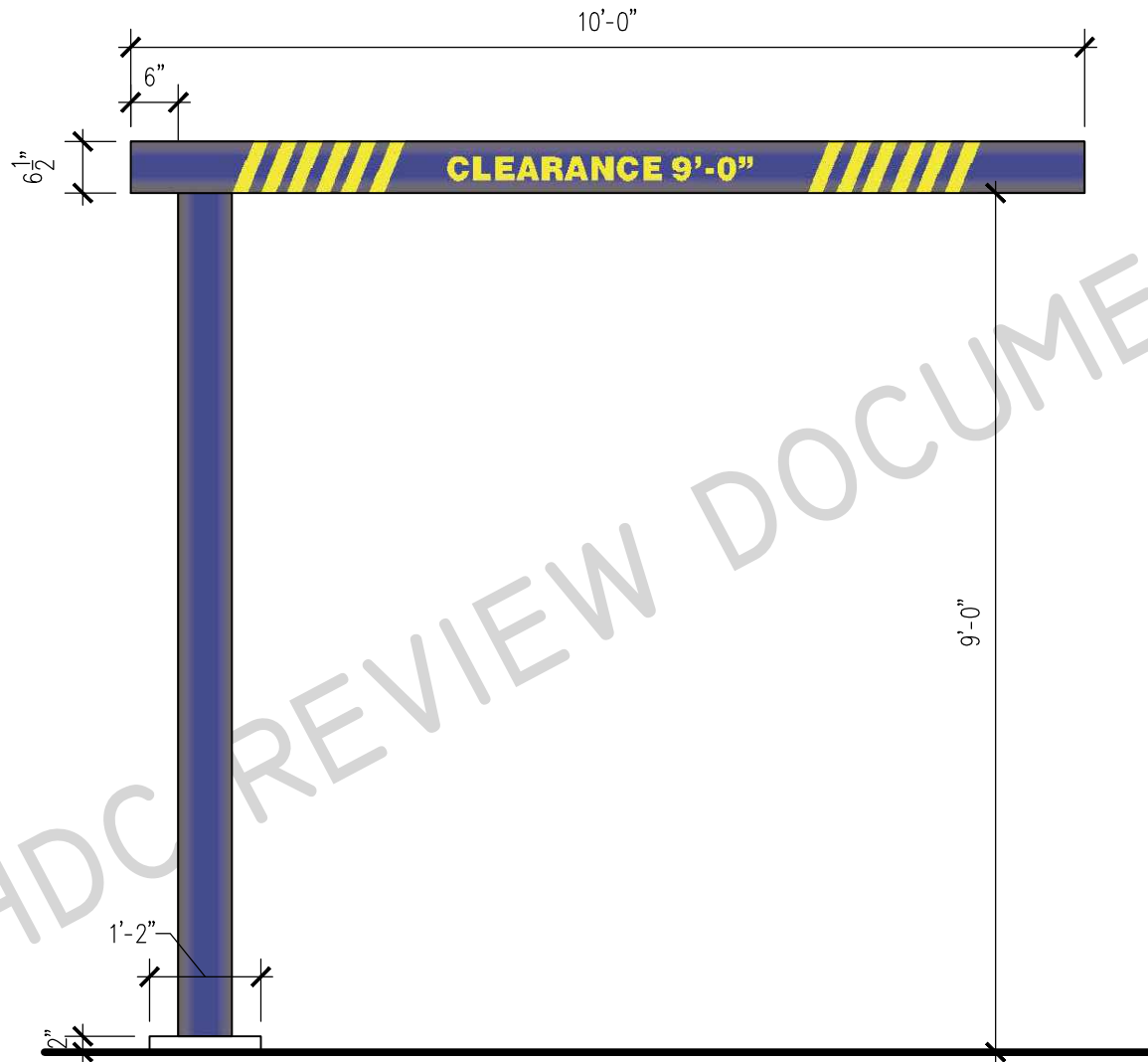
Color Rendering:

DRIVE-UP CLEARANCE BAR WITH BASE PLATE COVER

**CONCEPT
Unlimited, Inc.**
10020 Farrow Road Columbia, SC 29203
TELEPHONE : (803) 755-9100
FAX : (803) 755-9244



Client: DRIVE-UP CLEARANCE BAR
Designer:
Salesman:
Drawn By: MDH
Checked By:
Date: 8/28/2019
Drawing No.: B1254X
Sheet 1 Of 1



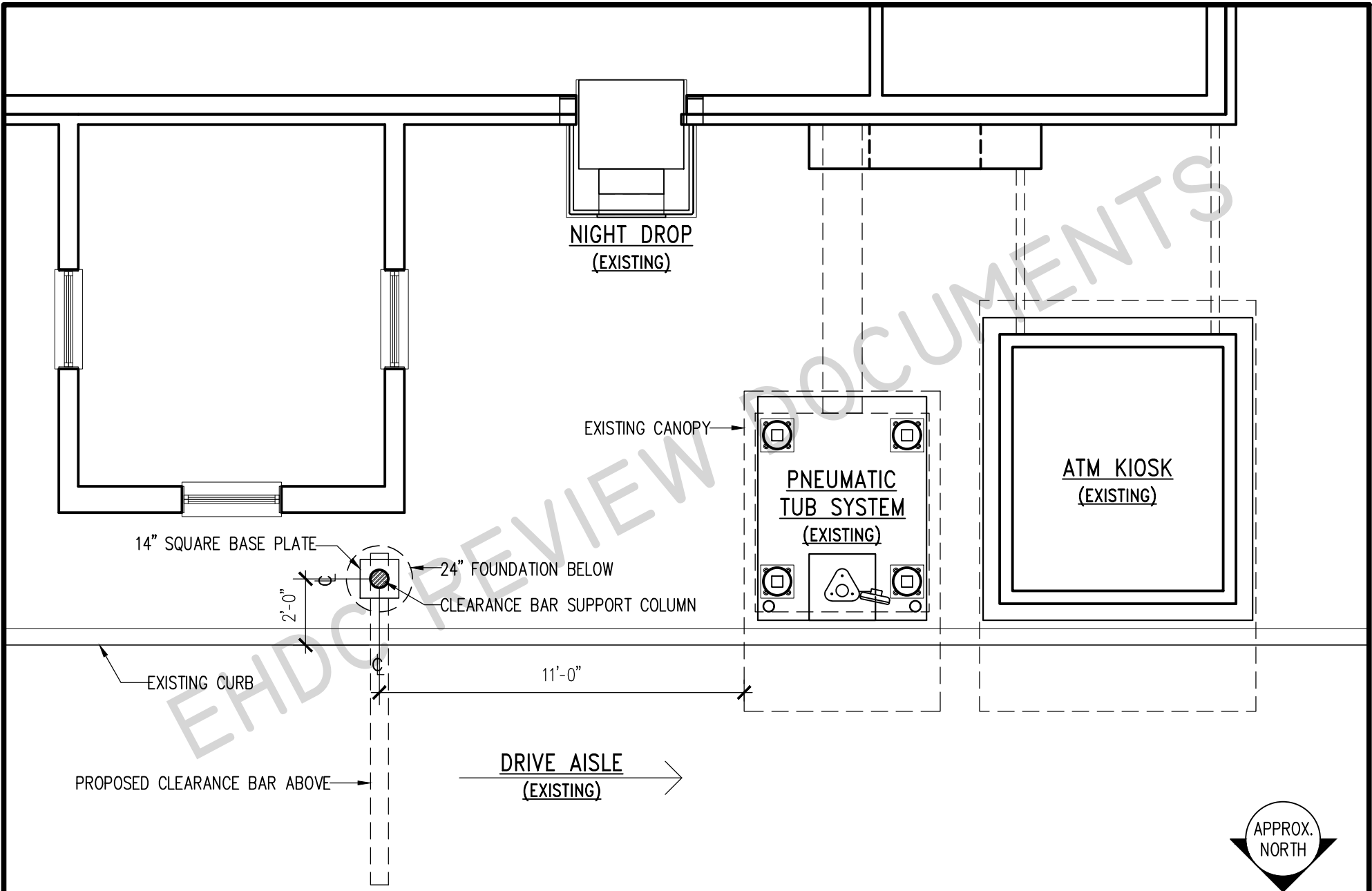
1 PROPOSED ELEVATION
1/2"=1'-0"

AI
SCALE:
NOT TO SCALE
DATE:
10 APRIL 2023
SHEET 1 OF 2

PEOPLES BANK- CLEARANCE BAR
204 N WASHINGTON ST., EASTON, MD
CONTEXT PHOTOS

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

EHDC DOCUMENTS
CHRISTINE M. DAYTON
ARCHITECT
PA
P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130



A2

SCALE:
1/4"=1'-0"

DATE:
10 APRIL 2023

SHEET 2 OF 3

PEOPLES BANK- CLEARANCE BAR
204 N WASHINGTON ST., EASTON, MD

LAYOUT PLAN

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

EHDC DOCUMENTS

CHRISTINE M. DAYTON
 ARCHITECT

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



EHDC DOCUMENTS

CHRISTINE M. DAYTON

ARCHITECT

P.A.

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

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

PEOPLES BANK- CLEARANCE BAR
204 N WASHINGTON ST., EASTON, MD

CONTEXT PHOTOS

SCALE:
NOT TO SCALE

DATE:
10 APRIL 2023

SHEET 2 OF 3

A3

NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO: THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK FORMS REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF SUCH CONSTRUCTION OR BUILDINGS BEING SEIZED OR ALIENED.



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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 204 S Hanson Street

Application Number: 2023-923

Request: Garage Doors and Front Porch

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace in-kind the existing garage doors on the alley facing garage. The new garage door will be nearly identical to the existing garage doors. A slight expansion will be made to the existing concrete driveway used to access the garage from the alley. The applicant would also like to alter the existing front porch through the addition of screening and ceiling fans. This is a contributing garage.

Historic District Guidelines:

Guideline 45. Screen, Storm, and Garage Doors

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

Analysis – The proposed garage doors match the existing garage doors almost identically.

Guideline 64. Preserve Historic Porches

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.



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

Analysis – The applicant’s proposal to screen in the front porch may be appropriate based on guidelines 64b and 64d. The Commission should be clear that the screening can not cover or alter any original details of the porch. Ceiling fans are not explicitly mentioned in the HDC’s Guidelines.

RECOMMENDED CONDITIONS

1. The applicant shall obtain a right-of-way permit for the driveway expansion.
2. The screening shall not cover or damage any architectural features of the front porch.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application with conditions. Screening in front porches within the Historic District may be appropriate as long as architectural features are not damaged or covered. Ceiling fans are also found on other front porches throughout the district.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the recommended 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			
2101002546		204 S HANSON ST		DANNER, DAVID B.			
YEAR BUILT		PHYSICAL CONDITION					
1920		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
CRAFTSMAN				REAR KITCHEN WING			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
1 1/2 STORY SIDE-GABLE BUNGALOW. GABLE WINDOWS NOT ORIGINAL BUT 5(VERTICAL)/1 WINDOWS ARE LIKELY HISTORIC. VERTICALLY GLAZED + PANELED DOOR APPEARS ORIGINAL. VINYL SIDING. PORCH RAIL NOT ORIGINAL. EXTERIOR FIREPLACE CHIMNEY. CONTRIBUTING GARAGE.							



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

RECEIVED
APR 12 2023
TOWN OF EASTON

Application #:	2023-923
Date Received:	04/12/2023
Fee Paid:	04/12/2023
HDC Meeting Date:	04/24/23
Date Property Posted:	04/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 204 S. HANSON ST. , EASTON, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DAVID DANNER & FRANCES FORSTER
TELEPHONE NO. 410-924-1541 EMAIL fforsterweb@gmail.com

Applicant or Agent

NAME FRANCES FORSTER
TELEPHONE NO. 410-924-1541 EMAIL fforsterweb@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace garage doors with similar doors - see attachment
Repair concrete slab in front of garage and expand to one side - see attachment
Install ceiling fans on front porch - see attachment
Screen-in the front porch
- Please see attached photos and description

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>2/20/23</u> <u>4/11/23</u>
FRANCES FORSTER

Revised 4.4.2022



File Number: _____

Talbot County Historic Preservation Commission
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

Application for Work Permit

Name of Property: 204 S. HANSON ST, EASTON, MD 21601
Applicant's Name: FRANCES FORSTER Email: FFORSTERWEB@GMAIL.COM
Address: Same
Telephone Number(s): 410-763-9220 Cell Number: 410-924-1541

Property Owner(s) Name: David Danner + FRANCES Forster Email: same
Address: Same
Telephone Number(s): Same Cell Number: _____
Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Zoning: _____

Architect's Name: none Email: _____
Address: _____
Telephone Number(s): _____ Cell Number: _____

Contractor's Name: to be determined Email: _____
Address: _____
Telephone Number(s): _____ Cell Number: _____

Type of Work (Check all that apply)

- | | | |
|---|--|---|
| ☒ Visible from public way | ☒ Siding/Trim | ☐ Demolition |
| ☐ Not visible from public way | ☐ Roofing/Gutters, downspouts | ☒ Addition(s) |
| ☐ Signage | ☐ Accessory building | ☐ New Construction |
| ☒ Parking/Driveway | ☐ Visible from water | ☒ In-kind Replacement |
| ☐ Landscaping | ☐ Not Visible from water | ☐ Utilities |
| ☐ Fence/Gate | ☐ Relocation | ☒ Other |
| ☒ Windows/Doors | ☒ Restoration/Repair | |

File Number: _____

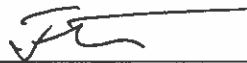
General Description of Proposed Work: replace garage doors, repair driveway,
expand concrete apron of driveway, add ceiling fans and
screening to front porch.
Please see attachment for photos and more details.

Tax Credits: Does the owner intend to apply for Federal or State Rehabilitation Tax Credits? Yes _____ No ☒
If yes, has the owner met with Maryland Historical Trust Staff? Yes _____ No _____

Note: The Talbot County Historic Preservation Commission does not guarantee approval for tax credits.

Historic District Work Permit Process and Application Submittal Requirements (See attached pages).

I have read and understand the attached information regarding process and requirements in obtaining a Historic District Work Permit and this application shall not be construed as a permit to proceed with the above stated work. A certificate of approval signed by the Chair shall be issued before zoning approval for the required Talbot County building permit is granted. I understand that the Historic Preservation Commission or its agent may inspect the work in progress at such times as are reasonable to the nature and scope of the work being undertaken.



Signature of Owner, Applicant/Agent

2/22/23

Date

Office Use Only:

The Commission has reviewed the above project and finds:

- _____ Above project is approved as presented, see comments below.
_____ Above project is approved with conditions, see comments below.
_____ Above project is denied, see comments below.

Talbot County Historic Preservation Commission

Date

(supplementary detail for historic district work permit application - see p. 2 of application form)

SUGGESTED IMPROVEMENTS AT 204 SOUTH HANSON ST

Ideally, we would like to make several improvements to enhance the attractiveness and functionality of the property, but we understand the importance of historic preservation. So we would like to work with the Commission to determine what improvements might be appropriate and how best to accomplish them.

The two main areas of possible improvement are:

1. Make the front porch area more useable with screens and ceiling fans.
2. Improve the back garage area with new doors and concrete.

FRONT PORCH AREA

As the COVID pandemic eases, we would like to begin socializing a bit more at our house. However, we are still trying to be safe, and we will be socializing with at least one person who is immunocompromised. The pandemic has taught us that the risk outdoors is much lower than indoors, so we would like to use our front porch more to see friends. However, mosquitos and limited air circulation are still a big problem when the weather outside is good. So we would like to screen off the porch in some way, and add ceiling fans.

Ideally we would like to permanently screen in the whole porch and add an outer screen door, but if this is too disruptive, we would be glad to consider a range of more temporary and/or limited alternatives, such as removable screen panels or screen blinds. We can present a more detailed proposal if we can have some input as to what might be acceptable.

The following are two photographs of the front porch area, seen from the street and from one end of the porch, to show the exterior and interior. Additional photos can be provided.



BACK GARAGE AREA

This area is less visible, being on an alley, but we would still like to improve its attractiveness and usefulness with several changes: replacing the garage doors; resurfacing the concrete, and adding a concrete apron to one side to hold yard waste for pickup by the town. The following photographs are to show each of these issues.



garage doors

The two doors on the right are in good shape visually, but internally, the machinery to raise and lower them is broken. We would like to replace the current doors with essentially identical doors that work.



Worn concrete

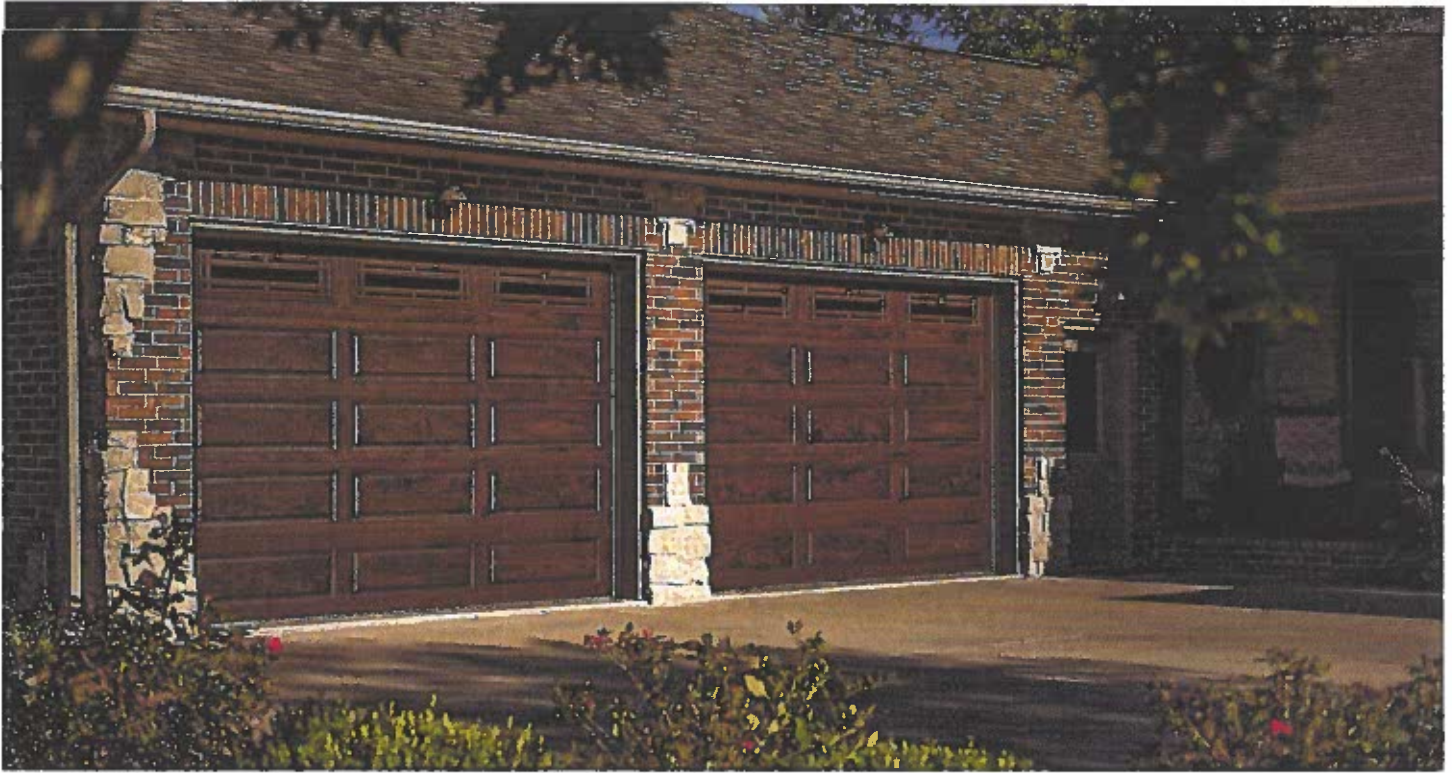
The concrete over much of the driveway surface is eroded. We would like to fix this.

204 S. Hanson St.



Pickup area

We have been using this area next to the driveway to put out yard waste and other large trash items for pickup by the town. The problem is that once the pickup is complete, the area can become muddy, and the garbage trucks that use the alley can create pools within the mud (see dark stripe near street in photo). So we would like to put down a concrete apron that could be kept clean (like the driveway) when not in use for trash pickup.

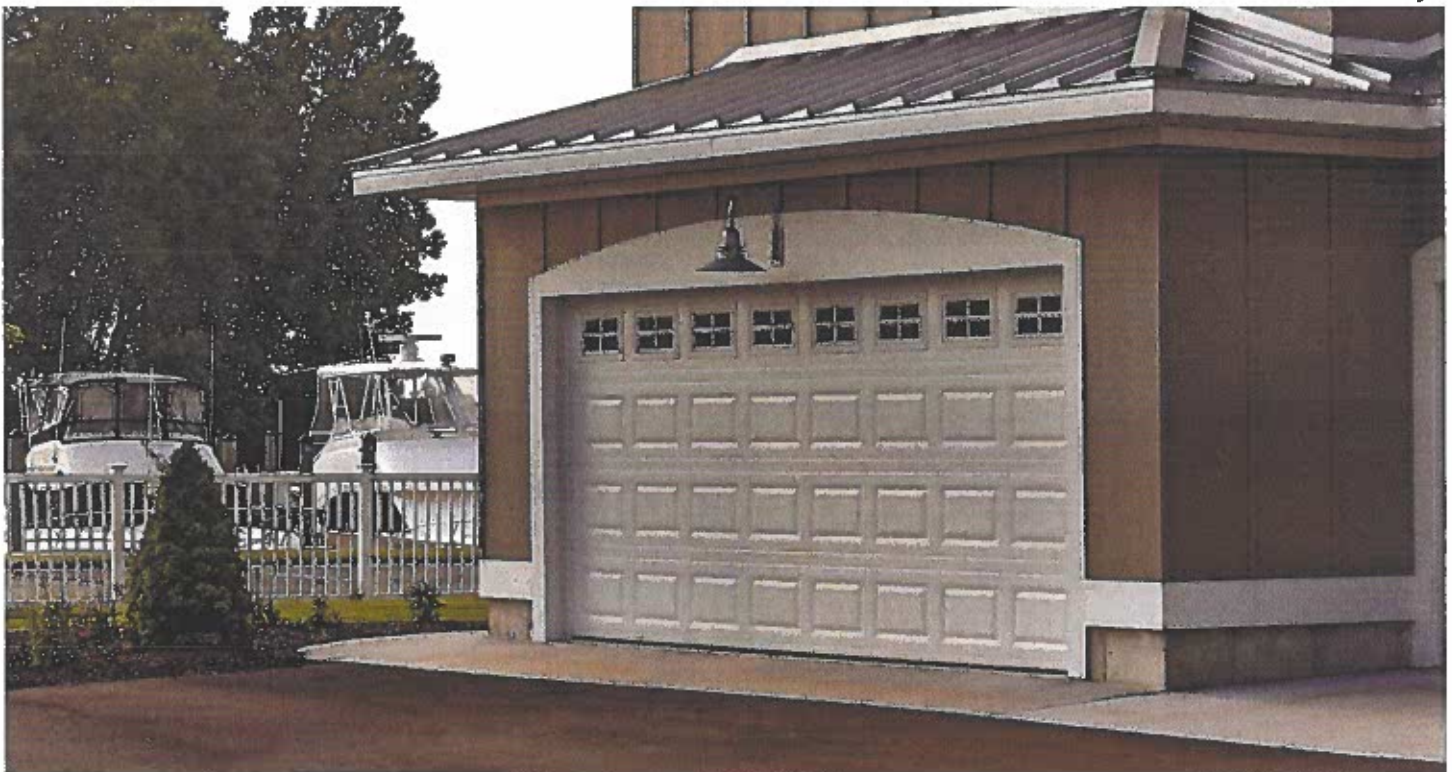


Long Raised Panel shown in accents woodtones walnut with optional prairie window inserts and plain glass.

Raise the Standard

Add depth to your garage door with C.H.I.'s raised panel design, available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.

IN WHITE WITH NO WINDOW PANEL. ✓



Short Raised Panel shown in white with optional stockton window inserts and plain glass.

204 S. HANSON ST.

#1 Home Improvement Retailer



You're shopping
Salisbury
● OPEN until 10 pm

Delivering to
21804

Search



Cart | 0 items

Home Decor Furniture Wall Decor Small Kitchen Appliances Kitchenware & Tableware Bedding & Bath **Lighting** Window Treatments Shop By Room

Home / Lighting / Ceiling Fans / Ceiling Fans With Lights

Internet #322225564 Model #HS485J1-L11-W1-1 Store SKU #1008410952

CARRO

Aspen 48 in. Dimmable LED Indoor/Outdoor White Smart Ceiling Fan with Light and Remote, Works with Alexa/Google Home

★★★★★ (3) Questions & Answers (5)



Hover Image to Zoom

\$219⁹² ~~\$289.00~~
Save \$69.08 (24%)

Pay \$194.92 after \$25 OFF your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

Fixture Color/Finish: **White**





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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 418 North Street

Application Number: 2023-919

Request: Fence and Parking Pad

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to remove and replace portions of the existing 6' high wooden picket fence in the back yard. The new fence will be a solid 6' high wooden privacy fence. The applicant is also proposing to install a new gravel parking pad along the rear alley (See Outstanding Issues).

Historic District Guidelines:

Guideline 9. New Driveways

- 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.

Analysis – The proposed gravel material is in keeping with many of the other parking pads located along Scott's Lane. See Outstanding Issues for information regarding the proposed material.



Guideline 64. Preserve Historic Porches

- 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.

Analysis – The proposed fence meets the Zoning Ordinance's requirements for height and location. The new proposed fence is a simple wooden privacy fence that is replacing an existing wooden fence of the same height.

OUTSTANDING ISSUE:

Gravel Driveways – The Town of Easton Zoning Ordinance and the Town Engineers Standards for driveways both conflict with the proposed material. The Zoning Ordinance states "All off-street parking facilities shall be constructed of dust-free materials, have a surface resistant to erosion, drained so as to prevent damage to abutting properties or public streets, and maintained properly by the owner." (28-1001.2.E) Since the Town Engineer does not consider gravel to be a dust free material, gravel parking pads may not be used within the Town.

RECOMMENDED CONDITION

1. The parking pad shall be constructed of a dust free material.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application conditioned upon the use of a material that meets the Zoning Ordinance's requirements for off-street parking facilities.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the recommended condition

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

RECEIVED

APR 10 2023

Application #: 2023-919
Date Received: 04/10/2023
Fee Paid: 04/10/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

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

418 NORTH STREET



Contributing



Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

MICHAEL AND MEGHAN STUART

TELEPHONE NO.

202.570.0716

EMAIL

MICHAEL.STUARTJ@GMAIL.COM

Applicant or Agent

NAME

Owner

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

REPLACEMENT OF EXISTING 6' WOOD PRIVACY FENCE ON ONE SIDE, REMOVAL OF EXISTING PRIVACY FENCE ALONG OTHER SIDE AND BACK, ADDITION OF GRAVEL PARKING SPACE AT REAR OF PROPERTY ALONG SCOTTS ALLEY. LAND SURVEY HAS BEEN COMPLETED AND PROPERTY BOUNDARIES HAVE BEEN MARKED AND STAKED.

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

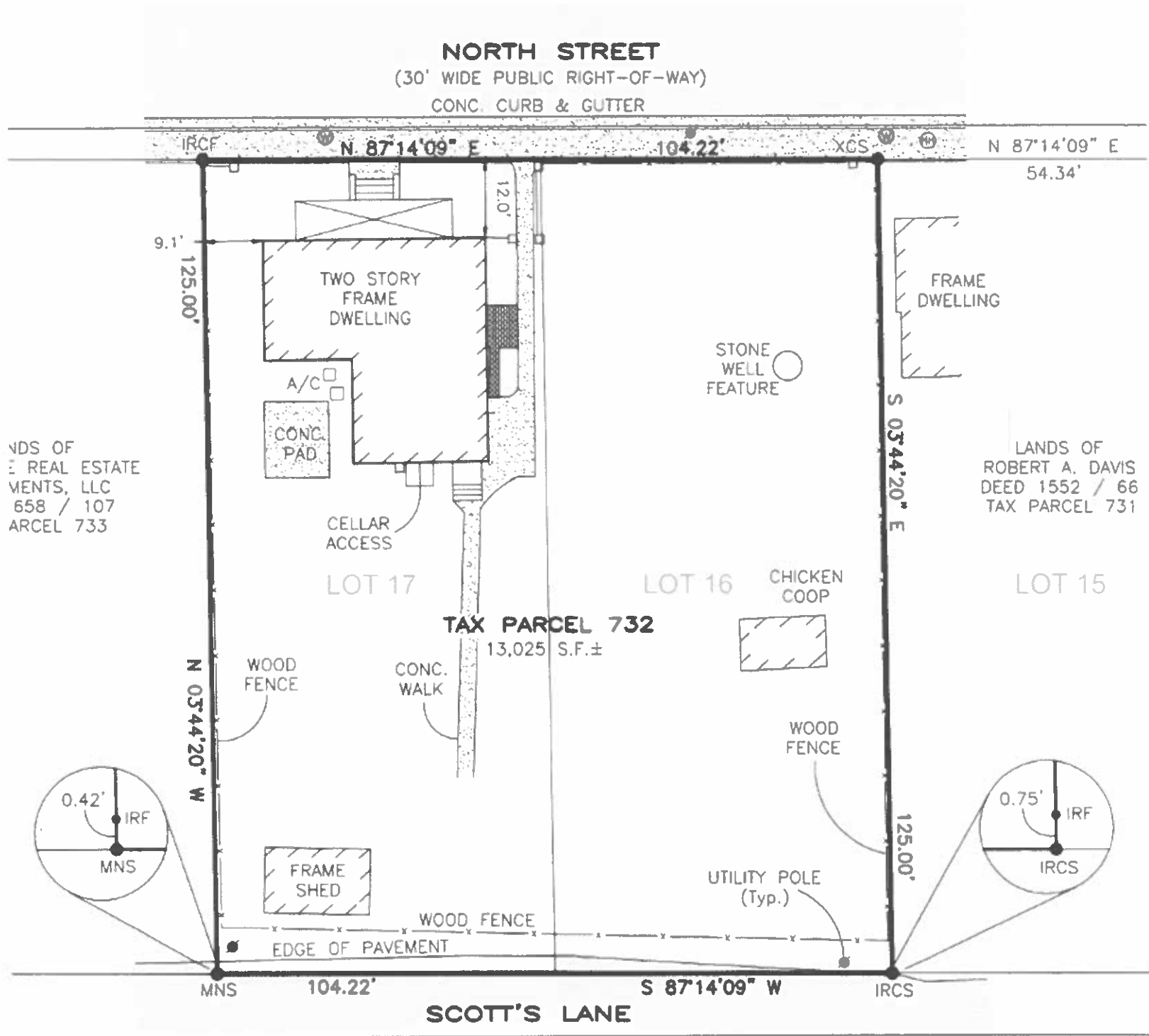
Date

Printed Name of Applicant or Agent

04.10.2023

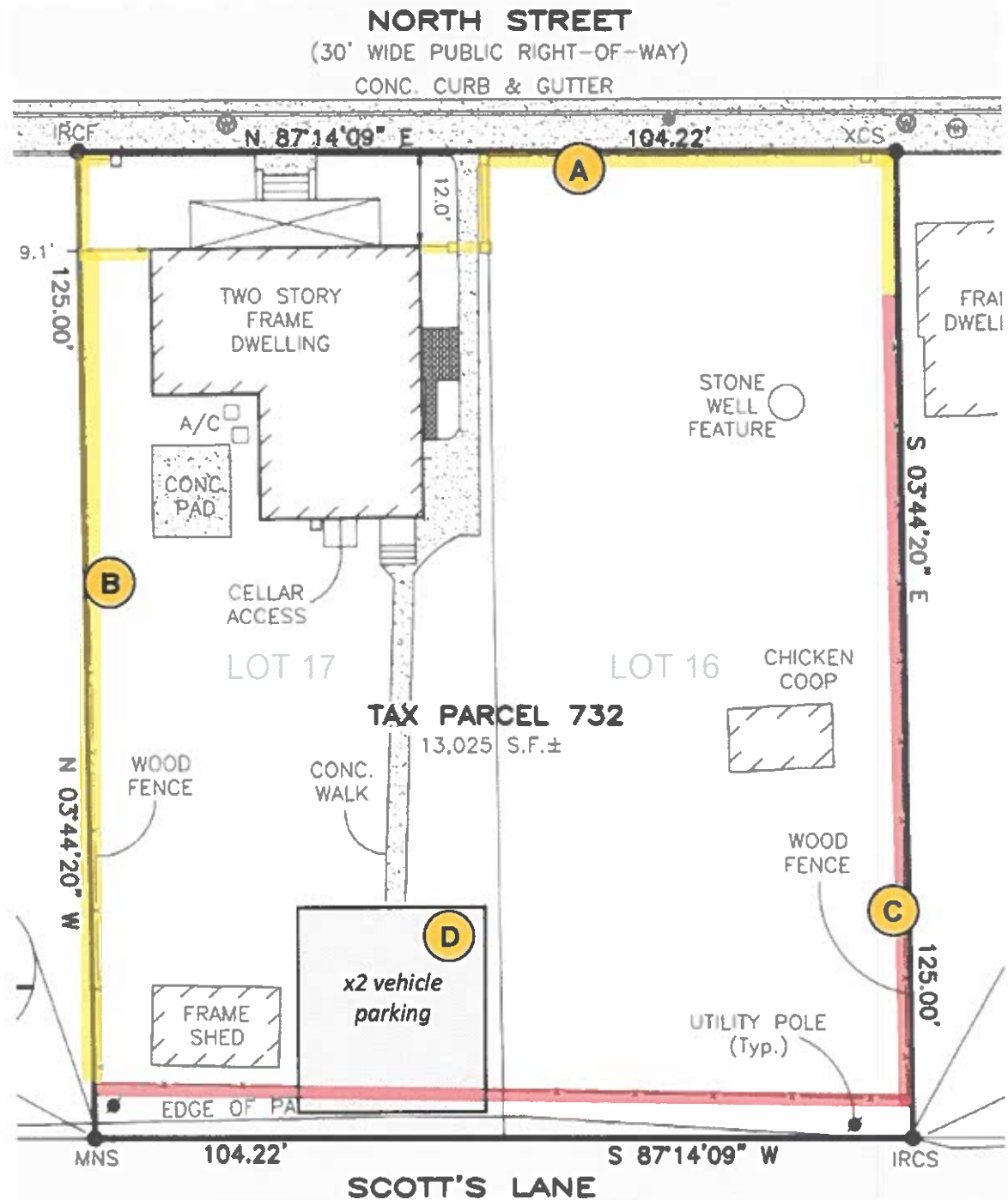
MICHAEL STUART

Revised 4.4.2022



**418 North Street
Proposed Fence Replacement Plan
and Parking Pad**

- (A) Keep existing 4' wood fence along front
- (B) Replace existing 6' wood privacy fence on one side with new 6' wood privacy fence
- (C) Remove existing 6' privacy fence along side and back of property
- (D) Install new permeable crushed gravel pad for two vehicle off-street parking (20' x 25')



418 North Street – Existing Fence

Existing Fence – North Street (Front)



Existing Fence – Scott's Alley (Rear)



Existing Fence Between 412 North St



Existing Fence Between 424 North St.



**418 North Street
Proposed Fence Replacement Plan
and Parking Pad**



**New 6' wood privacy fence
(to replace existing 6' privacy fence)**



New gravel parking pad (20x25)



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

Historic District Commission Staff Report

Meeting Date: 4/27/2023

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

Property Address: 216 Bay Street

Application Number: 2023-884

Request: Windows and Door Replacement

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to replace six (6) windows on the two-story rear addition with new aluminum-clad double hung windows with SDL. The applicant is also proposing to replace two (2) doors with new fiberglass doors. The doors are located on the rear and side facades. This property appeared before the HDC on March 27th and received approval to install a new asphalt shingle roof. The applicant amended their application at the meeting to remove a flat roof replacement over the rear addition from the scope of work due to an issue with the dimensions of the proposed standing seam roof.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements

- 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.



Analysis – Fiberglass may be an appropriate material for these doors since they are located on the rear and side facades of an addition to the original structure.

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.
- 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.

Appendix B: Substitute Materials

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.



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

Analysis – If the Commission feels that the existing windows are deteriorated beyond repair, the proposed windows may be an appropriate replacement. The proposed windows are SDL and appear to match the existing windows in proportion, design, and style. The windows in question are located on the side and rear facades of a modern addition.

STAFF RECCOMENDATION

Staff supports a Commission **approval** of the application as submitted. The proposed changes are located on the side and rear facades of a rear addition and are not easily visible from Bay Street.

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



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

RECEIVED

MAR 23 2023

TOWN OF EASTON

Application #: 2023-884
Date Received: 03/23/2023
Fee Paid:
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

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 216 Bay St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Brown Eyed Girls LLC
TELEPHONE NO. 410 924 4004 EMAIL Stephanie.hambleton@gmail.com

Applicant or Agent

NAME Stephanie Hambleton
TELEPHONE NO. 410 924 4004 EMAIL Stephanie.hambleton@gmail.com

Description of Proposal (include additional sheets, as necessary)

replacement in-kind of 16 rotten windows on sides and back of building (all from 1970s addition - not original 1900 construction) and 16 rotten exterior doors (one side, one back). Repaint exterior siding and trim decks, porches, and exterior stairs after windows and doors installed.

Specific Requirements

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Stephanie Hambleton
3/23/23
Stephanie Hambleton

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

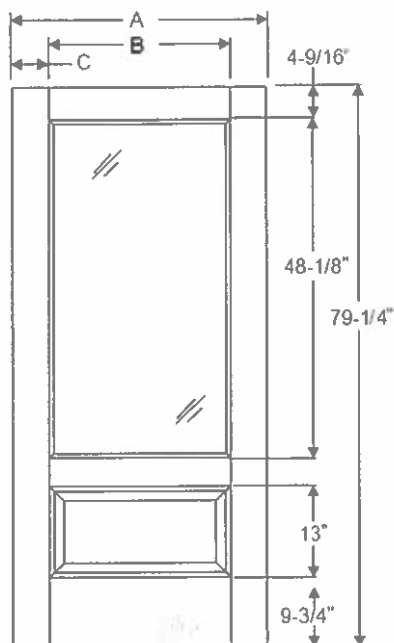
Other

- ☐ 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.



3/4 Lite 1 Panel Flush-Glazed

Daylight Opening:

2148	20-3/32" x 46-7/8"	(943 sq.in.)
2548	24-3/32" x 46-7/8"	(1130 sq.in.)

Note:

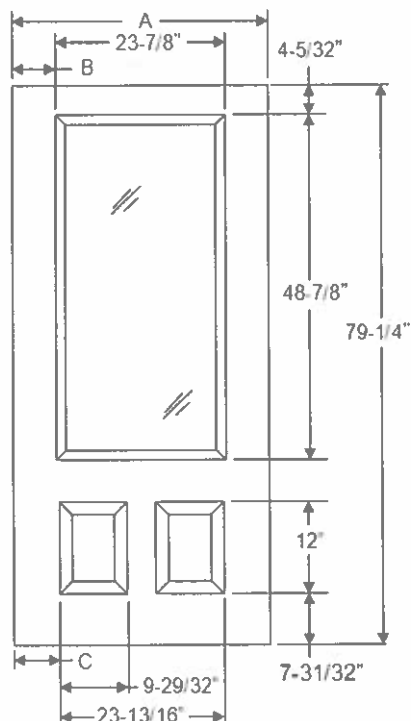
For Optional Grille Locations, See Arch 1.

Available in:

Smooth-Star

Fiber-Classic/
Smooth-Star/
Steel Panel
Dimensions

Width	Glass	A	B	C
2/6	2148	30"	21-11/32"	4-5/16"
2/8	2148	32"	21-11/32"	5-5/16"
2/10	2548	34"	25-11/32"	4-5/16"
3/0	2548	36"	25-11/32"	5-5/16"



3/4 Lite 2 Panel Flush

Daylight Opening:

2247	20-7/8" x 45-7/8"	(958 sq.in.)
2247 Impact	20-13/16" x 45-13/16"	(954 sq.in.)

Notes:

For Optional Grille Locations, See Arch 1.

Impact Options Available.

Available in:

Profiles

Width	Glass	A	B	C
2/8	2247	31-31/32"	4-1/16"	4-3/32"
2/10	2247	33-31/32"	5-1/16"	5-3/32"
3/0	2247	35-31/32"	6-1/16"	6-3/32"

Smooth-Star Door System Specifications

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

EnLiten™ Flush-Glazed Designs

Simplified beauty. Resilient designs.

Designs for any entry.

Your door should always welcome you home - while playing seamlessly into your style. Our EnLiten flush-glazed designs create striking profiles that effortlessly combine indoor and outdoor living spaces, inviting in more natural light than ever. The possibilities are endless, giving you doors that perfectly fit your lifestyle.

Create a clean look with maximum views.

During manufacturing, glass is built directly into the door with a high-performance adhesive weather seal to reduce the potential for air and water infiltration. This design eliminates the need for a lite frame and screw plugs, achieving a seamless, consistent finish. EnLiten flush-glazed designs offer up to a 16% increase in visible glass area as compared to conventional lite frames, creating an airy, open feeling in the home with larger daylight openings.



Flush-Glazed Glass



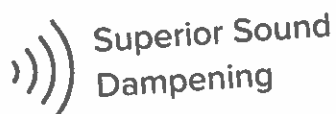
Lip-Lite Frame



Flush-Glazed Glass



Lip-Lite Frame



Doors with flush-glazed glass do a better job of dampening outside noise compared to a Lip-lite alternative.



11% More Energy-Efficient

The Low-E glass used in flush-glazed doors delivers a clear view and is 11% more energy efficient than 1/2" Low-E glass in a Lip-lite frame.*



Withstands Winds Up to 167mph

Door systems with flush-glazed glass are designed and tested to withstand wind forces up to 167 mph (DP-50).** (ASTM-E330)

*Comparison of U-factor values of a flush-glazed full-lite door and a Lip-lite full-lite door, both with Low-E glass.

**Must be installed as part of a Thermo-Tru door system in compliance with a Thermo-Tru product approval. Impact-rated products not available.

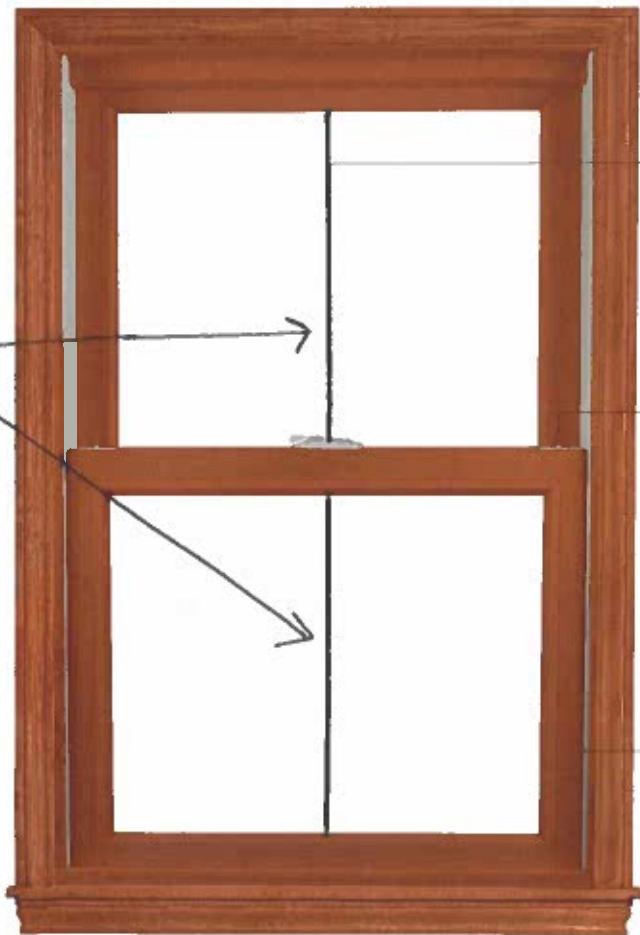
***Brand Use Study, 2018 Builder magazine



EnLiten flush-glazed designs are backed by the industry's most comprehensive lifetime limited warranty, plus warranty riders for peace of mind - all from the entry door brand building professionals choose most.***

DOUBLE HUNG WINDOWS

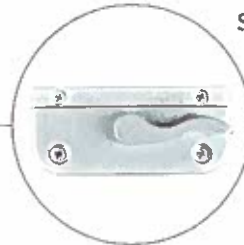
Our Signature Series double hung windows offer the best of all worlds — modern style, versatile operation, and cost-effective luxury. Maximize ventilation in your home and enjoy easy cleaning with a design that features slim lines and large glass profiles.



7/8"
SDL
Bar

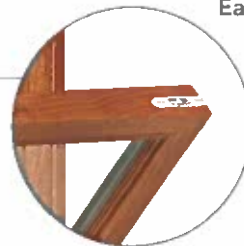
Sophisticated and Secure

Our top-of-the-line locking hardware is available in a surface-mounted configuration, in addition to the traditional flush-mounted lock.



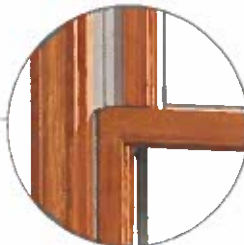
Easy Cleaning

Both sash on the Signature Series double hung tilt in for **easy cleaning** by engaging the tilt latches on the top of each unit. The tilt latch locks the unit with **one easy movement** securing the unit against outside elements.



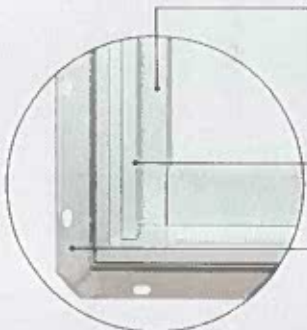
Working Undercover

The **concealed jamb liner**, available in both wood or vinyl, overlays all mechanical balance systems to create a **tailored aesthetic**.



High Quality Exteriors

Our aluminum exterior-clad wood products feature **commercial-grade premium paint** that resists fading and chalking. Extruded aluminum resists dents, dings and scratches and is backed by Weather Shield's 20-year limited warranty.



Durable and virtually maintenance-free, **extruded aluminum exteriors** stand up to the harshest elements, resisting dents, dings and scratches with rot-resistant composition.

The Beauty is in the Details

The **rigid integral nailing fin** makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.

SIGNATURE SERIES

Double Hung Windows

WEATHER SHIELD

WINDOWS & DOORS

Rich Wood Interior

Every home is different. So we give you choices to add your own special touch. With three wood species to choose from, there's sure to be one perfect for your home.



PINE
(UNFINISHED)

MIXED
GRAIN FIR

ALDER
(CHARACTER)

Durable Factory Finishes

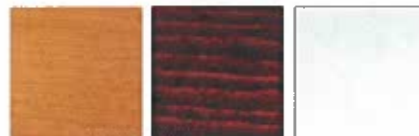
With our solid wood interior, save time and money with our factory finishing. The wood is stained and sealed on all surfaces to repel moisture and includes two Clear Satin top coats for durability and easy cleaning.



CLEAR SATIN

CHESTNUT

FRUITWOOD



GOLDEN OAK

RICH MAHOGANY

PRIMED



PREFINISHED
WHITE (LATEX)

PREFINISHED
BLACK (LATEX)

12 Standard Exterior Colors



WHITE

CAMEO

TAN



DESERT
TAN

HERITAGE
BROWN

ADOBE



CRAFTSMAN
BRONZE

BRICK RED

HARTFORD
GREEN



GRAY MATTERS

OBSIDIAN

JET BLACK

Hardware Finishes

Available in an array of colors and textures to suit any user's tastes. Options range from ultra modern brushed nickel to sleek black, allowing you to achieve any desired look.



WHITE

TAN

BRUSHED
NICKEL

BRIGHT BRASS

RUSTIC BRONZE

BLACK

Finishes and colors shown may not be actual representations. Please visit authorized Weather Shield dealer for color samples.

Available Window Styles



CASEMENT



DOUBLE HUNG



AWNING



SLIDER



SPECIALTY SHAPE

Available Patio Door Styles



HINGED



SLIDING

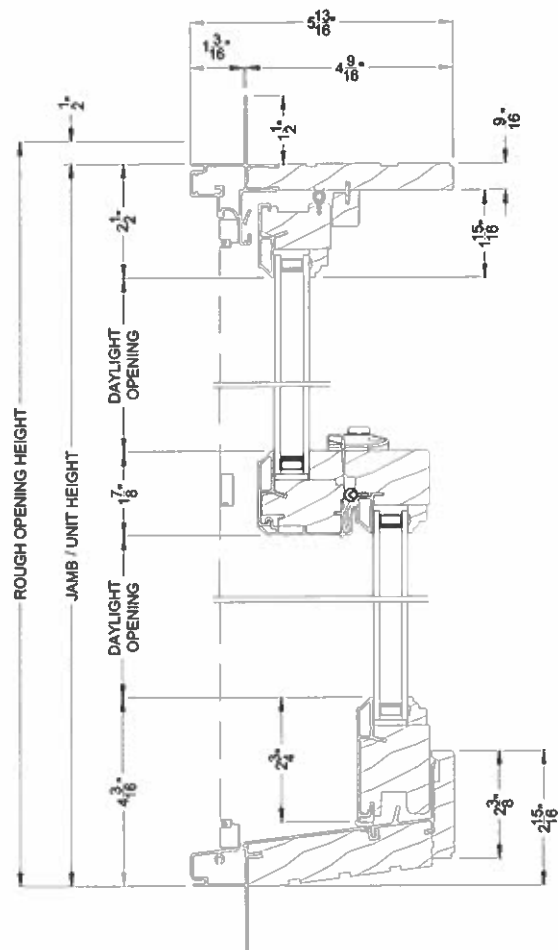
weathershield.com

Weather Shield®

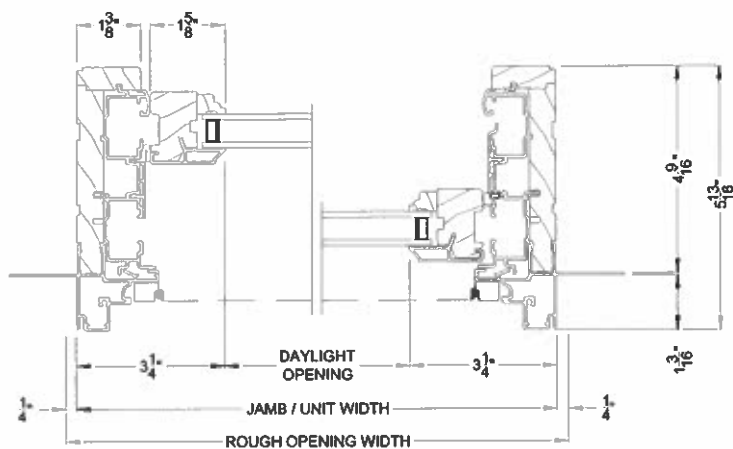
Signature Series™

Double Hung Windows

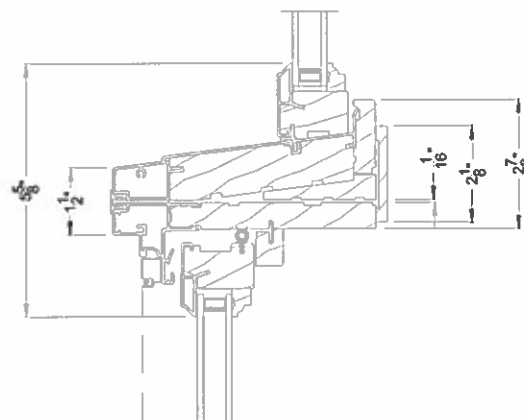
CROSS SECTION DETAILS



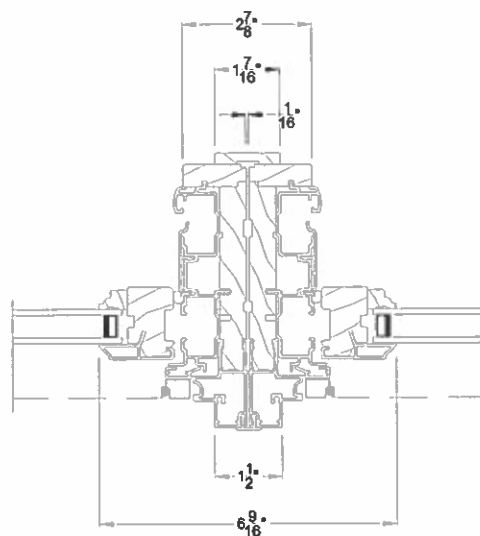
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

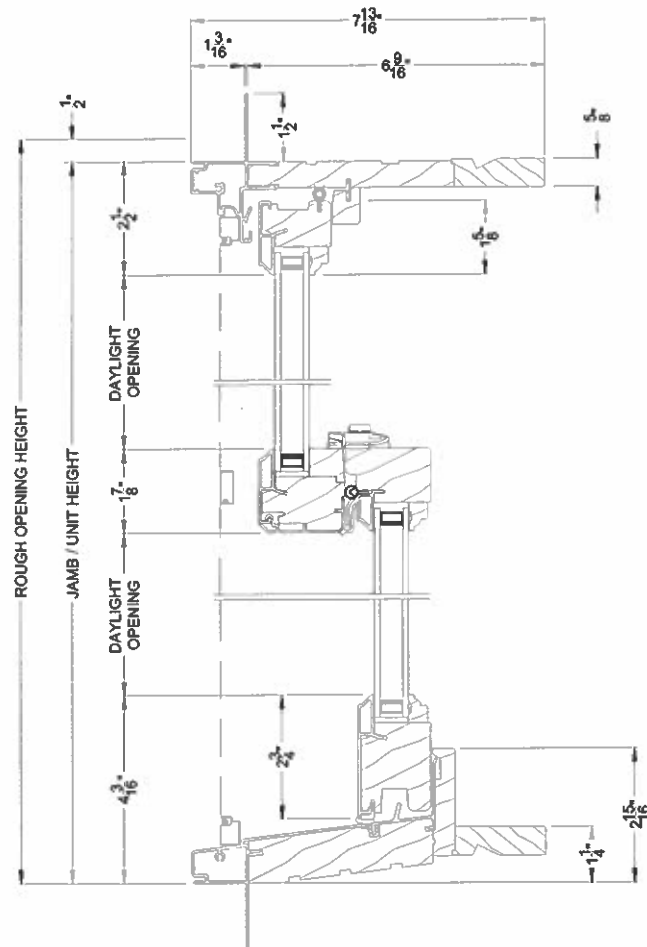
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

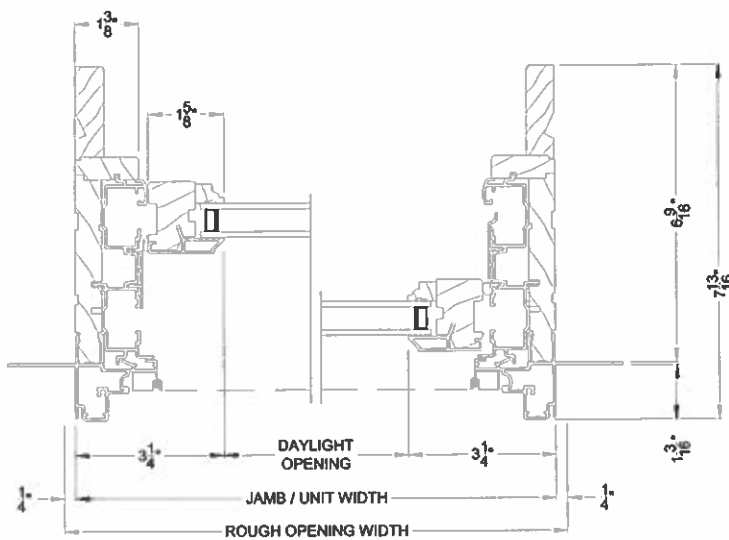
Signature Series™

Double Hung Windows

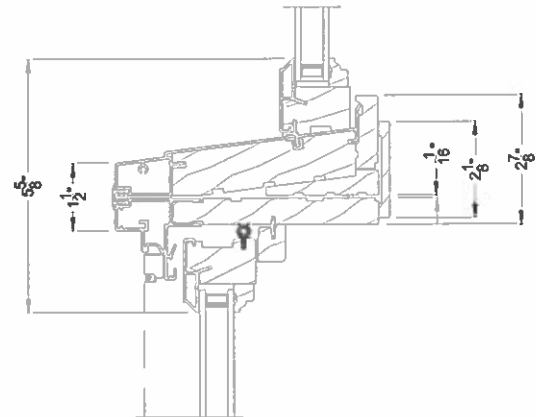
CROSS SECTION DETAILS



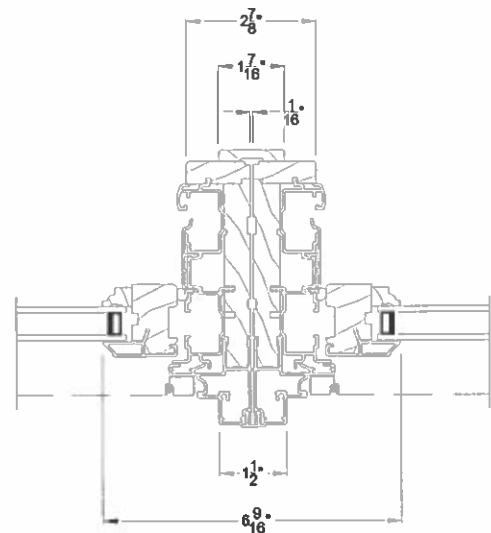
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16\" jamb



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16\" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

SECTION 08 52 13.03
ALUMINUM CLAD EXTERIOR / WOOD INTERIOR DOUBLE-HUNG WINDOWS

MANUFACTURER
Weather Shield Mfg., Inc.
One Weather Shield Plaza
P.O. Box 309
Medford, WI 54451-0309
Phone: 1-800-538-8836
Fax: 1-800-390-1225
Web site: www.weathershield.com
E-mail: archservices@weathershield.com

CSI PRODUCT SPECIFICATION

Specifier note: This CSI product specification is written using the Construction Specifications Institute (CSI) Manual of Practice (Fifth Edition), including MasterFormat™, SectionFormat™ and PageFormat™. Edit all sections to suit project requirements.

Specifier note: Information contained in this CSI product specification is accurate as of December 2021. Due to ongoing product changes, this information is subject to change. Consult manufacturer for complete product details.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Aluminum Clad Exterior / Wood Interior Double-Hung Windows with Hardware.
- B. Glazing.
- C. Accessories.

1.2 RELATED SECTIONS

- A. Section 01 33 00 - Submittal Procedures.
- B. Section 01 65 00 - Product Delivery Requirements.
- C. Section 01 66 00 - Product Storage and Handling Requirements.
- D. Section 06 10 00 - Rough Carpentry.
- E. Section 06 20 00 - Finish Carpentry.
- F. Section 07 90 00 - Joint Protection.
- G. Section 08 80 00 - Glazing.
- H. Section 09 90 00 - Painting and Coating.

1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. ASTM C1036 - Standard Specification for Flat Glass.
 - 2. ASTM C1048 - Standard Specification for Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
 - 3. ASTM D3656 – Standard Specification for Insect Screening and Louver Cloth Woven From Vinyl-Coated Glass Yarns.
 - 4. ASTM E283 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
 - 5. ASTM E330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.

SECTION 08 52 13.03
ALUMINUM CLAD EXTERIOR / WOOD INTERIOR DOUBLE-HUNG WINDOWS

- [LC-PG50-H – 7.50 psf (360 Pa)]
[R-PG20-H – 3.00 psf (144 Pa)]
5. Double-hung tilt windows must withstand the following positive/negative structural test pressure without damage when tested according to ASTM E330:
[LC-PG50-H – +/-75.0 psf (3600 Pa)]
[R-PG20-H - +/-30.0 psf (1440 Pa)]
 6. Double-hung tilt windows must pass a forced entry resistance test of at least Grade 10 to meet requirements set forth in ASTM F588.

1.5 SUBMITTAL PROCEDURES

- A. Shop drawings: submit shop drawings according to Section 01 33 23 – Shop Drawings, Product Data and Samples.
- B. Product data: submit manufacturer's product catalog data and installation guides.
- C. Samples: submit samples including the following:
 1. Corner cutaway: submit corner cutaway, including glazing system, quality of construction and specified exterior/interior finishes.
 2. Exterior: submit color samples of exterior color finishes.
 3. Hardware: submit samples indicating typical hardware finishes.
- D. Quality control reporting: submit manufacturer's test results reported by independent laboratory indicating compliance with specified performance and design requirements, as listed in 1.4 Performance Requirements, according to Section 01 33 26 – Source Quality Control Reporting.

1.6 QUALITY ASSURANCE

- A. Single source responsibility: except for hardware mechanisms, weather strip, insulated glass and aluminum extrusions, the window manufacturer is responsible for fabrication of all components and materials including treatment of wood with acceptable wood preservatives, millwork of sash and frame members and manufacture of all sash and frames.
- B. Regulatory requirements:
 1. Emergency escape and rescue: comply with requirements for sleeping units o
[IBC International Building Code] [IRC International Residential Code]
[]

1.7 PRODUCT DELIVERY REQUIREMENTS

- A. Comply with the product delivery requirements specified in Section 01 65 00 - Product Delivery Requirements.

1.8 PRODUCT STORAGE AND HANDLING REQUIREMENTS

- A. Comply with the requirements for storage and handling of products as specified in Section 01 66 00 – Product Storage and Handling Requirements.
- B. Store units in a dry location, off the ground, under cover, protected from weather and construction activities.

1.9 WARRANTIES

- A. Workmanship and materials: 20-year limited warranty.

SECTION 08 52 13.03
ALUMINUM CLAD EXTERIOR / WOOD INTERIOR DOUBLE-HUNG WINDOWS

standard colors] [stained and sealed with color selected from one of the manufactures standard colors].

Specifier note: Copy this section for as many glass types that are required. Product thermal performance is dependent upon glass type. For further information see www.weathershield.com or contact your Weather Shield territory manager.

- D. Glazing: select quality complying with ASTM C1036. Insulating glass IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
1. Glass type:
 - a. Insulated glass consisting of two lites of clear [annealed (standard)] [tempered] glass.
 2. Thermal performance:
U-value - total, NFRC 100 []
Solar Heat Gain Coefficient (SHGC), NFRC 200 []
Visible Light Transmittance (VLT), NFRC 200 []
Condensation Resistance Rating (CRR), NFRC 500 []
 3. Insulated glass airspace:
 - a. Insulated glass shall be sealed with a [black (standard)] [silver] spacer system to meet thermal performance.
 4. Glass shall be silicone glazed at exterior to allow reglazing from the interior with [colonial (standard)] [putty] glazing bead. Back side of glazing bead to be finished black.
- E. Hardware:
1. Sash counter-balance system to be comprised of an inverted, constant-force, stainless steel coil system (standard) that is contained in pivot, locking shoe. Balance system must meet AAMA 902-07 Class 3 requirements. Jamb liner shall be [tan] [white] [wood-wrapped] vinyl extruded by window manufacturer.
 2. Manual tilt-release latch hardware with nylon tilt pins. Upper sash has two tan zinc die-cast flush-mounted tilt latches factory applied.
 3. Sash locks shall be zinc die cast, [surface mounted] [contemporary recessed mounted] at bottom sash check rail and factory applied. Sash lock/keeper finishes: [tan (standard)] [white] [rustic bronze] [brushed nickel] [black].
 4. Options:
 - [Sash lifts - field-applied sash lift]
 - [Limit stops]
 - [Window Opening Control Device (WOCD)].
- F. Weather stripping:
1. Flexible vinyl weather strip shall have contact to the frame around each sash.
- G. Screens:
1. [Full] [Half] screen consisting of .019" [0.5mm] thick formed aluminum frame with baked-on acrylic coating with injection molded vinyl corner keys, [20x20 high-visibility vinyl-coated charcoal fiberglass (standard)] [18x16 black aluminum non-glare] mesh.
 2. Frame finish: matches exterior frame/sash.

Optional accessories. Edit as required.

- H. Interior removable grilles:
1. Full perimeter 7/8" (23mm) colonial profile wood grilles with no exposed fastening devices [factory applied (standard)] [shipped loose].
 2. Pattern: [custom configuration as noted on drawings (lite cut subject to approval of Weather Shield)].
 3. Finish: to match sash interior.

SECTION 08 52 13.03
ALUMINUM CLAD EXTERIOR / WOOD INTERIOR DOUBLE-HUNG WINDOWS

3.2 ADJUSTING AND CLEANING

- A. Adjust operating sash and hardware to provide tight fit at contact points and at the weather stripping for smooth operation.
- B. Remove excess sealant materials and visible labels from glass. Clean glass surfaces promptly after installation.
- C. Initiate and maintain all protection and other precautions required to ensure windows are in acceptable condition at time of substantial completion.

END OF SECTION































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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 205 Talbot Street

Application Number: 2023-920

Request: Addition and Exterior Alterations

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing construct a new 14'-8" x 20' rear addition to an existing contributing structure. The new addition will occupy a slightly smaller footprint than the existing structure and will be slightly shorter. The HDC survey note that there is already a concrete block extension on the right side of the structure. The addition will use Hardi Plank siding to differentiate it from the existing structure. It will use new wood windows on the street facing first floor and aluminum-clad windows on the second and non-street facing facades.

On the existing structure, the applicant is proposing to replace the existing foundation and roof. The applicant will repair the original wooden windows on the original structure. The applicant is also proposing to remove the existing vinyl siding and repair and replace in-kind the underlying wooden siding. The elevations note that the two existing doors will be replaced.

Historic District Guidelines:

Guideline 100. Rear Additions

- a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.
- b. Additions should not imitate earlier architectural styles.
- c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Analysis – The proposed addition is slightly lower and has a smaller footprint than the main building. The proposed materials are not identical to what is on the main building but are in



keeping with the guidelines for new construction. These slightly different materials help differentiate the addition from the main structure.

Guideline 41. Maintain Original and Historic Doors

- a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.
- b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.
- c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements

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

Analysis – Given that the HDC’s survey mentions that this may be an original door, the HDC may request that the door be repaired instead of replaced. If the door is to be replaced, it should be a wooden door that mimics the appearance of the original door since it is under a protected canopy. Alternate materials may be considered for the side door.

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.
- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.



Analysis – The proposal to remove the existing vinyl siding and repair the existing wooden siding is consistent with Guideline 76c. Appendix B states that smooth fiber cement board may be an appropriate material for siding on new construction.

Guideline 89. Maintain Historic Windows

- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

Guideline 126. Arrangement

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Analysis – The applicant's proposal to repair the existing wooden windows is consistent with Guideline 89a. The Guidelines for new construction state that window heights and sizes should be consistent with that of surrounding buildings. The proposed windows on the new addition are much smaller than those on the primary structure. The proposed window materials are consistent with the Guidelines for new construction



OUTSTANDING ISSUES

Setbacks of proposed front porch – The proposed porch facing Talbot Street appears to violate the Zoning Ordinance’s front setback requirement of fifteen (15) feet in the R-7A district. §28-1204.A prohibits the enlargement or alteration of structures in a way that increases a non-conformity. Since the existing structure already violates the front and side setbacks, any additions that further violate the setbacks are prohibited. This issue may be resolved either by removing the proposed front porch or obtaining a setback variance.

RECCOMENDED CONDITIONS

1. Existing utilities shall be relocated to a side elevation
2. The applicant shall obtain a setback variance from the Board of Zoning Appeals or eliminate the Talbot Street porch.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The proposed addition uses appropriate modern materials and a smaller footprint to differentiate itself from the primary structure. Many of the historic materials on the primary structure are being repaired with the exception of the roof, doors, and foundation.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the recommended 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			
2101004794		205 TALBOT ST		BROOKS, MARIE			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				RIGHT SIDE CONCRETE BLOCK EXTENSION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ORIGINAL 2/2 WINDOWS AND HISTORIC/ POSSIBLY ORIGINAL DOOR VINYL SIDING.							



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

PAID
APR 10 2023

Application #: 2023-920
Date Received: 04/10/2023
Fee Paid: 4/10/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

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: 205 Talbot Street, Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Applicant or Agent

NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Description of Proposal (include additional sheets, as necessary)

See word document attachment

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

3/27/2023
Andrew Becker

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.

Description of Proposal for 205 Talbot Street

This application proposes to add a 14'-8" x 20' addition at the rear of the existing two story residence. The two-story addition at the rear of the house will be clad in Hardie Plank Lap Siding and the proposed roofing is dark grey three tab shingles. The existing structure will have a new foundation installed and roofing will also be the dark grey three tab shingles. The existing vinyl siding will be removed and the original wood lap siding will be repaired or replaced in kind, and painted. The existing trim, fascia, and soffit are to remain or be replaced in kind.

The existing siding has an approximately 5" exposure to weather and the proposed addition will have a 7" exposure, which, along with the band board at the first floor level, will differentiate the new work from the existing. Additionally the addition will have a differentiated cornice detail from the existing.

The new additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will have Marvin double hung windows. The two windows on the first floor facing the street will be Marvin Ultimate wood windows while the remaining 2nd floor and north and west facing windows will be Marvin Elevate wood windows with exterior fiberglass cladding. All windows will have simulated divided lites with spacer bar with muntin detailing to complement the existing restored windows. The wood windows of the original structure will be restored.

205 TALBOT CONSTRUCTION SCHEDULE

205 Talbot St

PROJECT NAME

205 Talbot St Easton MD

LOCATION

Andrew Becker

CLIENT NAME

Victor Macsorley

PROJECT MANAGER

3/27/2023

DATE

1

PAGE

WBS	WBS Name	Start Date	Finish Date	Duration (in Day)	% Completed
1	Permits	4/1/2023	6/1/2023	61	0%
2	Site Preparation	6/1/2023	6/15/2023	14	
3	Foundation / Framing	6/15/2023	7/31/2023	46	
4	Roof / Exterior Finishes	8/1/2023	9/15/2023	45	
5	Plumbing / Electrical / HVAC	8/1/2023	10/1/2023	61	
6	Insulation / Drywall	10/1/2023	11/1/2023	31	
7	Interior Finishes	11/1/2023	12/1/2023	30	
8	Painting	12/1/2023	12/15/2023	14	
9	Flooring	12/15/2023	1/1/2024	17	
10	Fixtures / Appliances	1/1/2024	2/1/2024	31	
11	Landscaping / Design	2/1/2024	3/15/2024	43	
12	Acceptance	3/15/2024	4/15/2024	31	
13	Closure	4/15/2024	4/30/2024	15	

Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE – URBAN DESIGN

Sheet _____ Date: _____
Job: _____
Printed: _____
Revised: _____

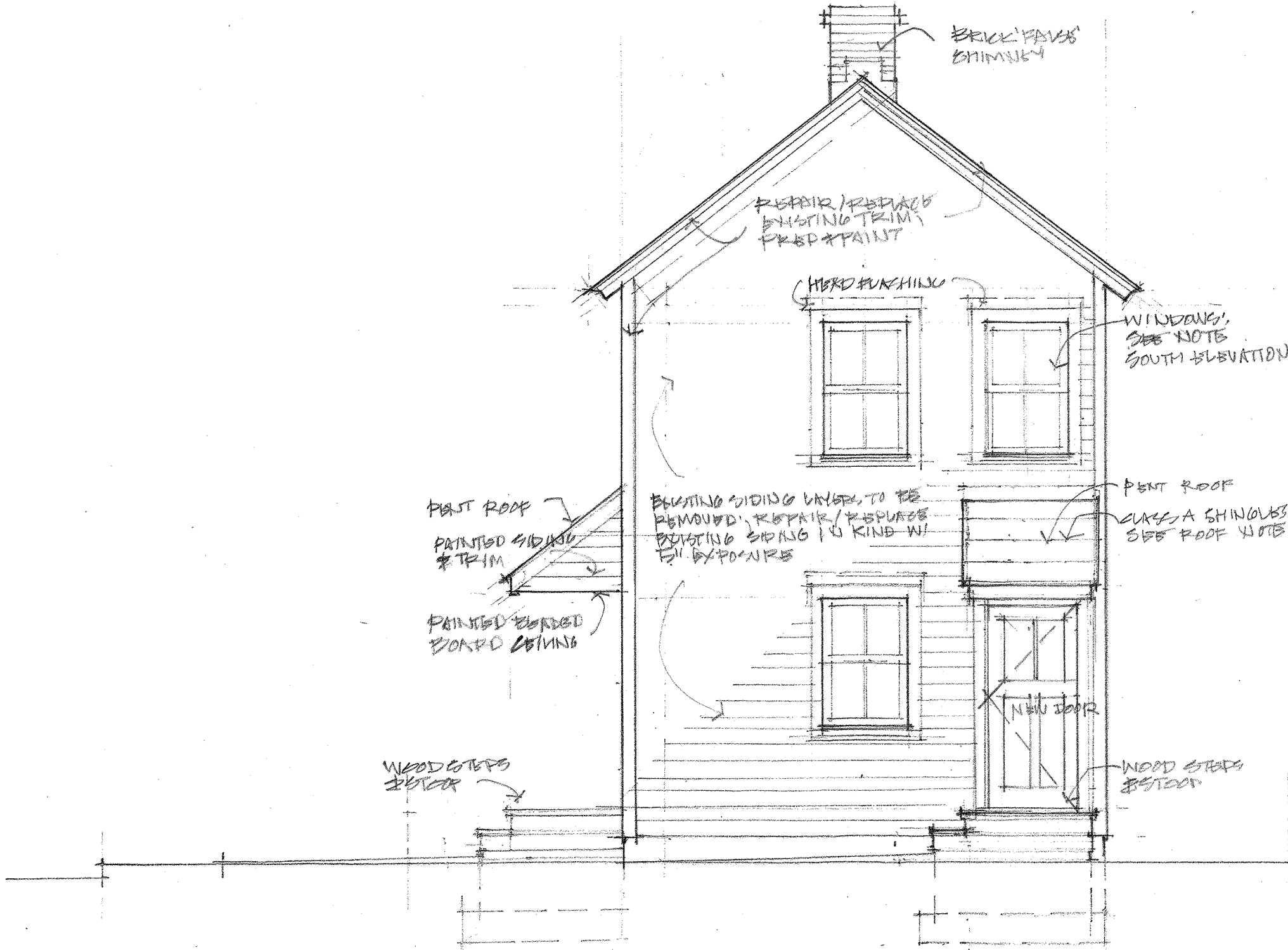
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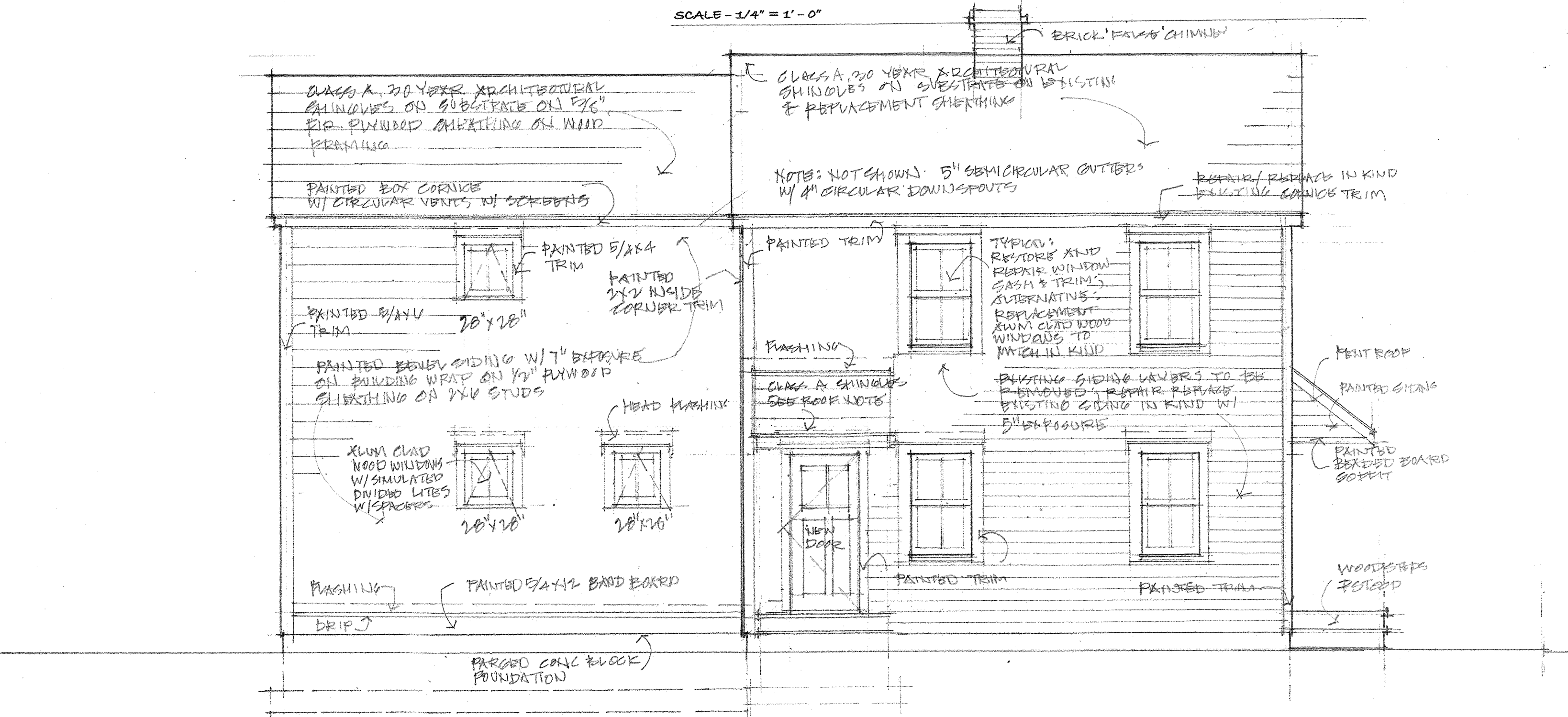
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Notes are Typical; See Specifications

EAST ELEVATION

SCALE - 1/4" = 1' - 0"



Notes are Typical; See Specifications

SOUTH ELEVATION

SCALE - 1/4" = 1' - 0"

Addition and Renovations

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ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
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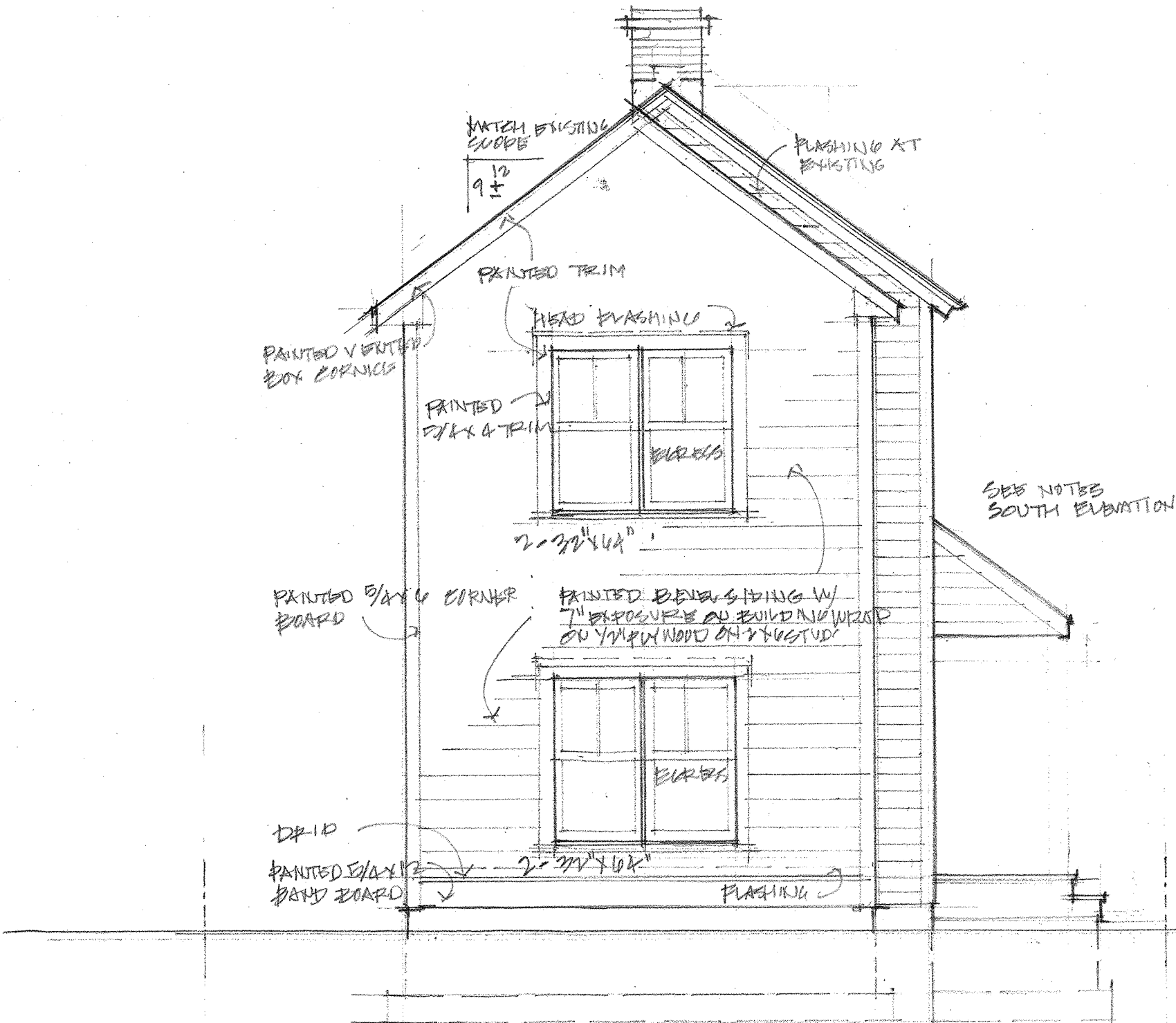
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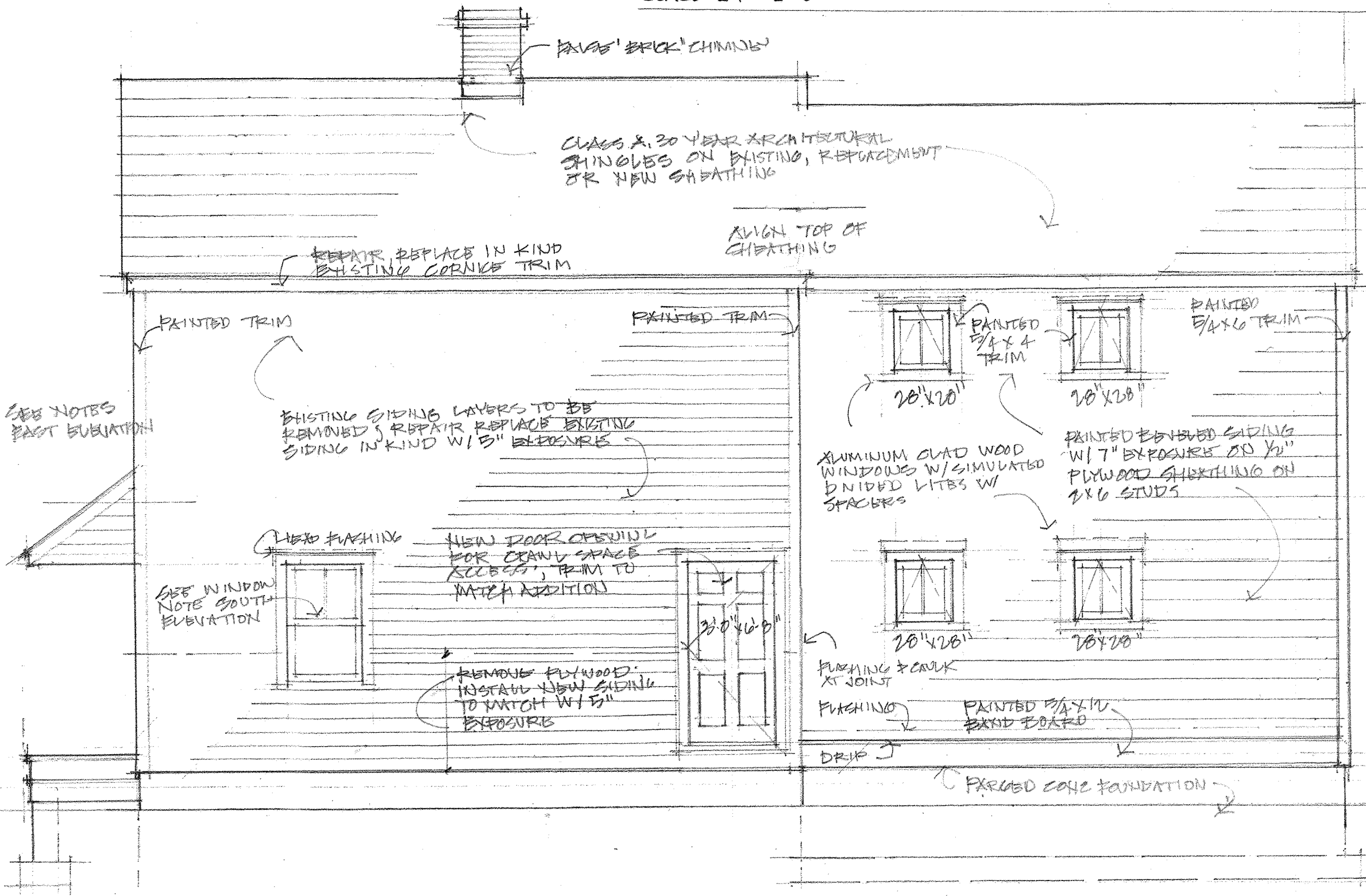
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Notes are Typical; See Specifications

WEST ELEVATION

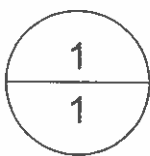
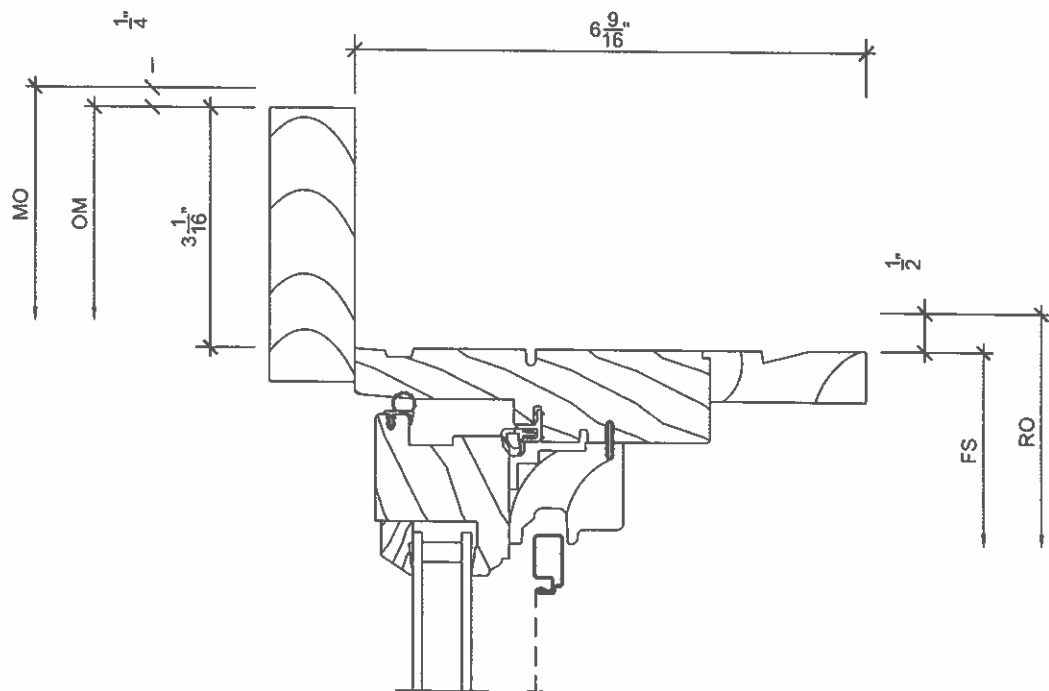
SCALE - 1/4" = 1' - 0"



Notes are Typical; See Specifications

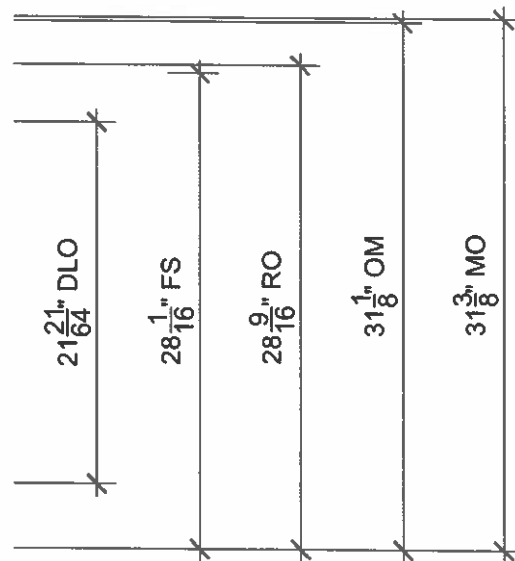
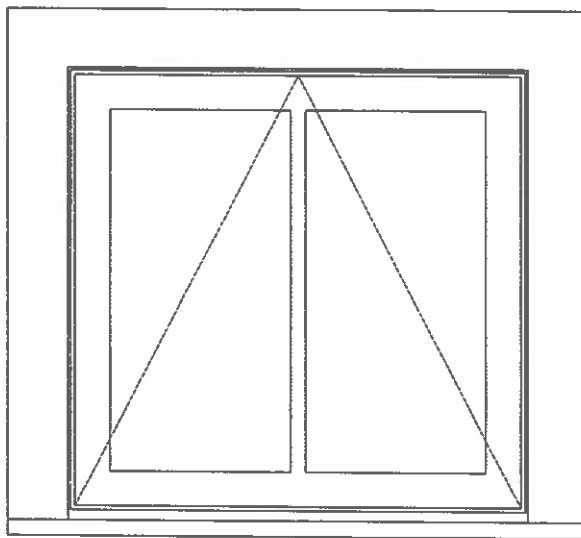
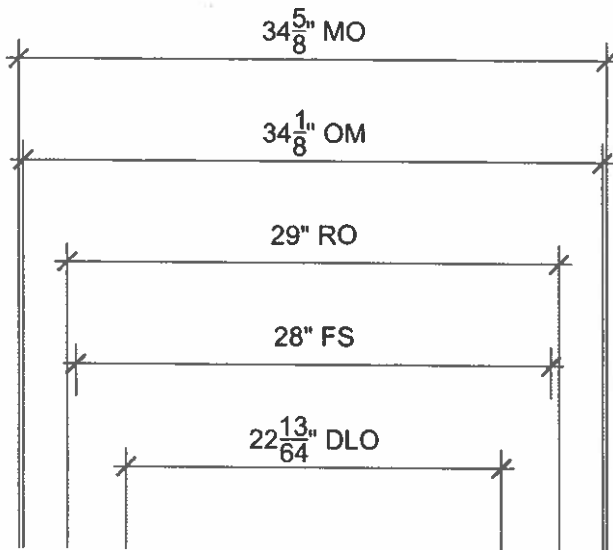
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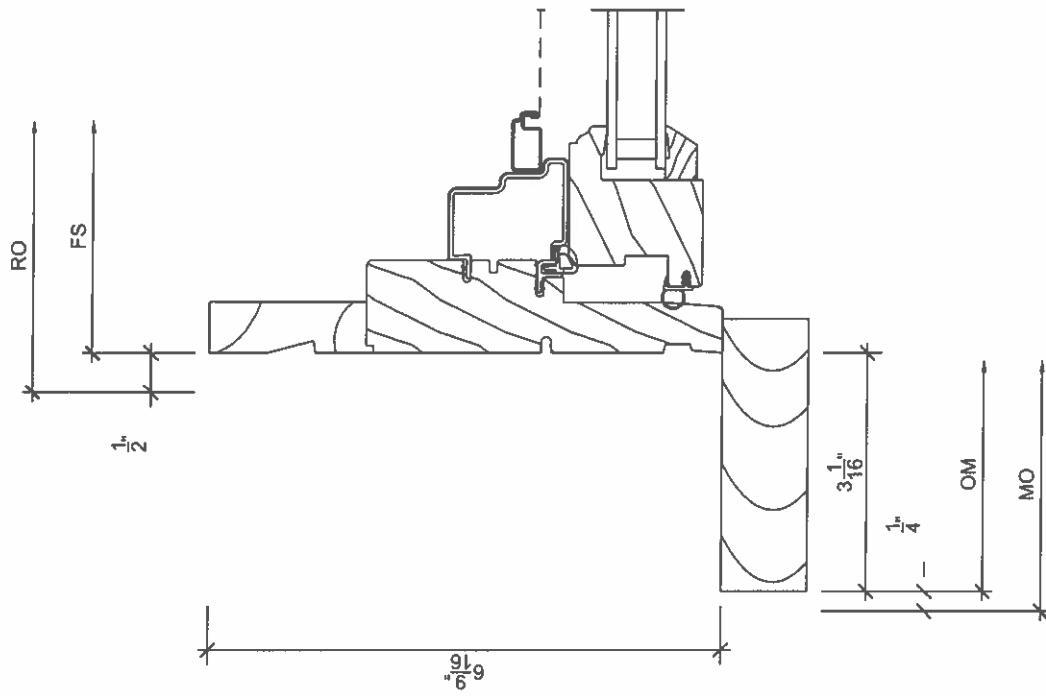


Head

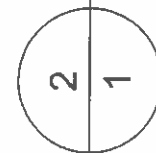
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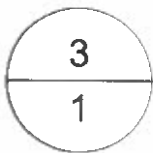
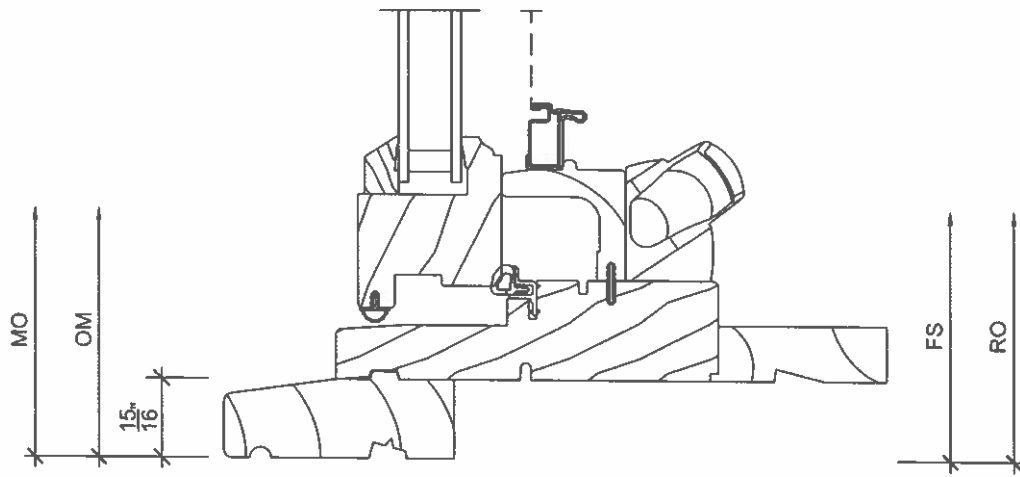


FRONT 1ST FLOOR

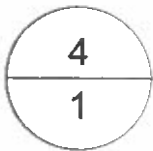
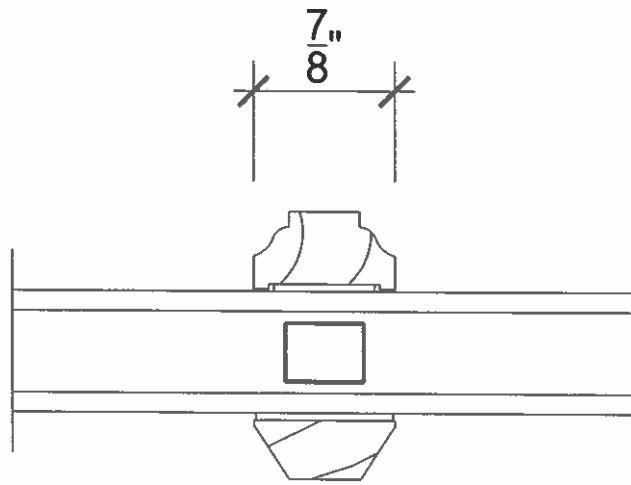


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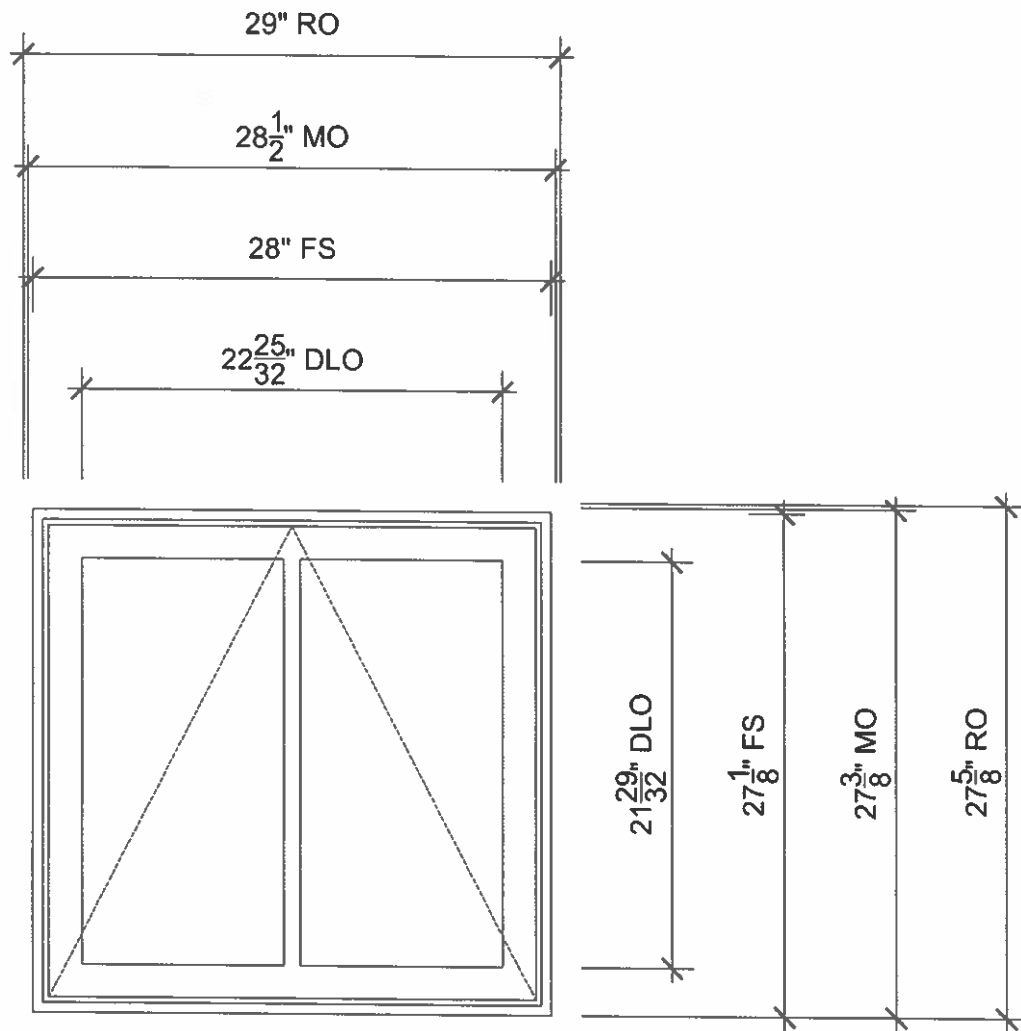


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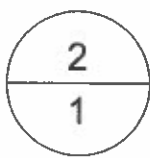
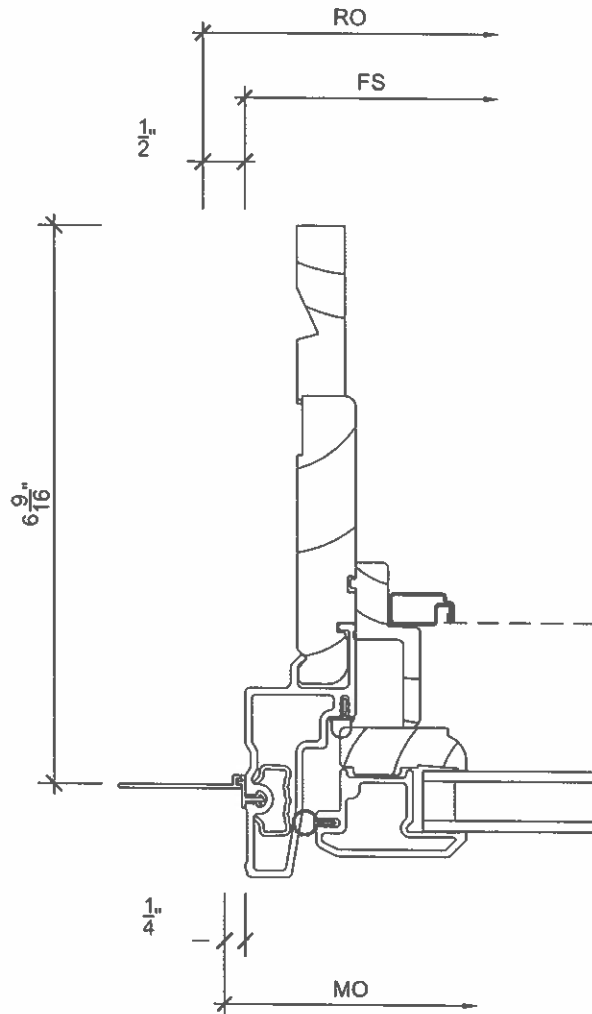


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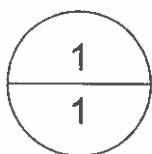
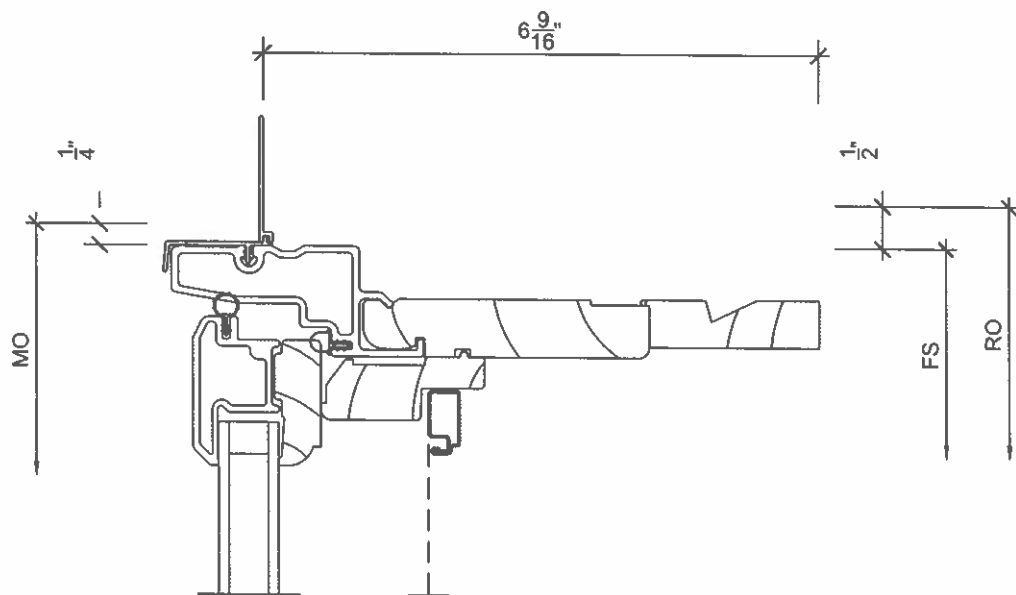
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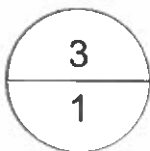
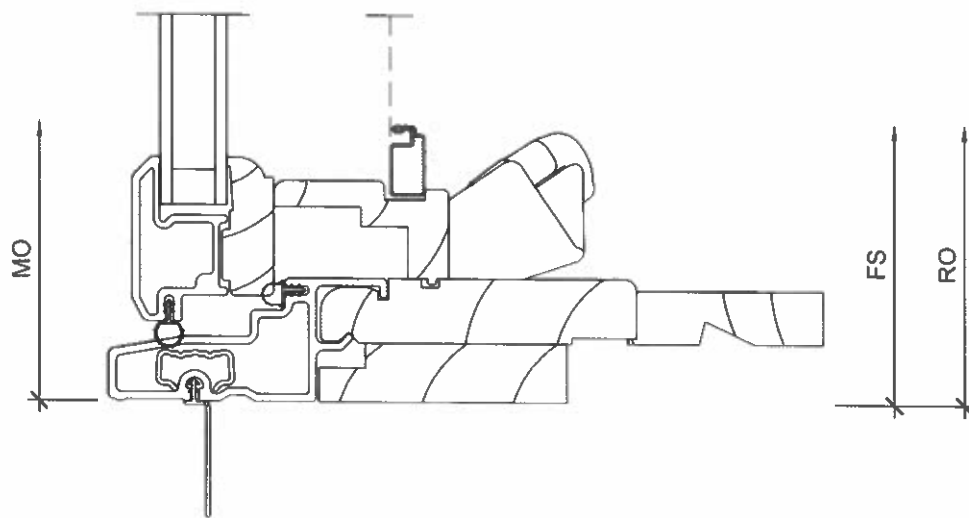
REAR & 2ND FLOOR FRONT



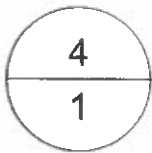
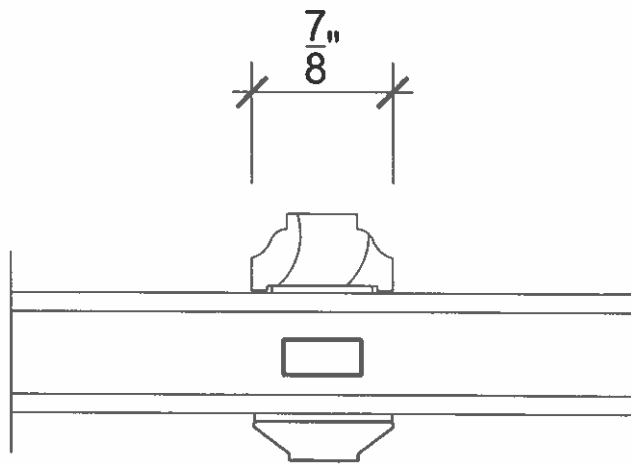
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Head

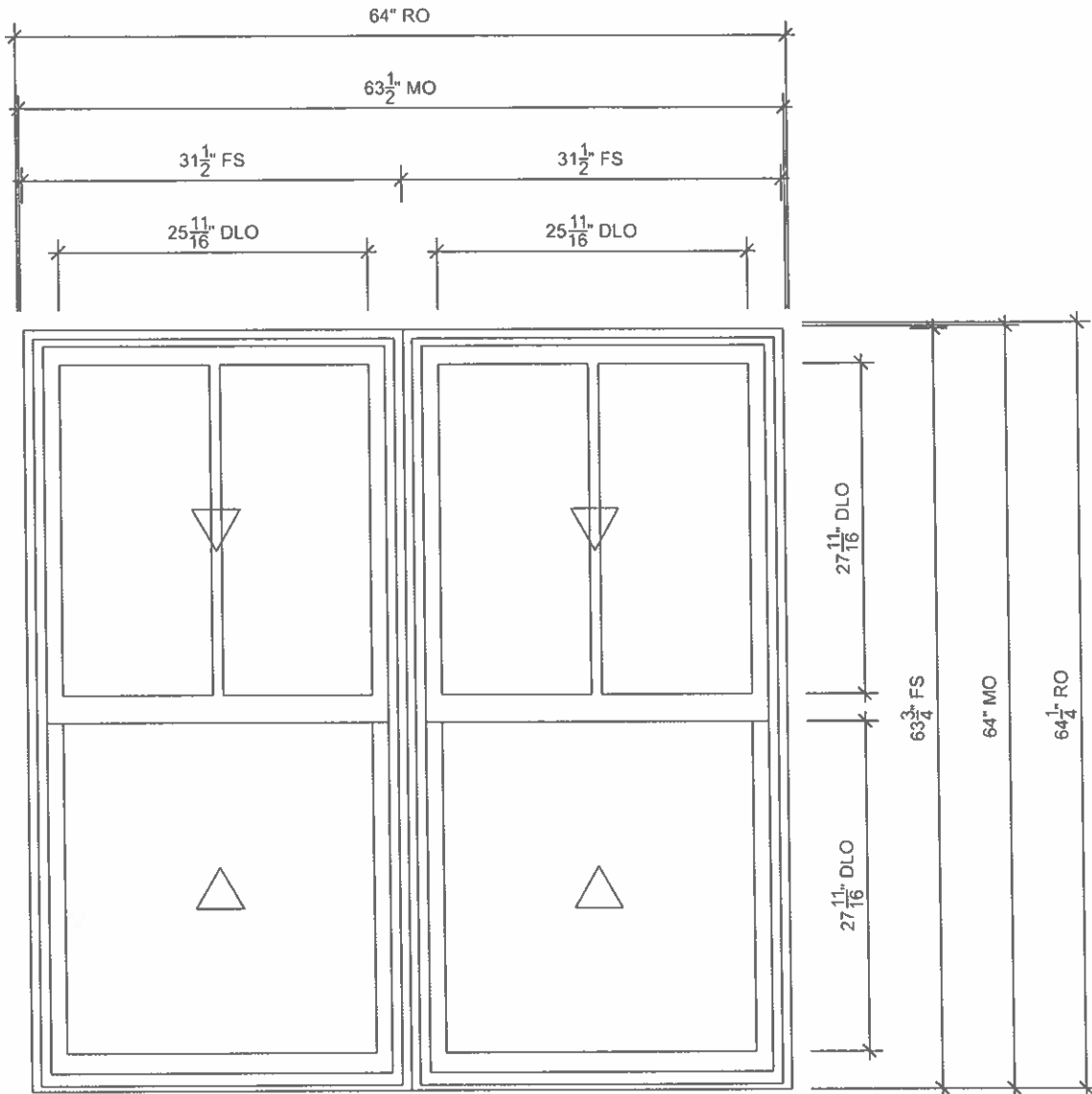


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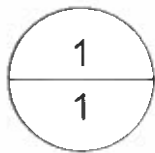
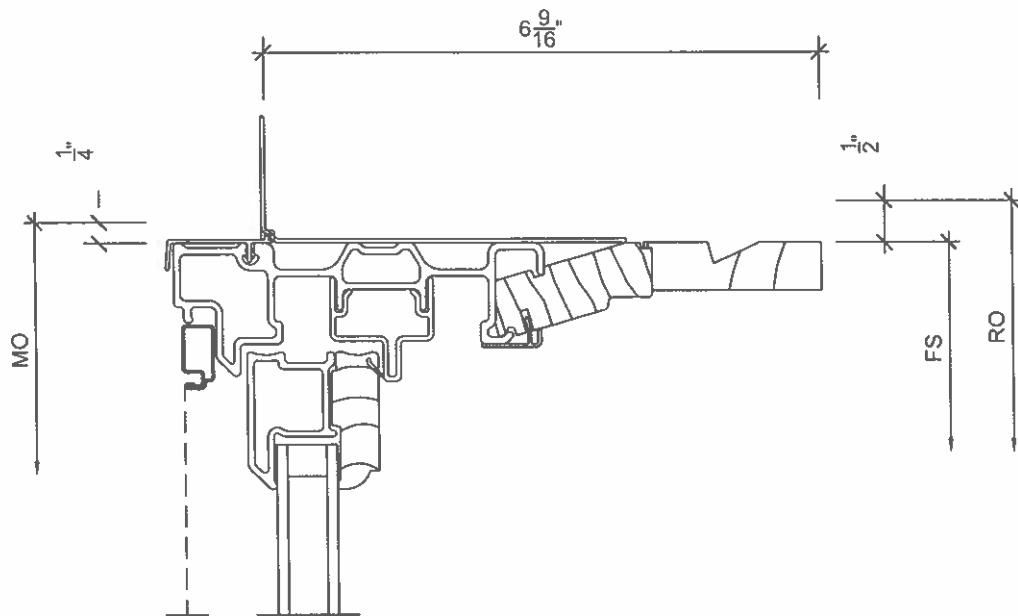


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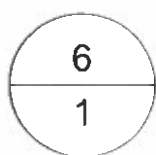
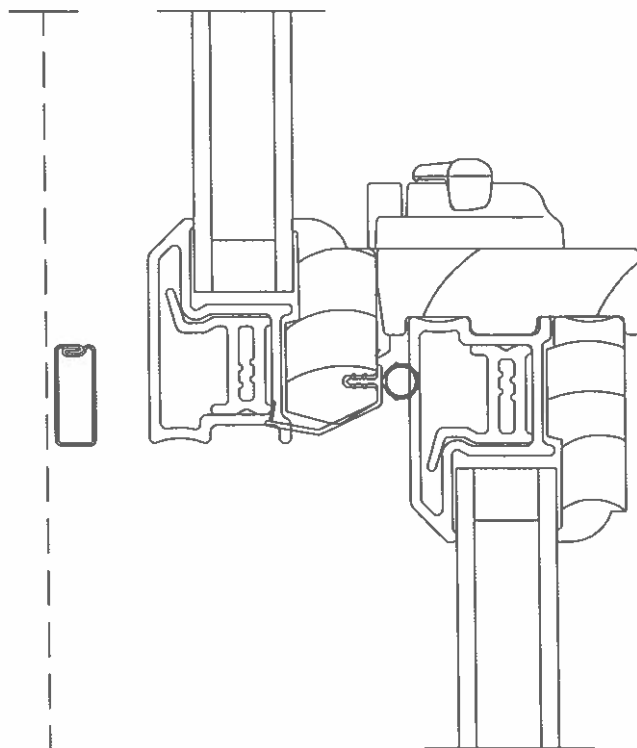
elevate



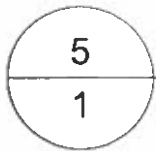
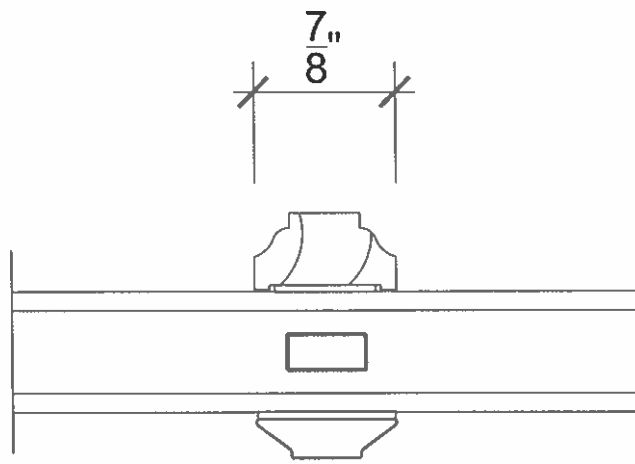
WEST ELEVATION



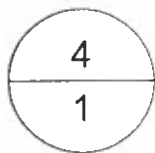
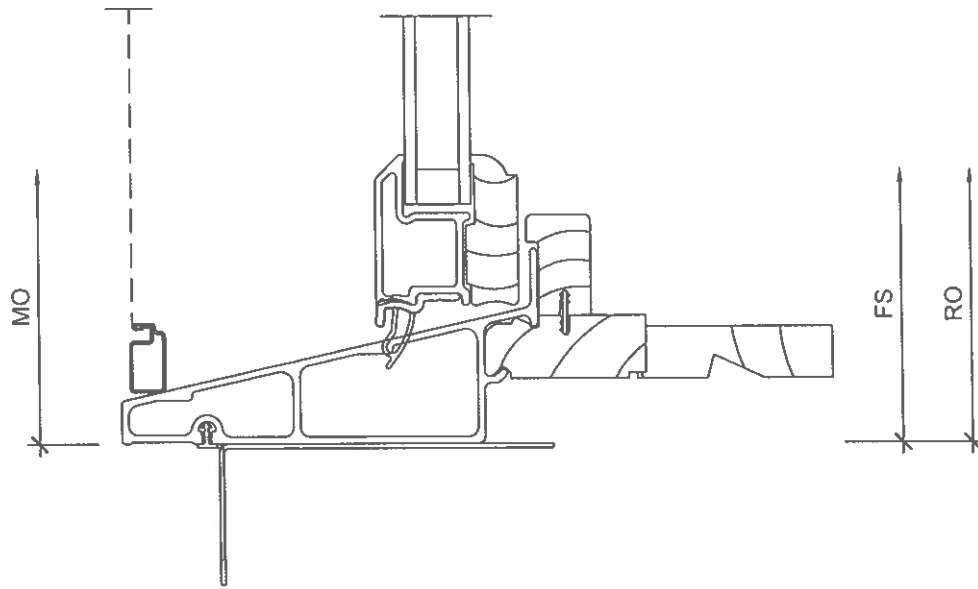
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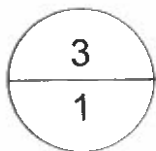
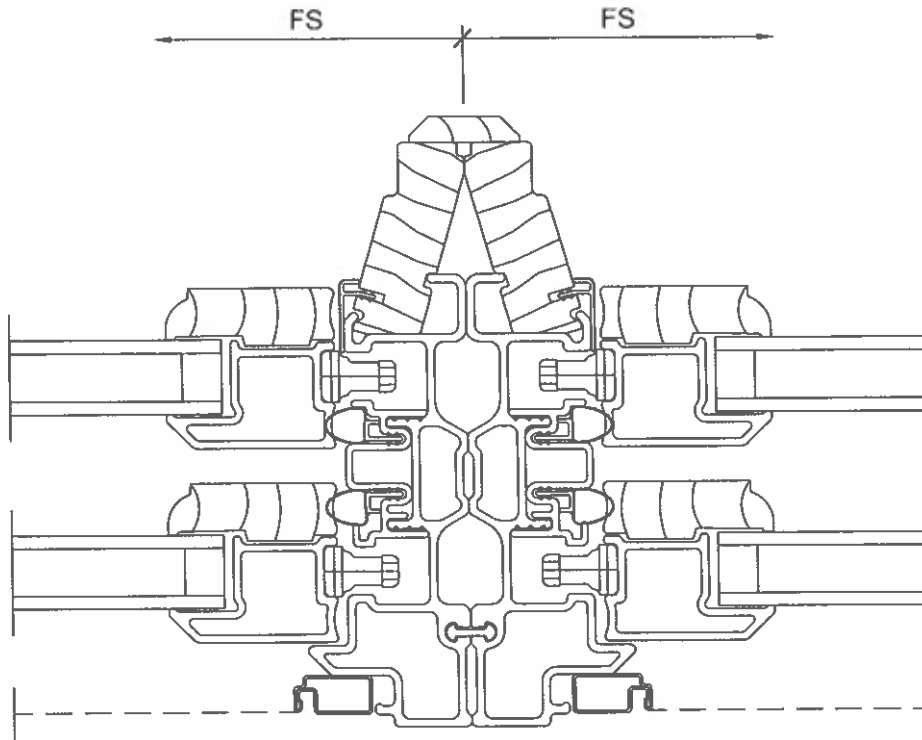
Check Rail



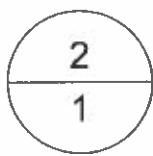
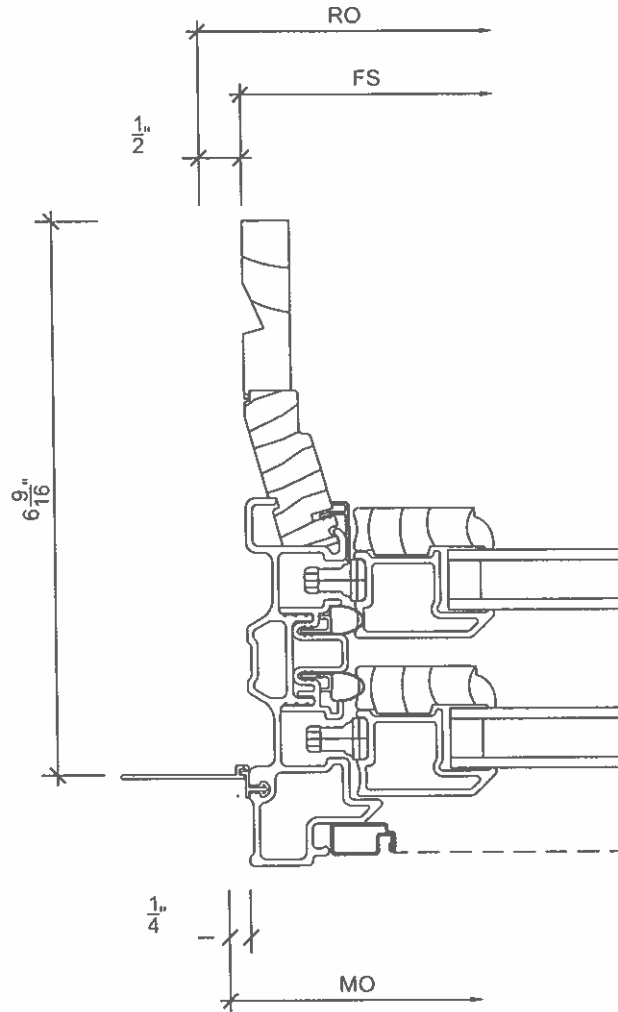
Divided Lite



Sill

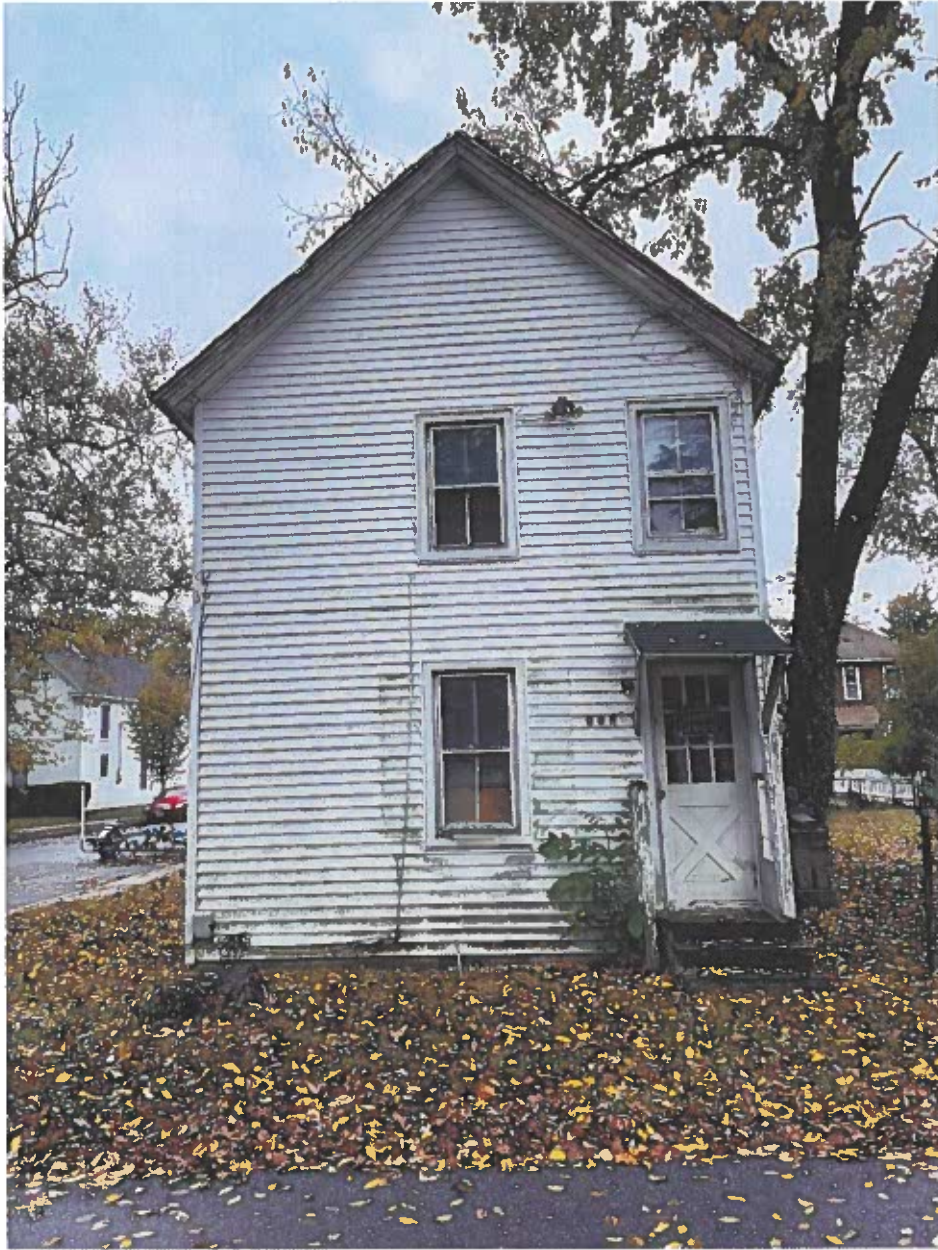


Vertical Mullion



Jamb











Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT
6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE – URBAN DESIGN

Sheet	Date:
	Job:
	Printed:
	Revised:

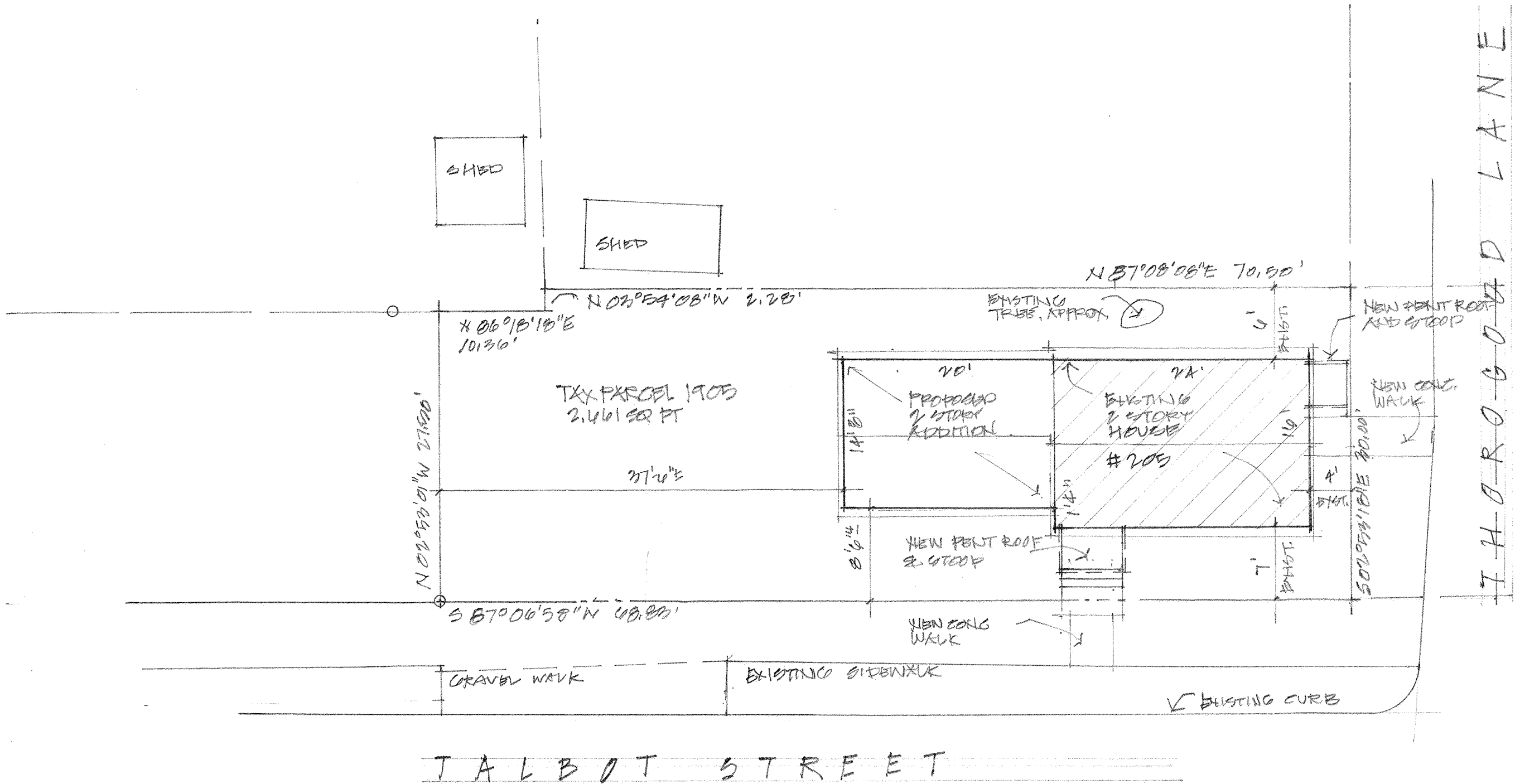
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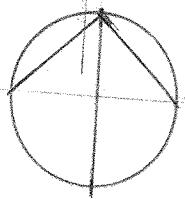
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Notes are Typical; See Specifications

ARCHITECTURAL SITE PLAN

SCALE - 1" = 10' - 0"



Addition and Renovations

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ARCHITECT
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	Revised:

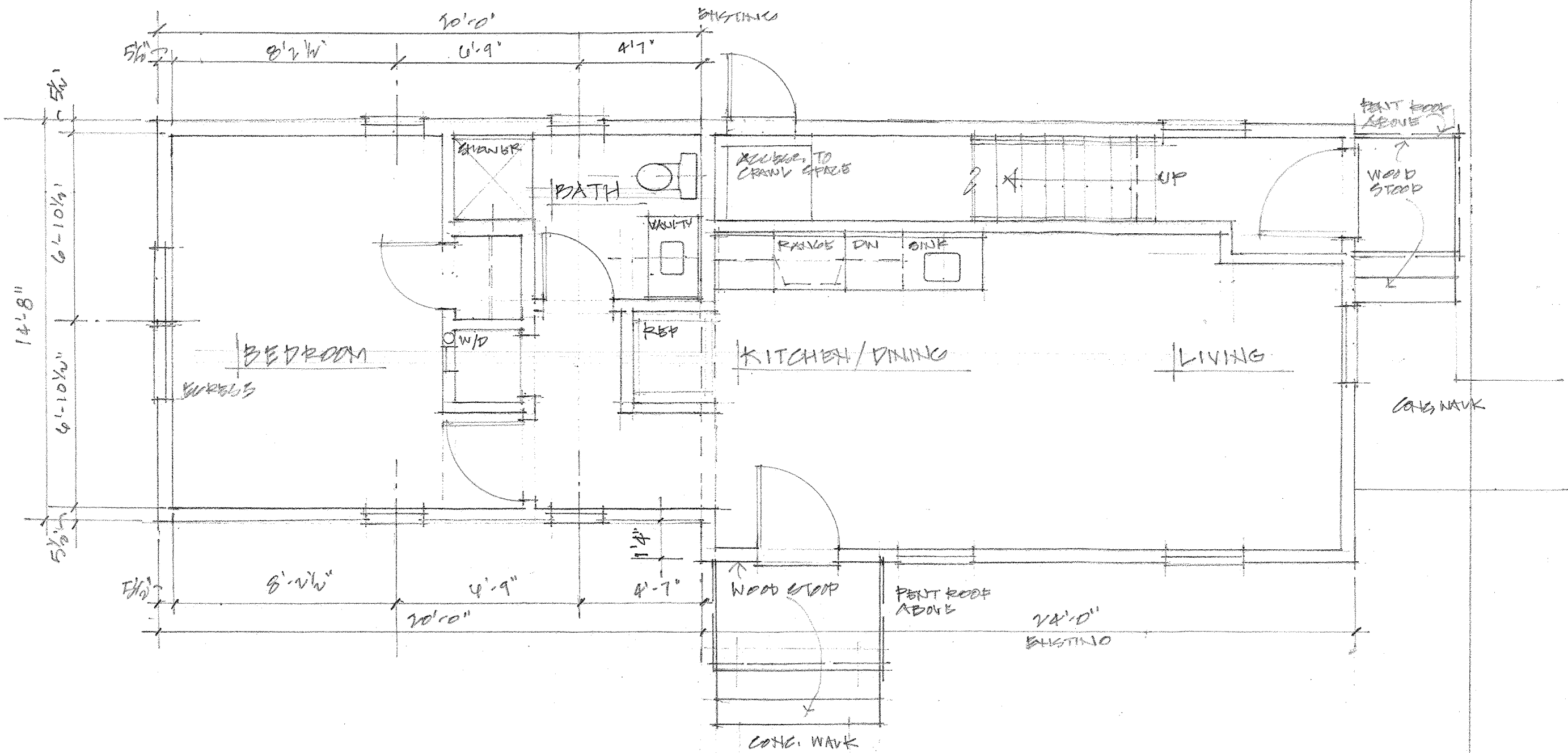
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Notes are Typical; See Specifications

FIRST FLOOR PLAN

SCALE - 1/4" = 1' - 0"

Addition and Renovations

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Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
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ARCHITECTURE – URBAN DESIGN

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	Job:
	Printed:
	Revised:

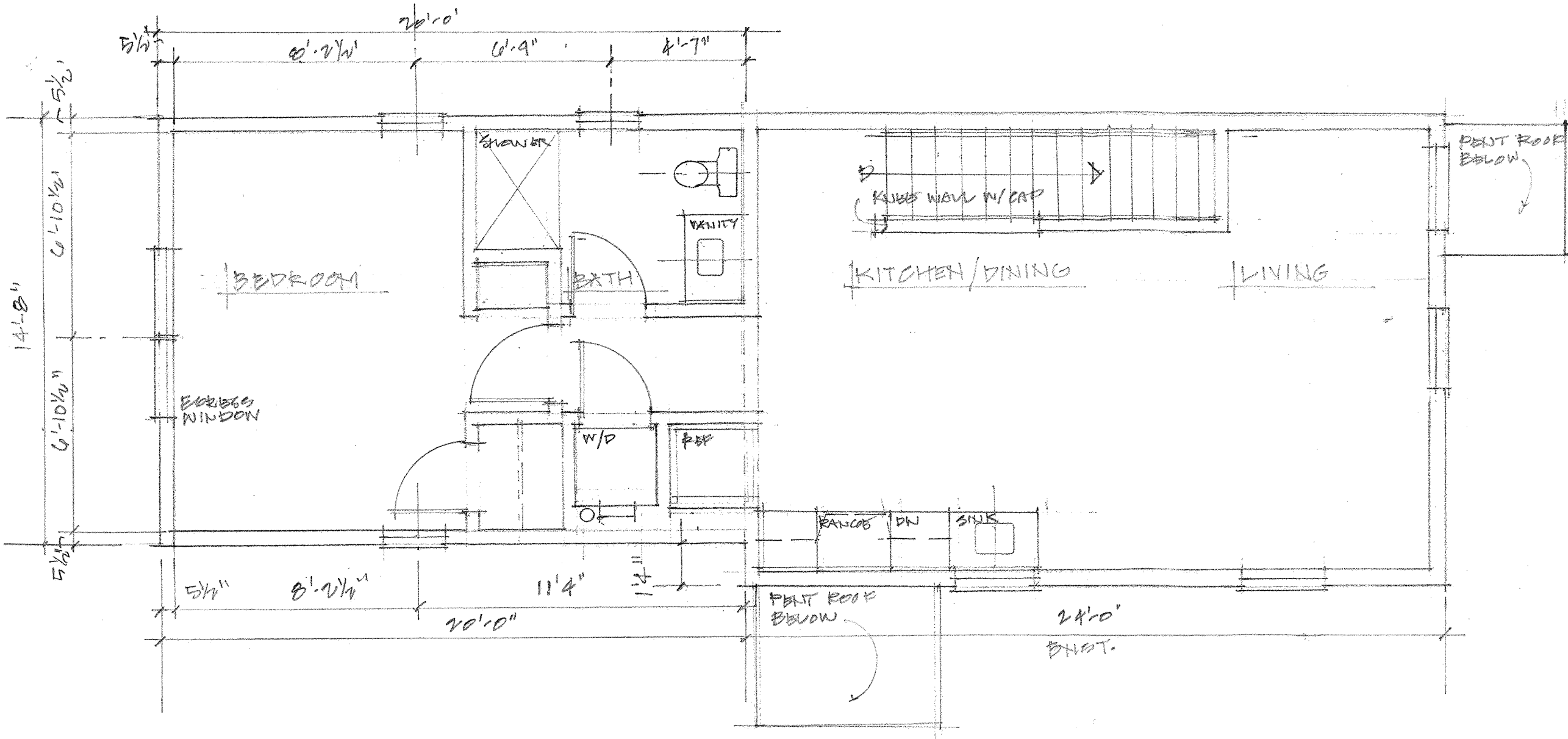
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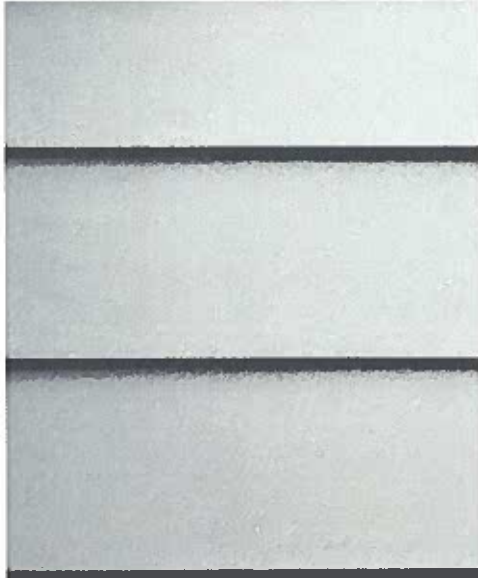
Notes are Typical; See Specifications

SECOND FLOOR PLAN

SCALE - 1/4" = 1' - 0"

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Arctic White

[Request a Quote >](#)[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 8.25"
EXPOSURES: 7"



We protect what matters most

ENGLISH

GAF PARTNER PORTAL

WHERE TO BUY

FIND A CONTRACTOR



Roof Shingles

Residential Roofing

Commercial Roofing

Homeowners

Professionals

About GAF

Find this product in
Shingles

Royal Sovereign® Specs

ABOUT

SPECS

DOCS

VIDEOS

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
STAINGUARD®	Yes
BUNDLE COVERAGE	3 bundles per square
\$ - \$\$\$	\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5" (127 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND RATING	60 mph
ARCHITECTURAL STYLE	Three-Tab
SHINGLE STYLE	3-Tab Shingles
SHINGLE TYPE	3-Tab Shingle Collection
APPROX. NAILS/SQ	316



ÆRATIS

Paint Ready Porch Flooring



- 563700 – PR 7/8" x 3-1/8" x 8' T&G Traditions
- 551595 – PR 7/8" x 3-1/8" x 10' T&G Traditions
- 551591 – PR 7/8" x 3-1/8" x 12' T&G Traditions
- 551600 – PR 7/8" x 3-1/8" x 16' T&G Traditions

Paint Ready Trim

Use either Weathered Wood or Battleship Gray trim items above



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

Monday, April 10, 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
Kelly Pezor
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Samantha Smith, Administrative Assistant

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

2. Agenda Summary Review—

**Commissioner Sebastian moved to approve the April 10, 2023 agenda.
Commissioner Bateman seconded the motion.**

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business –

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

Request: The applicant is proposing to relocate and replace some of the existing windows with 2 over 2, clad wood with SDL; and to relocate and replace some of the existing doors with the proposed front door to be mahogany wood with sidelights and the side door to be fiberglass with a nine light window. The applicant is also proposing to replace the existing round gable windows with new wooden clad windows matching those on the first and second floors; and to install new shutters. This is a contributing/non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Appendix B.2. Common Substitute Materials (Doors)*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*
- vi. *Guideline 91. Shutters*
- vii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Donald M. Bailey Sr.

Public Comment— None

Vice Chairperson Brophy moved to approve the application pending additional detail on the shutters; and to exclude porch railing modifications. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business –

- a. **Applicant:** Charles and Lois Garrison
- File No.:** 2023-894
- Location:** 16 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1128
- Zoning:** R-7A

Request: 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; and one aluminum clad window on the south façade of the house. The proposed replacement windows are aluminum clad, double hung windows with the same number of lights as the existing. The proposed windows are of a slightly different dimension than existing due to supplier issues. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B.2. Common Substitute Materials for Windows*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Charles Garrison

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that the exterior trim shall be replaced in kind with wood. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** **A.K.J. Roofing Inc.**
File No.: **2023- 881**
Location: 11 N. Washington Street, Easton, MD 21601
 Tax Map 104, Grid 0EA, Parcel 1232
Zoning: GI

Request: The applicant is proposing to replace the existing slate roof with a new synthetic slate roof. This structure is a contributing building to the Historic District and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Steward Orndorff, A.K.J. Roofing Inc.
Brian Warren, Talbot County

Public Comment— None

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

<u>Vote</u>	<u>3-2</u>
FOR:	3- Demby, Brophy, Pezor
AGAINST:	2- Bateman, Sebastian
ABSTAIN:	0
ABSENT:	0

- c. Applicant:** Phillips Signs Inc.
File No.: 2023- 897
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: The applicant is proposing to install a new aluminum letter wall sign with LED lit channel letters; and to remove the existing gooseneck lights. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*
- ii. Guideline 30. Lighting for Signs*
- iii. Guideline 35. Wall Signs*
- iv. Guideline 51. Maintain Historic Fixtures*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Ben Phillips, Phillips Signs Inc.

Public Comment— None

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

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- d. Applicant:** **Chesapeake Bay Yacht Club**
File No.: **2023- 898**
Location: 117-121 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0612
Zoning: CB

Request: 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. The applicant is also proposing to recoat the standing seam metal roof on the rear addition; and to replace three wooden dormer windows on the fourth story of the main structure with fiberglass-clad double hung windows. This is a contributing building to the Historic District, and this structure is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 69. Perform Regular Roof Maintenance*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 90. Make Sensitive Replacements*
- v. *Appendix B.2. Common Substitute Materials for Windows*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Richard W. Ehrlich

Public Comment— None

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

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

e. **Applicant:** Katherine Kelley Poole
File No.: 2023- 901
Location: 102 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1946
Zoning: R-7A

Request: The applicant is proposing to remove the existing brick driveway and install a new cobblestone driveway. The applicant is also proposing to install a new wooden fence with a decorative entrance gate surrounding the patio in the backyard. A new paver patio will be installed in the rear yard and will not be visible from any public right-of way. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 8. Preserve Historic Driveways*
- ii. *Guideline 9. New Driveways*
- iii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Katherine Kelley Poole

Public Comment— None

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

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

f. **Applicant:** Dover Station LLC
File No.: 2023- 905
Location: 500 Dover Road, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1055
Zoning: CB

Request: The applicant is seeking approval for 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. There are no replacement plans at this time as the applicant is requesting to return the area to green space. The second alteration request is to replace the existing roofs on the building areas marked 3, 4, and 5.

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; and the finding that the remaining structures marked as areas 2, 3, 4 and 5 are non-contributing structures. This structure is currently a contributing building to the Historic District.

Historic District Guideline references:

- i. *Demolition Review*
- ii. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Sevan Topjian

Public Comment— None

The applicant amended their application to request the buildings labeled as 2, 4, and 5 on the provided site plan be considered non-contributing.

Commissioner Pezor moved to approve the application with findings to include: 1) building areas marked 2, 4 and 5 shall be found as non-contributing; 2) building areas 1 and 3 shall be found as contributing; 3) partial demolition of building area 2 shall be approved with a condition to submit a landscape plan; and 4) replace existing roofs on building areas 3, 4 and 5 with a corrugated metal roof.

Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item – None

6. Decision Summary Review –

March 27, 2023 - The Commission noted the following correction to the March 27, 2023 draft decision summary:

- a. Grammatical corrections.

Vice Chairperson Brophy moved to approve the amended Decision Summary
Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Demby, Brophy, Bateman, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

- a. Applicant:** Katie Withowski
File No.: 2023- 913
Location: 216 South Lane, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1559
Zoning: R-7A

Request: The applicant is proposing to remove a Mulberry tree at 216 South Lane. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to poor health, and the safety hazard it creates to neighboring properties.

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

- 8. Adjournment**– Commissioner Bateman moved to adjourn. Commissioner Pezor seconded the motion. The meeting was adjourned at 7:33 p.m.



RECEIVED

MAR 29 2023

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

Application #:	2023-910
Date Received:	03/29/2023
Fee Paid:	\$25
HDC Meeting Date:	04/24/2023
Date Property Posted:	

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

119-125 Port St.



Contributing



Non-Contributing

YEAR BUILT:

1984

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Housing Authority of the town of Easton

TELEPHONE NO.

443-975-5840

EMAIL

lorrainem_hete@verizon.net

Applicant or Agent

NAME

MARASUN

TELEPHONE NO.

(410) 226-6212

EMAIL

josey@marasunllc.com

Description of Proposal (include additional sheets, as necessary)

119-125 Port St. Full roof replacement - in kind (shingle for shingle). 4250 GAF HDZ (weathered wood). replace pipe boots, replace goose neck vents, replace plywood as needed. Replace existing ridge vents. Remove and dispose of satellite dish. Existing trim, soffit, fascia and gutters to remain.

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

Jocelyn Tucker

Date

3/28/23

Printed Name of Applicant or Agent

Jocelyn Tucker

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

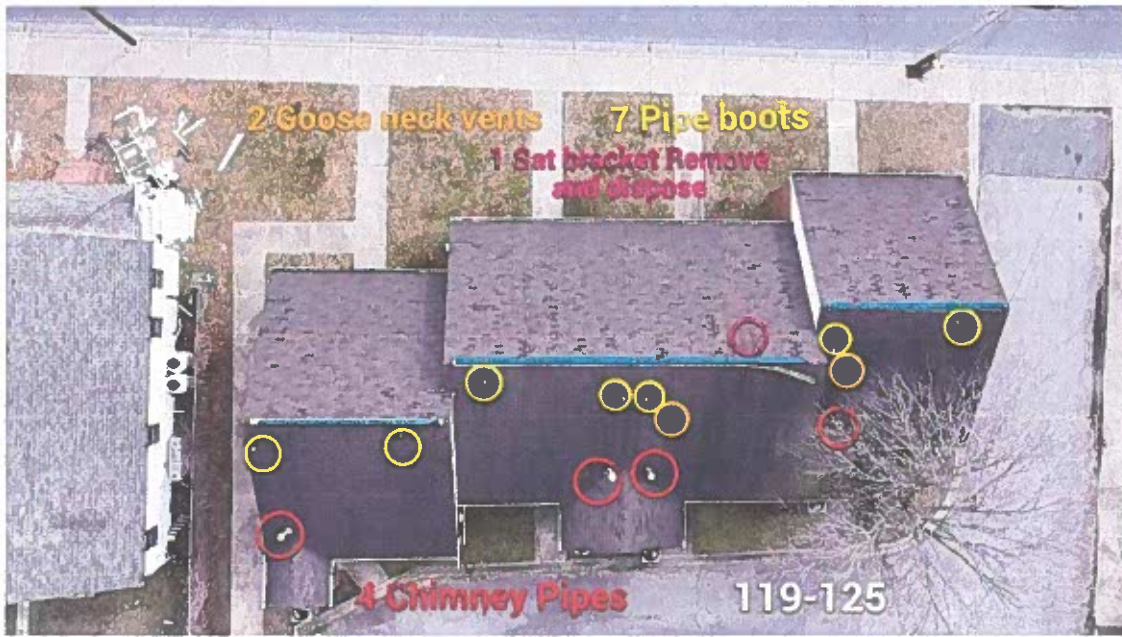
Other

- ☐ 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.



Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601

Thu, Feb 2 01:58 PM
by Tyler Gault



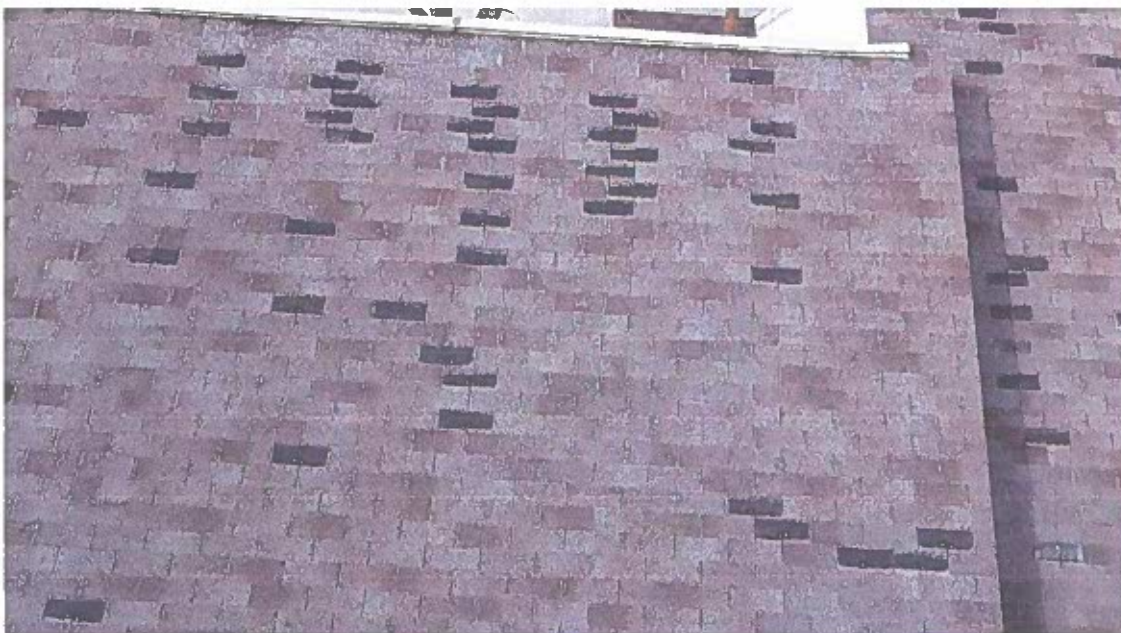
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125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601

Thu, Feb 2 01:58 PM
by Tyler Gault



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 01:58 PM
by Tyler Gault*



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 01:59 PM
by Tyler Gault*



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 01:59 PM
by Tyler Gault*



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 02:00 PM
by Tyler Gault*



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 02:00 PM
by Tyler Gault*



**Rob Williams - 119, 121, 123,
125 Port St
119, 121, 123, 125 Port St •
Easton, MD 21601**

*Thu, Feb 2 02:01 PM
by Tyler Gault*

119-125 PORT ST MATERIAL LIST BEACON

MAR 26, 2023

Project #11963882310

MARASUN
roofing | siding | windows | gutters | solar



DON BIBB

443-239-4262

119 - 125 Port Street
Easton, MD
21601

We can help you with

Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-6212

MATERIALS

MARASUN
roofing | siding | windows | gutters | solar

Job:
11963882310

Address:
119 - 125 Port Street
Easton, MD 21601

Start Date
APRIL 10, 2023

Delivery Date
APRIL 10, 2023

Item description	Color	Qty	Type
GAF TIMBERLINE HDZ WITH STAINGUARD PLUS: the look people love, now with layerlock® technology and the stainguard plus™ algae protection limited warranty	Weathered Wood	124	BDL
GAF SEAL-A-RIDGE HIP & RIDGE: Seal-A-Ridge protective ridge cap shingles are designed to complement the color of your roof's shingles. there is also an exceptional strength against cracking with the micro weave core.	Weathered Wood	7	BDL
GAF PROSTART STARTER: starter strips are made with a high-quality, properly positioned adhesive applied at the factory to help prevent shingle blow-off.		4	BDL
GAF WEATHERWATCH ICE & WATER: is self sealing and helps prevent leaks due to water backing up in your gutters, wind-driven rain, and damaging ice dams.		5	RL
TRI BUILT 1 1/4" COIL NAILS: electro galvanized nails used to fasten down the roofing system.		3	BX
DRIP EDGE - TRI ODE 2": metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	white	43	PC
GAF 10-1/2 x 50' COBRA EXHAUST RIDGE VENT nail gun installed. Effective attic ventilation is critical for a long-lasting roof.		3	RL

GAF 4" GOOSENECK VENT - BLACK

2

EA

used for venting bathroom fans, kitchen
hood ranges, and/or dryer vents.

119-125 PORT ST MATERIAL LIST COMPOUND

MAR 26, 2023

Project #11963882310

MARASUN
roofing | siding | windows | gutters | solar



DON BIBB

443-239-4262

119 - 125 Port Street

Easton, MD

21601

We can help you with

Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-6212

MATERIALS

MARASUN
roofing | siding | windows | gutters | solar

Job:
11963882310

Address:
119 - 125 Port Street
Easton, MD 21601

Start Date
APRIL 10, 2023

Delivery Date
APRIL 10, 2023

Item description	Color	Qty	Type
TAMKO SYNTHETIC UNDERLAYMENT:		5	RL
a lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.			
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:		2	BX
cap nails for underlayment installation. Is a warranty requirement for Synthetic Underlayment Installation.			
VULKEM 116 POLYURETHANE SEALANT		3	EA
vulkem® 116 is a textured, single-component, moisture-curing, gun-grade polyurethane sealant. 10.1 oz cartridge			
TRI BUILT ROOF ACCESSORY PAINT:		2	EA
is used to paint flashings and penetrations to match the roof.			
TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK		7	EA
TRI BUILT ALUMINUM TRIM COIL 24" X 50':	BROWN	2	RL
can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.			
1/2" CDX PLYWOOD SHEET:		2	EA
covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary			

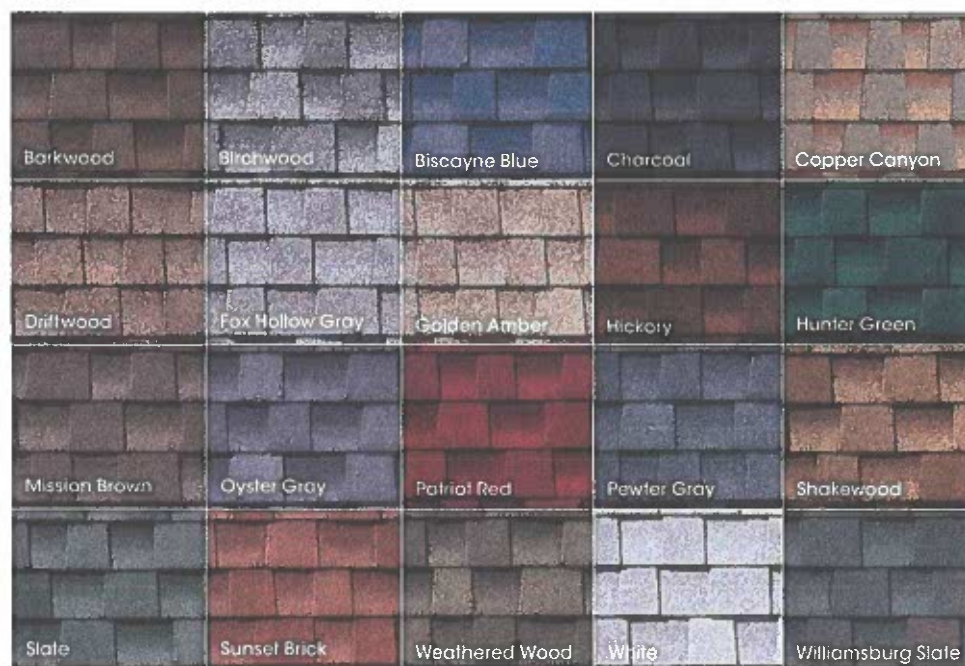


Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection² Limited Warranty**
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC: Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingle to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-na nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™





Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.³
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.³
- **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty²** — When installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.¹ Proprietary GAF Time-Release Algae-Fighting Technology helps protect shingles from unsightly stains.

Installation:



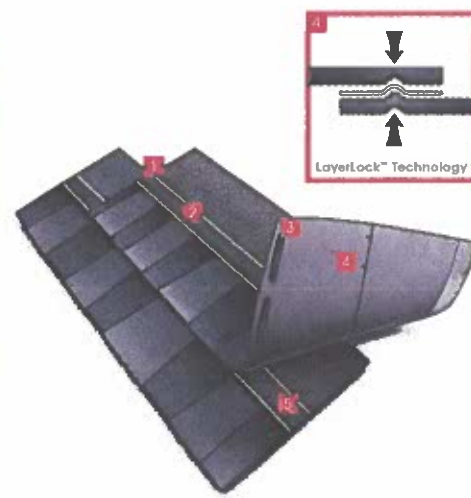
The StrikeZone™ Nailing Area

The industry's largest nailing area for up to 99.9% nail placement accuracy.²



LayerLock™ Technology

Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth microgranule surface



Visit gaf.com/TimberlineHDZ

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

³ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

We protect what matters most™





Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601
410-822-1943
HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: April 24, 2023
Application Number: HD-23-910
Location: 119-125 Port Street
Applicant: Marasun on behalf of the Housing Authority of the Town of Easton
Request: In-Kind Asphalt Shingle Roof Replacement

The applicant, Marasun, requested approval for residential improvements 119-125 Port Street. The request is to remove the existing asphalt shingles and replace in-kind with GAF Timberline HDZ shingles. **The existing soffit, fascia, and gutters shall remain.** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 68 and 70

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

“A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission”.

Nicholas Johnson
Representative, Historic District Commission

4/24/2023
Date

RECEIVED

APR 17 2023



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

TOWN OF EASTON

Application #: 2023-888
Date Received: 04/17/2023
Fee Paid: 04/17/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: -

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 E. Down Street Units # 101 + 106
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME William LaVack
TELEPHONE NO. 443.786.1290 EMAIL

Applicant or Agent

NAME Comfort Air Service, LLC
TELEPHONE NO. 410.922.5588 EMAIL info@comfortairservice.com

Description of Proposal (include additional sheets, as necessary)

<u>Remove & Replace existing 2 Ton Heat Pump - outdoor unit on the roof, air handler in closet within the apartment</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>Albert R. Urbina</u>
<u>4/17/23</u>
<u>Albert R. Urbina</u>

Revised 4.4.2022

BUILT TO A HIGHER STANDARD

American Standard.
HEATING & AIR CONDITIONING

Split System Heat Pumps Single Phase – 1½-5 Tons



**Gold 16
(Two Stage)**

Table SH-3-A — Gold 16 R-410A Split System Two Stage Heat Pump (70/100% capacity)

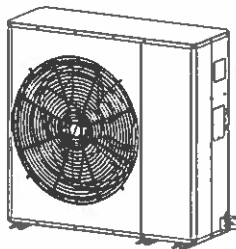
Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A6H6024N1000A	208/230/1/60	24,000	41	37	34	272	72	15.0	25	5/8	3/8
4A6H6036N1000A	208/230/1/60	36,000	45	37	34	307	72	20.0	35	3/4	3/8
4A6H6048N1000A	208/230/1/60	48,000	45	37	34	329	72	28.0	45	7/8	3/8
4A6H6060N1000A	208/230/1/60	54,000	45	37	34	330	74	35.0	60	1 1/8	3/8



**Silver 15
(Single Stage)**

Table SH-3-B — Silver 15 R-410A Split System Single Stage Heat Pump

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A6H5018N1000A	208/230/1/60	18,000	33	33	30	208	71	15.0	20	3/4	3/8
4A6H5024N1000A	208/230/1/60	24,000	33	33	30	208	71	15.0	25	3/4	3/8
4A6H5030N1000A	208/230/1/60	30,000	29	33	30	191	71	15.0	25	3/4	3/8
4A6H5036N1000A	208/230/1/60	36,000	37	37	34	246	70	18.0	30	7/8	3/8
4A6H5042N1000A	208/230/1/60	42,000	45	37	34	277	72	24.0	40	7/8	3/8
4A6H5048N1000A	208/230/1/60	48,000	45	37	34	300	72	26.0	40	7/8	3/8
4A6H5060N1000A	208/230/1/60	54,000	45	37	34	301	72	32.0	50	1 1/8	3/8



**Silver 15
(Single Stage)**

Table SH-3-C — Silver 15 R-410A Side Discharge Single Stage Heat Pump

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A6L5024N1000A①	208/230/1/60	24,000	37	47	18	224	70	15.0	25	3/4	3/8
4A6L5030N1000A①	208/230/1/60	30,000	37	47	18	224	70	15.0	25	3/4	3/8
4A6L5036N1000A①	208/230/1/60	36,000	37	47	18	226	71	17.0	30	7/8	3/8
4A6L5042N1000A①	208/230/1/60	42,000	43	47	18	266	74	24.0	40	7/8	3/8
4A6L5048N1000A①	208/230/1/60	48,000	43	47	18	266	74	24.0	40	7/8	3/8

① For coastal applications where units are installed within one (1) mile of salt water, epoxy coated models are available for order. Model numbers with "COT" in the eleventh (11) through thirteenth (13) digits represent an epoxy coated coil. Example: 4A6L5036N1COTA These models have an 8 week lead time after order.

* Information subject to change. Please confirm with current Product Data/Service Facts for current factory production.

** Rated in accordance with AHRI Standard 270-2008 (Min/Max when applicable).

Split System Heat Pumps

For complete equipment / combination selections, installation instructions and warranty information, please refer to Product Data/Ratings and/or Installers Guides and Limited Warranty Handbooks.

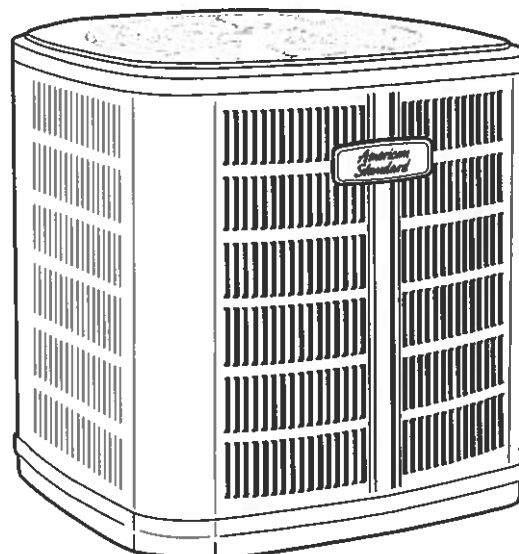
SH-3

Effective 1/1/23
14-1011-40

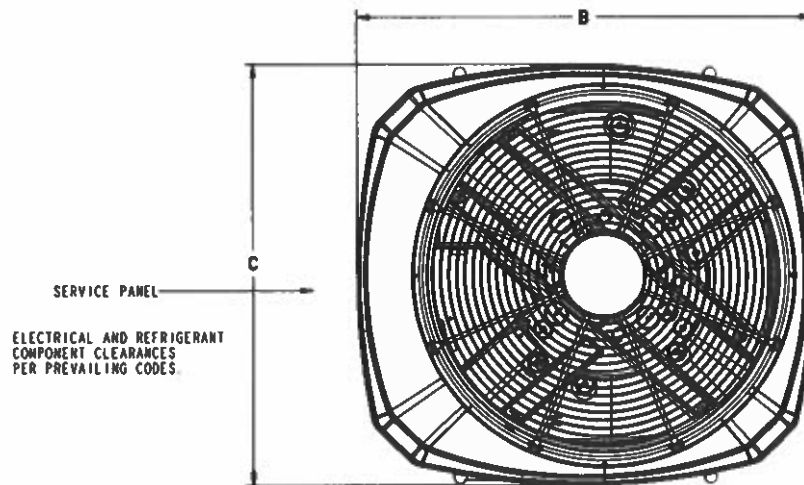
Submittal

Split System Heat Pump

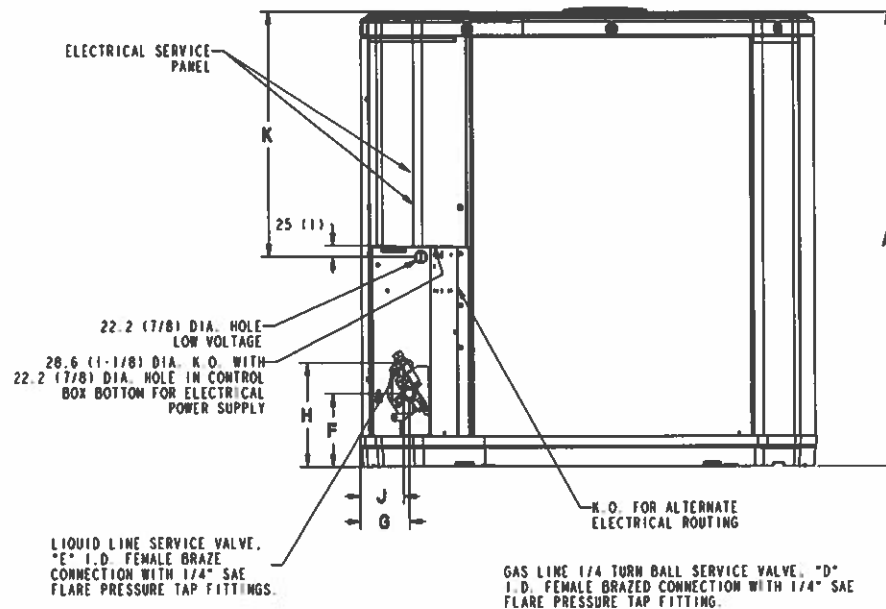
4A6H5024N1000A



Note: "Graphics in this document are for representation only. Actual model may differ in appearance."



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.



Model	Base	A	B	C	D	E	F	G	H	J	K
4A6H5024N	3	832 (32-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)

Sound Power Level									
MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A6H5024N	71	77	72	68	68	69	60	53	47

Note: Rated in accordance with AHRI Standard 270-2008 *For Reference Only

Product Specifications

OUTDOOR UNIT ^(a) ^(b)	4A6H5024N1000A
POWER CONNS. — V/PH/HZ ^(c)	208/230/1/60
MIN. BRCH. CIR. AMPACITY	15
BR. CIR. PROT. RTG. — MAX. (AMPS)	25
COMPRESSOR	DURATION™- SCROLL
NO. USED — NO. STAGES	1 — 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS ^(d) — L.R. AMPS	11.5 — 59.5
FACTORY INSTALLED	
START COMPONENTS ^(e)	NO (Uses BAYKSKT263)
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) — NO. USED	23 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — 1
CFM @ 0.0 IN. W.G. ^(f)	2980
NO. MOTORS — HP	1 — 1/8
MOTOR SPEED R.P.M.	850
VOLTS/PH/HZ	200/230/1/60
F.L. AMPS	0.77
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	18.75
TUBE SIZE (IN.)	3/8
REFRIGERANT CONTROL	EXPANSION VALVE
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) ^(g)	6 LBS., 2 OZ
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS ^(h) ⁽ⁱ⁾	3/4
LINE SIZE — IN. O.D. LIQ.	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	10°F
DIMENSIONS	H X W X D
CRATED (IN.)	38 x 30.1 x 33
WEIGHT	
SHIPPING (LBS.)	208
NET (LBS.)	174

- ^(a) Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
- ^(b) Rated in accordance with AHRI standard 270.
- ^(c) Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
- ^(d) This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
- ^(e) No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter. Optional kit shown.
- ^(f) Standard Air — Dry Coil — Outdoor
- ^(g) This value approximate. For more precise value see unit nameplate.
- ^(h) Reference the outdoor unit ship-with literature for refrigerant piping length and lift guidelines. Reference the refrigerant piping software pub # 32-3312-xx or refrigerant piping application guide SS-APG006-xx for long line sets or specialty applications (xx denotes latest revision).
- ⁽ⁱ⁾ The outdoor condensing units are factory charged with the system charge required for the outdoor condensing unit, ten (10) feet of tested connecting line, and the smallest rated indoor evaporative coil match. Always verify proper system charge via subcooling (TXV/EEV) or superheat (fixed orifice) per the unit nameplate.

Mechanical Specification Options

General

The outdoor condensing units are factory charged with the system charge required for the outdoor condensing unit, ten (10) feet of tested connecting line, and the smallest rated indoor evaporative coil match. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit is certified to UL 1995. Exterior is designed for outdoor application.

Casing

Unit casing is constructed of heavy gauge, galvanized steel and painted with a weather-resistant powder paint finish. The corner panels are prepainted. All panels are subjected to our 1,000 hour salt spray test.

Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and low and high pressure switches. A factory supplied, field installed liquid line drier is standard.

Compressor

The compressor features internal over temperature and pressure protection. Other features include: Centrifugal oil pump and low vibration and noise.

Condenser Coil

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling

As manufactured, this system has a cooling capacity to 55°F. The addition of an evaporator defrost control permits operation to 40°F. The addition of an evaporator defrost control with TXV permits low ambient cooling to 30°F.

The addition of the BAYLOAM107A low ambient kit permits ambient cooling to 20°F.

Thermostats – Cooling only and heat/cooling (manual and automatic change over). Sub-base to match thermostat and locking thermostat cover.



About American Standard Heating and Air Conditioning
American Standard has been creating comfortable and affordable living environments for more than a century. For more information, please visit www.americanstandardair.com.



The AHRI Certified mark indicates company participation in the AHRI Certification program. For verification of individual certified products, go to ahridirectory.org.

The manufacturer has a policy of continuous data improvement and it reserves the right to change design and specifications without notice. We are committed to using environmentally conscious print practices.

4A6H5024N-SUB-1A-EN 19 Aug 2022
Supersedes (New)

©2022 American Standard Heating and Air Conditioning



RECEIVED

APR 17 2023

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

Application #: 2023-888
Date Received: 04/17/2023
Fee Paid: 04/17/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: -

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 E. Dover Street Unit # 106

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Debbie Mandycz

TELEPHONE NO.

410.829.6419

EMAIL

debbiemandycz@gmail.com

Applicant or Agent

NAME

Comfort Air Service, LLC

TELEPHONE NO.

410.822.5588

EMAIL

info@comfortairservice.com

Description of Proposal (include additional sheets, as necessary)

Remove + replace existing 2-Ton heat pump - outdoor unit on the roof, air handler in closet within the apartment.

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

4/17/23
Albert R. Urbane

Revised 4.4.2022

American Standard.
HEATING & AIR CONDITIONING

AccuComfort™ Variable Speed Heat Pumps Single Phase – 2-5 Tons



Platinum 20
(Variable Speed)

Table SH-1-A - Platinum 20 R-410A Split System Variable Speed Heat Pump (25-100% capacity)—with American Standard Link™ ①

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating		MCA*	Max. Fuse*	Line Size (in)	
			H	W	D		(Cool)	(Heat)			OD Gas	OD Liq.
4A6V0X24A1000A	208/230/1/60	24,000	41	33	30	225	54/65	60/69	17.0	25	3/4	3/8
4A6V0X36A1000A	208/230/1/60	36,000	41	37	34	263	59/70	60/72	26.0	40	3/4	3/8
4A6V0X48A1000A	208/230/1/60	48,000	41	37	34	275	61/74	62/76	29.0	45	7/8	3/8
4A6V0X60A1000A	208/230/1/60	54,000	45	37	34	285	57/73	61/74	37.0	50	7/8	3/8



Platinum 19
(Variable Speed)

Table SH-1-B - Platinum 19 R-410A Side Discharge Variable Speed Heat Pump (50-100% capacity)—with AccuLink™ ①

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating		MCA*	Max. Fuse*	Line Size (in)	
			H	W	D		(Cool)	(Heat)			OD Gas	OD Liq.
4A6L9024A1000B①	208/230/1/60	24,000	37	47	18	230	50	49	19.1	25	5/8	3/8
4A6L9036A1000B①	208/230/1/60	36,000	37	47	18	252	48	49	26.9	30	3/4	3/8
4A6L9048A1000B①	208/230/1/60	48,000	43	47	18	271	54	52	31.8	35	7/8	3/8
4A6L9060A1000B①	208/230/1/60	54,000	43	47	18	271	56	52	36.1	40	7/8	3/8



Platinum 18
(Variable Speed)

Table SH-1-B - Platinum 18 R-410A Split System Variable Speed Heat Pump (25-100% capacity)—with American Standard Link™ ①

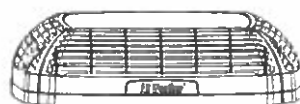
Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating		MCA*	Max. Fuse*	Line Size (in)	
			H	W	D		(Cool)	(Heat)			OD Gas	OD Liq.
4A6V8X24A1000A	208/230/1/60	24,000	41	33	30	225	54/65	60/69	17.0	25	5/8	3/8
4A6V8X36A1000A	208/230/1/60	36,000	41	33	30	238	56/70	60/74	25.0	35	3/4	3/8
4A6V8X48A1000A	208/230/1/60	48,000	41	37	34	268	61/74	62/76	28.0	40	7/8	3/8
4A6V8X60A1000A	208/230/1/60	54,000	45	37	34	285	57/73	61/74	37.0	50	7/8	3/8

① Must use UX360 Smart Thermostat and SC360 System Control.

② Must use ACONT850, AZONE950 or AZON1050 control.

* Information subject to change. Please confirm with current Product Data/Service Facts for current factory production.

** Rated in accordance with ARI Standard 275



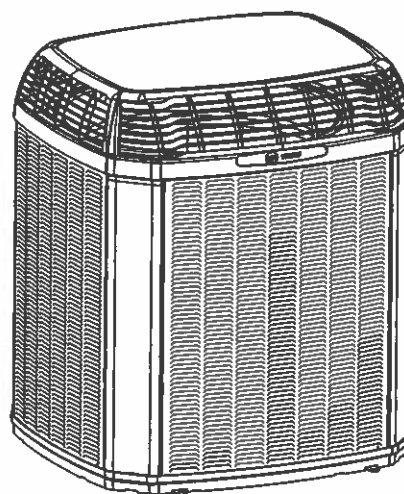
ALL WEATHER™ TOP ACCESSORY

BAYAWGR0003 - Fits base sizes 33"x30" (WxD)

BAYAWGR0004 - Fits base sizes 37"x34" (WxD)

Submittal

**American Standard or AccuLink™
Variable Speed Heat Pump
4A6V0X24A1000A**



Note: "Graphics in this document are for representation only. Actual model may differ in appearance."

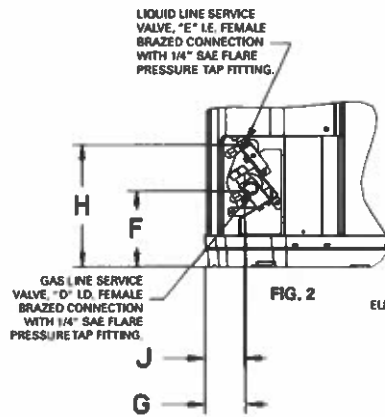
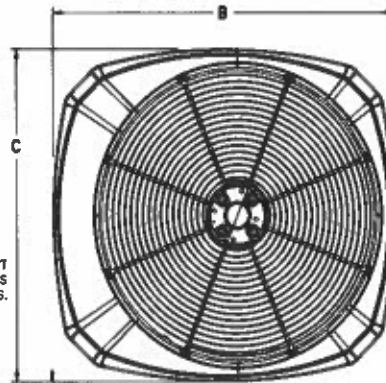


FIG. 2
ELECTRICAL AND REFRIGERANT COMPONENT CLEARANCES PER PREVAILING CODES.



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES, OTHER TWO SIDES UNRESTRICTED

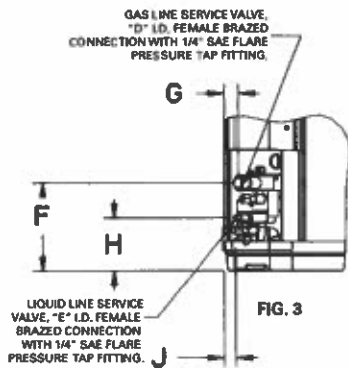


FIG. 3

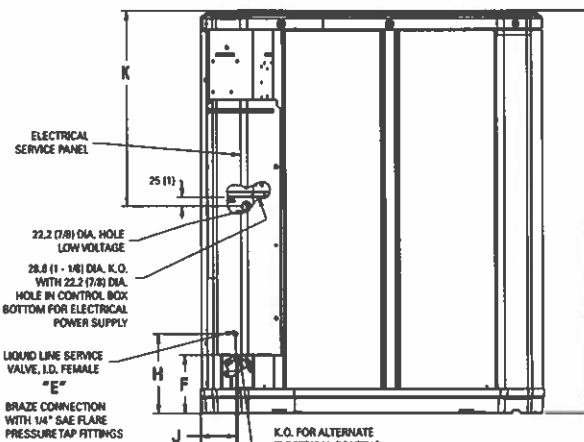


FIG. 1

GAS LINE 1/4 TURN BALL SERVICE VALVE, "D"
I.D. FEMALE BRAZED CONNECTION WITH 1/4 SAE FLARE PRESSURE TAP FITTING.

Model	Base	A	B	C	D	E	F	G	H	J	K
4A6V0X24A	3	1035 (40-3/4)	829 (32-5/8)	756 (29-3/4)	16-5/8	10-3/8	127 (5)	76 (3)	197 (7-3/4)	57 (2-1/4)	813 (32)

SOUND POWER LEVEL

Model	Mode	Speed	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
				63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A6V0X24A	Cool	Min	54	70.9	50.3	51.8	52.3	50.4	42.0	37.7	39.9
	Cool	Max	65	76.3	65.2	62.7	64.1	60.5	55.7	49.5	45.0
	Heat	Min	60	69.8	52.9	52.8	57.5	55.2	51.9	47.4	46.5
	Heat	Max	69	75.9	66.0	64.7	67.3	65.6	57.0	52.2	47.7

Note: Rated in accordance with AHRI Standard 270-2008

OUTDOOR UNIT (a) (b)	4A6V0X24A1000A
POWER CONNS. — V/PH/HZ (c)	208/230/1/60
MIN. BRCH. CIR. AMPACITY	17.0
BR. CIR. PROT. RTG. — MAX. (AMPS)	25
COMPRESSOR	SCROLL
NO. USED — NO. SPEEDS	1-VARIABLE
R.L. AMPS (d) — L.R. AMPS	11.5 — 10.2
FACTORY INSTALLED	
START COMPONENTS (e)	NA
INSULATION/SOUND BLANKET	YES
COMPRESSOR HEAT	YES
OUTDOOR FAN	
DIA. (IN.) — NO. USED	23 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — VARIABLE
CFM @ 0.0 IN. W.G. (f)	2680
NO. MOTORS — HP	1 — 1/3
MOTOR SPEED R.P.M.	200 — 1200
VOLTS/PH/HZ	208/230/1/60
F.L. AMPS	2.8
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	19.77
TUBE SIZE (IN.)	3/8
REFRIGERANT	R410-A
LBS. — R-410A (O.D. UNIT) (g)	7 lb — 6 oz
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS (h)	5/8
LINE SIZE — IN. O.D. LIQ. (h)	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	10°
DIMENSIONS	H X W X D
CRATED (IN.)	46 X 30.1 X 33
WEIGHT	
SHIPPING (LBS.)	225
NET (LBS.)	204

(a) Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.

(b) Rated in accordance with AHRI standard 270.

(c) Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.

(d) This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.

(e) No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.

(f) Standard Air — Dry Coil — Outdoor

(g) This value approximate. For more precise value see unit nameplate.

(h) Max. linear length 150 ft.; Max. lift — Suction 50 ft.; Max. lift — Liquid 50 ft.

Mechanical Specification Options

General

This unit is designed to operate at outdoor ambient temperatures from 55° F to 120° F in cooling. From — 10° F to 66° F in heating (heat pumps only). Only AHRI approved indoor matches are approved for use with these models.

American Standard Link or AccuLink™ Heat Pumps

This outdoor unit contains the American Standard Link or AccuLink™ Heat Pumps digital communication with 2 wire connection to outdoor and Plug-n-Play set up.

Casing

Unit casing is constructed of heavy gauge. G60 galvanized steel and painted with a weather-resistant powder paint on all louvered panels and prepaint on all other panels. Corrosion and weatherproof CMBP-G30 DuraBase™.

Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and high and low pressure switches. A factory supplied, field installed filter is standard.

Compressor

Inverter driven scroll compressor with 25 to 100% output capacity on heat pumps and 30 to 100% output capacity on air conditioners. Noise enclosure minimizes sound levels and built in compressor protection protects compressor will reduce operating speed and current draw to maintain operation while protecting the compressor.

Condenser Coil

The Spine Fin™ outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling

As manufactured, this system has built in freeze protection that will allow cooling operation below 55°F but will reduce capacity or shut down completely to prevent operation under adverse conditions.

Comfort Control

The 1050/950/850 Control is required and provides Plug-n-Play setup and 3 wire connection.



About American Standard Heating and Air Conditioning

American Standard has been creating comfortable and affordable living environments for more than a century. For more information, please visit www.americanstandardair.com.



The AHRI Certified mark indicates company participation in the AHRI Certification program. For verification of individual certified products, go to ahridirectory.org.

The manufacturer has a policy of continuous data improvement and it reserves the right to change design and specifications without notice. We are committed to using environmentally conscious print practices.

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Supersedes (New)

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