



## Historic District Commission MEETING AGENDA

Monday, May 8, 2023 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for May 8, 2023.

### Old Business

#### New Business

- 1) **Application Number:** 2023-924  
**Applicant:** 4 North LLC  
**Location:** 4 North Washington Street  
Tax Map 103, Grid 0EA, Parcel 1216  
**Zoning District:** CB  
**Request:** New Window and Door Installation
- 2) **Application Number:** 2023-922  
**Applicant:** Walter E. Chase Sr.  
**Location:** 101 West Glenwood Avenue  
Tax Map 104, Grid 000, Parcel 1320  
**Zoning District:** CB  
**Request:** In-Kind Roof Replacement
- 3) **Application Number:** 2023-928  
**Applicant:** Comfort Air Service, LLC  
**Location:** 308 Winton Avenue  
Tax Map 105, Grid 0EA, Parcel 2160  
**Zoning District:** R-7A  
**Request:** HVAC Installation
- 4) **Application Number:** 2023-930  
**Applicant:** Mid-Shore Exteriors  
**Location:** 309 Melfield Avenue  
Tax Map 105, Grid 0EA, Parcel 2240  
**Zoning District:** R-7A  
**Request:** Garage and Shed Roof Replacement

### Discussion Item

**Approval of Minutes.**

- 1) Approval of the Draft Decision Summary from the April 24, 2023 meeting.

**Administrative Approval****Consent Docket****Adjournment.**



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

## Historic District Commission Staff Report

Meeting Date: 5/8/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 4 N Washington Street

**Application Number:** 2023-924

**Request:** Exterior Renovations

**Staff Recommendation:** Approve ☐ Deny ☐ Continue ☒

### Staff Comments:

---

The applicant is proposing to install new double hung wooden windows on the west and east elevations of the existing structure. On the east façade, the applicant proposes removing an existing door and replacing it with a wooden double hung window. On the Dover Street façade, the proposal is to remove part of the existing storefront window and install a new recessed entry door for the new apartments. Lastly, part of the roof on the interior of the building will be removed to allow for a new interior courtyard to be constructed.

This structure is a contributing structure within Easton's Historic District and is listed on the Maryland Register of Historic Places. The MHT survey identifies this structure as the former headquarters for the Star Democrat newspaper. Photos included in the MHT survey show that the storefront and third story windows have undergone changes over time. The main feature of the building highlighted in the MHT survey is the decorative cornice and crown molding.

### Historic District Guidelines:

#### ***Guideline 44. Adding New Doors***

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

**Analysis** – These two guidelines discourage the addition of new doors on the front façade and converting window openings to door openings. In this case, historic photographs show that this section of the front façade has changed overtime with the addition of the current door and the



addition of the new all glass storefront window. The Commission may request that the new door be located along a side façade in accordance with Guideline 44b.

***Guideline 80. Preserve Historic Storefronts***

- a. Maintain original storefronts. Repair, rather than replace, deteriorated elements.
- b. Make necessary replacements in-kind. When replacement is necessary, the new unit should match the original element as closely as possible in size, shape, profile, color, and material.
- c. If using the original material is not economically or technically feasible, an alternative material that resembles the original in size, shape, profile, color, and other characteristics may be used. Avoid using inappropriate materials such as vinyl and aluminum siding, bare anodized aluminum, mirrored or tinted glass, artificial stone, and the like for a new storefront.
- d. Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color, and character of the storefront.
- e. If the use of the ground floor requires more privacy than allowed by the display windows, install privacy curtains or blinds. Avoid blocking in or otherwise removing or reducing storefront windows.
- f. If storefront security systems are to be added, choose an electronic system that does not alter the appearance of the storefront.
- g. Avoid adding details and ornamentation to existing storefronts that creates a false sense of history, or is incompatible with the overall design of the storefront.

***Guideline 81. New Storefronts***

- a. A new storefront should be designed to fit within the existing storefront piers and cornice line. It should not be recessed behind the framing elements.
- b. Design new storefronts to be compatible in scale, proportion, and details with the overall character of the front façade. Where possible, restore the original storefront based on documentary evidence.



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

- c. Entrances in new storefronts should usually be recessed.
- d. Avoid using inappropriate materials such as vinyl and aluminum siding, bare anodized aluminum, mirrored or tinted glass, artificial stone, and the like for a new storefront.

**Analysis** – The new storefront configuration uses a recessed entrance in keeping with Guideline 81c. The proposed door and transom window are similar to the two existing doors on this structure. Documentary photographic evidence shows that this side of the front façade has been drastically changed over time with the addition of the second door and changes in the storefront windows. There also appears to be a large canopy that historically covered the entire front façade of this structure. The Commission may request that the applicant re-creates this feature based on the historic photographs.



***Guideline 89. Maintain Historic Windows***

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.



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

g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

**Analysis** – The reopening of historic windows is consistent with guideline 89c.

***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.

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

**Analysis** – The existing windows on the structure appear to be double hung wooden windows that match the style of the proposed windows.

**STAFF RECOMENDATION:**

Staff supports a HDC **continuance** of this application. The Commission may request that the applicant explore the feasibility of locating the new entrance door on the alley or the rear façade in keeping with Guideline 44.

**DRAFT MOTIONS:**

1. I move that the Historic District Commission **continue** the application while the applicant explores the feasibility of locating the new door on a side or rear façade.

OR



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

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

OR

3. I move an alternate motion.



Tax Map 103  
GRID EA  
Parcel 1216

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

|                                 |
|---------------------------------|
| Application #: 2023-924         |
| Date Received: 04/13/2023       |
| Fee Paid: \$75.00               |
| HDC Meeting Date: 05/08/2023    |
| Date Property Posted 05/01/2023 |

## 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

4 North Washington Street - 9 East Dover Street

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

4 North LLC

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

### Applicant or Agent

NAME

4 North LLC

Richard Meeks

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

Description of Proposal (include additional sheets, as necessary)

- Create New entrance on Dover Street
- Install 4 windows on 4th floor - 2 facing East 2 facing West
- Install 8 windows on 1st + 2nd floors - Alley side facing East

### 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

Richard Meeks  
4/9/23  
Richard Meeks

RECEIVED

Revised 4.4.2022

APR 13 2023

TOWN OF EASTON



Tax Map 103  
Grid EA  
Parcel 1216

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

|                                  |
|----------------------------------|
| Application #: 2023-924          |
| Date Received: 04/13/2023        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 05/08/2023     |
| Date Property Posted: 05/01/2023 |

## 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

4 North Washington Street - 9 East Dover Street

☐ Contributing

☐ Non-Contributing

YEAR BUILT: \_\_\_\_\_

NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME

4 North LLC

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

### Applicant or Agent

NAME

4 North LLC Richard Maeks

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

Description of Proposal (include additional sheets, as necessary)

|                                                                 |
|-----------------------------------------------------------------|
| - Create New entrance on Dover Street                           |
| - Install 4 windows on 4th floor - 2 facing East 2 facing West  |
| - Install 8 windows on 1st + 2nd floor - Alley side facing East |
|                                                                 |
|                                                                 |
|                                                                 |

### 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

Richard Maeks 4 North LLC

Date

4/9/23

Printed Name of Applicant or Agent

Richard Maeks

RECEIVED

Revised 4.4.2022

APR 13 2023



2 Dover from west  
SCALE: 1:2.05



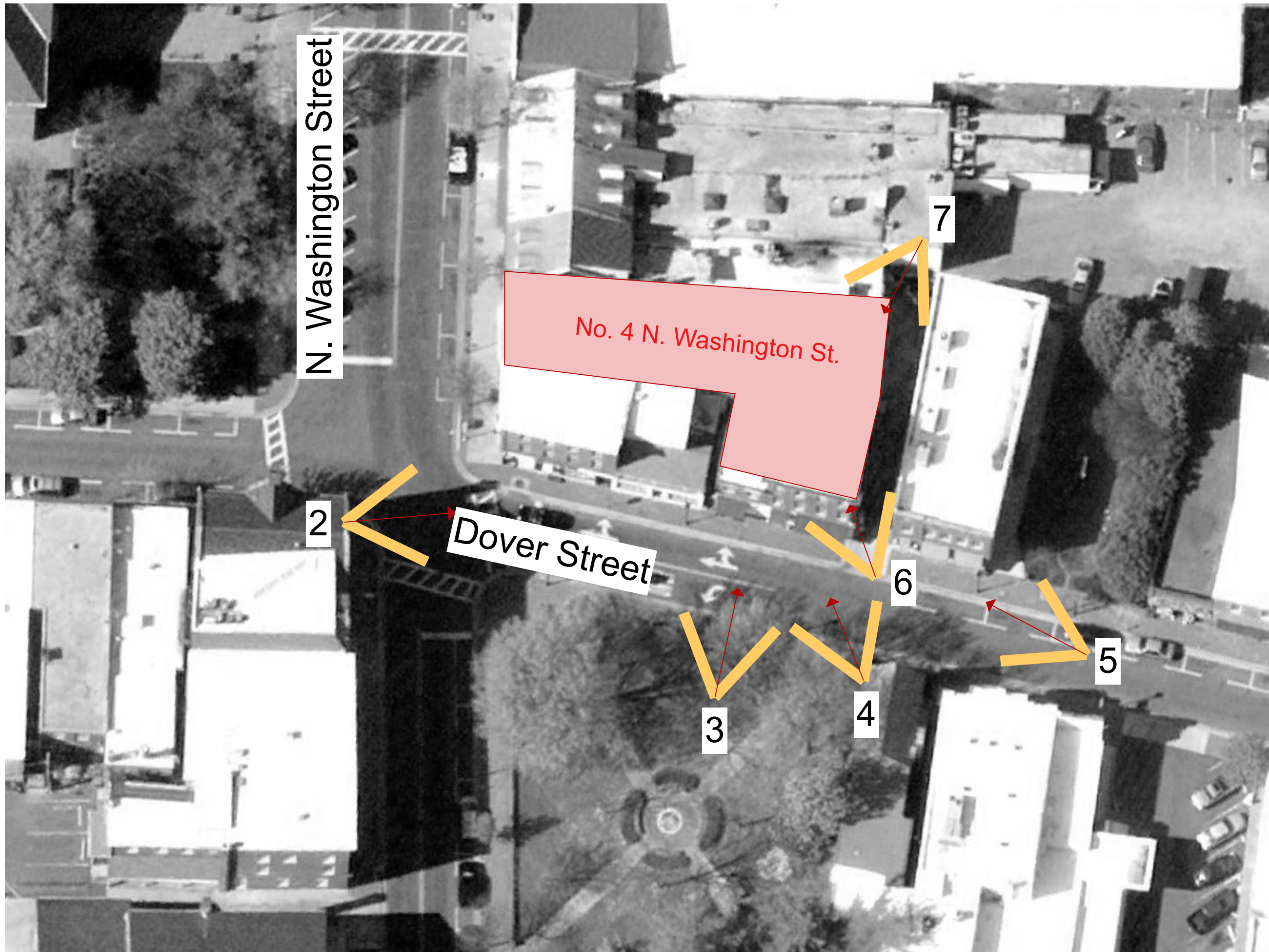
3 Dover frontal  
SCALE: 1:5.91



4 Dover 3qrt  
SCALE: 1:5.06



8 Dover frontal  
SCALE: 1:6.37



1 aerial site plan  
SCALE: 1:1.47



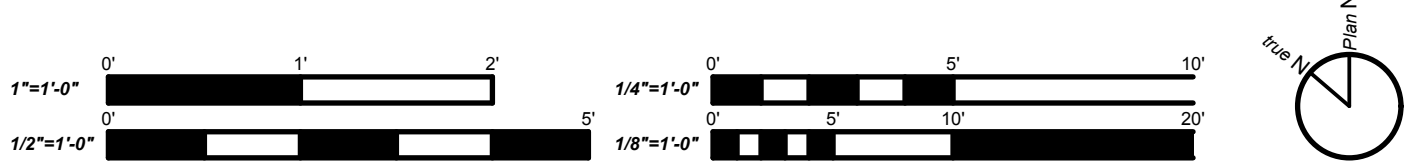
6 Dover +Alley from East  
SCALE: 1:6.94

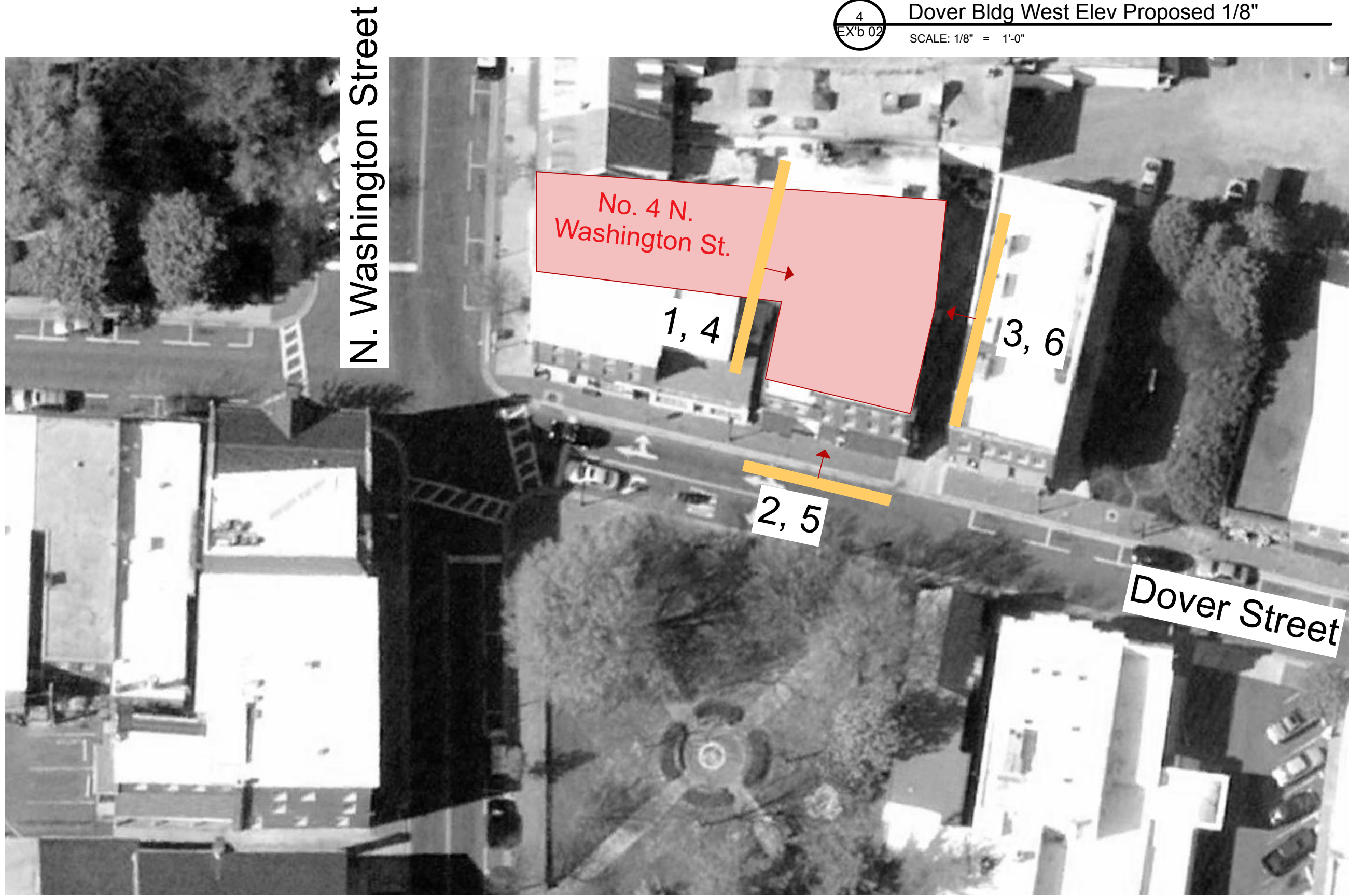


6 Alley south end  
SCALE: 1:7.60



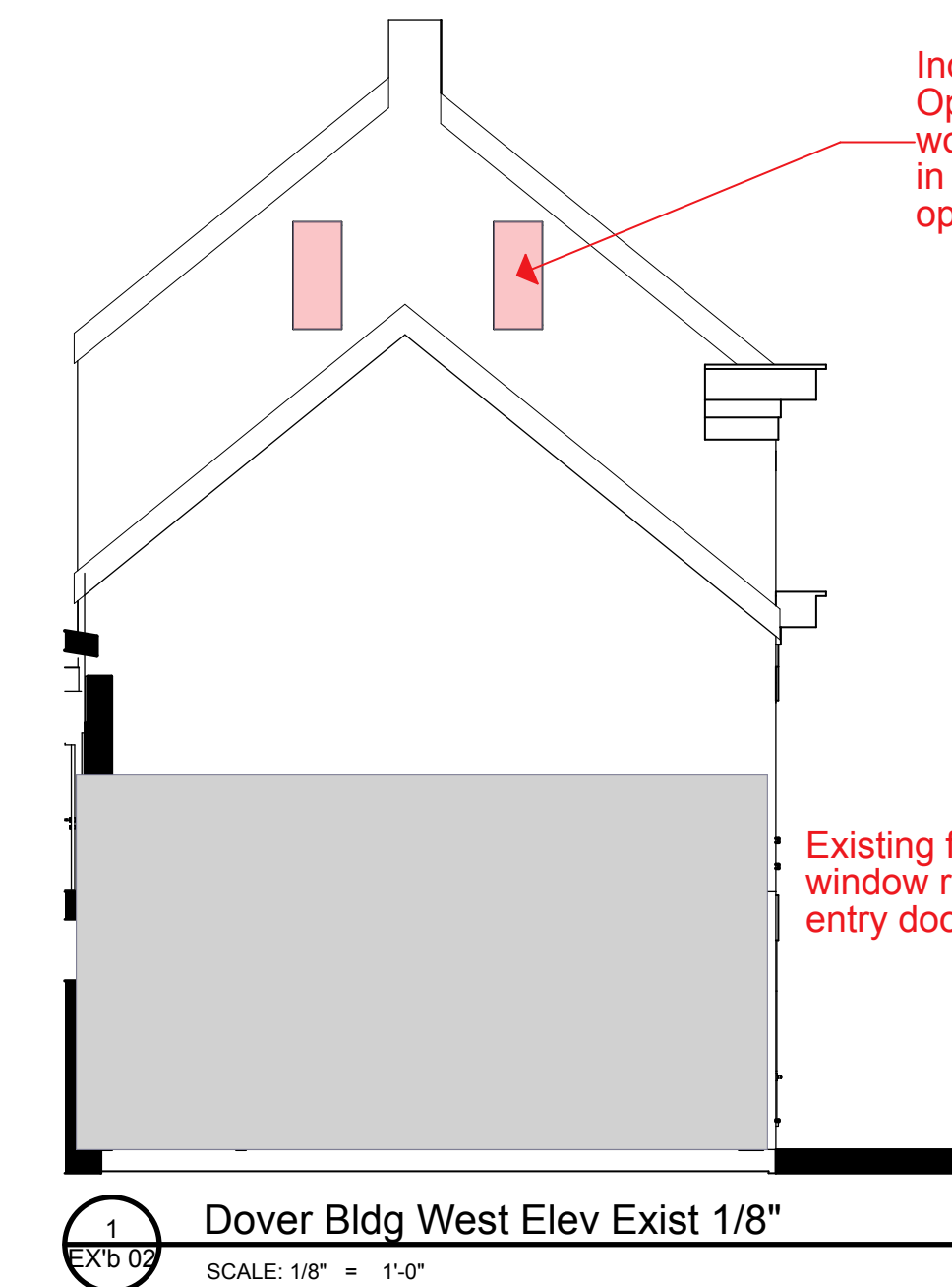
7 Alley North end  
SCALE: 1:7.60





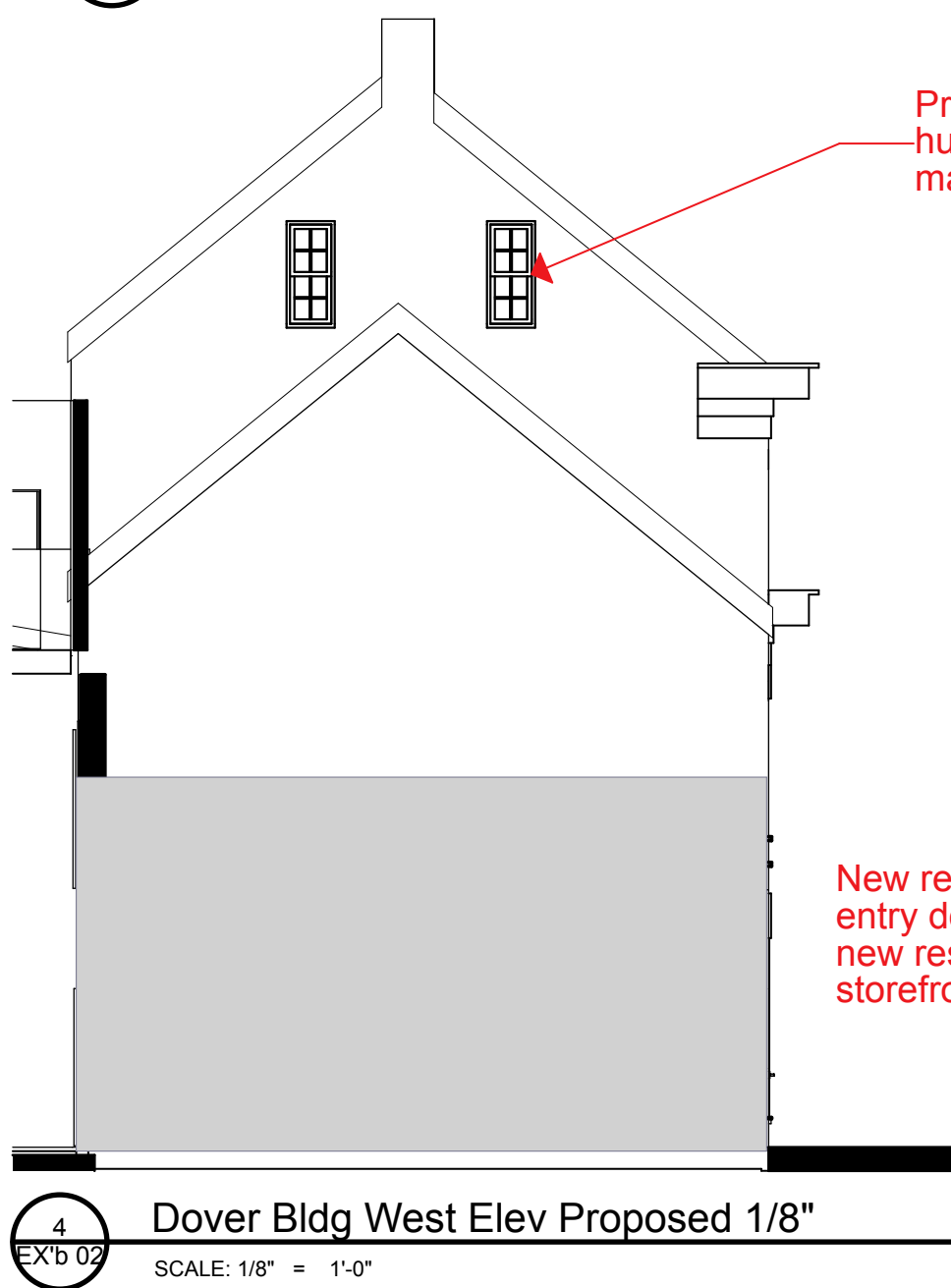
7 aerial site plan  
SCALE: 1:147

Existing



1 Dover Bldg West Elev Exist 1/8"  
SCALE: 1/8" = 1'-0"

Proposed



4 Dover Bldg West Elev Proposed 1/8"  
SCALE: 1/8" = 1'-0"

Indicates Existing Masonry Opening. Proposed new wood double hung windows in existing masonry openings, typ.

Existing fixed storefront window resized w/ new entry door to left

Proposed new wood double hung windows in existing masonry openings, typ.

New recessed entry door and new resized fixed storefront window

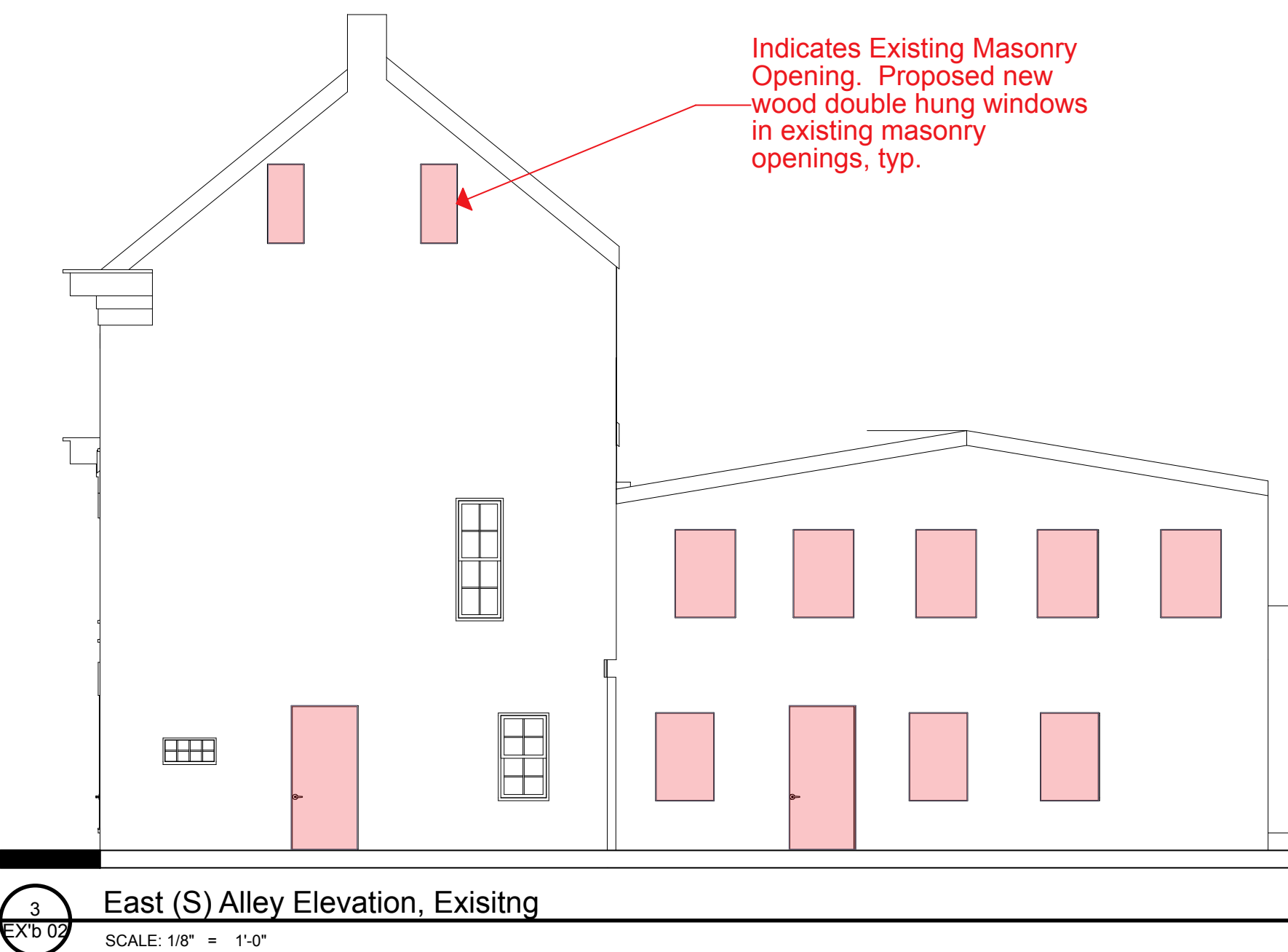


2 South / Dover Street Elevation, Existing  
SCALE: 1/8" = 1'-0"

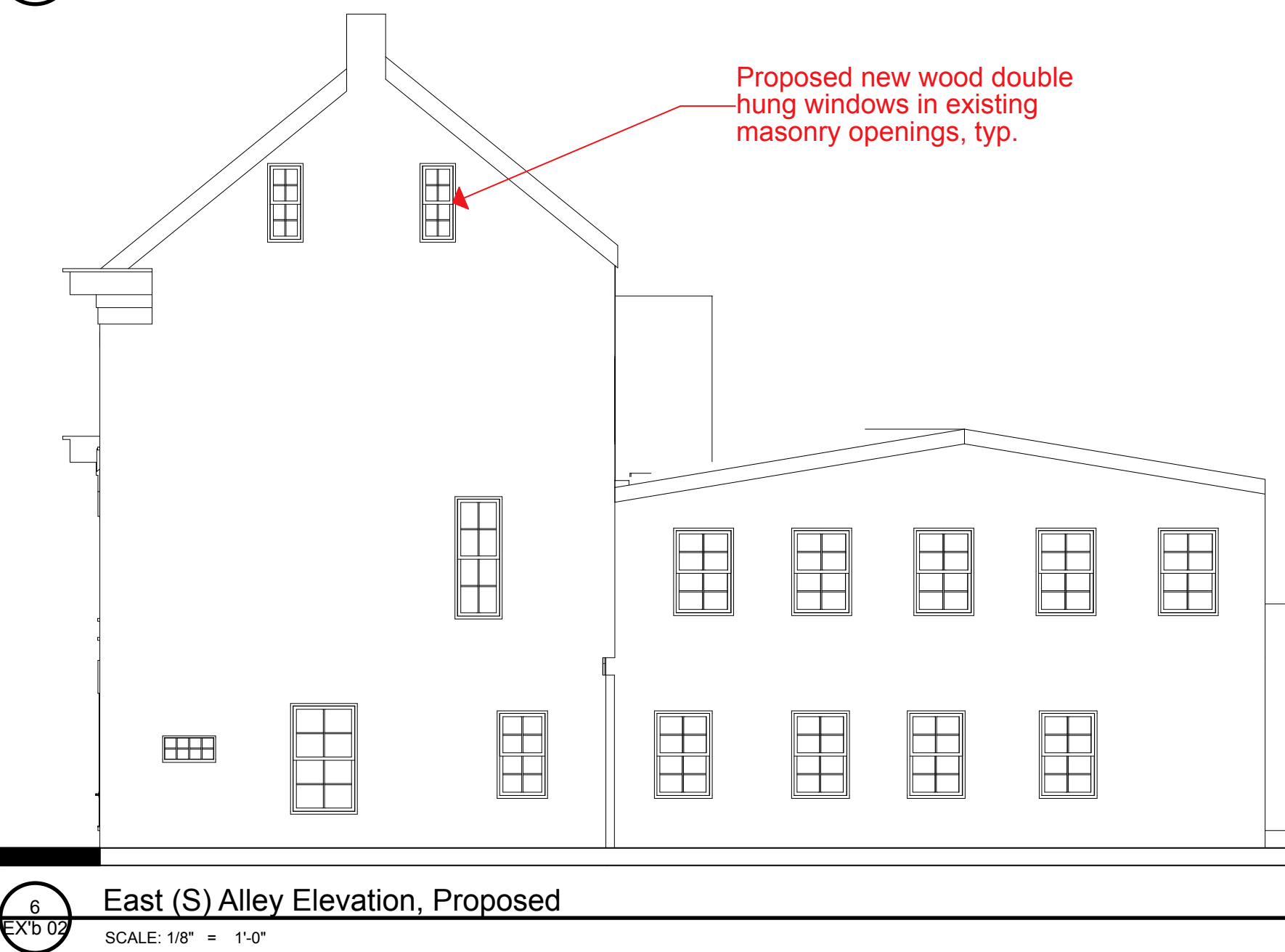


South / Dover Street Elevation, Proposed

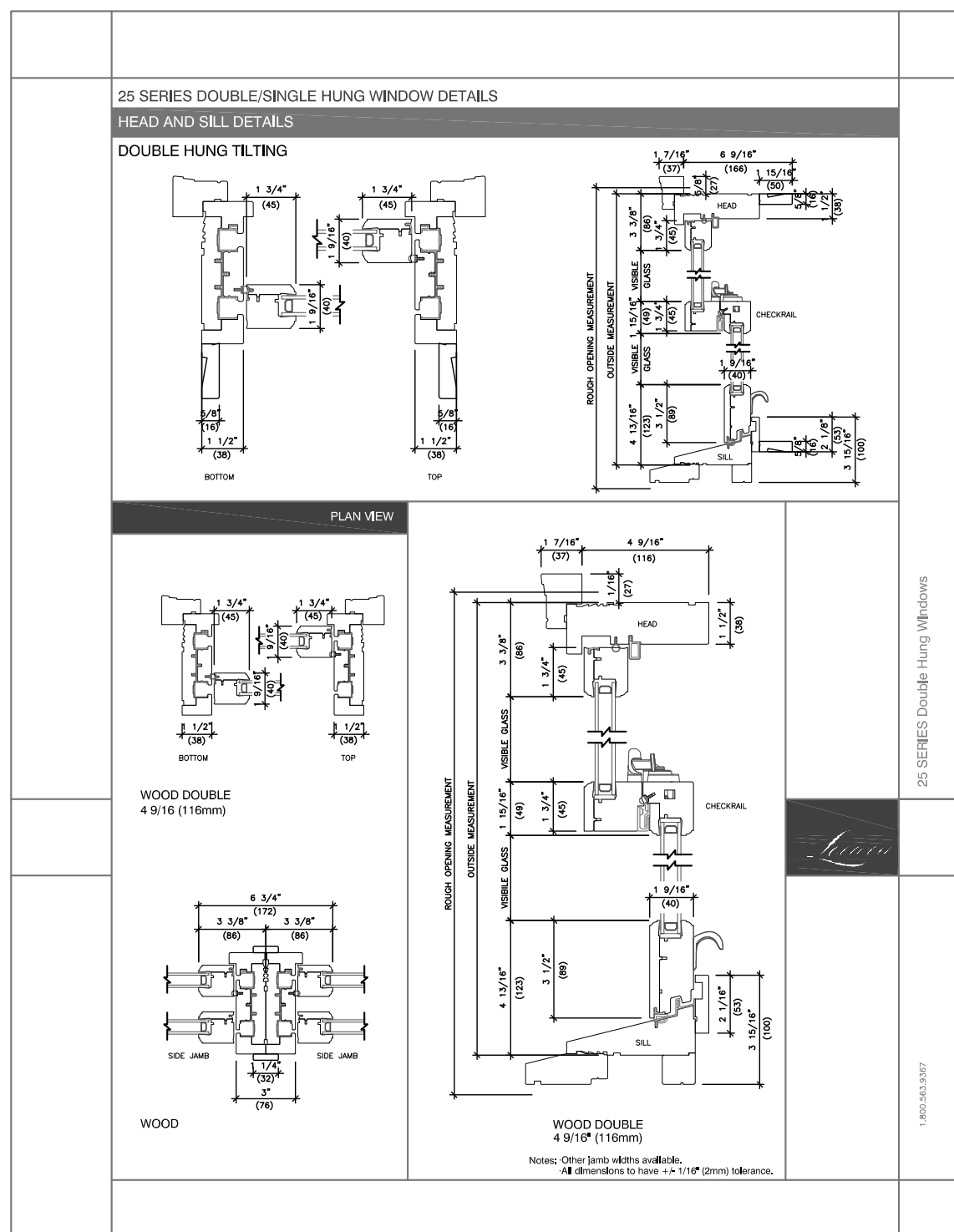
Indicates Existing Masonry Opening. Proposed new wood double hung windows in existing masonry openings, typ.



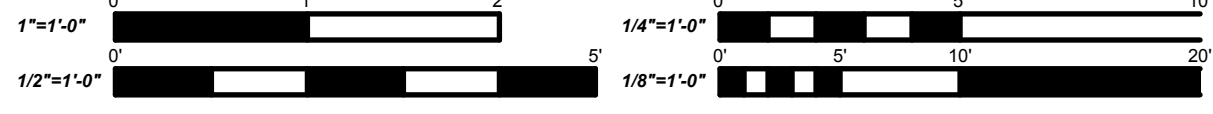
3 East (S) Alley Elevation, Existing  
SCALE: 1/8" = 1'-0"



6 East (S) Alley Elevation, Proposed  
SCALE: 1/8" = 1'-0"



Loewen Wood DH Std. BM Cut Sheet





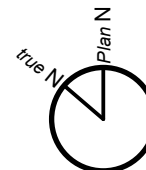
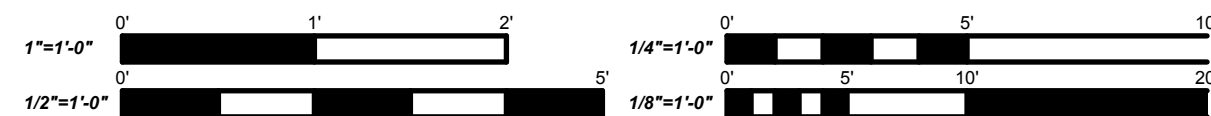
remove existing  
shop window

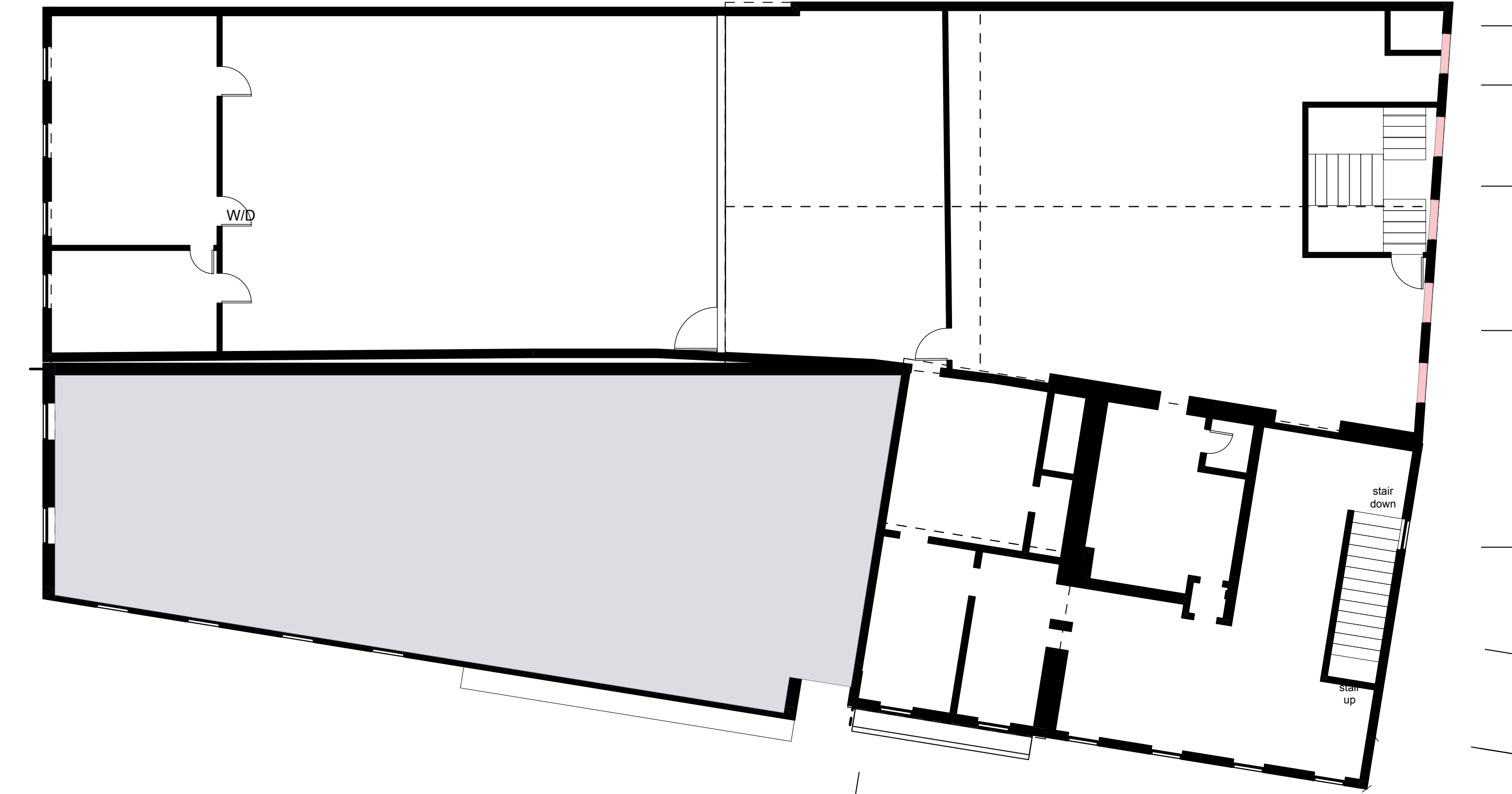
1  
EX'b 03 Existing Dover Street Elevation



replace existing  
shop window with  
new shop window  
and door to  
apartments

2  
EX'b 03 Proposed Dover Street Elevation

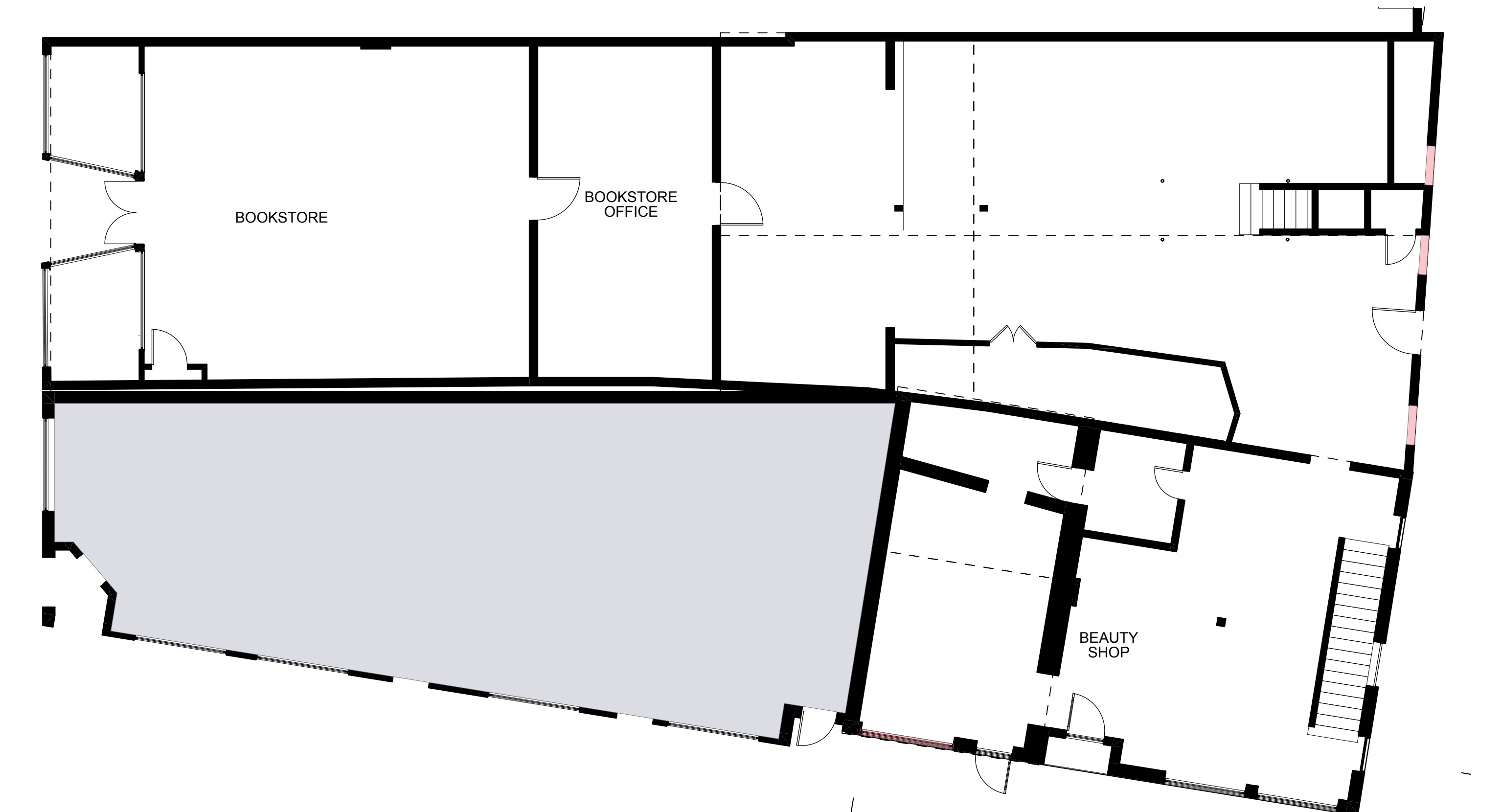




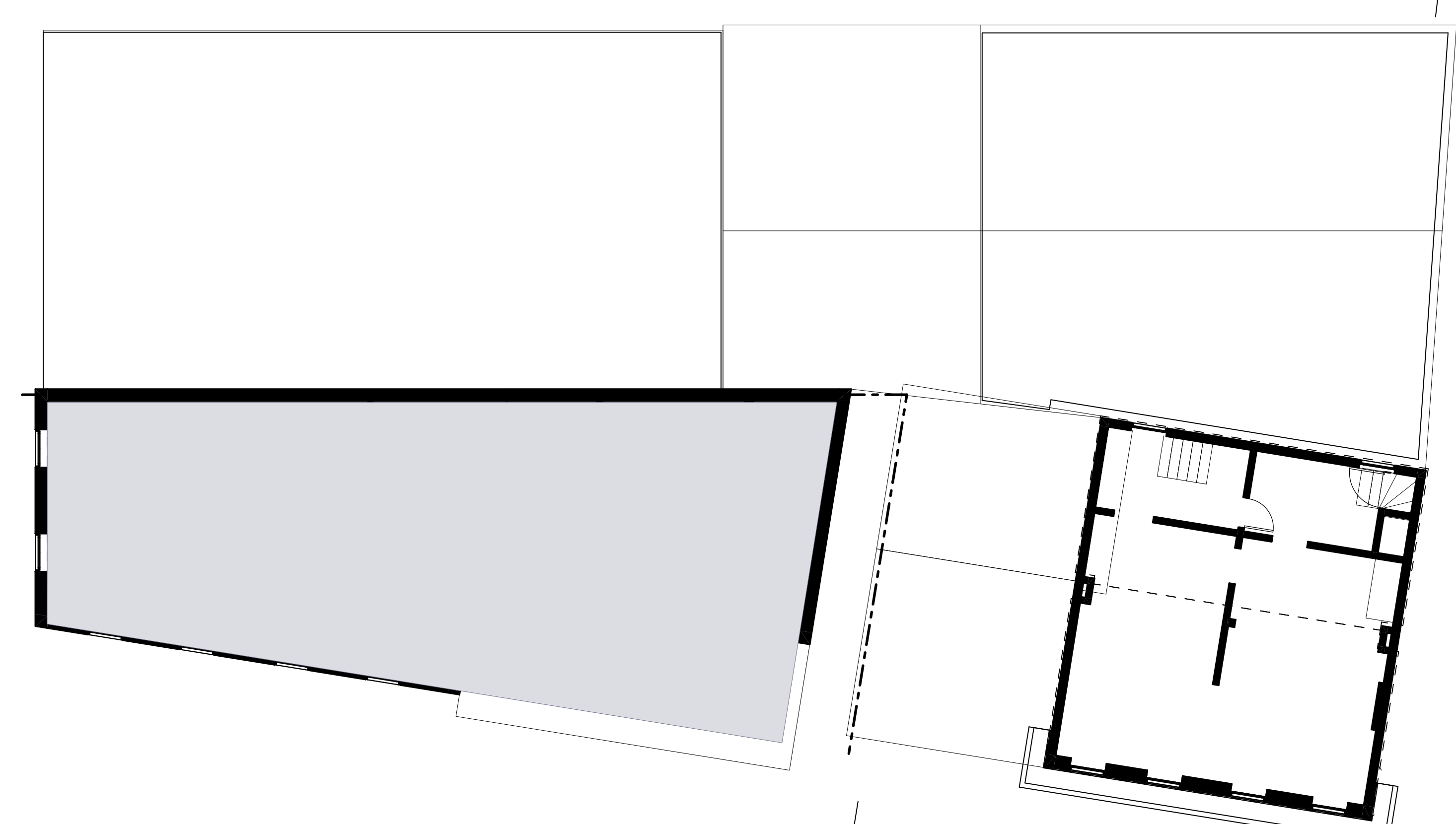
2 Existing 2nd Floor Plan  
SCALE: 1/8" = 1'-0"



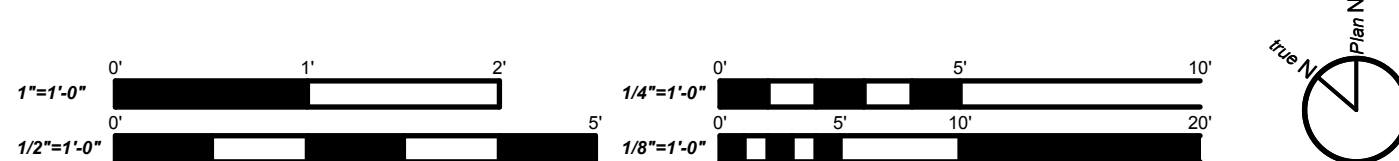
4 Existing 4th Floor  
SCALE: 1/8" = 1'-0"

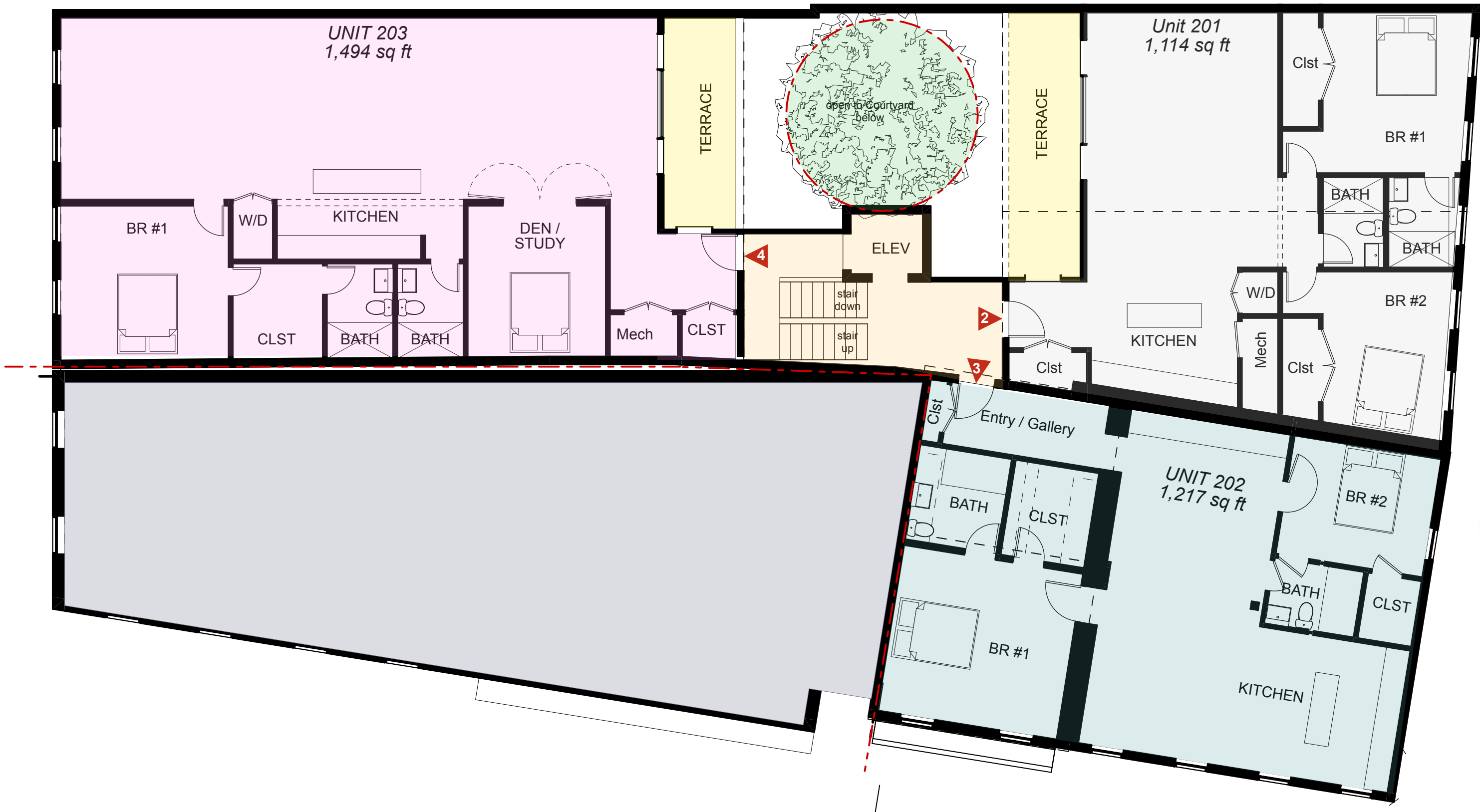


1 Existing 1st Floor Plan  
SCALE: 1/8" = 1'-0"



3 Existing 3rd Floor  
SCALE: 1/8" = 1'-0"





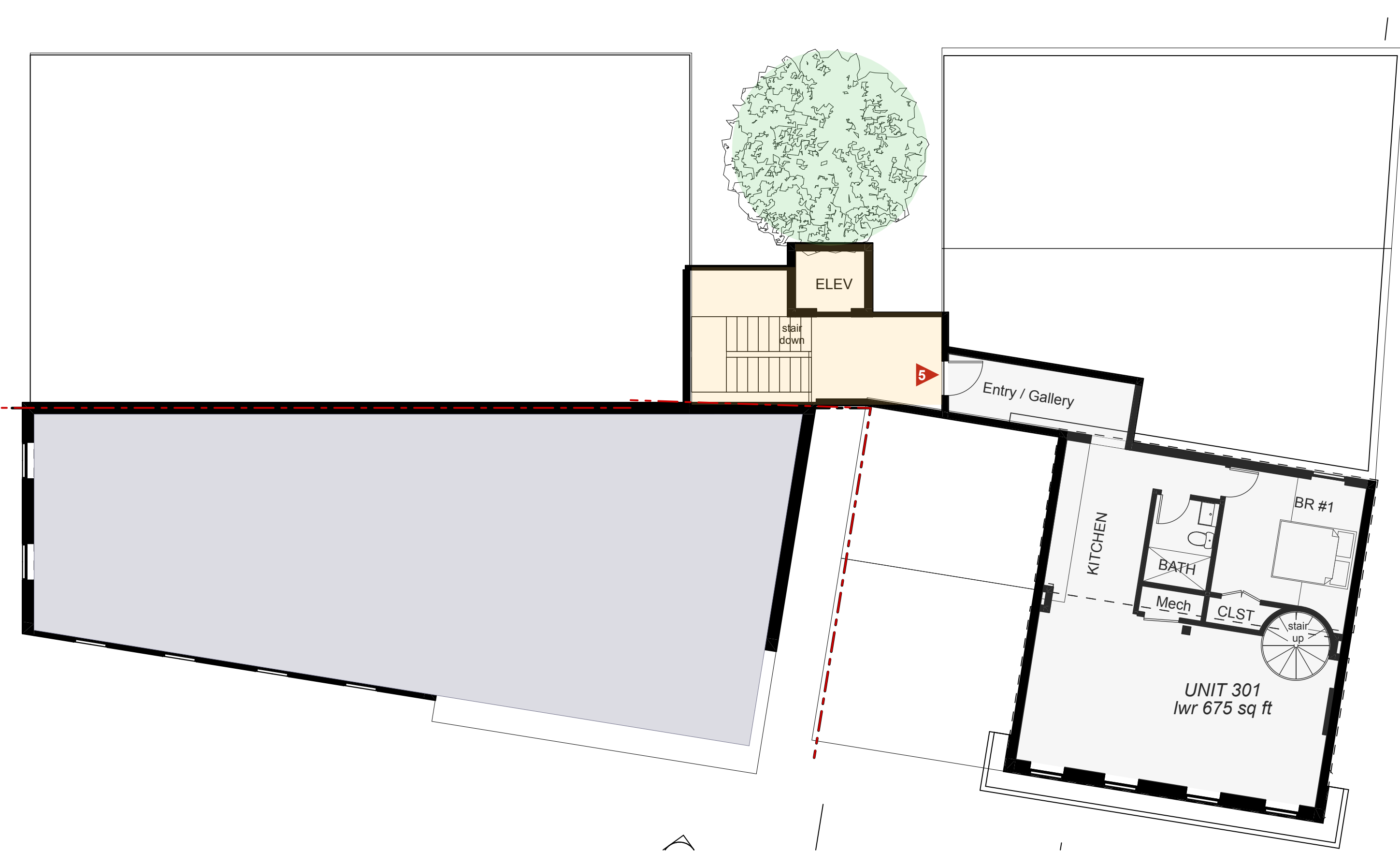
2 Proposed 2nd Floor Plan  
SCALE: 1/8" = 1'-0"



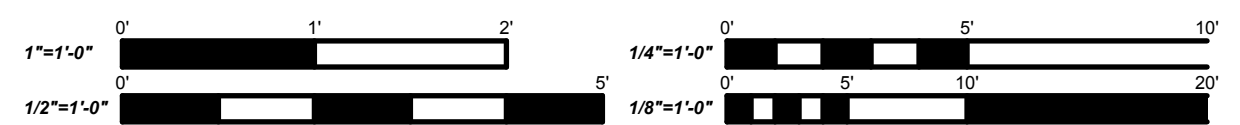
4 Proposed 4th Floor  
SCALE: 1/8" = 1'-0"



1 Proposed 1st Floor Plan  
SCALE: 1/8" = 1'-0"



3 Proposed 3rd Floor  
SCALE: 1/8" = 1'-0"





subject buildings

match this door and transom,  
here



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

## Historic District Commission Staff Report

Meeting Date: 5/8/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 101 W Glenwood Avenue

**Application Number:** 2023-922

**Request:** Roof Replacement

**Staff Recommendation:** Approve ☒ Deny ☐ Continue ☐

### Staff Comments:

---

The applicant is proposing to do an “in-kind” asphalt shingle and metal roof replacement. The rear addition to the structure currently has an asphalt shingle roof and will be replaced with a new asphalt shingle roof. The existing metal roof will be replaced with a new metal roof with 3/44” rib heights and 36” panels. The existing trim will remain and gutters will be repaired.

### Historic District Guidelines:

#### *Guideline 70: Roof Material*

e. The specifications for a standing seam metal roof should be 1.5” (inches) or less for the rib seam height, the maximum panel width should be 16” (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6” (inches).

**Analysis** – The proposed roofing material meets the requirements for rib height but does not meet the panel width requirements depending on the interpretation. The gaps between the ridges meet this requirement, but the entire panel width is over 16”.

### STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The existing asphalt shingle roof will be replaced in-kind and the new standing seam metal roof appears to closely mimic the existing roof.

### DRAFT MOTIONS:



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

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:



|                                                                                                                                                                                                                         |                    |                           |                          |                                                       |                     |                     |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-------------------------------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                           |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>                                     |                     |                     |                |
| 2101024817                                                                                                                                                                                                              |                    | 101 W GLENWOOD AVE        |                          | TRUSTEES OF SAMUEL T HEMSLEY                          |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                       |                    | <b>PHYSICAL CONDITION</b> |                          |                                                       |                     |                     |                |
| 1890*                                                                                                                                                                                                                   |                    | GOOD                      |                          |                                                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                              |                    |                           |                          | <b>ADDITION(S)</b>                                    |                     |                     |                |
| I HOUSE                                                                                                                                                                                                                 |                    |                           |                          | TWO MID LATE 20TH REAR ADDITION 20TH C. SIDE ADDITION |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                     | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>                                 | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                         |                    |                           |                          | C                                                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                            |                    |                           |                          |                                                       |                     |                     |                |
| 2 1/2 STORY 3 BAY I HOUSE WITH PROJECTING SIDE ANGLED BAY MOST 2/2 WINDOWS SURVIVE ARCH WINDOWS IN SIDE GABLES PARTIAL CORNICE RETURNS METAL ROOF DOORS REPLACED. FRONT PORCH REMOVED 1ST FLOOR FRONT WINDOWS REPLACED. |                    |                           |                          |                                                       |                     |                     |                |



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

RECEIVED  
 APR 12 2023

Application #: 2023-922  
 Date Received: 04/12/2023  
 Fee Paid: 04/12/2023  
 HDC Meeting Date: 05/08/2023  
 Date Property Posted: 05/01/2023

## 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 101 Greenwood Ave.  
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME Samuel T. Hemmley Lodge II 974  
 TELEPHONE NO. EMAIL

### Applicant or Agent

NAME WALTER E. CHASE  
 TELEPHONE NO. 410-426-3333 EMAIL andrespascu55@gmail.com

Description of Proposal (include additional sheets, as necessary) \* 410-924-1779

|                                       |
|---------------------------------------|
| REMOVE EXISTING SHINGLES & METAL ROOF |
| REPLACE IN-KIND                       |
| Repair Gutter not replacing trim      |
|                                       |
|                                       |
|                                       |

### 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 March 30, 2023

Printed Name of Applicant or Agent

Walter E. Chase Sr.  
WALTER E. CHASE, SR.

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.***



## MS COLORFAST45® PAINT SYSTEM



Bright White (39)



White (30)



Light Stone (63)



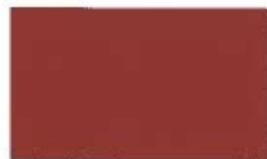
Mocha Tan (22)



Brown (12)



Patriot Red (73)



Red (24)



Dark Red (46)



Hawaiian Blue (70)



Ocean Blue (35)



Forest Green (26)



Patina Green (58)



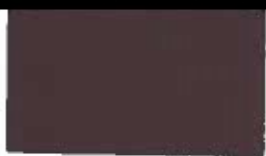
Charcoal (17)



Ash Grey (25)



Burnished Slate (49)



Burgundy (15)



Black (06)



Native Copper (E95)<sup>2</sup>



Galvalume (41)<sup>1</sup>



Galvanized (00)<sup>1</sup>

[www.metalsales.us.com](http://www.metalsales.us.com)

**45 Year Paint Warranty**



★ Meets or Exceeds Steep Slope  
Energy Star Requirements

<sup>1</sup> Non-Painted Finish

<sup>2</sup> Additional cost and lead time will apply

Color selections are close representations but are limited by processing and viewing conditions.  
Actual samples are available upon request. For all specific warranty, application, installation,  
and technical information regarding these products contact your local sales representative.

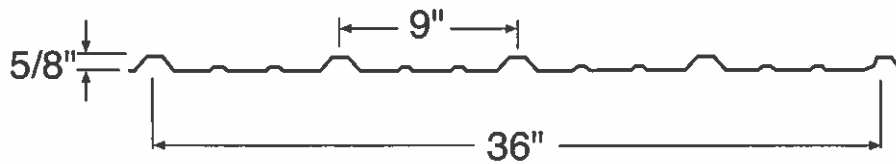
**metal sales**  
manufacturing corporation



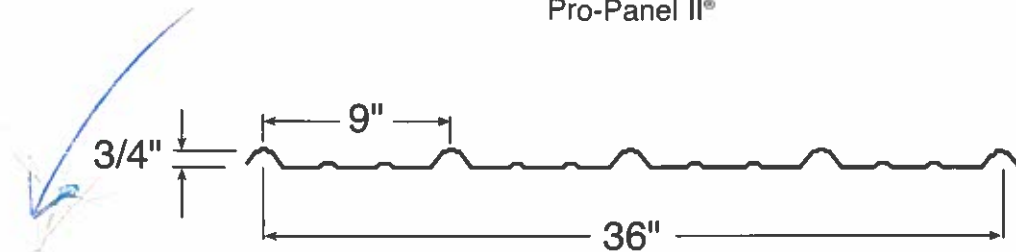
29 Pinedale Industrial Road  
Orwigsburg, PA 17961  
800.544.2577 Toll Free  
570.366.2020 Phone  
800.544.2574 Fax

**29** GAUGE

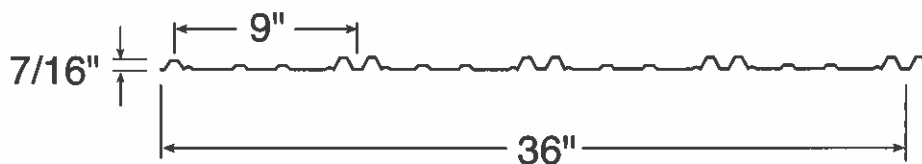
## PANEL SPECIFICATIONS AND FASTENING RECOMMENDATIONS



Pro-Panel II®

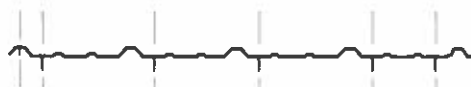


Classic Rib®

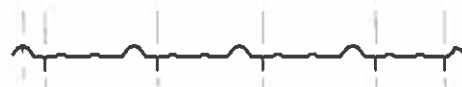


Bi-Rib

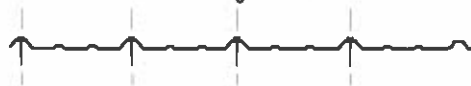
Pro-Panel II Screw Fastener Recommendations



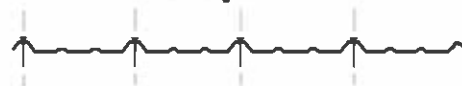
Classic Rib Screw Fastener Recommendations



Pro-Panel II Nailing Recommendations



Classic Rib Nailing Recommendations



### PAINT SYSTEM

**MS Colorfast45®** is a thermoset paint system composed of polyester resin which has been modified with silicone resin. The MS Colorfast45® system offers good protection from the elements with special consideration to chalk and fade resistance, durability, and chemical resistance.

#### Color side of panel

Total dry film thickness 0.90 - 1.10 mil.

#### Reverse side of panel

Total dry film thickness 0.50 - 0.70 mil.

All measurements are in accordance with ASTM D 1005.

### MS COLORFAST45® PAINT PERFORMANCE

#### Salt Spray Resistance

|            |             |                                                          |
|------------|-------------|----------------------------------------------------------|
| ASTM B 117 | 1,000 Hours | Creep from scribe no more than 1/16" (2 mm), no blisters |
|------------|-------------|----------------------------------------------------------|

#### Humidity Resistance

|             |             |                   |
|-------------|-------------|-------------------|
| ASTM D 2247 | 1,000 Hours | No field blisters |
|-------------|-------------|-------------------|

#### Abrasion Resistance

|            |          |                       |
|------------|----------|-----------------------|
| ASTM D 968 | Method A | 30 liters/mil minimum |
|------------|----------|-----------------------|

#### Chalk Resistance

|             |             |                               |
|-------------|-------------|-------------------------------|
| ASTM D 4214 | 2,000 Hours | No chalking greater #8 rating |
|-------------|-------------|-------------------------------|

#### Color Change

|             |             |                                                                      |
|-------------|-------------|----------------------------------------------------------------------|
| ASTM D 2244 | 2,000 Hours | Finish Color Coat change not to exceed 6 Hunter units (non-vertical) |
|-------------|-------------|----------------------------------------------------------------------|



When installed properly, this product will help reduce energy costs.

Actual savings will vary based on geographic location and individual building characteristics.







HERITAGE<sup>®</sup>  
LIFETIME WARRANTY ON ALL SHINGLES

SLATESTONE ONLY

TAKKO<sup>®</sup>  
BUILDING PRODUCTS LLC



THE COLORS YOU WANT.  
THE NAME YOU TRUST.



HERITAGE is a registered trademark of Takko Building Products, LLC. All other trademarks are the property of their respective owners. © 2014 Takko Building Products, LLC. All rights reserved. This advertisement is for informational purposes only. It is not intended to be a sales contract. The actual product may vary from the representation shown in this advertisement. For more information, please contact your local distributor or visit our website at [www.takko.com](http://www.takko.com). Takko Building Products, LLC, 10000 Highway 100, Suite 100, Dallas, TX 75243. Phone: (972) 444-1111. Fax: (972) 444-1112. Email: [info@takko.com](mailto:info@takko.com).

HERITAGE is a registered trademark of Takko Building Products, LLC. All other trademarks are the property of their respective owners. © 2014 Takko Building Products, LLC. All rights reserved. This advertisement is for informational purposes only. It is not intended to be a sales contract. The actual product may vary from the representation shown in this advertisement. For more information, please contact your local distributor or visit our website at [www.takko.com](http://www.takko.com). Takko Building Products, LLC, 10000 Highway 100, Suite 100, Dallas, TX 75243. Phone: (972) 444-1111. Fax: (972) 444-1112. Email: [info@takko.com](mailto:info@takko.com).



|                                                              |                                                                                                                                                   |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>T<br/>O</b><br>CASH<br>500 DOVER ROAD<br>EASTON, MD 21601 | <b>F<br/>R<br/>O<br/>M</b><br>EASTON BRANCH<br>BEACON BUILDING PRODUCTS<br>8945 GLEBE PARK DR<br>EASTON, MD 21601-7005<br>Telephone: 410-822-8222 |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

**Q U O T A T I O N**      Bid expires on 04/12/23

3/13/23      Bid#/Cust#: 9072549/295818 ANDRES      Page 1

| Line                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Quantity | Sell<br>Per | Description                                    | Net<br>Price | Price<br>Per | Extended<br>Price |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|------------------------------------------------|--------------|--------------|-------------------|
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 66       |             | BDL TAM+FD HERITG AR M RST SLATE L4            | 40.0000      | BDL          | 2,640.00          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |             | 31002905<br>FREDERICK      METRIC      3BDL/SQ |              |              |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |             | Other Charges                                  |              |              |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |             | Fuel Surcharge                                 |              |              | 50.00             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |             | Other Charges Total:                           |              |              | 50.00             |
| <p>PLEASE BE ADVISED THAT BEACON CAN ONLY HONOR A MANUFACTURERS QUOTE TO THE SAME EXTENT THAT THE MANUFACTURER HONORS ITS QUOTE TO BEACON. WHERE PROJECT PRICING IS BASED ON FULL TRUCKLOAD QUANTITIES; WAREHOUSE ORDERS CANNOT BE SOLD AT THE FULL TRUCK PRICE. ALL QUOTES ARE SUBJECT TO FREIGHT, MATERIAL/FUEL SURCHARGES, HAZMAT FEES, AND DEFICIT FREIGHT FEES FOR PARTIAL TRUCKS SHIPMENTS. QUANTITIES AND MATERIAL LISTED ARE BASED ON OUR INTERPRETATION OF THE PROJECT, IT IS THE CUSTOMERS'S RESPONSIBILITY TO REVIEW ALL PLANS AND SPECS FOR ACCURACY. LISTED QUANTITIES ARE ESTIMATES ONLY. BEACON BUILDING PRODUCTS WILL NOT BE BE REPOSIBLE FOR OVERAGES OR SHORTAGES ON THE QUANTITIES PROVIDED. NON-STOCK, SPECIAL ORDER MATERIAL CANNOT BE RETURNED TO A BEACON FACILITY. PLEASE REFERENCE THE PROJECT QUOTE # WHEN PLACING AN ORDER FOR THIS PROJECT.</p> |          |             |                                                |              |              |                   |
| Subtotal:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |             |                                                |              |              | 2,690.00          |
| Tax:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |             |                                                |              |              | 158.40            |
| Bid Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |             |                                                |              |              | 2,848.40          |



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

## Historic District Commission Staff Report

Meeting Date: 5/8/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 308 Winton Avenue

**Application Number:** 2023-928

**Request:** HVAC

**Staff Recommendation:** Approve ☒ Deny ☐ Table ☐

### Staff Comments:

---

The applicant is proposing to install a new HVAC system using mini splits, on the side and rear of the existing structure. There will be three lines running up the right side of the structure and one on the rear façade. This is a contributing structure to the Historic District.

### Historic District Guidelines:

#### *Guideline 48: HVAC*

d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

**Analysis** – Given that three of the proposed units are located on a side façade visible from the street, screening may be needed. The housing on the right façade will also be visible from the street and should be painted to match the existing siding.

### RECOMMENDED CONDITION

1. The units on the right façade shall be screened from view using native plantings and the housing shall be painted to match the existing siding before the associated building permit is closed.

### STAFF RECOMENDATION:



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

Staff supports a HDC **approval** of this application with conditions. The condition will need to tie the required screening to the associated building permit because the HVAC contractors are generally not responsible for installing the required screening. With a condition worded this way, the contractor cannot finalize their permit with the Town's Building Department until the homeowner has completed the required screening and painting.

**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:



|                                                                                                                                                                                                                                         |                    |                           |                          |                              |                     |                     |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                                           |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>            |                     |                     |                |
| 2101012266                                                                                                                                                                                                                              |                    | 308 WINTON AVE            |                          | RUSSELL, CHARLES M & DOROTHY |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                                       |                    | <b>PHYSICAL CONDITION</b> |                          |                              |                     |                     |                |
| 1920                                                                                                                                                                                                                                    |                    | FAIR                      |                          |                              |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                              |                    |                           |                          | <b>ADDITION(S)</b>           |                     |                     |                |
| NATIONAL FOLK                                                                                                                                                                                                                           |                    |                           |                          | NONE APPARENT                |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                                     | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>        | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                                         |                    |                           |                          | B                            |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                                            |                    |                           |                          |                              |                     |                     |                |
| 2 1/2 STORY 2-BAY GABLE FRONT DWELLING 6/6 WINDOWS NOT ORIGINAL. BUT ORIGINAL FRONT DOOR W/ TRANSOM + SIDELIGHTS REMAIN INTACT. DECORATIVE SCROLL WORK ON PORCH APPEARS ORIGINAL BUT BALUSTRADE MAY BE REPLACED. NON CONTRIBUTING SHED. |                    |                           |                          |                              |                     |                     |                |

RECEIVED

APR 19 2023



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

|                                  |
|----------------------------------|
| Application #: 2023-928          |
| Date Received: 04/19/2023        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 05/08/2023     |
| Date Property Posted: 05/01/2023 |

## 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 308 Winton Avenue  
☐ Contributing   
 ☐ Non-Contributing   
 YEAR BUILT: \_\_\_\_\_   
 NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Peter E. Danna Stark  
 TELEPHONE NO. 410.253.2484   
 EMAIL peter@chesapeakebayproperties.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)

To install ductless mini split 4 zone system. Refrigerant lines to be run up exterior wall on right side and at rear within fenced in back yard.

### 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

Albert R. Urbina  
Albert R. Urbina

Revised 4.4.2022





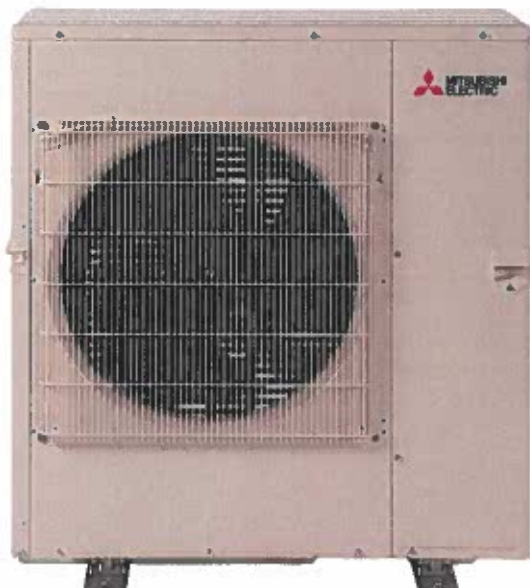
**MXZ-5C42NA3**  
**3.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM**



**Job Name:**

**System Reference:**

**Date:**



**FEATURES**

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

# SPECIFICATIONS: MXZ-5C42NA3

|                                                            |                                                            |                           |                                        |
|------------------------------------------------------------|------------------------------------------------------------|---------------------------|----------------------------------------|
| Cooling <sup>1</sup> (Non-Ducted // Mix // Ducted)         | Maximum Capacity                                           | BTU/H                     | 43,000 // 43,000 // 43,000             |
|                                                            | Rated Capacity                                             | BTU/H                     | 40,500 // 39,000 // 37,500             |
|                                                            | Minimum Capacity                                           | BTU/H                     | 12,600 // 12,600 // 12,600             |
|                                                            | Maximum Power Input                                        | W                         | 4,775 // 4,775 // 4,775                |
|                                                            | Rated Power Input                                          | W                         | 4,403 // 4,286 // 4,112                |
| Heating at 47°F <sup>2</sup> (Non-Ducted // Mix // Ducted) | Power Factor (208V, 230V)                                  | %                         | 98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9 |
|                                                            | Maximum Capacity                                           | BTU/H                     | 53,600 // 53,600 // 53,600             |
|                                                            | Rated Capacity                                             | BTU/H                     | 45,000 // 43,000 // 41,000             |
|                                                            | Minimum Capacity                                           | BTU/H                     | 11,400 // 11,400 // 11,400             |
|                                                            | Maximum Power Input                                        | W                         | 6,160 // 6,160 // 6,160                |
| Heating at 17°F <sup>3</sup> (Non-Ducted // Mix // Ducted) | Rated Power Input                                          | W                         | 3,575 // 3,519 // 3,463                |
|                                                            | Power Factor (208V, 230V)                                  | %                         | 98.1, 98.1 // 98.2, 98.2 // 98.2, 98.2 |
|                                                            | Maximum Capacity                                           | BTU/H                     | 30,500 // 29,800 // 29,100             |
|                                                            | Rated Capacity                                             | BTU/H                     | 24,400 // 23,700 // 23,000             |
|                                                            | Maximum Power Input                                        | W                         | 4,750 // 4,981 // 5,231                |
| Heating at 5°F <sup>4</sup> (Non-Ducted // Mix // Ducted)  | Rated Power Input                                          | W                         | 2,943 // 2,906 // 2,869                |
|                                                            | Maximum Capacity                                           | BTU/H                     | 25,000 // 25,000 // 25,000             |
|                                                            | Maximum Power Input                                        | W                         | 5,000 // 5,200 // 5,400                |
|                                                            | SEER                                                       |                           | 19.7 // 17.4 // 15.2                   |
|                                                            | EER <sup>1</sup>                                           |                           | 9.2 // 9.1 // 9.0                      |
| Efficiency (Non-Ducted // Mix // Ducted)                   | HSPF (IV)                                                  |                           | 10.3 // 9.7 // 9.1                     |
|                                                            | COP at 47°F <sup>2</sup>                                   |                           | 3.69 // 3.58 // 3.47                   |
|                                                            | COP at 17°F at Maximum Capacity <sup>3</sup>               |                           | 1.88 // 1.75 // 1.63                   |
|                                                            | COP at 5°F at Maximum Capacity <sup>4</sup>                |                           | 1.47 // 1.42 // 1.36                   |
|                                                            | ENERGY STAR® Certified                                     |                           | No // No // No                         |
| Electrical                                                 | Electrical Power Requirements                              | Voltage, Phase, Frequency | 208/230, 1, 60                         |
|                                                            | Guaranteed Voltage Range                                   | V AC                      | 187-253                                |
|                                                            | Voltage: Indoor - Outdoor, S1-S2                           | V AC                      | 208/230                                |
|                                                            | Voltage: Indoor - Outdoor, S2-S3                           | V DC                      | 24                                     |
|                                                            | Short-circuit Current Rating (SCCR)                        | kA                        | 5                                      |
|                                                            | Recommended Fuse/Breaker Size                              | A                         | 40                                     |
|                                                            | Recommended Wire Size                                      | AWG                       | 14                                     |
|                                                            | Minimum Circuit Ampacity                                   | A                         | 32.5                                   |
|                                                            | Maximum Overcurrent Protection                             | A                         | 40                                     |
|                                                            | Fan Motor Full Load Amperage                               | A                         | 2.43                                   |
| Outdoor unit                                               | Airflow Rate (Cooling / Heating)                           | CFM                       | 2,150 / 2,550                          |
|                                                            | Refrigerant Control                                        |                           | LEV                                    |
|                                                            | Defrost Method                                             |                           | Reverse Cycle                          |
|                                                            | Heat Exchanger Type                                        |                           | Plate fin coil                         |
|                                                            | Sound Pressure Level, Cooling <sup>1</sup>                 | dB(A)                     | 56                                     |
|                                                            | Sound Pressure Level, Heating <sup>2</sup>                 | dB(A)                     | 58                                     |
|                                                            | Compressor Type                                            |                           | DC INVERTER-driven Twin Rotary         |
|                                                            | Compressor Model                                           |                           | MNB33FBTMC-L                           |
|                                                            | Compressor Rated Load Amps                                 | A                         | 20                                     |
|                                                            | Compressor Locked Rotor Amps                               | A                         | 28.8                                   |
|                                                            | Compressor Oil Type // Charge                              | oz.                       | FV50S // 37.2                          |
|                                                            | Base Pan Heater                                            |                           | Optional                               |
|                                                            | Unit Dimensions                                            | W: in. [mm]               | 37-13/32 [950]                         |
|                                                            |                                                            | D: in. [mm]               | 13 [330]                               |
|                                                            |                                                            | H: in. [mm]               | 41-17/64 [1,048]                       |
|                                                            | Package Dimensions                                         | W: in. [mm]               | 41-3/8 [1,050]                         |
|                                                            |                                                            | D: in. [mm]               | 17-3/8 [440]                           |
|                                                            |                                                            | H: in. [mm]               | 46-3/4 [1,190]                         |
|                                                            | Unit Weight                                                | Lbs.[kg]                  | 189 [86]                               |
|                                                            | Package Weight                                             | Lbs.[kg]                  | 214 [97]                               |
| Outdoor unit operating temperature range                   | Cooling Intake Air Temp (Maximum / Minimum) <sup>4</sup>   | *FDB                      | 115 / 14                               |
|                                                            | Cooling Thermal Lock-out / Re-start Temperatures           | *FDB                      | 10.4 / 14                              |
|                                                            | Heating Intake Air Temp (Maximum / Minimum)                | *FWB                      | 65 / 5                                 |
|                                                            | Heating Thermal Lock-out / Re-start Temperatures           | *FDB                      | 1.4 / 5                                |
| Refrigerant                                                | Charge                                                     | Lbs, oz                   | 8.0, 13.0                              |
|                                                            | Chargeless Piping Length                                   | ft. [m]                   | 98.0 [30.0]                            |
|                                                            | Additional Refrigerant Charge Per Additional Piping Length | oz./ft. [g/m]             | 0.218 [20]                             |

## NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

<sup>1</sup>Cooling (Indoor // Outdoor)

<sup>2</sup>Heating at 47°F (Indoor // Outdoor)

<sup>3</sup>Heating at 17°F (Indoor // Outdoor)

\*F 80 DB, 67 WB // 95 DB, 75 WB

\*F 70 DB, 60 WB // 47 DB, 43 WB

\*F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

\*Heating at 5°F (Indoor // Outdoor)

\*F 70 DB, 60 WB // 5 DB, 4 WB

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>4</sup> 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

## SPECIFICATIONS: MXZ-5C42NA3

|                        |                                          |          |                                                      |
|------------------------|------------------------------------------|----------|------------------------------------------------------|
| Indoor unit connection | Maximum Number of Connected IDU          |          | 5                                                    |
|                        | Minimum Number of Connected IDU          |          | 2                                                    |
|                        | Minimum connected capacity               | BTU/H    | 12,000                                               |
|                        | Maximum connected capacity               | BTU/H    | 51,000                                               |
| Piping                 | Liquid Pipe Size O.D. (Flared)           | In. [mm] | A, B, C, D, E: 1/4 [A, B, C, D, E: 6.35]             |
|                        | Gas Pipe Size O.D. (Flared)              | In. [mm] | A: 1/2; B, C, D, E: 3/8 [A: 12.72; B, C, D, E: 9.52] |
|                        | Total Piping Length                      | Fl. [m]  | 262 [80]                                             |
|                        | Maximum Height Difference, ODU above IDU | Fl. [m]  | 49 [15]                                              |
|                        | Maximum Height Difference, ODU below IDU | Fl. [m]  | 49 [15]                                              |
|                        | Farthest Piping Length from ODU to IDU   | Fl. [m]  | 82 [25]                                              |
|                        | Maximum Number of Bends for IDU          |          | 80                                                   |

**NOTES:**

**AHRI Rated Conditions**

(Rated data is determined at a fixed compressor speed)

<sup>1</sup>Cooling (Indoor // Outdoor)

\*F 80 DB, 67 WB // 95 DB, 75 WB

<sup>2</sup>Heating at 47°F (Indoor // Outdoor)

\*F 70 DB, 60 WB // 47 DB, 43 WB

<sup>3</sup>Heating at 17°F (Indoor // Outdoor)

\*F 70 DB, 60 WB // 17 DB, 15 WB

**Conditions**

<sup>4</sup>Heating at 5°F (Indoor // Outdoor)

\*F 70 DB, 60 WB // 5 DB, 4 WB

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

\*A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

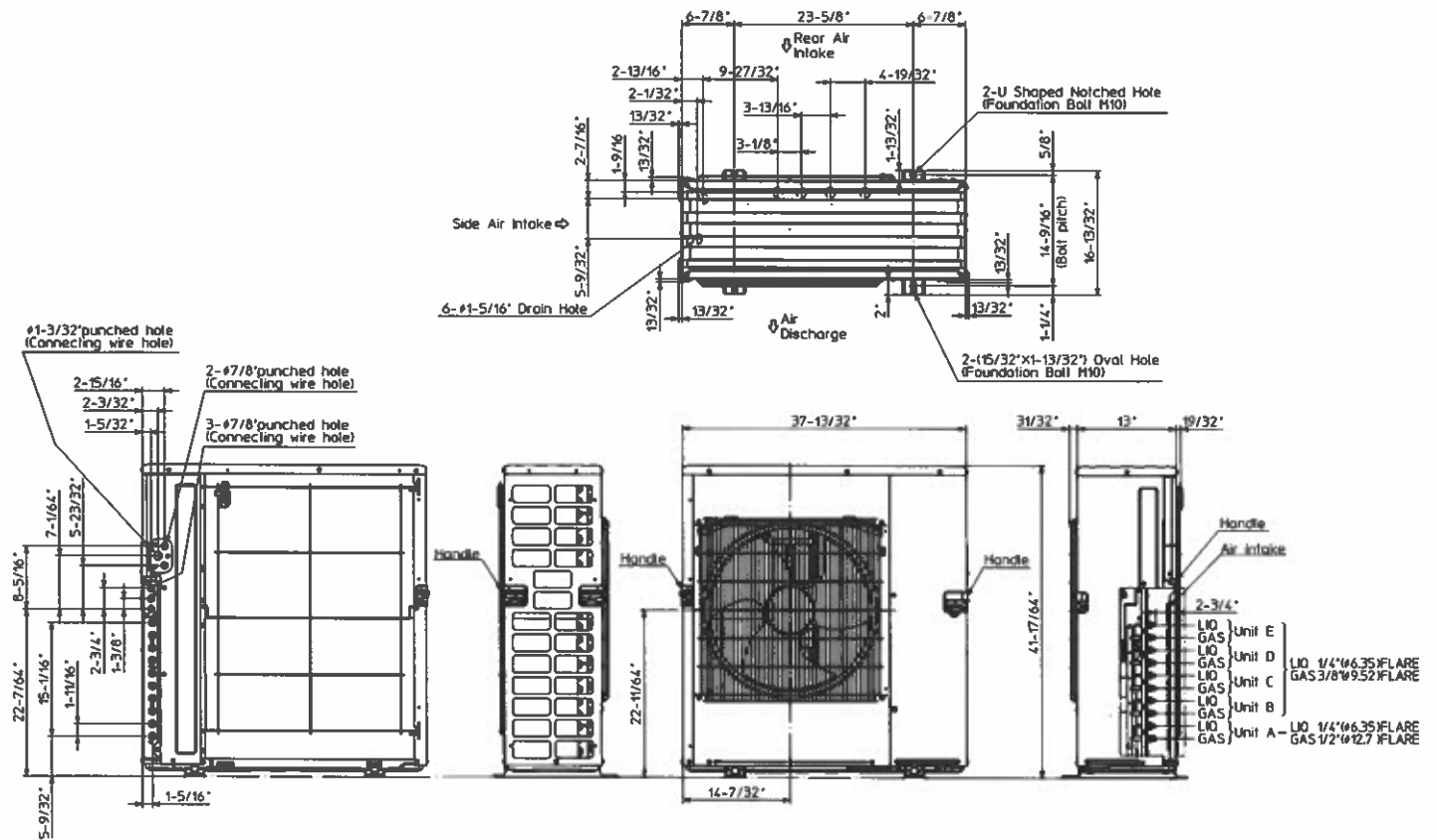
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

## OUTDOOR UNIT ACCESSORIES: MXZ-5C42NA3

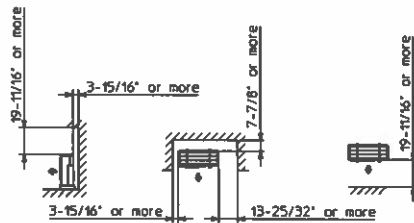
|                         |                                                                                                    |                                        |
|-------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------|
| Air Outlet Guide        | Air Outlet Guide (1 Piece)                                                                         | <input type="checkbox"/> PAC-SH96SG-E  |
| Ball Valve              | Refrigeration Ball Valve - 1/2"                                                                    | <input type="checkbox"/> BV12FFSI2     |
|                         | Refrigeration Ball Valve - 1/4"                                                                    | <input type="checkbox"/> BV14FFSI2     |
|                         | Refrigeration Ball Valve - 3/8"                                                                    | <input type="checkbox"/> BV38FFSI2     |
|                         | Refrigeration Ball Valve - 5/8"                                                                    | <input type="checkbox"/> BV58FFSI2     |
| Control Wire            | M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated) | <input type="checkbox"/> CW162S-1000   |
|                         | M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)   | <input type="checkbox"/> CW162S-250    |
| Drain Socket            | Drain Socket                                                                                       | <input type="checkbox"/> PAC-SG60DS-E  |
| Hall Guards             | Hall Guard                                                                                         | <input type="checkbox"/> HG-A1         |
| M-NET Converter         | M-NET Converter                                                                                    | <input type="checkbox"/> PAC-IF01MNT-E |
| Mini-Split Wire         | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll                                                      | <input type="checkbox"/> S144-250      |
|                         | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll                                                      | <input type="checkbox"/> SW144-250     |
|                         | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll                                                       | <input type="checkbox"/> S144-50       |
|                         | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll                                                       | <input type="checkbox"/> SW144-50      |
|                         | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll                                                      | <input type="checkbox"/> S164-250      |
|                         | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll                                                      | <input type="checkbox"/> SW164-250     |
|                         | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll                                                       | <input type="checkbox"/> S164-50       |
|                         | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll                                                       | <input type="checkbox"/> SW164-50      |
| Mounting Pad            | Condensing Unit Mounting Pad: 16" x 36" x 3"                                                       | <input type="checkbox"/> ULTRILITE1    |
|                         | Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic                                             | <input type="checkbox"/> DSD-400P      |
| Optional Defrost Heater | Optional Defrost Heater                                                                            | <input type="checkbox"/> PAC-645BH-E   |
| Port Adapter            | Adaptor: 1/2" x 3/8"                                                                               | <input type="checkbox"/> MAC-A455JP-E  |
|                         | Adaptor: 1/2" x 5/8"                                                                               | <input type="checkbox"/> MAC-A456JP-E  |
|                         | Adaptor: 3/8" x 1/2"                                                                               | <input type="checkbox"/> MAC-A454JP-E  |
|                         | Adaptor: 3/8" x 5/8"                                                                               | <input type="checkbox"/> PAC-SG76RJ-E  |
| Stand                   | 18" Single Fan Stand                                                                               | <input type="checkbox"/> QSMS1801M     |
|                         | 24" Single Fan Stand                                                                               | <input type="checkbox"/> QSMS2401M     |
|                         | Condenser Wall Bracket                                                                             | <input type="checkbox"/> QSWB2000M-1   |
|                         | Condenser Wall Bracket - Stainless Steel Finish                                                    | <input type="checkbox"/> QSWBSS        |
|                         | Outdoor Unit Stand --- 12" High                                                                    | <input type="checkbox"/> QSMS1201M     |

# OUTDOOR UNIT DIMENSIONS: MXZ-5C42NA3

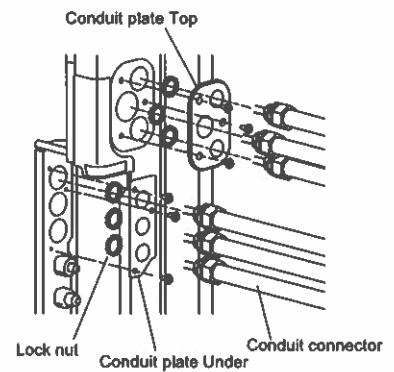
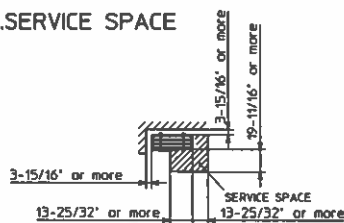
Unit: inch (mm)



## 1.FREE SPACE



## 2.SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024  
Toll Free: 800-433-4822 [www.mehvac.com](http://www.mehvac.com)

FORM# MXZ-5C42NA3 - 202206



Specifications are subject to change without notice.

© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.



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

## Historic District Commission Staff Report

Meeting Date: 5/8/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 309 Melfield Avenue

**Application Number:** 2023-930

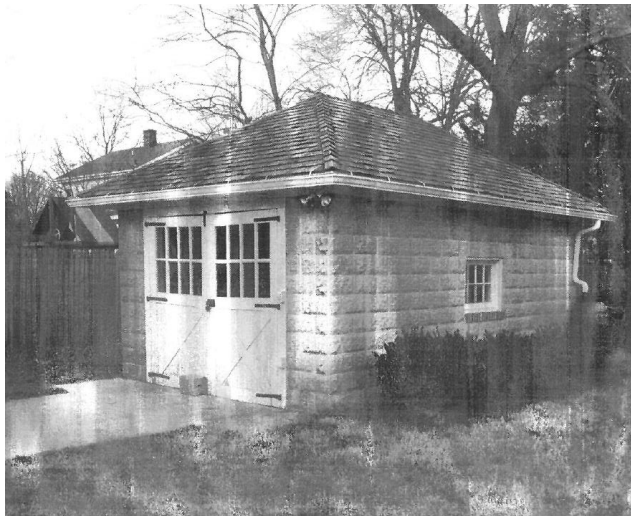
**Request:** Outbuilding Roof Replacement

**Staff Recommendation:** Approve ☒ Deny ☐ Continue ☐

### Staff Comments:

---

The applicant is proposing to replace an existing cedar shake roof with a new asphalt shingle roof. A 3' 10" expansion to the existing shed was approved by the HDC in 2012. The approved expansion is on the front façade of the shed and re-used the existing cedar doors. It is worth noting the 2012 addition used cedar shake roofing. The photos bellow show the outbuilding before and after the renovation.





## **Historic District Guidelines:**

### ***Guideline 10: Preserve Historic Outbuildings***

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

**Analysis** – This outbuilding is not explicitly mentioned in the most recent Historic District Survey. The narrative attached to the 2012 HDC application states that the structure was built in 1920. The Commission will first need to consider whether this outbuilding to be historic. If the Commission determines that this outbuilding is historic, architectural asphalt shingles are considered an appropriate replacement for severely deteriorated shake roofs.

### ***Guideline 70. Roof Material***

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

**Analysis** – If the Commission determines that the existing roofing material can not be repaired, the replacement roofing material should match the existing roof material (or be consistent with the building's architectural style). Cedar shakes are the existing roofing material and were used on the addition in 2012. The Commission may request the applicant propose an alternate material that is in keeping with the architectural style of the structure.

## ***Appendix B: Substitute Materials***

### **Shingles**

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern.



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

Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles. Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

**Analysis** – If the Commission determines that the existing cedar shakes are beyond repair, architectural shingles may be an appropriate replacement material.

**STAFF RECOMENDATION:**

Staff supports a **HDC approval of this application if the Commission finds that the existing cedar shake roof is beyond repair**. The Guidelines are clear that replacement materials are only appropriate when the existing roof is beyond repair.

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

RECEIVED

APR 20 2023

|                                  |
|----------------------------------|
| Application #: 2023-930          |
| Date Received: 04/20/2023        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 05/08/2023     |
| Date Property Posted: 05/01/2023 |

## HISTORIC DISTRICT COMMISSION HEARING APPLICATION

### APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

on detached  
shed/garage

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

### PROPERTY INFORMATION

ADDRESS

309 Melfield Ave.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

Bill Thompson

TELEPHONE NO.

443-786-3480

EMAIL

### Applicant or Agent

NAME

Julie Howden of Mid-Shore Exteriors

TELEPHONE NO.

410-673-7139

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

Roof replacement on garage and recover existing shed roof. Install 1/2 CDX plywood on garage where there is no plywood. Remove old worn shakes on garage install underlayment, Ice water shield on all eaves, rakes, hips. Install starter strip, ridge caps. Install GAF timberline HDZ shingles and new drip edge + flashing. Clean up + remove all debris

### 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

Julie Howden

4/16/23

Julie Howden of Mid-Shore Exteriors

Revised 4.4.2022

## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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

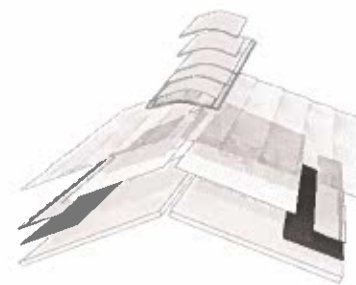
# WeatherWatch® Mineral-Surfaced Leak Barrier

Help protect your home and roof system from  
wind-driven rain and damaging ice dams



- Helps prevent leaks at the most vulnerable areas of your roof
- Reduces the risk of costly repairs due to wall or ceiling staining from leaks
- Meets most code requirements where local building codes require the use of leak barriers¹

# WeatherWatch® Mineral-Surfaced Leak Barrier



## Benefits:

- **Excellent protection** at the eaves and rakes, in valleys, and around chimneys and skylights, which guards against leaks caused by wind-driven rain, ice dams, backed-up gutters, and roof settling
- **Self-seals** around fasteners to help avoid leaks
- **Durable** fiberglass-reinforced construction
- **Traditional mineral surfacing** for use with asphalt shingle roof systems
- **Split-back release film** peels off in layers for fast installation
- **Eligible for up to a Lifetime limited warranty** when used on Lifetime Shingle roofs<sup>2</sup> and it's an eligible component of GAF residential enhanced warranties

## In the "North," most building codes require the use of leak barriers at the eaves:<sup>3</sup>

- Protection against ice dams is required by most building codes<sup>1</sup> at the eaves where the January average temperature is 25°F (-4°C) or lower or where there is a possibility of ice forming in the eaves — i.e., areas labeled "North"<sup>3</sup> (see map).
- Ice dams can still occur in areas where the average temperature is above 25°F (-4°C)
- In warmer/Southern climates, leak barriers provide critical protection against wind-driven rain

## Meets or exceeds the following requirements of ASTM D1970

| Property                                                       | Method | Requirement |
|----------------------------------------------------------------|--------|-------------|
| Thickness (mils)                                               | D5147  | Min. 40     |
| Tensile strength MD (lb/in)                                    | D2523  | Min. 25     |
| Tensile strength CMD (lb/in)                                   | D2523  | Min. 25     |
| Elongation at break, modified bitumen Portion – MD and CMD (%) | D2523  | Min. 10     |
| Adhesion to plywood at 75°F (24°C) (lb/ft-width)               | D903   | Min. 12     |
| Adhesion to plywood at 40°F (4°C) (lb/ft-width)                | D903   | Min. 2      |
| Thermal stability (mm)                                         | D1204  | Max. 3      |
| Low temperature flexibility -20°F (-29°C)                      | D1970  | Pass        |
| Tear resistance MD (lbf)                                       | D4073  | Min. 20     |
| Tear resistance CMD (lbf)                                      | D4073  | Min. 20     |
| Moisture vapor permeance (U.S. perms)                          | E96 A  | Max 0.1     |
| Sealability around nail                                        | D1970  | Pass        |
| Waterproof integrity after low temperature flexibility         | D1970  | Pass        |
| Waterproof integrity of lap seam                               | D1970  | Pass        |



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



## Product Details:

### Nominal Specifications:

For use with asphalt shingles

#### 1.5 square roll:<sup>\*</sup>

- 150 ft<sup>2</sup> (13.94 sq. m) per roll<sup>\*</sup>
- Roll width: 36" (.914 m)
- Roll length: 50' (15.24 m)

#### 2.0 square roll:<sup>\*</sup>

- 200 ft<sup>2</sup> (18.58 sq. m) per roll<sup>\*</sup>
- Roll width: 36" (.914 m)
- Roll length: 66.7' (20.33 m)
- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

<sup>\*</sup>Excludes laps

### Code Approvals:

- Meets or exceeds the performance criteria of ASTM D1970
- Miami-Dade County Product Control Approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles<sup>4</sup>
- ICC-ES Evaluation Report (ESR-1322)

<sup>1</sup> Check local building codes for requirements in your area.

<sup>2</sup> 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. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and only 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://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.

<sup>3</sup> Source: International Building Code (IBC) and International Residential Code (IRC)

<sup>4</sup> Refer to UL Online Certification Directory for actual assemblies



We protect what matters most<sup>®</sup>

**GAF**



**Timberline® HDZ™**  
High Definition® Lifetime Shingles

GAF

**LAYERLOCK™**  
TECHNOLOGY



Barkwood

## America's #1-selling shingle just got better

Protecting over 50 million families  
nationwide with great value and a  
genuine wood-shake look. Peace of  
mind has never looked so good.

**GAF**

We  
protect  
what  
matters  
most



Charcoal



Slate



Fox Hollow Gray



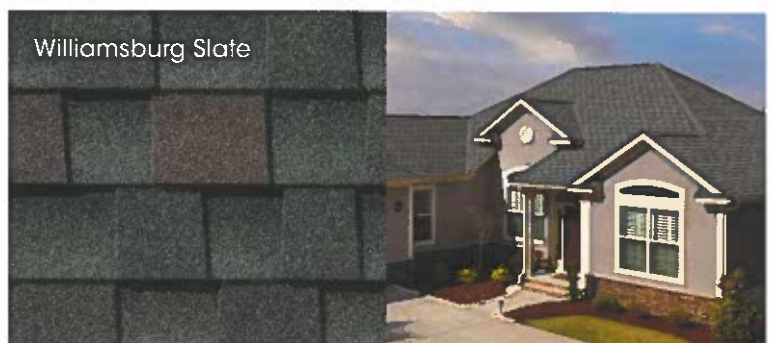
Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



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.



Barkwood



Hickory



Shakewood



Weathered Wood



Mission Brown



Patriot Red

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.



Explore colors and styles with our Virtual Home Remodeler at [gaf.com/VHR](http://gaf.com/VHR)



# 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.<sup>2</sup>
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.
- Our legendary **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 Warranty<sup>1</sup>** — 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.

## Installation:



### The StrikeZone™ Nailing Area

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



### 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/LayerLock](http://gaf.com/LayerLock)

<sup>1</sup> 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](http://gaf.com/LRS) for qualifying GAF products.

<sup>2</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ™ 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™



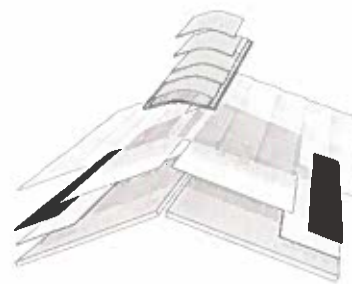
# Pro-Start® Eave/Rake Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



- A cost-effective alternative to using cut-up strip shingles as your starter course
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting on the roof

# Pro-Start® Eave/Rake Starter Strip Shingles



## Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- At least 50% more coverage per bundle (vs. typical 3-tab strip shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strips.<sup>1</sup>
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs<sup>1</sup> and is an eligible component for GAF residential enhanced warranties.

## Installation:



Tears in half easily along perforation for easy installation



Installs at the eaves and rakes to help prevent shingle blow off

## Product details:

For use with most standard English and metric-sized asphalt shingles

- Full sheet: 13" x 38" (330 x 965 mm)
- Half sheet: 6.5" x 38" (165 x 965 mm)

### Packaging

- Bundle count: 19 full sheets (38 individual pieces)

### Coverage

- Approx. 120.33 lineal feet (36.69 lm) (when split in half)

### Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved<sup>2</sup>
- ICC-ES ESR-1475
- Meets ASTM D3462<sup>3</sup>, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A<sup>4</sup>

<sup>1</sup> See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Limited Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime limited warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

<sup>2</sup> Excludes Shatter, CA product.

<sup>3</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture

<sup>4</sup> Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](https://gaf.com/Lifetime)

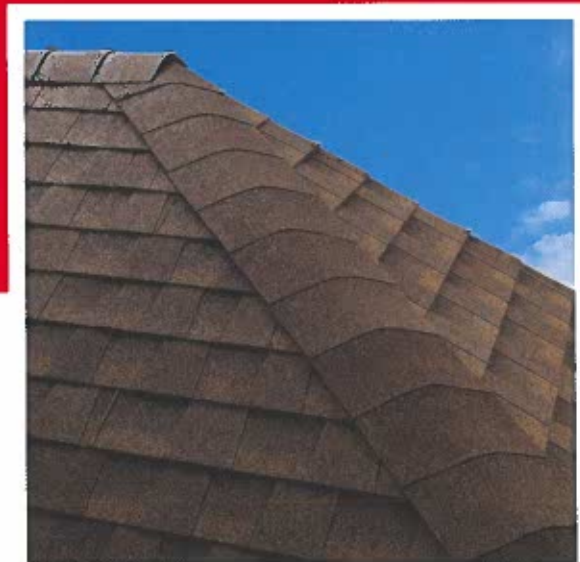


We protect what matters most™



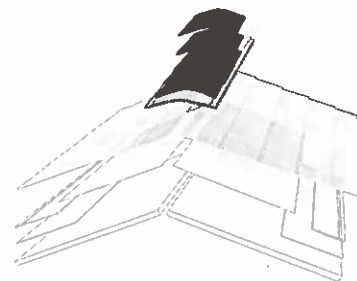
# Seal-A-Ridge® Ridge Cap Shingles

Choose the perfect finishing touch for your new GAF shingle roof with protective ridge cap shingles



- Protects against leaks and shingle blow-off at your roof's hips and ridges
- Provides a high-quality and less labor-intensive alternative to using cut-up 3-tab strip shingles as your ridge cap
- An integral part of the GAF Lifetime Roofing System<sup>1</sup>

# Seal-A-Ridge® Ridge Cap Shingles



## Benefits:

- **Manufactured by GAF to complement the color of your GAF shingles** (unlike typical cut-up 3-tab strip shingles)
- **Traditional look** provides a clean, finished touch on your new roof
- **Dura Grip™** Adhesive seals each piece tightly and **reduces the risk of shingle blow-off**
- **Machine-cut design** provides a cleaner finished look than cut-up 3-tab strip shingles
- **StainGuard® Protection** helps ensure the beauty of your ridge cap shingles against unsightly blue-green algae<sup>2</sup>
- **Eligible for up to a Lifetime limited warranty** when installed on Lifetime Shingle roofs.<sup>1</sup> They're also an eligible component of GAF residential enhanced warranties
- **Pre-scored design** eliminates the need for time-consuming cuts

## Also available:

### Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles

- **Made with our proprietary SBS-modified asphalt** to help protect your home from extreme weather conditions. Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles may also qualify for insurance discounts.<sup>3</sup>

## Product Details:

### Seal-A-Ridge® Ridge Cap Shingles

#### Nominal Specifications:

- For use with GAF Timberline® HDZ™, Timberline® NS, Timberline® UHD, Timberline® CS, and Timberline® AH Shingles
- Fiberglass asphalt design
- 6 7/8" (169 mm) exposure
- Approx. 12" (305 mm) wide
- 4 bundles cover approx. 100 lineal feet (30 lm)
- Approx. 45 pieces per bundle

#### Code Approvals:

- UL Listed to ANSI/UL 790 Class A<sup>4</sup>
- Meets ASTM D3462<sup>5</sup>
- ASTM D3018 Type 1
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- Miami-Dade County Product Control Approved
- State of Florida approved
- CSA A123.5

### Seal-A-Ridge® AS SBS-Modified IR Cap Shingles

#### Nominal Specifications:

- For use with GAF Timberline® AS, Grand Sequoia® AS, and Glenwood® Shingles
- SBS-modified asphalt design
- Passes UL 2218 Class 4 (highest rating)
- 5" (127 mm) exposure
- Approx. 12" (305 mm) wide
- 4 bundles cover approx. 100 lineal ft.
- Approx. 60 pieces per bundle

#### Code Approvals:

- UL Listed to ANSI/UL 790 Class A<sup>4</sup>
- UL 2218 Class 4
- Meets ASTM D3462<sup>5</sup>
- ASTM D3018 Type 1
- ASTM D3161 Class A
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- State of Florida approved
- CSA A123.5

<sup>1</sup> 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. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://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*.

<sup>2</sup> StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>3</sup> May qualify for insurance discounts when used with certain GAF shingles. See specifications for details. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

<sup>4</sup> Refer to UL Online Certification Directory for actual assemblies.

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

Note: See [gaf.com/ridgecapavailability](http://gaf.com/ridgecapavailability) for regional availability.

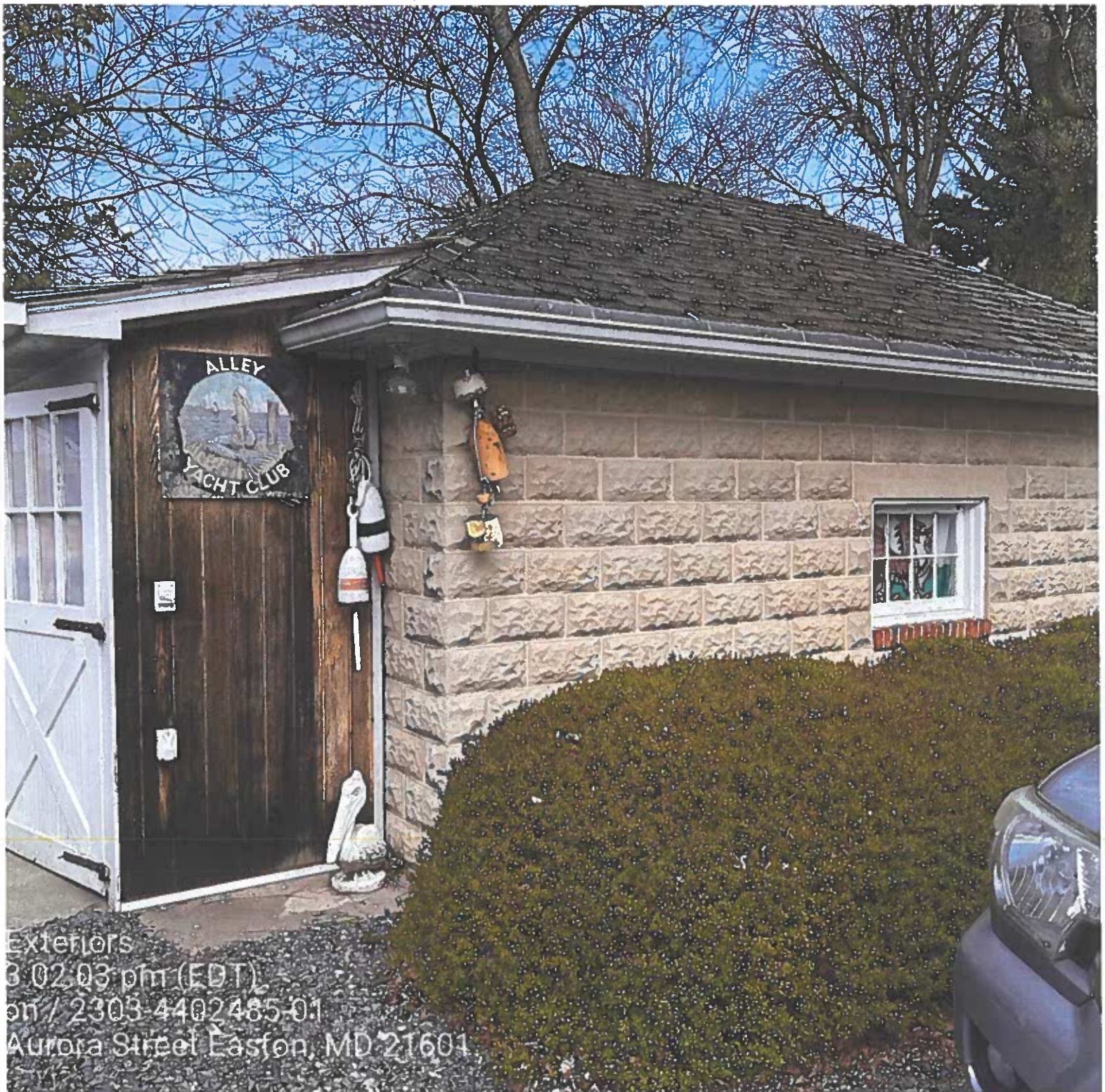


To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



We protect what matters most™





Exteriors  
6:02:03 pm (EDT)  
on / 2303-4402485-01  
Aurora Street Easton, MD 21601



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

Monday, April 24, 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-and-Minutes)**  
**[\(eastonmd.gov\)](https://www.eastonmd.gov/)**

**Attendance:**

**Commission Members:**

Ernest Demby, Chairperson  
Maria Brophy, Vice Chairperson  
Dudley Greer  
Kelly Pezor  
Jim Sebastian

**Staff:**

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

**Absent:**

**Commission Members:**

Kevin Bateman

**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 24, 2023 Agenda Summary.  
Commissioner Pezor seconded the motion.**

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**3. Old Business –**

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

**Zoning:** CB

**Request:** As discussed at the January 23, 2023 HDC meeting, the applicant is proposing a new 2 ¾ brick skirt, new, brick steps, and a new walkway. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 15. Preservice Historic Sidewalk and Curb Materials*
- ii. *Guideline 55. Maintain Historic Masonry*
- iii. *Guideline 64. Preserve Historic Porches*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Eric Abell; Coastal Design & Build LLC

**Public Comment—** None

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

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**b. Applicant:** Joseph A. Cook  
**File No.:** 2022- 798  
**Location:** 12 Brookletts Avenue, Easton, MD 21601  
Tax Map 105, Grid 0EA, Parcel 2097  
**Zoning:** R-10A

**Request:** On November 14, 2022 the HDC granted approval for the applicant to perform 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 garage 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 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. The two windows flanking the entry door will be fiberglass-clad

instead of the originally approved wood. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Joseph A. Cook

**Public Comment—** None

**Commissioner Pezor moved to approve the amended application with the condition that: 1) the garage door shall not be replaced; 2) the previously approved 6' x 24' addition shall be eliminated; 3) the windows at the north elevation shall be eliminated; 4) the door shall be repositioned on the east elevation; 5) the window design shall be fiberglass-clad; and 6) the windows shall be repositioned upon the elevations with SDL. Commissioner Sebastian seconded the motion.**

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**4. New Business –**

**a. Applicant:** ROI Construction  
**File No.:** 2023 -907  
**Location:** 206 S. Harrison Street, Easton, MD 21601  
Tax Map 105, Grid 000, Parcel 2112  
**Zoning:** R-10A

**Request:** 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. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

iii. *Guideline 65. Make Sensitive Replacements (Porches)*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Mary Ann Schindler

Cody Cline; ROI Construction

**Public Comment—** None

**The applicant amended their application to eliminate the railings from the application subject to the submission of a proposed composite material that is not vinyl.**

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

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**b. Applicant:** Peoples Bank  
**File No.:** 2023 - 918  
**Location:** 204 N. Washington Street, Easton, MD 21601  
Tax Map 103, Grid 0EA, Parcel 0614  
**Zoning:** CB

**Request:** 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 covered by an existing canopy. This is a non-contributing building to the Historic District.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Joshua Startt

**Public Comment—** None

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

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**c. Applicant:** Frances Forster  
**File No.:** 2023 - 923  
**Location:** 204 S. Hanson Street, Easton, MD 21601  
Tax Map 105, Grid 000, Parcel 2136  
**Zoning:** R-10A

**Request:** The applicant is proposing an in-kind replacement of the existing garage doors on the alley facing garage. A slight expansion will be made to the existing concrete driveway used to access the garage from the alley. The applicant is also proposing to alter the existing front porch through the addition of screening and ceiling fans. This is a contributing garage.

Historic District Guideline references:

- i. Guideline 45. Screen, Storm, and Garage Doors*
- ii. Guideline 64. Preserve Historic Porches*

**Staff Presentation:**  
Nicholas Johnson; Planner

**Applicant Presentation:**  
Frances Forster

**Public Comment—** None

**The applicant amended their application to include proposed changes to: 1) the garage door; 2) the concrete apron; 3) the ceiling fans; and 4) to eliminate the front porch screening from the application subject to the submission of a new proposal for front porch screening.**

**Vice Chairperson Brophy moved to approve the amended application with the condition that: 1) the proposed front porch screening shall be eliminated from the application pending the submission of a new proposal; and 2) the existing concrete apron shall extend 6' to the north along the fence line. Commissioner Pezor seconded the motion.**

Vote 5-0-1  
FOR: 5- Demby, Brophy, Harrington, Pezor, Sebastian  
AGAINST: 0  
ABSTAIN: 0  
ABSENT: 1- Bateman

**d. Applicant: Michael and Meghan Stuart**  
**File No.: 2023 - 919**  
**Location:** 418 North Street, Easton, MD 21601  
Tax Map 103, Grid 0EA, Parcel 0732  
**Zoning:** CB

**Request:** The applicant is proposing to remove and replace portions of the existing 6' high wooden picket fence in the backyard. 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. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 9. New Driveways*
- ii. Guideline 64. Preserve Historic Porches*

**Staff Presentation:**  
Nicholas Johnson; Planner

**Applicant Presentation:**  
Michael Stuart

**Public Comment—** None

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

Vote 5-0-1  
FOR: 5- Demby, Brophy, Harrington, Pezor, Sebastian  
AGAINST: 0  
ABSTAIN: 0  
ABSENT: 1- Bateman

**e. Applicant: Stephanie Hambleton**  
**File No.: 2023 - 884**  
**Location:** 216 Bay Street, Easton, MD 21601  
Tax Map 1041, Grid 0EA, Parcel 0607  
**Zoning:** CB

**Request:** 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 on the rear and side facades. This property appeared before the HDC on March 27, 2023, and received approval to install a new asphalt shingle roof. The applicant amended their application at the meeting to remove a flat roof replacement of the rear addition from the scope of work due to an issue with the dimensions of the proposed standing seam roof. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*
- iii. *Appendix B. Substitute Materials*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Marjorie Patrick

**Public Comment—** None

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

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

- f. Applicant:** Andrew Becker  
**File No.:** 2023 - 920  
**Location:** 205 Talbot Street, Easton, MD 21601  
Tax Map 104, Grid 000, Parcel 1905  
**Zoning:** R-7A

**Request:** The applicant is proposing to 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 notes 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; 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. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 100. Rear Additions*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements*
- iv. *Guideline 76. Preserve Historic Wood Siding*
- v. *Guideline 89. Maintain Historic Windows*
- vi. *Guideline 126. Arrangement (Windows)*
- vii. *Guideline 127. Window Type*

**Staff Presentation:**

Nicholas Johnson; Planner

**Applicant Presentation:**

Andrew Becker

**Public Comment—** None

**Commissioner Pezor moved to approve the application with the condition that: 1) the original structure including the trim shall remain wood; 2) the new addition shall be Hardi with Azek corners and trim, including the fascia; 3) the chimney shall be rebuilt as a faux chimney, and supported underneath the roof line; 4) the front porch, the two landings, and steps shall be Aeratis material; 5) the existing vinyl siding shall be removed, and the original wood siding shall be replaced or repaired in-kind; 6) parging shall be done to two new block foundations; 7) doors on the original structure shall be replaced in-kind as wood; 8) electrical and HVAC shall be located on the north side; 9) the windows facing Talbot Street on the first floor of the addition shall be wood; 10) the remaining windows shall be Marvin Fiberglass Elevate; and 11) the windows of first floor of the new addition shall be Marvin Ultimate Wood. Commissioner Brophy seconded the motion.**

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**5. Discussion Item – None**

**6. Decision Summary Review –**  
April 10, 2023

**Commissioner Sebastian moved to approve the April 10, 2023 Decision Summary.**  
**Commissioner Pezor seconded the motion.**

|             |                                                |
|-------------|------------------------------------------------|
| <u>Vote</u> | <u>5-0-1</u>                                   |
| FOR:        | 5- Demby, Brophy, Harrington, Pezor, Sebastian |
| AGAINST:    | 0                                              |
| ABSTAIN:    | 0                                              |
| ABSENT:     | 1- Bateman                                     |

**7. Administrative Approval**

**a. Applicant:** Marasun Inc  
**File No.:** 2023- 910  
**Location:** 119-125 Port Street, Easton, MD 21601  
**Zoning:** CB

**Request:** The applicant is requesting approval for residential improvements to 119-125 Port Street. The applicant is proposing to remove the existing asphalt shingles and to replace in-kind with GAF Timberline HDZ shingles. The existing soffit, fascia, and gutters shall remain.

Historic District Guideline references:

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

**b. Applicant:** Comfort Air Service, LLC  
**File No.:** 2023- 888  
**Location:** 117 E. Dover Street, Units 101 and 106 Easton, MD 21601  
Tax Map 104, Grid 000, Parcel 1188, Lot 204  
**Zoning:** CB

**Request:** The applicant is requesting an emergency approval for the replacement of two (2) heat pumps on the roof of the Sherratin in Units 101 and 106.

Historic District Guideline references:

- i. Guideline 48. HVAC*
- ii. Guideline 71. Roof Appurtenances*

**8. Adjournment–** Vice Chairperson Brophy moved to adjourn. Commissioner Sebastian seconded the motion. The meeting was adjourned at 8:05 p.m.