



Historic District Commission MEETING AGENDA

Monday, May 22, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for May 22, 2023.

Old Business

- 1) **Application Number:** 2023-869
Applicant: Donald M. Bailey Sr
Location: 641 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 780
Zoning District: R-7A
Request: Rear Deck/Step Replacement
- 2) **Application Number:** 2019-168
Applicant: 1616 Elkins Lane LLC
Location: 34 South West Street
Tax Map 104, Grid 0EA, Parcel 1442
Zoning District: CB
Request: Extension of Previous HDC Approvals for 2019-168. (12/09/2019 & 03/22/2021)
- 3) **Application Number:** 2022-760
Applicant: West and Callahan
Location: 27 S Harrison Street
Tax Map 104 Grid 0EA Parcel 1522
Zoning District: CB
Request: Window Trim and Sills

New Business

- 1) **Application Number:** 2023-939
Applicant: Town and Country Roofing
Location: 514 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1032
Zoning District: R-7A
Request: Gutter, Fascia and Porch Repair

Request:

Amendment to Previously Approved
Application - 5' Fence to 6' Fence.

3) Application Number:

2023-945

Applicant:

Zachary A. Smith

Location:

216 E. Dover Street

Zoning District:

CB

Request:

In Kind Window Replacement

Consent Docket

Adjournment.



RECEIVED

MAY 08 2023

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

TOWN OF EASTON

Application #:	23-849
Date Received:	05/08/23
Fee Paid:	—
HDC Meeting Date:	5/22/23
Date Property Posted:	05/15/23

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 641 GOLDSBOROUGH ST. EASTON MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1906 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

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

Applicant or Agent

NAME SAME AS ABOVE
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>STEPS AT BACK DOOR</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

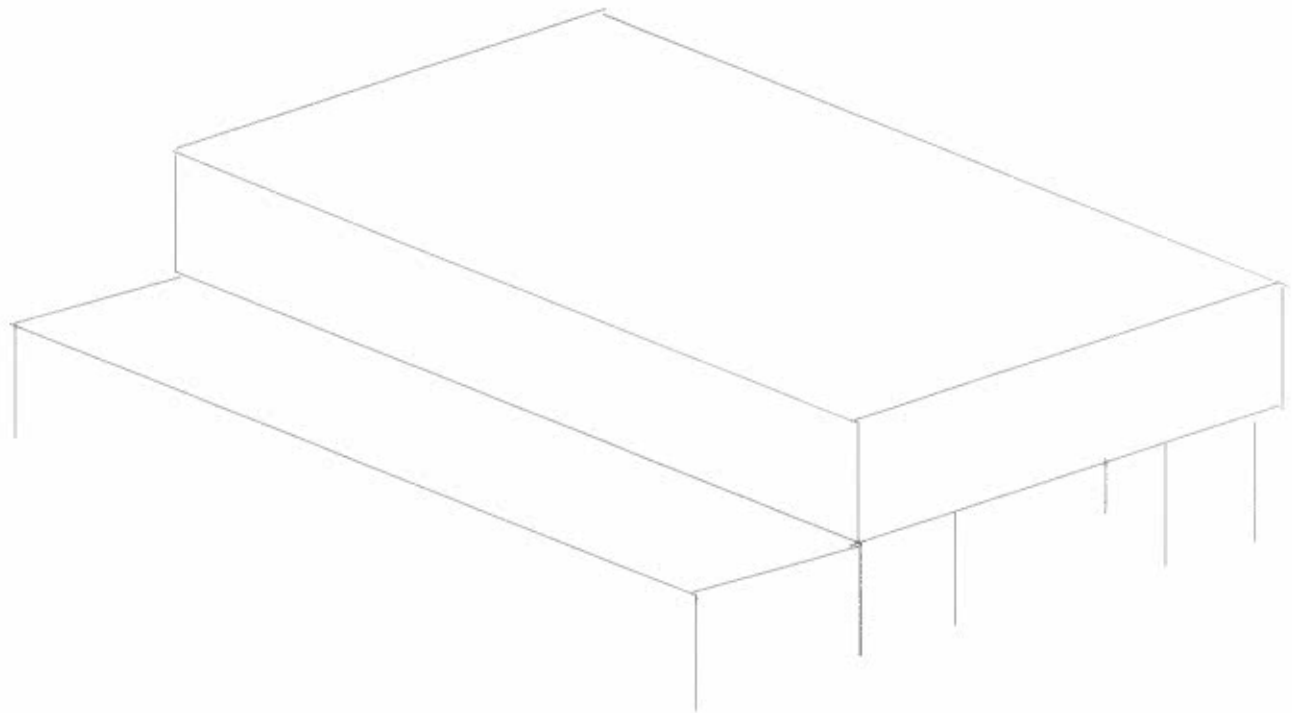
Printed Name of Applicant or Agent

<u>Donald M Bailey</u>
<u>5/8/23</u>
<u>DONALD BAILEY</u>

Revised 4.4.2022

641 Goldsborough Street

Steps to back door



AZEK TRIM

1X6 PRESSURE TREATED TREADS

6X6 PRESSURE TREATED POST

General Project Information

Total Square Feet	15
Length	36"
Width	59"
Height	29"
Number of Levels	1
Decking	Transcend Tropical-Tiki Torch https://www.trex.com/trex-owners/customer-support/downloads/#productinstall
Railing	No Railing
Railing Height	No Railing
Maximum Railing Span	

NOTES

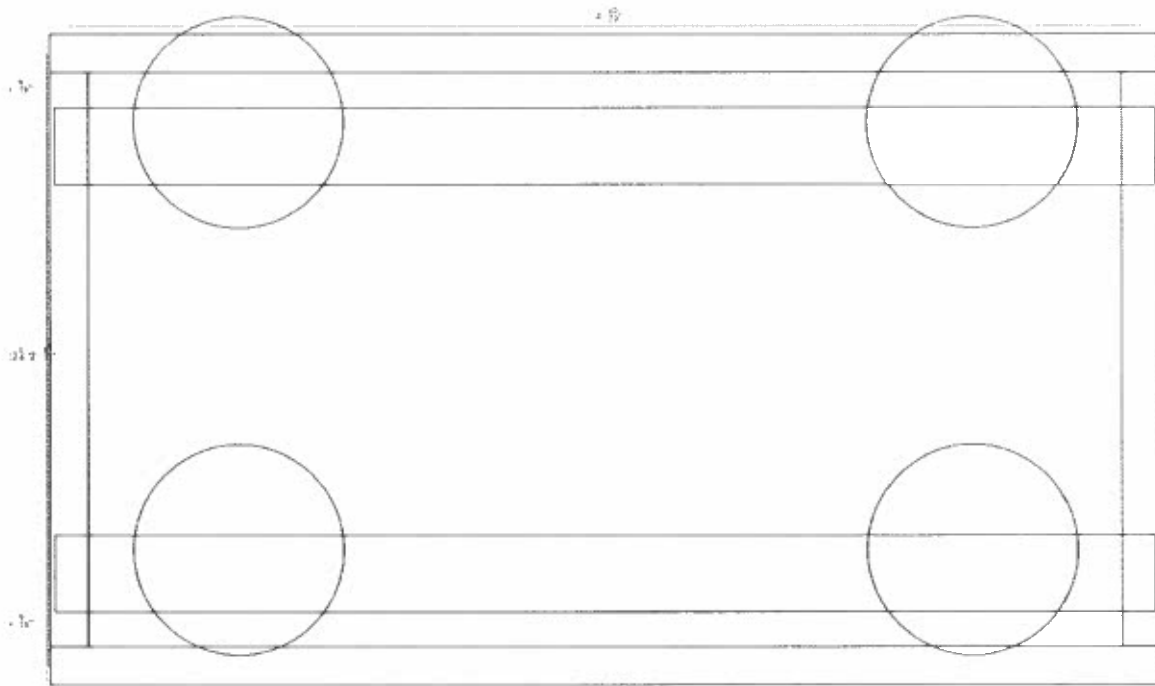
Key Project Dimensions

(in Inches)

Deck Post Width	5.5"
Deck Board Width	5.5"
Joist Span	22.25"
Joist Cantilever	5.56"
Span of the beam between posts	38.25"
Beam Cantilever	9.56"
Joist Spacing	[13.22", 14.72", 13.97", 13.97"]
Fascia Dimension	[33.38", 1.18", 1.31", 33.38", 21.51", 35.88"]

NOTES

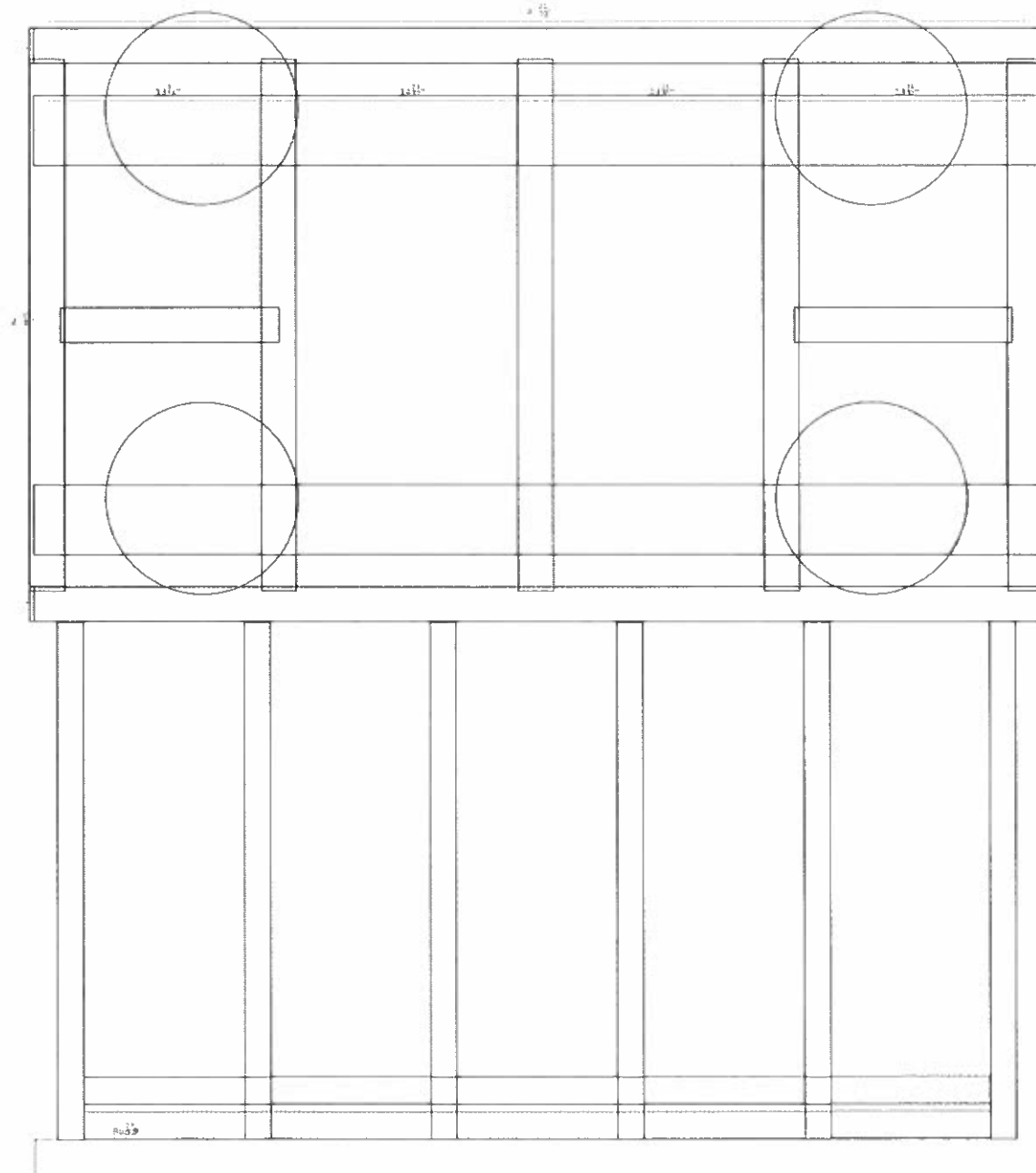
Foundation Plan



[Download Fullsize Image](#)

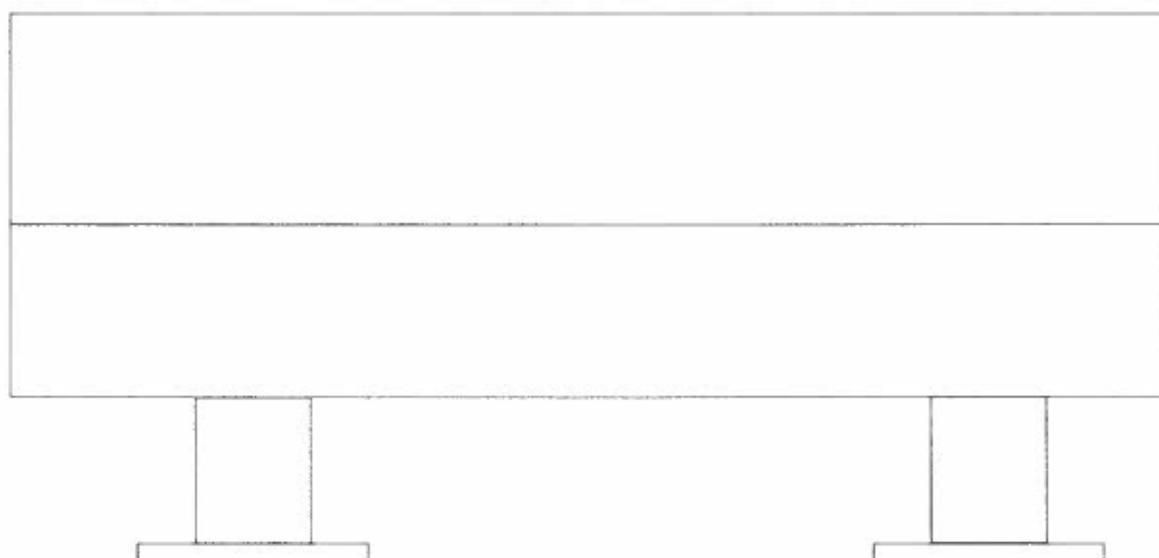
Framing Plan

Frame Structure

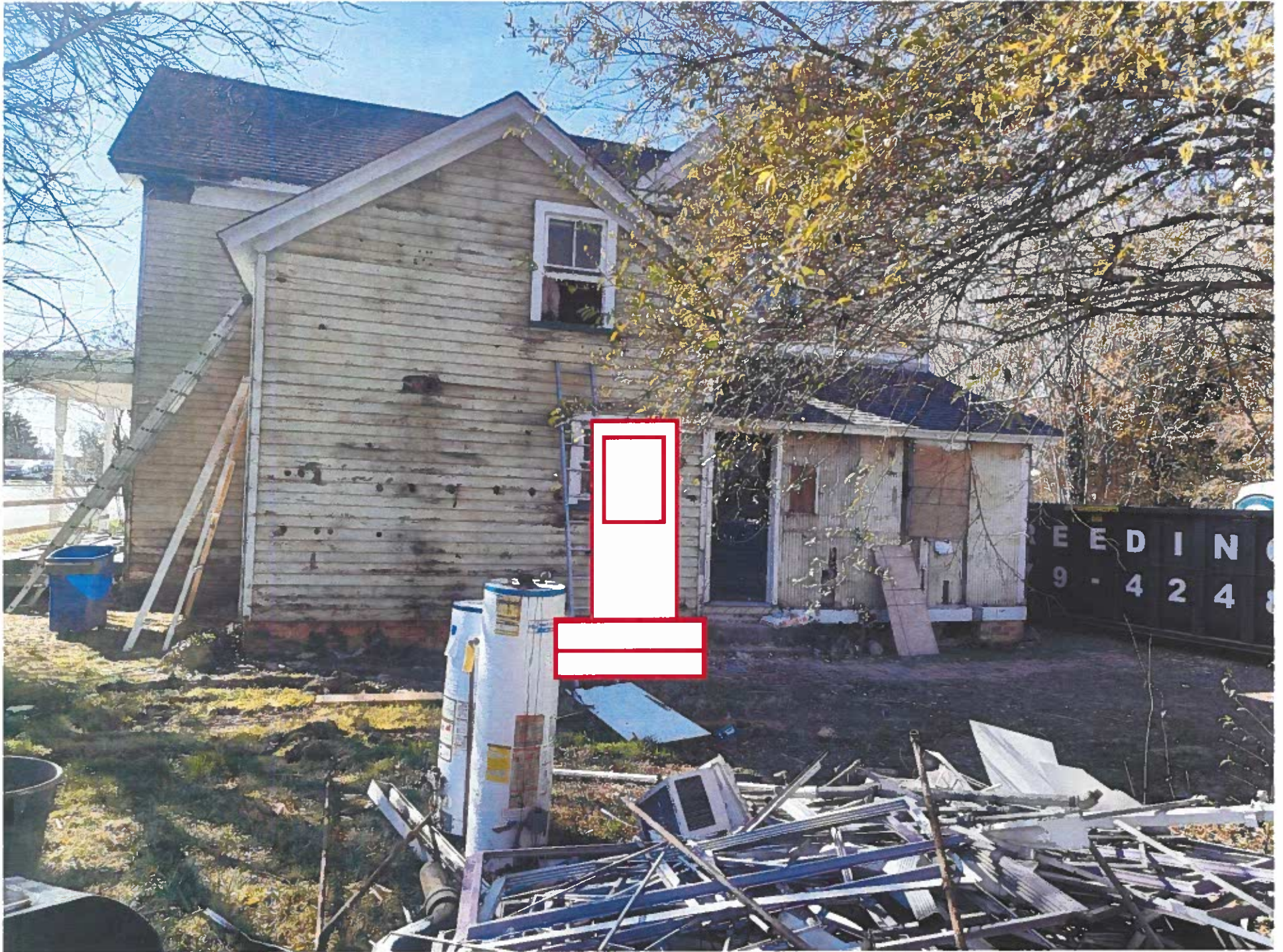


[Download Fullsize Image](#)

Side View



[Download Fullsize Image](#)





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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 34 S West Street

Application Number: 2019-168

Request: Exterior Renovations

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

This project first came before the HDC in December of 2019. At that time, Trevor Newcomb was the applicant on behalf of the Neighborhood Service Center requesting to demolish the rear wooden portion of the building, replacing windows, installing a ductless HVAC system, and replacing the metal roof. This application was approved by the HDC and demolition of the wooden portion was completed in 2020. In March of 2021, Trevor Newcomb received an extension of the original COA with the addition of an ADA accessible ramp to the original scope of work. Noah Matten is now applying to continue the originally approved scope of work for the neighborhood service center. This is a non-contributing structure to the historic district.

OUTSTANDING ISSUES:

On May 4, 2023, the Building Inspection department rejected the submitted plans for this project due to the following issues:

1. The Architect will need to reseal and sign all plans showing his current License expiration date.
2. The Construction Plans refer the 2015 IBC Code which is not current. The Town adopted the IBC 2018 in 2019.
3. It appears this project is a renovation of an existing Building, as such your Architect should be using the International Existing Building Code 2015 in the Code analysis. It will help us shorten our review.
4. Provide a copy of your actual current business license, we are unable to verify the number you gave us.



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

These same plans that were rejected by the Building Inspection Department, are the same plans that were submitted for the HDC's review.

RECCOMENDED CONDTION:

1. The applicant shall obtain all relevant building permits and approvals from the Town of Easton's Building Inspection Department.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The proposed scope of work has been approved twice by the HDC and staff supports an HDC approval of this same scope of work.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101002945		34 S WEST ST		WEBB, JESSE G			
YEAR BUILT		PHYSICAL CONDITION					
1940		FAIR- ALTERED					
ARCHITECTURAL STYLE			ADDITION(S)				
NONE			NONE				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	INTEGRITY
NOTES							
1 STORY GABLE FRONT 3 BAY COMMERCIAL BUILDING ENCLOSED SIDE WINDOWS. CONSTRUCTED AT END OF PERIOD OF SIGNIFICANCE BUT COMMERCIAL FAÇADE GREATLY ALTERED + WINDOWS ENCLOSED.							

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MAY 04 2023

HD 19-02



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

TOWN OF EASTON

Application #: 2019-168
Date Received: 05/04/2023
Fee Paid: -
HDC Meeting Date: 05/22/2023
Date Property Posted: 05/11/2023

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: 345 West Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1940 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Neighborhood Hall Service Center
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME: 1616 E) Kim Ln LLC
 TELEPHONE NO. 410 443 8702 EMAIL: Matt Hordy's@gmail.com

Description of Proposal (include additional sheets, as necessary)

Extent of existing <u>HD-19-02</u> <u>CBA # 19-00169</u> <u>No changes to original scope</u>

Specific Requirements

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Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
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- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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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

[Signature]
5/4/23
DOAL MATTA

Revised 4.4.2022



34 SOUTH WEST STREET

34 SOUTH WEST STREET
EASTON MD, 21601



GriD architects pc
103 Annapolis Street
Annapolis, MD 21401
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www.gridarchitects.com

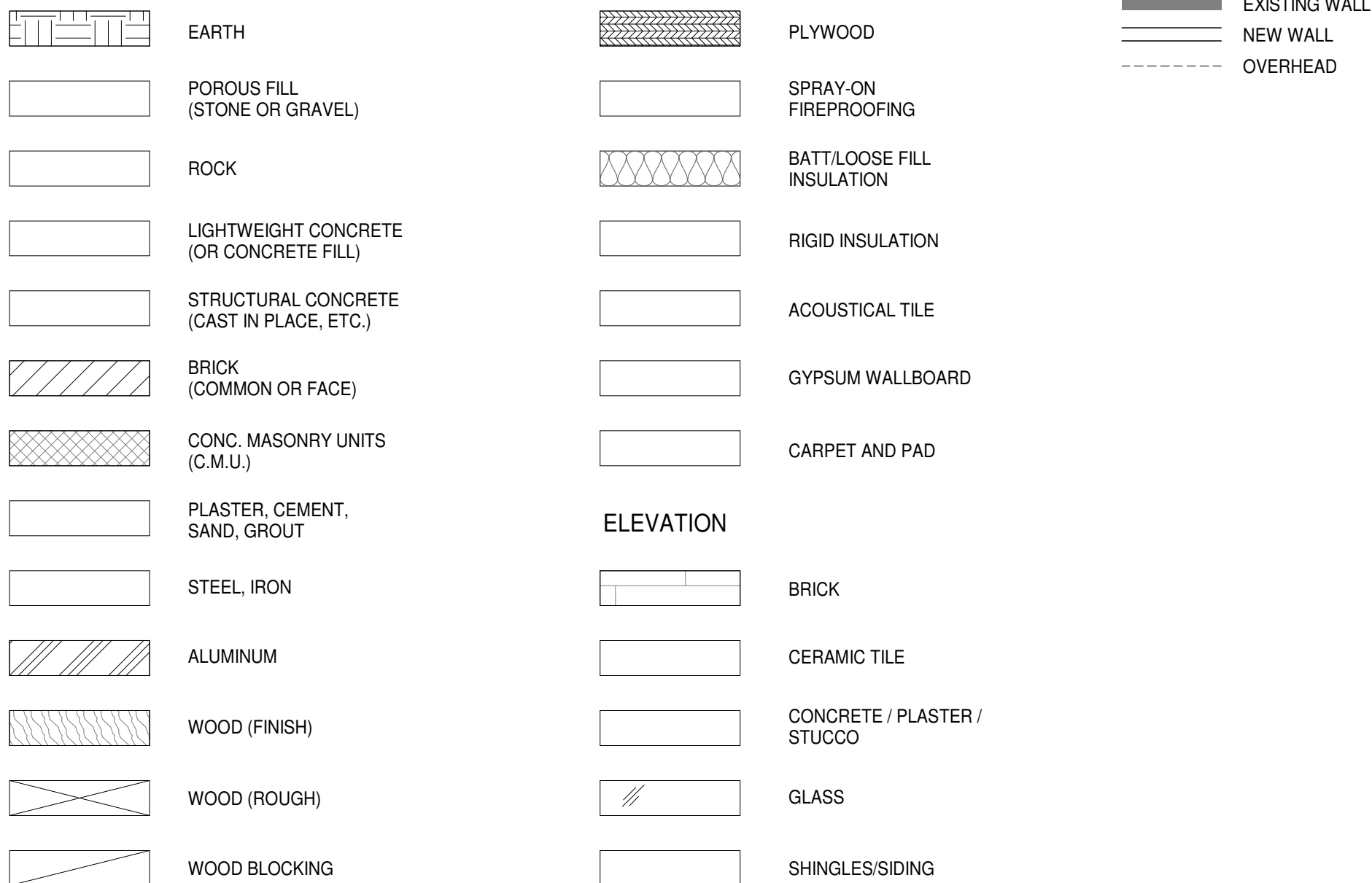
DRAWING LIST

G000	COVERSHEET
G002	LEGENDS AND ABBREVIATIONS
G003	ACCESSIBILITY
G004	ACCESSIBILITY
AD101	DEMOLITION PLAN
A001	CODE SUMMARY
A101	FIRST FLOOR PLAN
A201	ELEVATIONS
A301	PARTITIONS + SCHEDULES
E101	POWER PLAN

PERMIT
3/05/21

PLAN AND SECTION

(NOT ALL MATERIALS APPLICABLE)



0. NO WORK SHALL BE STARTED BEFORE PERMIT HAS BEEN ISSUED.
1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS PRIOR TO DRIVING AND SUBMITTING ANY REQUEST FOR VARIATION TO FABRICATION AND INSTALLATION.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "HOLD" OR "CLEAR" SHALL BE MAINTAINED AS INDICATED.
3. DIMENSIONS LOCATING DOORS ARE TO INSIDE EDGE OF JAMB. DOOR FRAMES TO BE SET 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR DIMENSIONED.
4. DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL COORDINATE AND PROVIDE BLOCKING IN PARTITIONS FOR ALL MILLWORK AND WALL ATTACHED ITEMS.
6. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEVED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST OCCUR.
7. DO NOT SCALE DRAWINGS
8. ALL FINISHES MUST HAVE A FLAME SPREAD RATING OF 200 OR LESS AND SMOKE GENERATION OF 450 OR LESS (TENANT SPACE ONLY).
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL AND STATE CODES. LOCAL AND STATE CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS; IF A DISCREPANCY IS NOTED, INFORM THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK.
10. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. IF ANOTHER PARTY OWNS OR HAS AN INTEREST IN THE PROJECT, THE CONTRACTOR SHALL BASE HIS PROPOSAL ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS INDICATED OR NOTED, AN ITEM OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL APPLICABLE TRADES.
12. THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURER ARTICLES, MATERIALS, AND/OR EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS, IN A CASE OF CONFLICT BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE MANUFACTURER'S INSTRUCTIONS SHALL TAKE PRECEDENCE.
13. THE CONTRACTOR SHALL INCLUDE IN HIS BID AND ARRANGE FOR ALL HOISTING CHARGES, IF ANY ARE REQUIRED.
14. THE CONTRACTOR SHALL THOROUGHLY VERIFY ALL DIMENSIONS PRIOR TO THE BID SUBMISSION. TO THE EXTENT PRACTICABLE, HE SHALL ALSO VERIFY FIELD CONDITIONS AT THE SITE. ANY AND ALL CONFLICTS, OMISSIONS, AND DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE ARCHITECT FIVE BUSINESS DAYS PRIOR TO THE BID SUBMISSION. OTHERWISE, THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THESE DRAWINGS. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
15. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND DATA LINE COMPANIES AND THE TENANT FOR ALL NECESSARY TELEPHONE AND DATA LINE INSTALLATION WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING OF TELEPHONE AND DATA LINE INSTALLATION WITH HIS WORK.
16. THE GENERAL CONTRACTOR SHALL FILE, OBTAIN, AND PAY ALL FEES FOR BUILDING DEPARTMENT APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS, WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF ALL TRANSACTIONS ARE TO BE FORWARDED TO THE LANDLORD.
17. THE GENERAL CONTRACTOR SHALL EXECUTE ALL INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
18. THE ARCHITECT MAKES EVERY ATTEMPT TO STAY CURRENT WITH CITY/COUNTY CODES; HOWEVER, OCCASIONALLY A CODE WILL CHANGE WITHOUT OUR KNOWLEDGE OR THE CODE OFFICIALS WILL REINTERPRET A CODE. WE, THEREFORE, ASSUME NO RESPONSIBILITY FOR COSTS ASSOCIATED WITH THE NEED TO OBTAIN THE LATEST CODES BECAUSE OF SUCH CHANGES.
19. ALL WOOD BLOCKING, FRAMING AND PLYWOOD SHEATHING TO BE FIRE RETARDANT TREATED (F.R.T.) IN ACCORDANCE WITH THE LATEST AWP A STANDARDS FOR PLYWOOD AND LUMBER.
20. THE GENERAL CONTRACTOR SHALL OBTAIN AND FOLLOW ALL CONSTRUCTION PROCEDURES REQUIRED FOR THIS PROJECT.
21. THE GENERAL CONTRACTOR SHALL OBTAIN PRIOR TO ANY LAID EXISTING STRUCTURE FOR COORDINATION.
22. ALL NEW OVERHEAD AND UNDERSLAB PLUMBING, DUCTWORK, WIRING, ETC. SHALL BE TIGHT TO THE STRUCTURE ABOVE.
23. THE NEW PLUMBING INSTALLED OUTSIDE OF THE CONDITIONED TENANT SPACE SHALL BE INSULATED, AS REQUIRED.

Figure 1: Symbols and Abbreviations

Left Column:

- CENTERLINE:** A line with a perpendicular tick mark.
- COLUMN GRID REFERENCE:** A circle containing the number 0.
- DRAWING TITLE:** A circle containing the letter A1, followed by the word PLAN.
- REVISION INDICATION:** A triangle containing the number 1.
- AREA REVISED:** A cloud-like shape.
- DOOR NUMBER:** A circle containing the text 201A and ETR.
- WINDOW TYPE:** A pentagon containing the letter A.
- SUBSYSTEM:** A diamond containing the letters D1 and F2.
- ROOM NAME & NUMBER:** A rectangle containing the text ROOM NAME and 101.
- TYPICAL DIMENSION INDICATOR:** A line with a perpendicular tick mark and the dimension 9 1/2".

Right Column:

- ENLARGED DETAIL INDICATOR:** A dashed circle.
- SECTION KEYS:** A triangle containing the letter A1 and the text A-101.
- ELEVATION KEY:** A triangle containing the letter A1 and the text A-201.

1. DASHED LINES INDICATE WALLS AND ITEMS TO BE REMOVED.
2. ALL PARTITION DIMENSIONS ARE @ FACE OF GYPSUM BOARD, UNO.
3. ALL EXTERIOR WALL DIMENSIONS ARE @ CENTERLINE, UNO.
4. ALL EXISTING DIMENSIONS DESIGNATED WITH V.I.F. ARE TO BE FIELD VERIFIED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION AND RELATED CONDITIONS PRIOR TO START-UP OF DEMOLITION OR NEW CONSTRUCTION.
6. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTING OFFICER.
7. CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN THE BUILDING IN A WEATHER-TIGHT CONDITION.
8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OWNERS' OCCUPIED AREAS.
9. TEMPORARY BARRICADES AND PARTITIONS AS PERTAINING TO CONTRACTORS ACTIVITIES SHALL BE INSTALLED TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AREAS IN ACCORDANCE WITH OSHA REQUIREMENTS.
10. TEMPORARY PARTITIONS ARE NOT TO BE REMOVED UNTIL ALL FINISH WORK IS COMPLETED OR APPROVAL GRANTED BY THE OWNER.
11. UPON REMOVAL OF TEMPORARY PARTITIONS, CONTRACTOR IS RESPONSIBLE FOR PATCHING TO MATCH EXISTING ADJACENT CONSTRUCTION.
12. AT ALL TIMES OF DEMOLITION, CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS TO REPAIR ALL DISTURBED ELEMENTS.
13. WHEN PATCHING HATCHES GIVEN IN EXISTING WALL, FLOOR/CEILING ASSEMBLY OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT. SEE EXISTING DRAWINGS FOR EXISTING REQUIREMENTS.
14. WHERE REMOVAL OF FLOOR COVERINGS AND VINYL WALL BASE ARE REQUIRED, DEMOLITION INCLUDES REMOVAL OF ADHESIVES, GROUT BEDS, ETC. SCRAPE FLOORS SMOOTH, PATCH ALL HOLES AND OPENINGS, CUT OUT ANY DAMAGED AREAS AND REPLACE WITH LIKE CONSTRUCTION. CLEAN OR REPAIR ALL SURFACES TO ACCEPT FINISH TO BE APPLIED. ALL AREAS TO RECEIVE NEW FINISHES SHALL BE PREPARED TO MAINTAIN ANY REQUIRED FIRE RESISTANCE RATING AND PROVIDE A LEVEL SURFACE FOR THE APPLICATION OF NEW FINISHES.
15. ALL ACOUSTICAL TILE CEILINGS AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE, BUT NOT LIMITED TO: CEILING TILES, LIGHT FIXTURES, GRILLES, DIFFUSERS, EXIT SIGNS, ELECTRICAL, COMMUNICATIONS, ETC.
16. WALLS TO BE REMOVED SHALL BE FROM FLOOR TO STRUCTURE ABOVE INCLUDING ALL MECHANICAL, ELECTRICAL, EQUIPMENT, ETC.. PREPARE ALL INTERIOR AREAS FOR NEW CONSTRUCTION.
17. REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND CEILINGS. COORDINATE WITH THE OWNER FOR ITEMS TO BE RETAINED OR REUSED.
18. ALL NON-ATTACHED ITEMS, SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. TO BE REMOVED.
19. REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE PIPING, WASTE LINES, ETC. LINKS TO BE CAPPED AS REQUIRED. SEE PLUMBING DRAWINGS FOR FURTHER INFORMATION. REMOVE AND REPLACE CEILINGS AS REQUIRED FOR WORK BELOW THE SLAB ABOVE NON-RENOVATED AREAS.
20. REMOVAL OF EXISTING HVAC TO INCLUDE DUCTWORK HANGERS, GRILLES, DIFFUSERS, THERMOSTATS, ETC. AS REQUIRED - UNLESS NOTED OTHERWISE, SEE HVAC DRAWINGS FOR FURTHER INFORMATION.
21. REMOVAL OF EXISTING ELECTRICAL WORK SHALL INCLUDE CONDUIT, BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SPEERS, TELEPHONE OUTLETS, AND LIGHTING FIXTURES, UNLESS NOTED OTHERWISE.
22. PATCH AND PAINT (OR PREPARE FOR NEW WALL FINISH) ALL AREAS TO BE DISTURBED BY ANY DEMOLITION, IF PAINTING IS REQUIRED, ENTIRE WALLS AND FLOORS SHALL INCLUDE PREPARATION FOR NEW CONSTRUCTION.
23. WHEN PATCHING EXISTING FLOOR IS REQUIRED, SLOPING OR RAMMING IN EXCESS OF CONTRACT TOLERANCES WILL NOT BE ALLOWED.
24. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. IN NO WAY DO THEY TRY TO IDENTIFY ALL ITEMS TO BE REMOVED. ALL ADDITIONAL DISCREPANCIES SHALL BE INCLUDED IN THE DEMOLITION LIST.
25. CONTRACTOR SHALL COORDINATE SELECTIVE DEMOLITION AND PATCHING OF FLOORS, WALLS AND CEILINGS FOR INSTALLATION OF NEW MECHANICAL AND ELECTRICAL WORK.
26. ONCE DEMOLITION IS COMPLETED, SURVEY AND DOCUMENT EXISTING CONDITIONS INCLUDING COLUMN LOCATIONS, SIZES AND DIMENSIONS.
27. REMOVE FLOOR FINISH TO BARE CONCRETE SLAB AND PREPARE SURFACE TO RECEIVE NEW WORK, UNLESS NOTED OTHERWISE.
28. REMOVE ALL SUSPENDED CEILING FINISH TO BARE CONCRETE CEILING SLAB INCLUDING BULKHEADS AND ASSOCIATED FRAMING, UNLESS NOTED OTHERWISE.

AC	AIR CONDITION(ING)	CLR	CLEAR(ANCE)	EJ	EXPANSION JOINT	FOF
ADMIN	ADMINISTRATION	CMU	CONCRETE MASONRY UNIT	EL	ELEVATION	FOM
AFF	ABOVE FINISHED FLOOR	COL	COLUMN	ELEC	ELECTRIC(AL)	FOS
ALT	ALTERNATE	CONC	CONCRETE	ELEV	ELEVATOR	FOW
ALUM	ALUMINIUM	CONF	CONFERENCE	ENCL	ENCLOSE(D)	FT
APPROX	APPROXIMATE(LY)	CONT	CONTINUE, CONTINUOUS	EOS	EDGE OF SLAB	FTG
ARCH	ARCHITECT(URAL)	CORR	CORRIDOR	EQ	EQUAL	FURN
AUTO	AUTOMATIC	CU FT	CUBIC FOOT	EQUIP	EQUIPMENT	GA
AUX	AUXILIARY	CU YD	CUBIC YARD	EW	ELECTRIC WATER COOLER	GALV
AV	AUDIOVISUAL	DEMO	DEMOLISH	EXIST	EXISTING	GC
B.O.	BOTTOM OF	DEPT	DEPARTMENT	EXP JT	EXPANSION JOINT	GW
BITUM	BITUMINOUS	DET	DETAIL	EXT	EXTERIOR	GYP BD
BL	BUILDING LINE	DF	DRINKING FOUNTAIN	F/F	FACE TO FACE	GYP PLAS
BLDG	BUILDING	DIA	DIAMETER	FD	FLOOR DRAIN	HC
BOS	BOTTOM OF STEEL	DIA	DIAGONAL	FE	FIRE EXTINGUISHER	HD
BOM	BOTTOM	DM	DIMENSION	FEC	FIRE EXTINGUISHER CABINET	HDW
CAB	CABINET	DV	DIVISION	FF EL	FINISH FLOOR ELEVATION	HDWR
CJ	CONTROL JOINT	DS	DOWNSPOUT	FH	FIRE HOSE CABINET	HM
CL	CENTER LINE	E	EAST	FIN FLR	FINISHED FLOOR	HORIZ
CLG	CEILING	EA	EACH	FLR	FLOOR, FILLER	HT
CLG HT	CEILING HEIGHT	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	FOC	FACE OF CURB	HVAC
CLO	CLOSET					

FINISH	INCL	INCLUDE(D), (ING)	MO	MASONRY OPENING	PRKG	PARKING
MASONRY	INFO	INFORMATION	MR	MOISTURE RESISTANT	PSF	POUNDS PER
SLAB	INSUL	INSULATION	MTD	MOUNTED	PSI	POUNDS PER
WALL	INT	INTERIOR	MTG	MOUNTING	PT	POST-TENSION
DET	JAN CLO	JANITOR CLOSET	MTL	METAL	PTD	PAINT, PAINT
FURNITURE	KIT	KITCHEN	N	NORTH	PVC	POLYVINYL
	KNOCKOUT		NIC	NIC IN CONTRACT	QTR	QUARTER
	LAB	LABORATORY	NOM	NOMINAL	QTY	QUANTITY
CEDED	LAM	LAMINATE	NON COMB	NON-COMBUSTIBLE	R	RADIUS, RIS
CONTRACTOR	LAU	LAUNDRY	NTS	NOT TO SCALE	RCP	REFLECTED
WALL BOARD	LAV	LAVATORY	OC	ON CENTER	RD	ROOF DRAIN
BOARD	LF	LINEAR FEET	OD	OUTSIDE DIAMETER	REF	REFRIGERATOR
PLASTER	LVR	LOUVER	OPP	OPPOSITE	REQ	REQUIRED
RY	MAINT	MAINTENANCE	OPT	OPTIONAL	RL	ROOM LEAD
MATL	MATL	MATERIAL	PCF	POUNDS PER CUBIC FEET	RM	ROOM
MAX	MAXIMUM		PLAM	PLASTIC LAMINATE	ROUGH	ROUGH OPEN
MECH	MECH	MECHANICAL	PLF	POUNDS PER LINEAR FEET	ROW	RIGHT OF W
METAL	MEZZ	MEZZANINE	PLYWD	PLYWOOD	S	SOUTH
METAL	MFG	MANUFACTURING	PNL	PANEL	SC	SOLID CORE
VENTILATION & AIR	MFR	MANUFACTURER	PR	PAIR	SD	STORM DRA
	MIN	MINIMUM	PREFAB	PREFABRICATED	SECT	SECTION
WINNING	MISC	MISCELLANEOUS	PREFIN	PREFINISH	SF	SQUARE FEET

SPEC	SPECIFICATION	TOS	TOP OF SLAB		
SPKR	SPEAKER	TOW	TOP OF WALL		
SQ	SQUARE	TRTD	TREATED		
SS	STAINLESS STEEL	TV	TELEVISION		
STD	STANDARD	TYP	TYPICAL		
STOR	STORAGE	UL	UNDERWRITERS LABORATORIES		
SUSP	SUSPENDED	UNO	UNLESS NOTED OTHERWISE		
SYS	SYSTEM	VERT	VERTICAL		
T	TREAD	VEST	VESTIBULE		
T.O.	TOP OF	VIF	VERIFY IN FIELD		
TEL	TELEPHONE	W	WEST, WIDE		
TEMP	TEMPORARY	W/	WITH		
TFF	TOP OF FINISH FLOOR	W/O	WITHOUT		
THK	THICKNESS	W/W	WALL TO WALL		
THRU	THROUGH	WC	WATER CLOSET		
	TO	WD	WOOD		
TOB	TOP OF BEAM	WP	WORKING POINT, WATERPROOFING		
TOC	TOP OF CONCRETE, CURB				
TOF	TOP OF FOOTING	WR	WATER REPELLENT		
TQJ	TOP OF JOIST	WT	WEIGHT		
TOM	TOP OF MASONRY	WWF	WELDED WIRE FABRIC		
TOP	TOP OF PARAPET	YD	YARD		



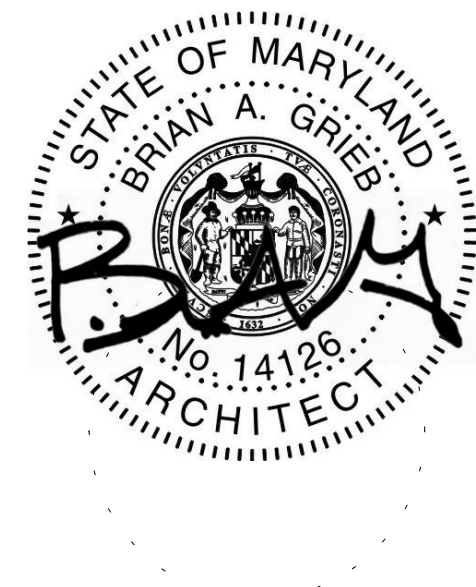
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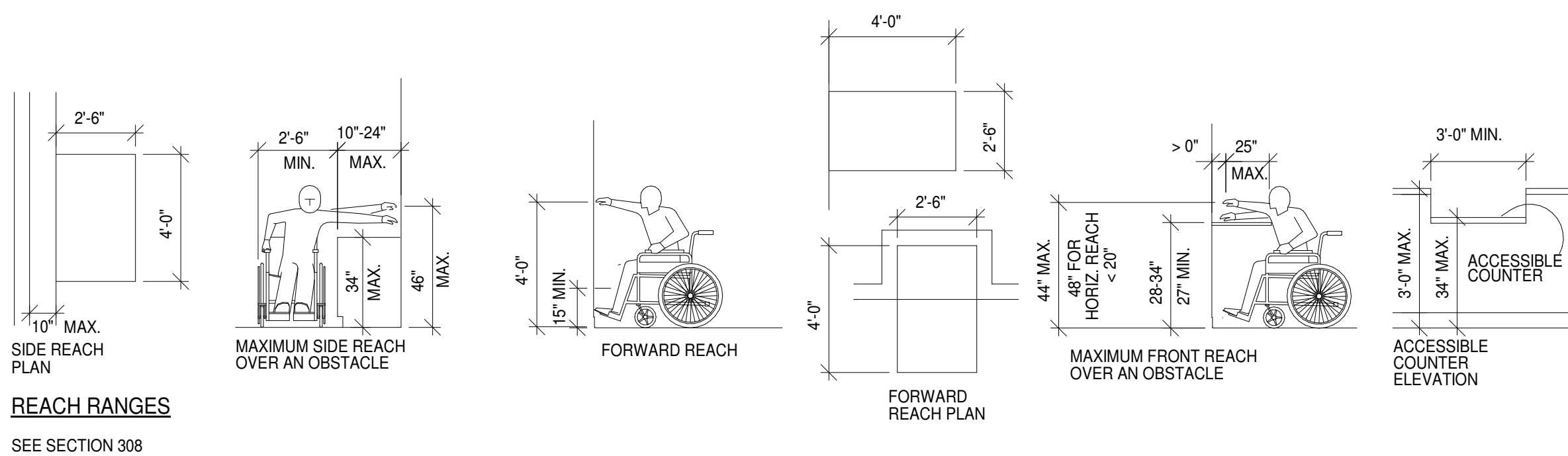
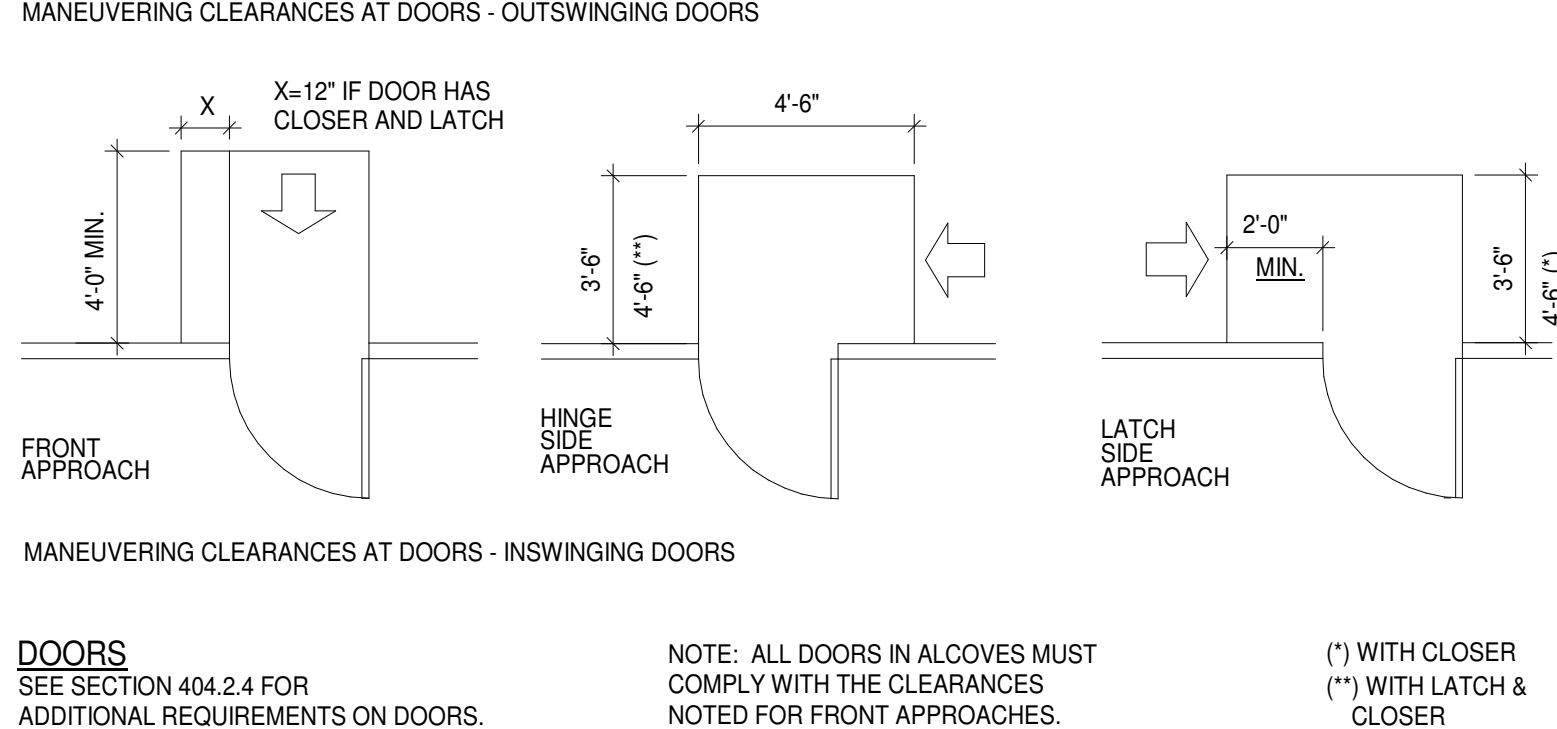
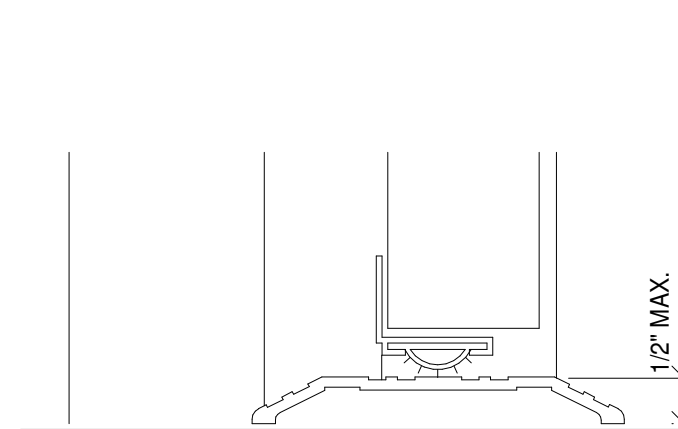
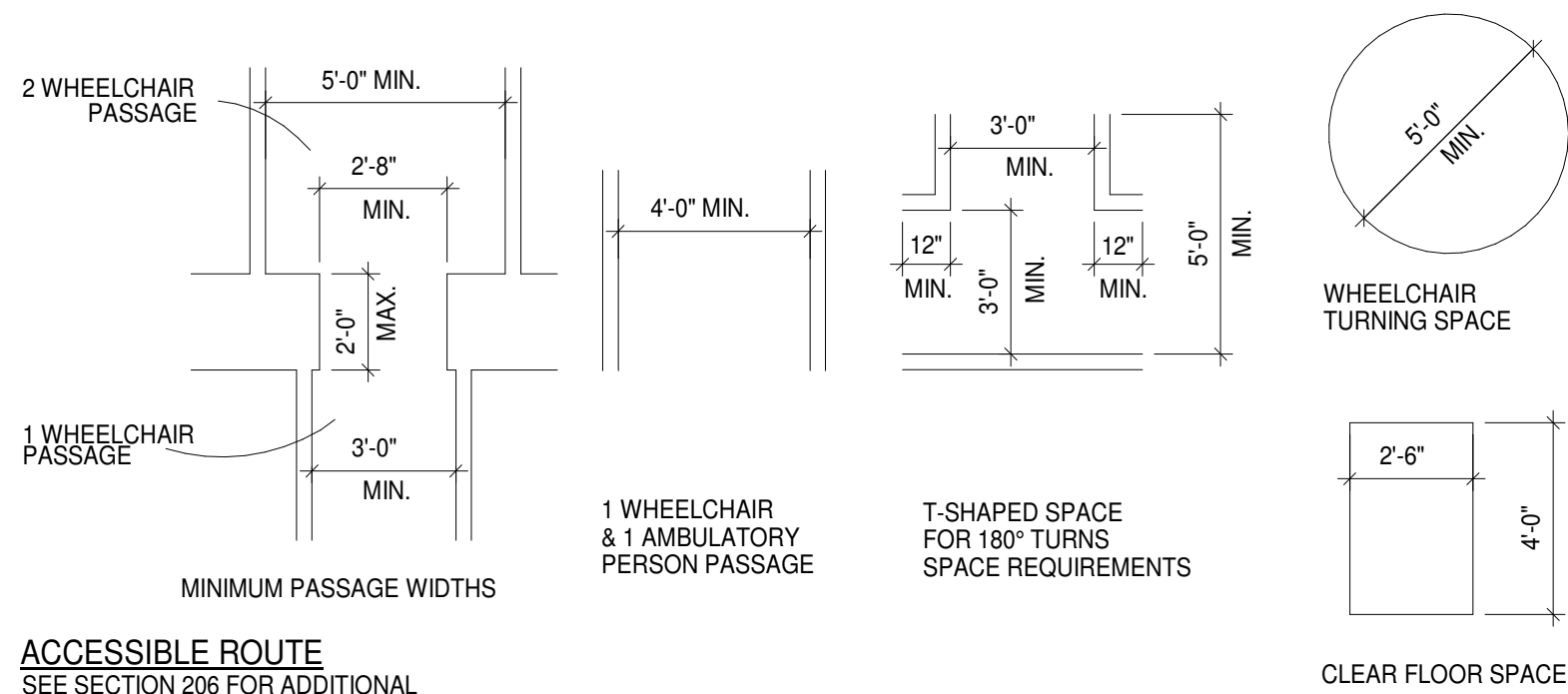
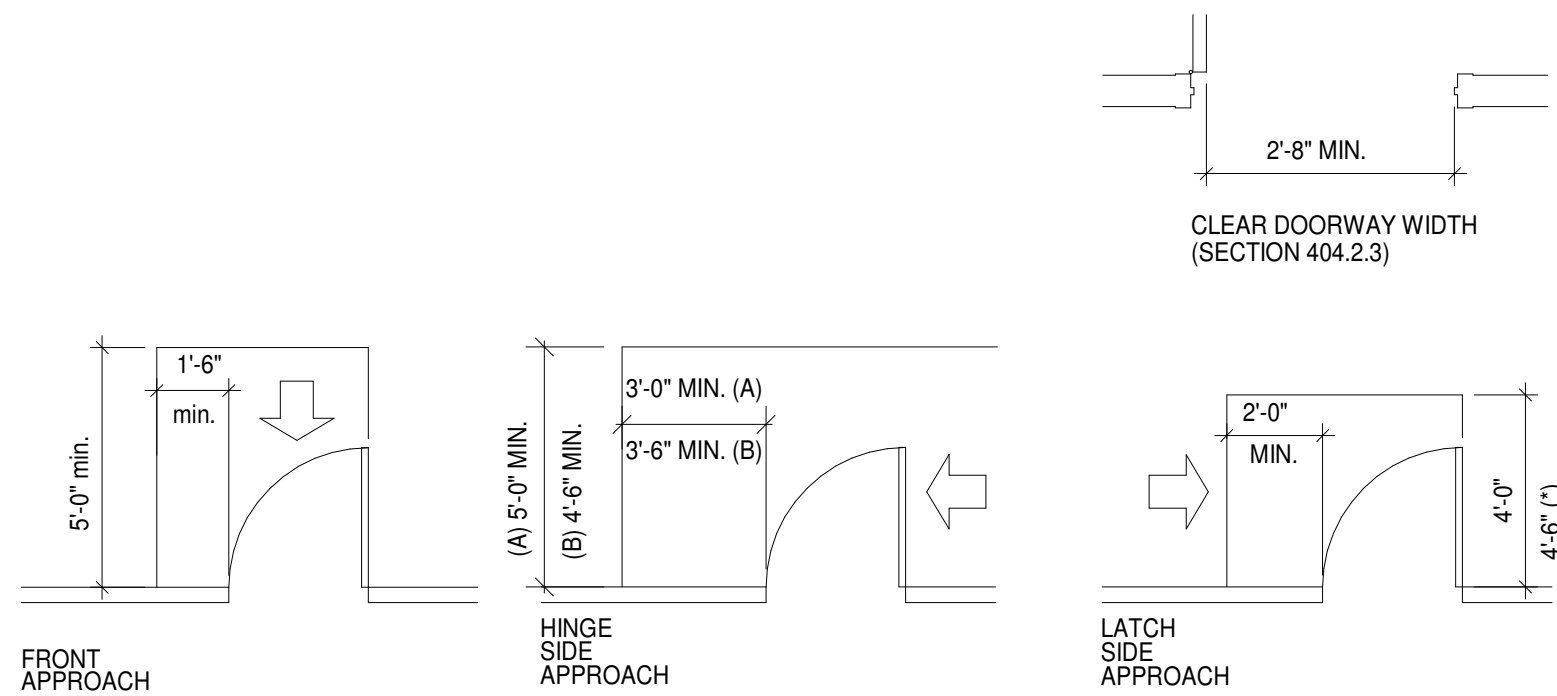
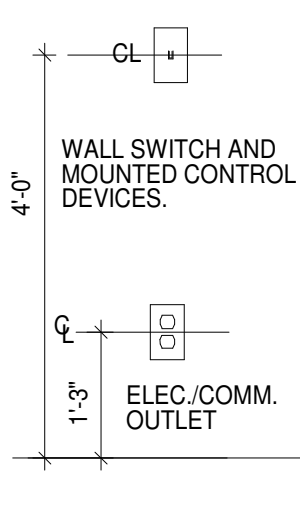
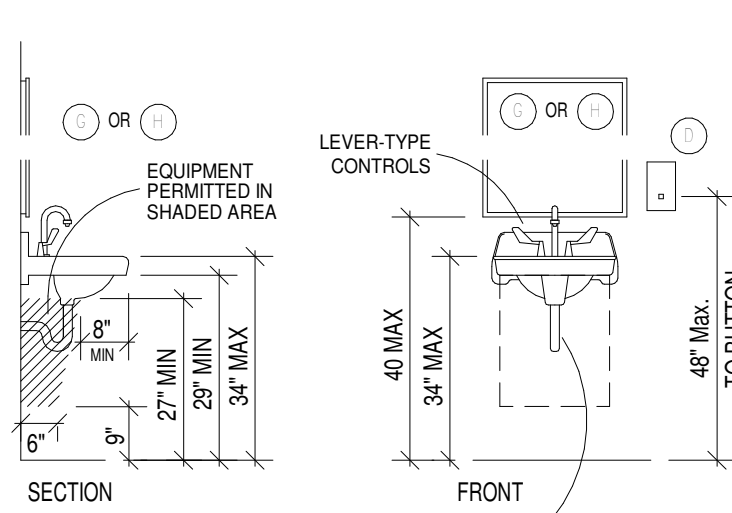
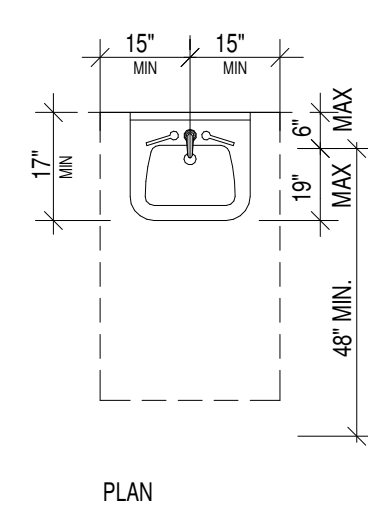
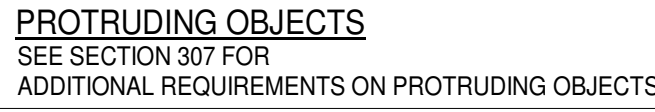
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LEGENDS AND ABBREVIATIONS

G002



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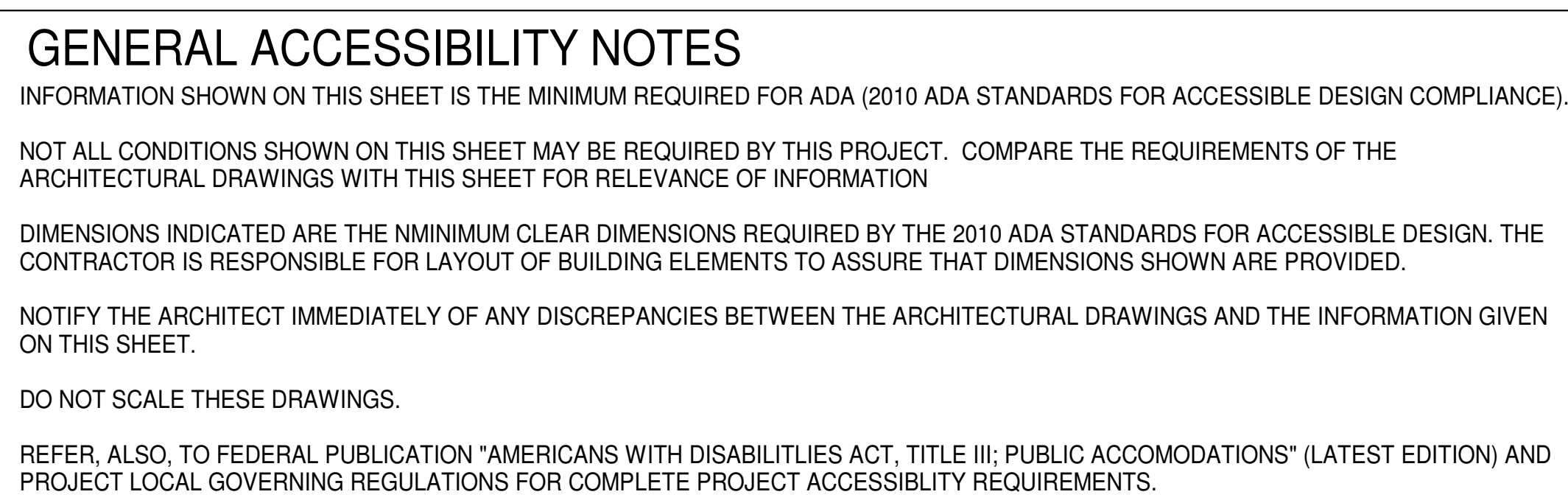
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G003



DOOR HARDWARE:

DOORS SHALL HAVE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

SLIDING DOORS, IF ANY, WHEN FULLY OPEN SHALL HAVE OPERATING HARDWARE EPOSED AND USABLE FROM BOTH SIDES.

MOUNTING HEIGHT: HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

CLOSER OPERATION: THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - A. EXTERIOR HINGED DOORS: NO REQUIREMENT
 - B. INTERIOR HINGED DOORS: 5LBF
 - C. SLIDING OR FOLDING DOORS: 5LBF

- EXCEPT THAT FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1) LOW-ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA. A156.19 (1997 OR 2002 EDITION INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1)

SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15LBF (66.6N) TO STOP DOOR MOVEMENT. IF USER OPERATED CONTROLS ARE PROVIDED THEY SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 4.27.

HEIGHT: SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERABLE PART OF OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR AND WITHIN THE REACH RANGES REQUIRED BY THE ADA (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN). RECEPTACLES OF ELECTRICAL AND COMMUNICATIONS SYSTEM ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF.

THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRABBAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVE AN EQUIVALENT GRIPPING SURFACE.

IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

BENDING STRESS IN GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.

SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"



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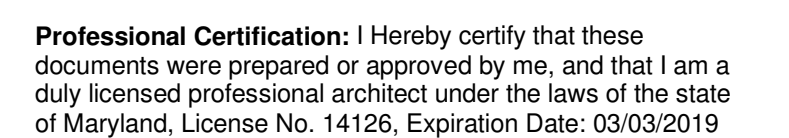
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ACCESSIBILITY

G004



ARCHITECT

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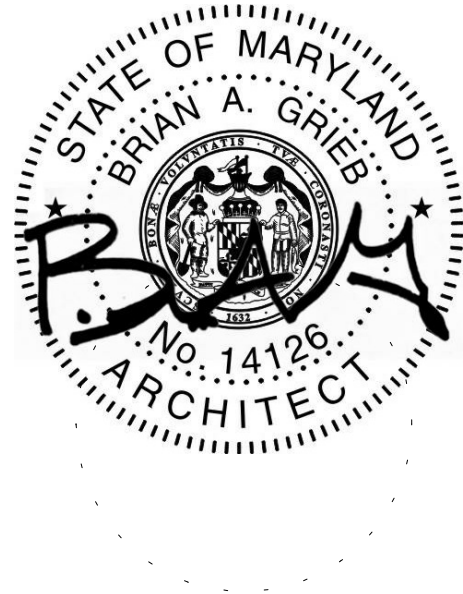
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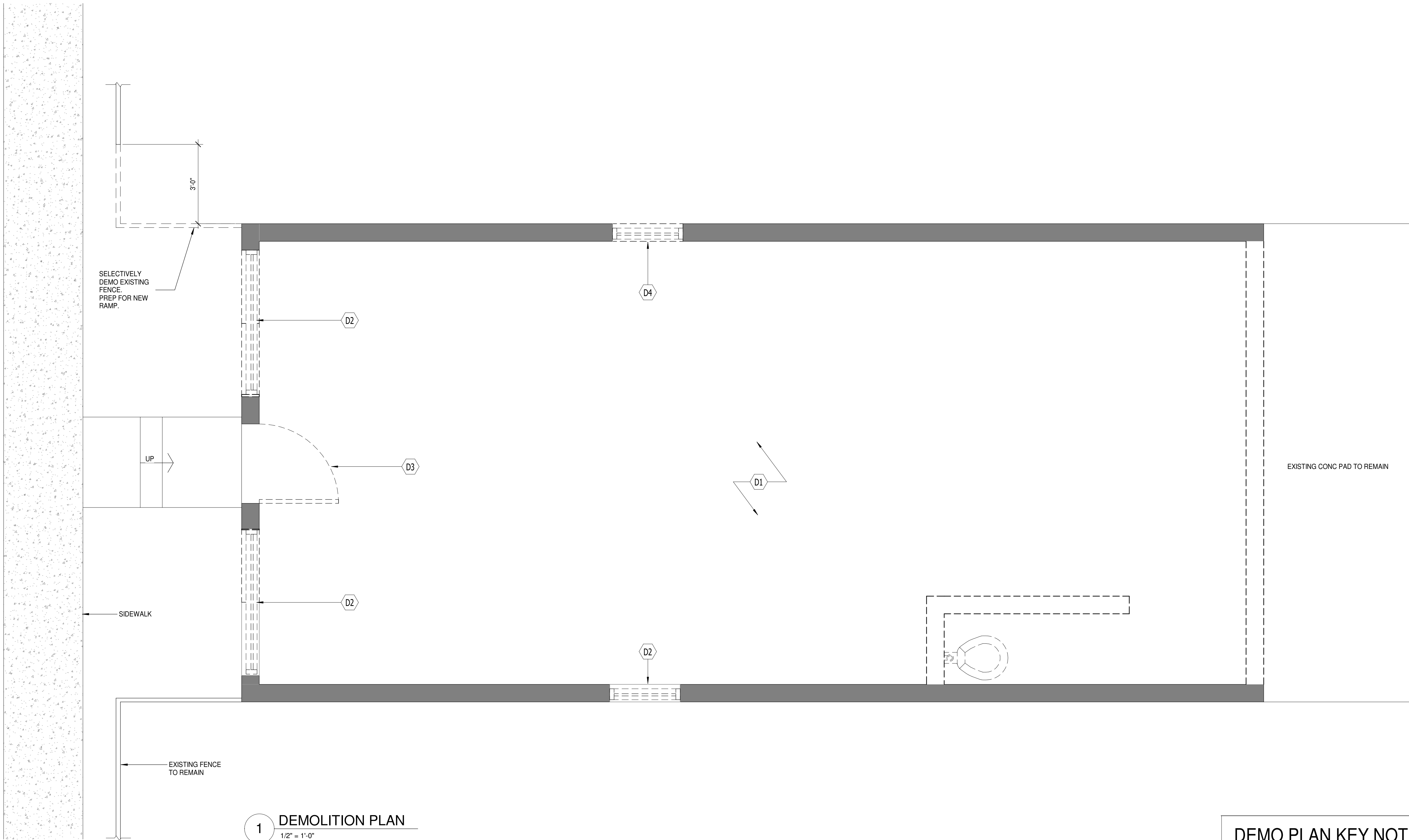
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DATE	TITLE
03/05/21	PERMIT

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DEMOLITION PLAN

AD101



1 DEMOLITION PLAN
1/2" = 1'-0"

DEMO PLAN KEY NOTES

Note	Description
D1	REMOVE ALL EXISTING FIXTURES AND FINISHES, REMOVE CEILING, MOULDING, AND DEVICES IN ROOM ENTIRELY, AND REMOVE FLOORING. PREPARE TO RECIEVE NEW.
D2	REMOVE EXISTING WINDOW AND PLYWOOD. SEE ELEVATIONS. PREP R.O. FOR NEW WORK
D3	REMOVE DOOR, HARDWARE, AND FRAME COMPLETELY
D4	REMOVE EXISTING WINDOW AND PLYWOOD, EXPAND AND PREP R.O. FOR NEW DOOR. SEE ELEVATIONS.



ARCHITECT

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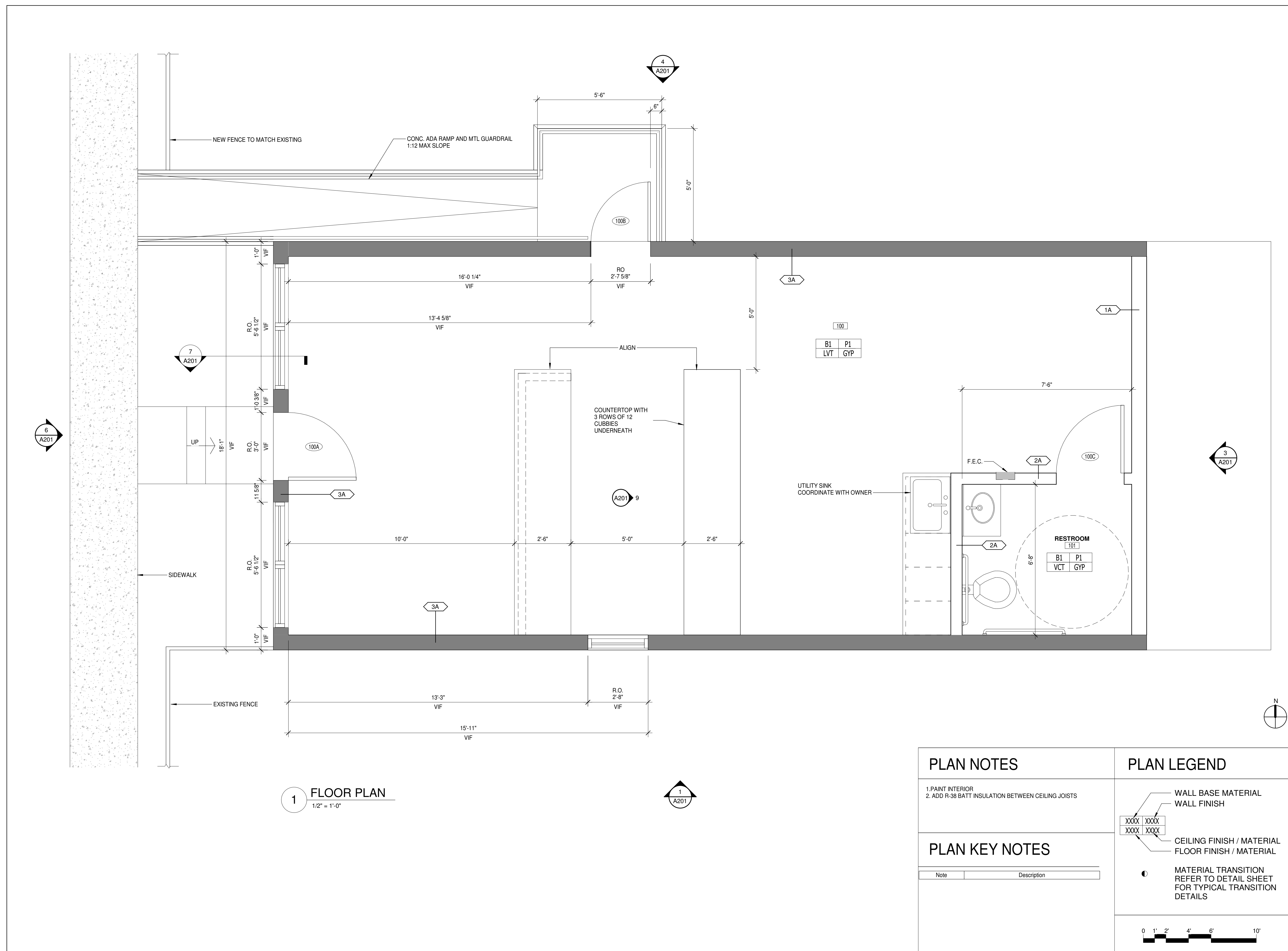
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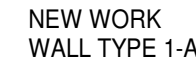
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FIRST FLOOR PLAN

A101







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

Trevor Newcomb
600 Windmill Road
Easton, MD 21601

Meeting Date: March 22, 2021
Application Number: 2019-02/ 19-00168
Location: 34 S. West Street
Applicant: Trevor Newcomb
Request: Renovations

Mr. Newcomb was present on behalf of the proposed exterior renovations for 34 S. West Street, a contributing building in the Historic District.

Mr. Newcomb requested the extension of the original 2019 approval for an additional 6 months and shared new plans that were revised to include a new ADA ramp.

Upon motion by Mr. Gibson, seconded by Mr. Demby, the Commission voted 7 - 0 to **approve** the ADA ramp revision to the application and the extension of the original approval.

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

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


Representative, Historic District Commission

4.21.2021
Date



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

HD-19-02
 19-00168

Historic District Commission Hearing Application

Application Type					
Renovation	XX	Alteration	☐	Demolition	☐
Other	☐	New Construction or Addition	XX	Signage	☐
				Fence	☐
Property Information					
Address	34 South West Street				
Tax Map	104	Grid	0	Parcel	1443
				Lot	11
Owner					
Name	Neighborhood Service Center				
Mailing Address	126 Port Street				
Telephone No.	Agent #		Email	Agent #	
Applicant or Agent					
Name	Trevor Newcomb				
Mailing Address	600 Windmill Road, Easton, Maryland 2161				
Telephone No.	410-924-3276		Email	tnewcomb@goeaston.net	
Architect - Engineer - Contractor					
Name	GirD Architects pc	License No.		Expiration Date	
Mailing Address	103 Annapolis Street, Annapoli, Maryland 21401				
Telephone No.	410-919-9669		Email	info@gridarchitects.com	

Description of Proposal (include additional sheets, as necessary)

- Extension of the previous HDC approvals. (2019,02 & 19-000168)
- Approval of the finalized design plans for the renocation to the building.
- Approval for the construction of an accessible entrance located along the northern wall.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional

design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled the scheduled agenda item.

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published correction prior to processing.

Signature of Applicant or Agent

Date

3/12/2021

Printed Name of Applicant or Agent

Trevor B. Newcomb

For Office Use Only

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



Town of Easton

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: December 16, 2019

MEETING DATE: December 9, 2016

SUBJECT: Window and door replacement, façade restoration, demolition of rear portion of structure, roof replacement, exterior condensing unit location

TO: Neighborhood Service Center, Co Trevor Newcomb
126 Port Street, Eaton, MD 21601

APPLICATION NUMBER: 2019-02, 19-00168, 34 South West Street

Mr. Newcomb was present on behalf of the request to demolish the deteriorated rear wooden portion of the building, and the renovation of the front façade, including new larger windows to match the original size and new half glass door, new windows to replace windows that were removed on the north and south elevations of the building. Application also includes request to possibly replace the galvanized roof with new standing seam roof. Fiberglass doors and windows were deemed appropriate given the exposure to weathering.

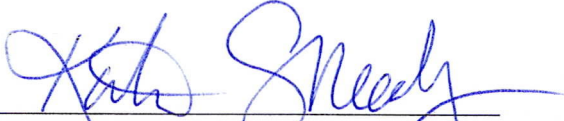
It was suggested that a transom be installed above the door; however, this option was left to the applicant.

Upon motion by **Mr. Gibson** seconded by **Mr. Bateman**, the **Commission voted 7 - 0** to **approve** the request as submitted.

Historic District Guideline references: Pg. 51, R2 (Windows), Pg. 55-R1, R2 (Roof), Pg. 48-R4 (Door)

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

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Representative, Historic District Commission

12.16.19
Date



Summary of Request of the Easton Historic District Commission

Commission Members,

The Neighborhood Service Center (NSC) requests the extension of approvals iterated in the attached December 16, 0019 Certificate of Appropriateness which allowed for the following improvements to the property.

The demolition of the failed rear wooden portion of the existing structure. (COMPLETED 2020)
The renovation / alteration of the existing western façade fronting South West Street.
The installation of new windows within existing openings along the north & south facades.
The installation of a ductless condensing unit with line-hide.
The replacement of the galvanized metal roof with a standing seam metal roof.

Further, NSC is requesting your consideration of the finalized plans presented under this application as well as the addition of an accessible entrance to the building's north side.

Thank you for your consideration in this matter and the Neighborhood Service Center is excited to move forward with this latest revitalization project.

Trevor Newcomb, Board Chair, NSC.

**Our Mission is to improve the quality of life both socially
and economically for low-income residents in Talbot
County.**



34 SOUTH WEST STREET

34 SOUTH WEST STREET
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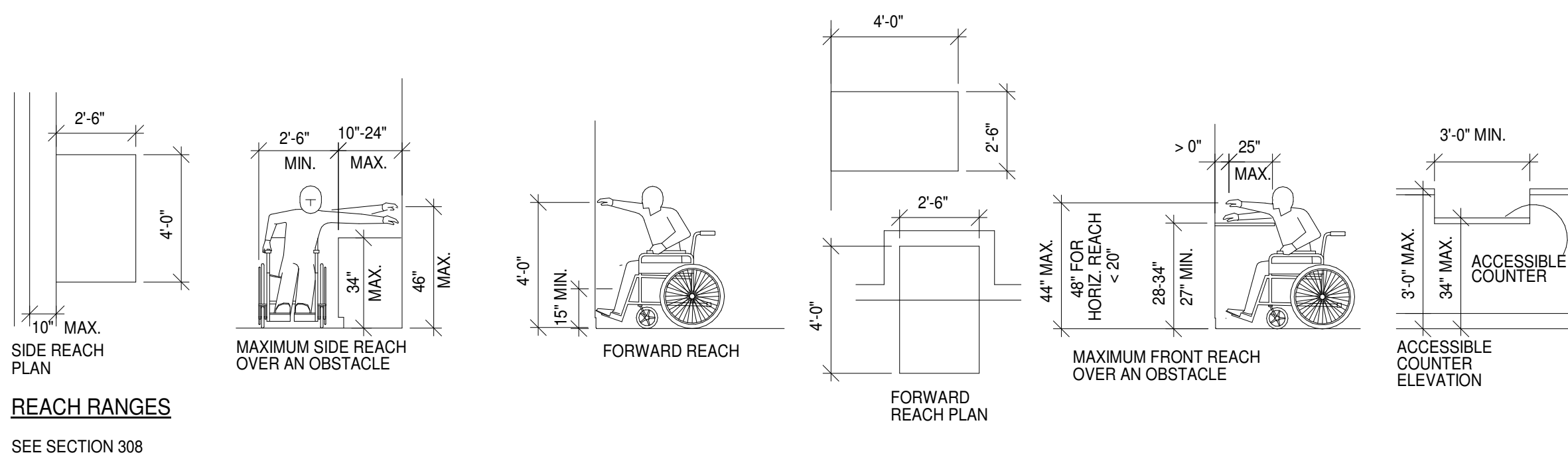
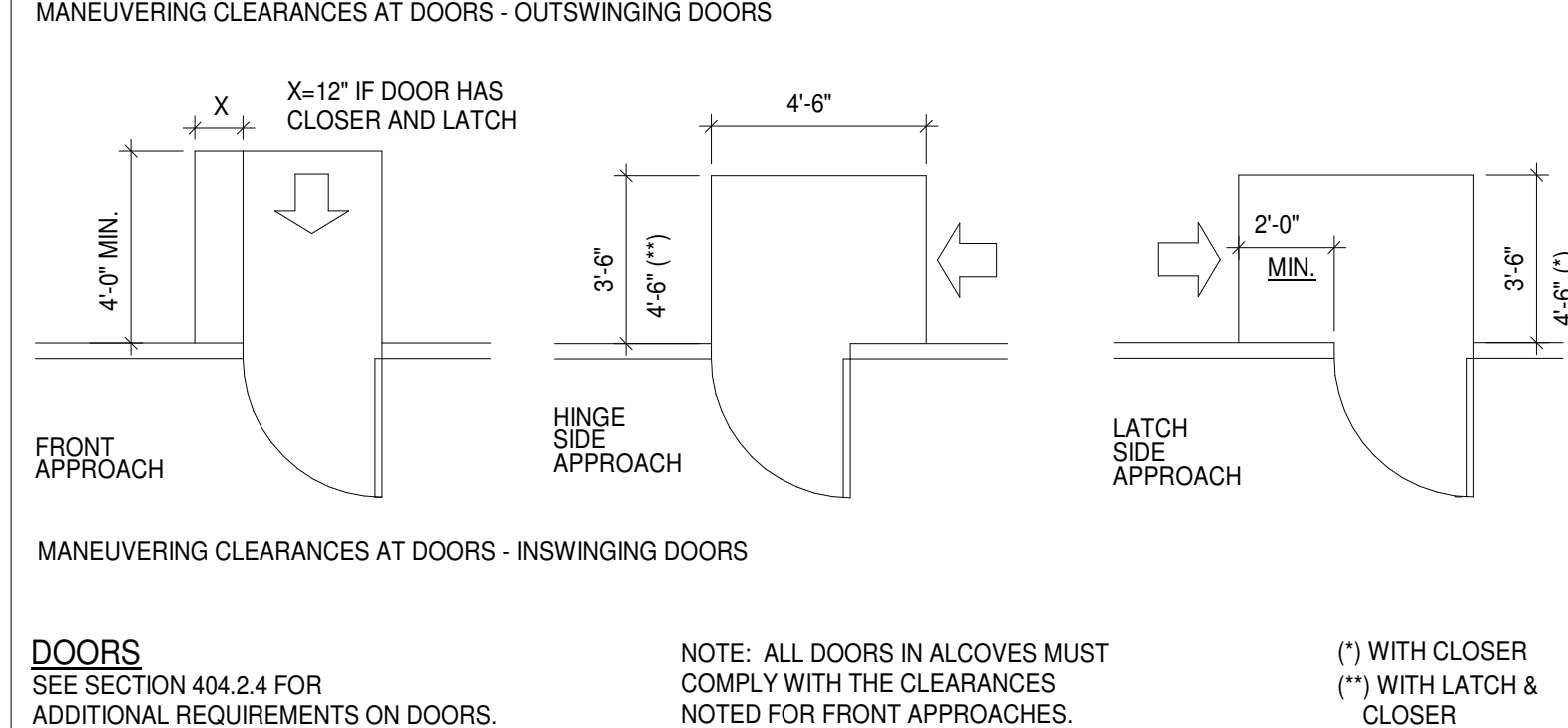
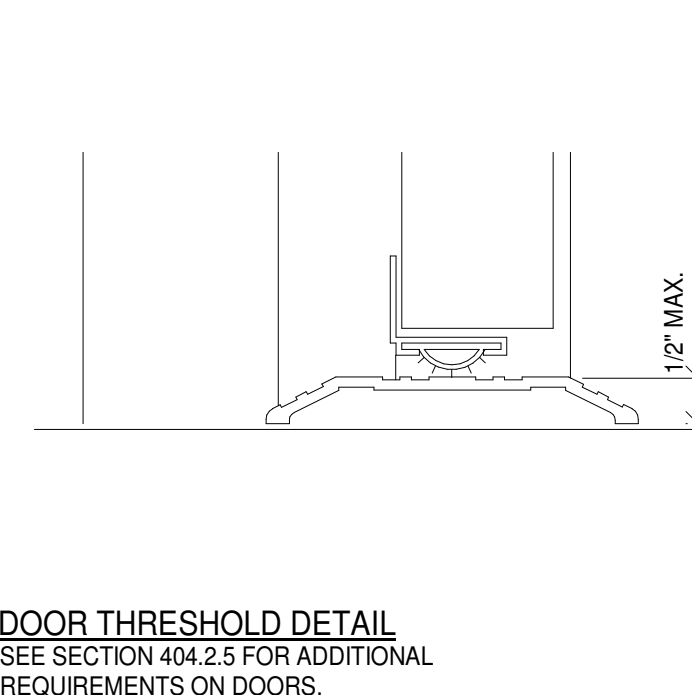
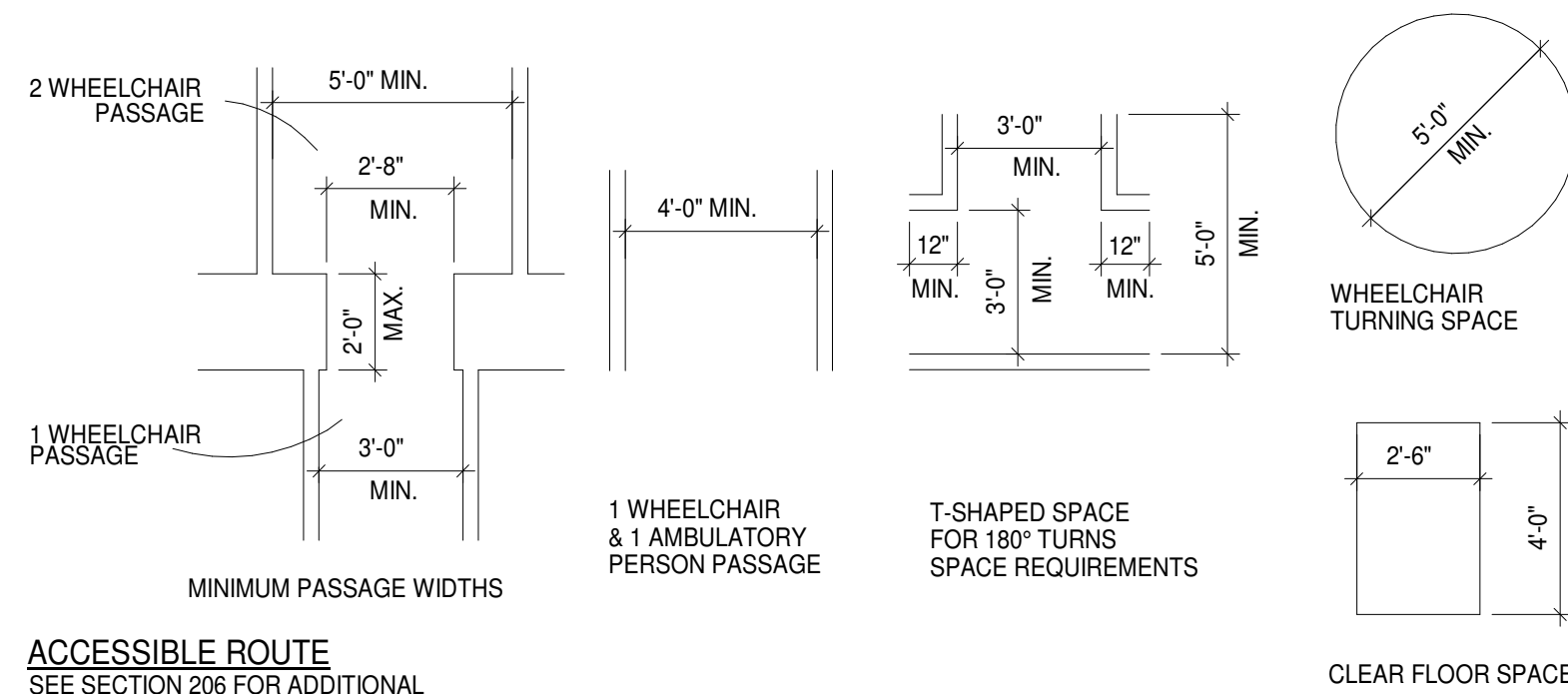
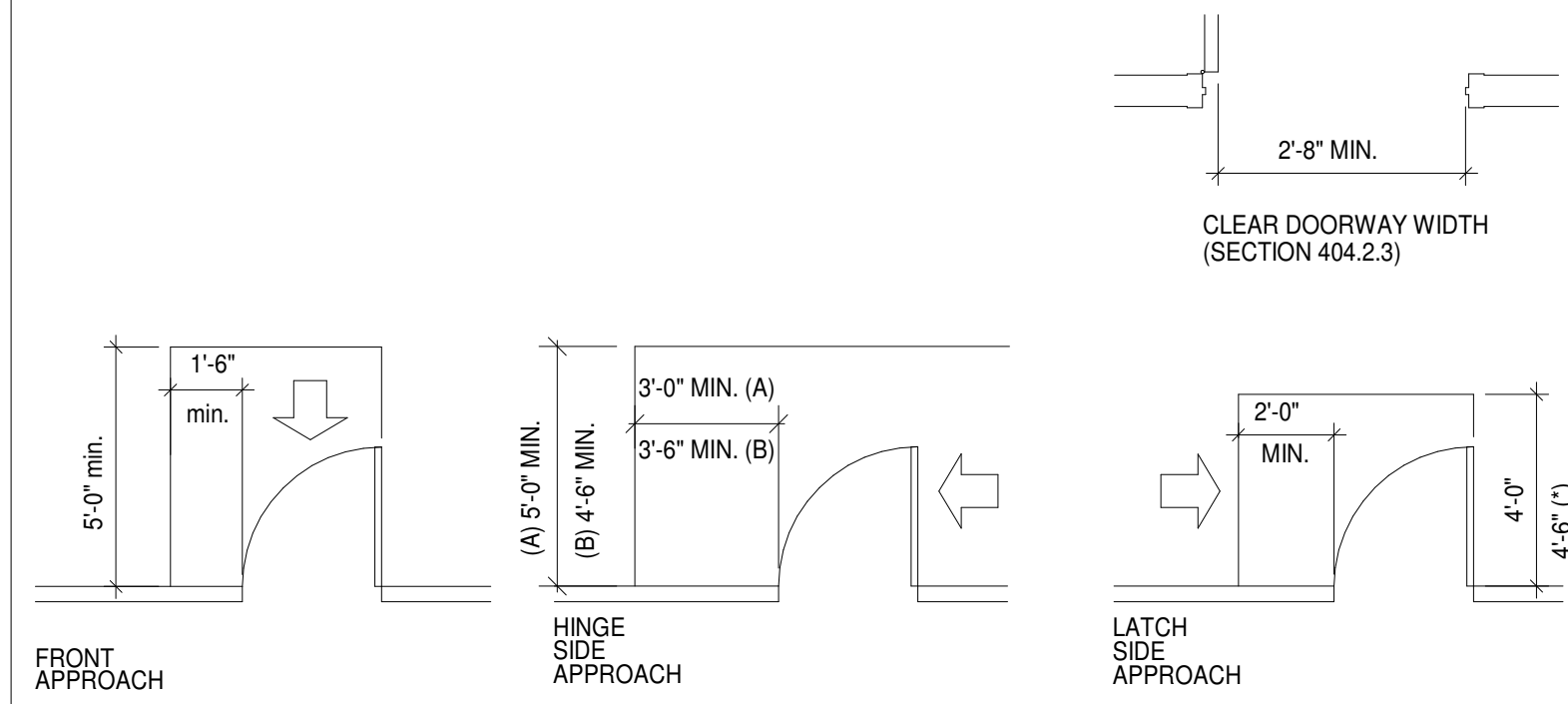
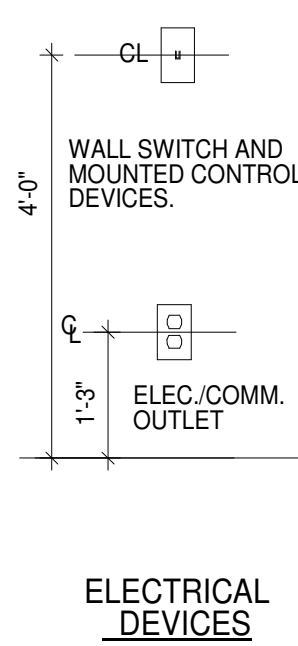
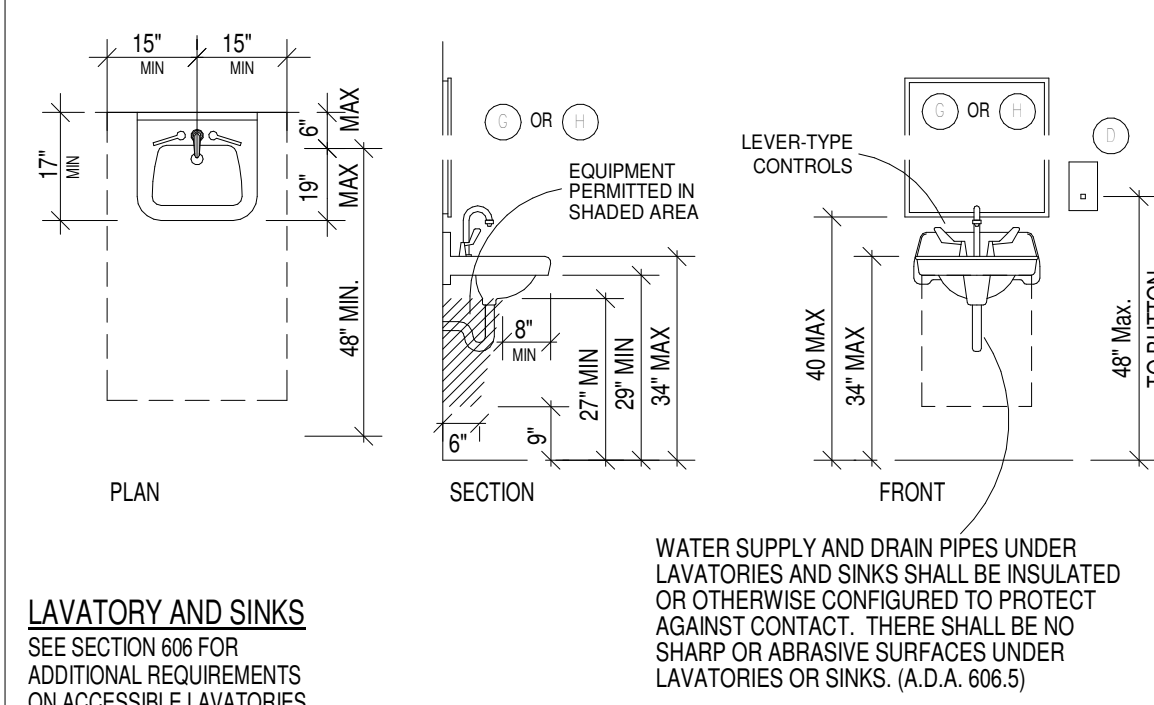
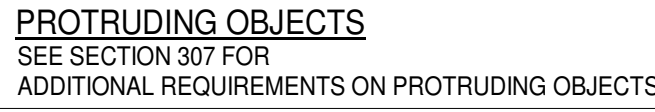


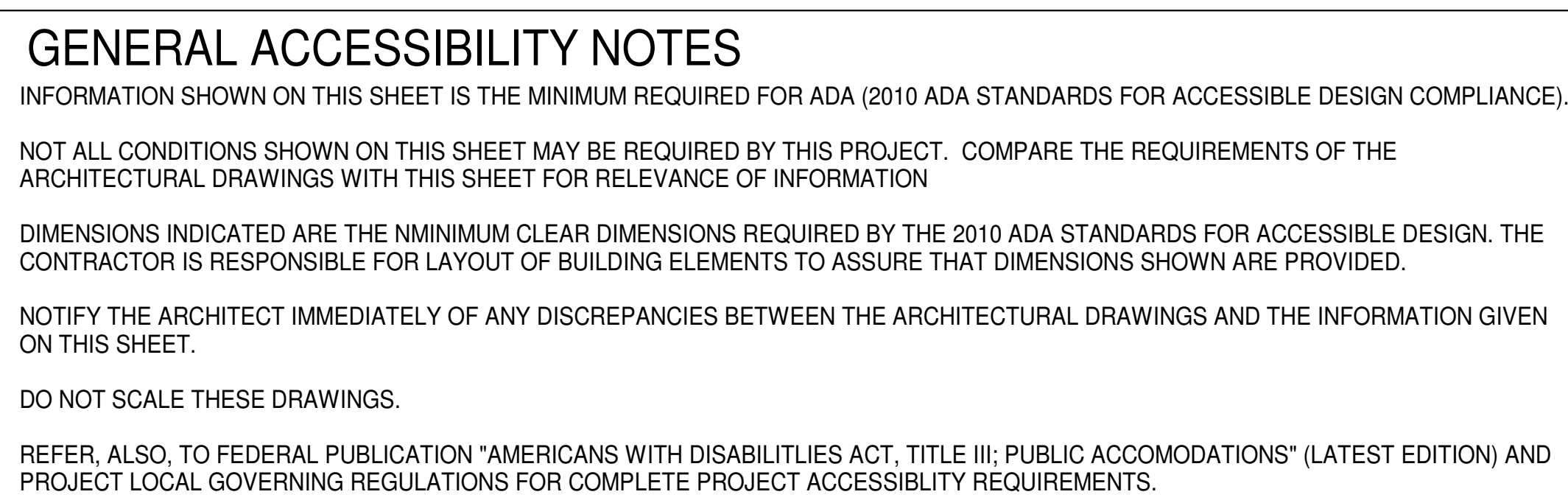
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DRAWING LIST

G000	COVERSHEET
G002	LEGENDS AND ABBREVIATIONS
G003	ACCESSIBILITY
G004	ACCESSIBILITY
AD101	DEMOLITION PLAN
A001	CODE SUMMARY
A101	FIRST FLOOR PLAN
A201	ELEVATIONS
A301	PARTITIONS + SCHEDULES
E101	POWER PLAN

PERMIT
3/05/21





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- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1) LOW-ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA. A156.19 (1997 OR 2002 EDITION INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1)

SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15LBF (66.6N) TO STOP DOOR MOVEMENT. IF USER OPERATED CONTROLS ARE PROVIDED THEY SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 4.27.

HEIGHT: SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERABLE PART OF OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR AND WITHIN THE REACH RANGES REQUIRED BY THE ADA (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN). RECEPTACLES OF ELECTRICAL AND COMMUNICATIONS SYSTEM ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF.

THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRABBAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVE AN EQUIVALENT GRIPPING SURFACE.

IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

BENDING STRESS IN GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.

SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"



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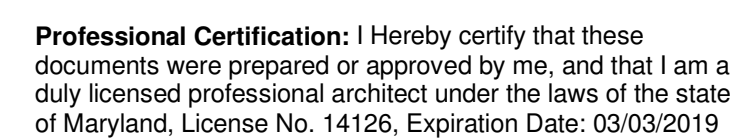
PROJECT

34 SOUTH WEST STREET
EASTON MD, 21601

CLIENT

NEIGHBORHOOD
SERVICE CENTER

126 PORT ST.
EASTON MD 21601



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PROJECT NUMBER

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ACCESSIBILITY

G004



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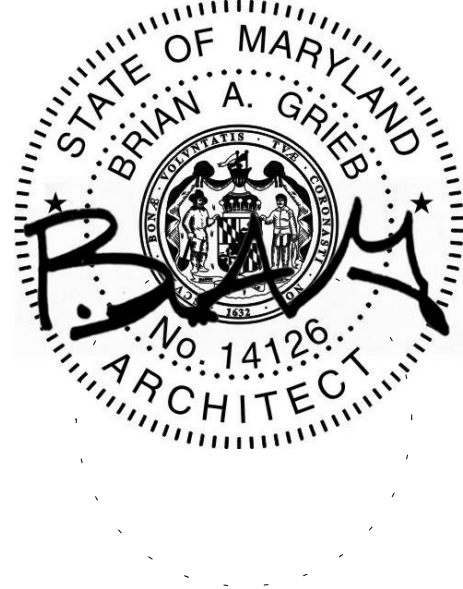
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Professional Certification: I Herby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the state of Maryland, License No. 14126, Expiration Date: 03/03/2019

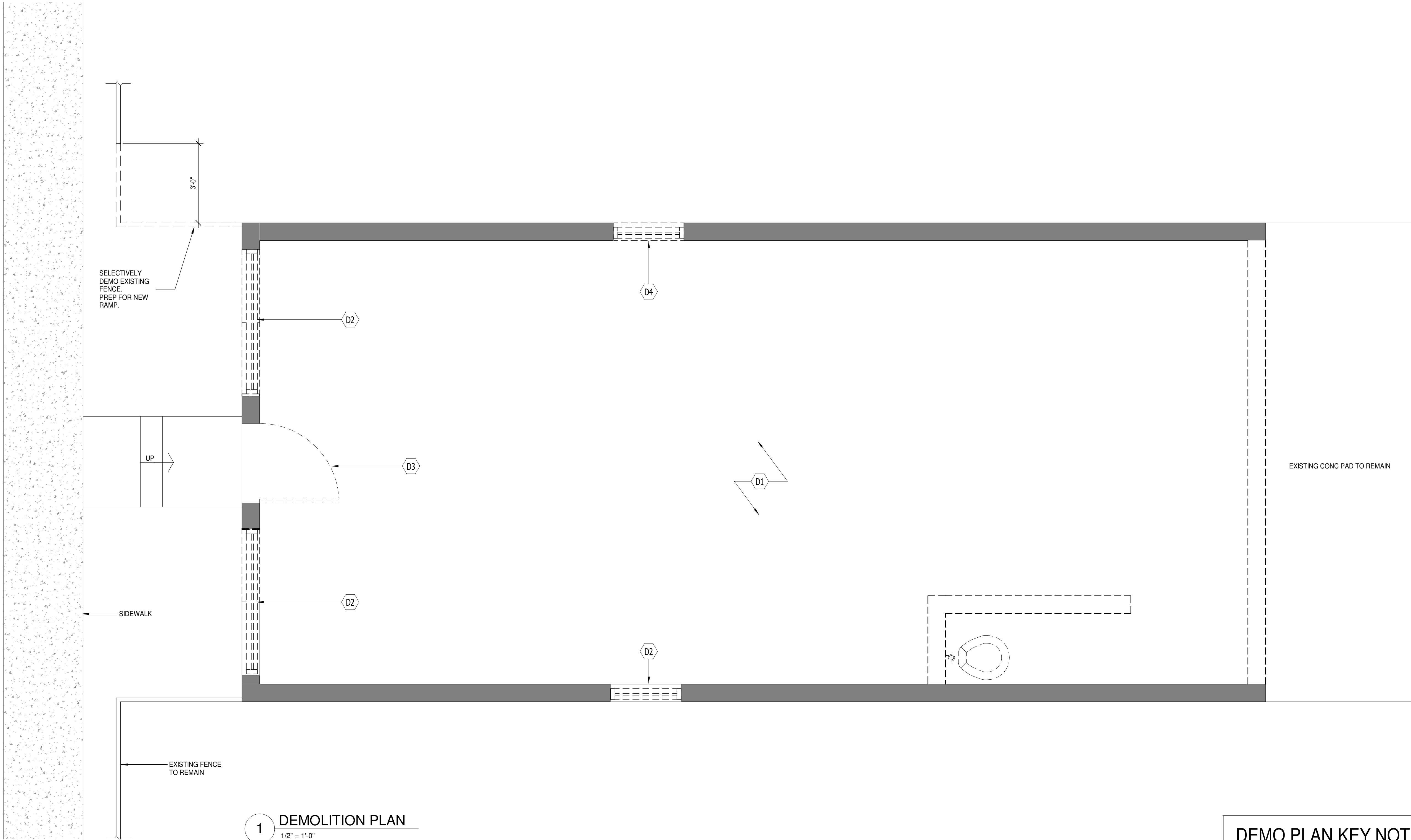
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DEMOLITION PLAN

AD101

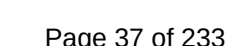


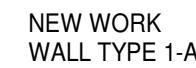
1 DEMOLITION PLAN
1/2" = 1'-0"

DEMOLITION PLAN KEY NOTES

Note	Description
D1	REMOVE ALL EXISTING FIXTURES AND FINISHES, REMOVE CEILING, MOULDING, AND DEVICES IN ROOM ENTIRELY, AND REMOVE FLOORING. PREPARE TO RECIEVE NEW.
D2	REMOVE EXISTING WINDOW AND PLYWOOD. SEE ELEVATIONS. PREP R.O. FOR NEW WORK
D3	REMOVE DOOR, HARDWARE, AND FRAME COMPLETELY
D4	REMOVE EXISTING WINDOW AND PLYWOOD, EXPAND AND PREP R.O. FOR NEW DOOR. SEE ELEVATIONS.

0 1' 2' 4' 6' 10'



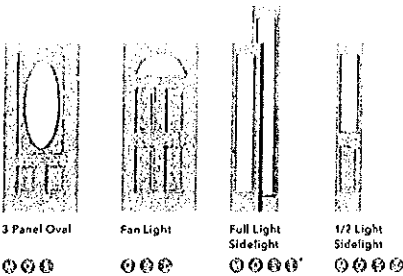
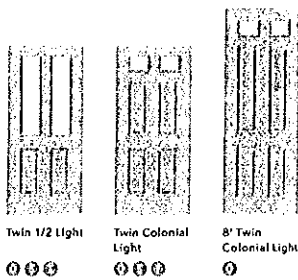
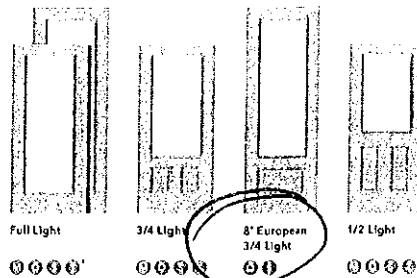
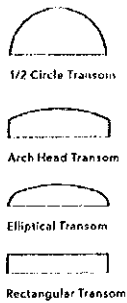
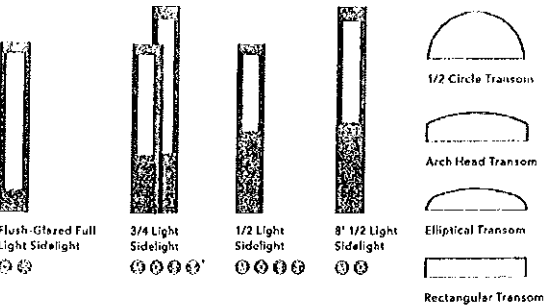
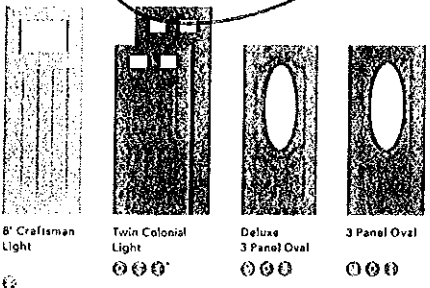
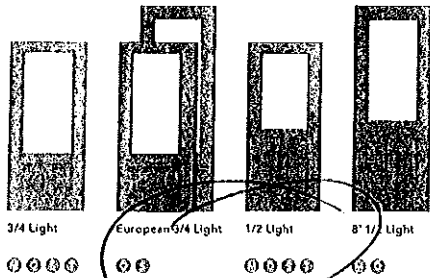




Enjoy more natural light.

The Pella® line of entry doors now features a flush-glazed full light panel and sidelight with 3-1/2" Flat Simulated-Divided-Light grilles that provide the perfect touch of contemporary style. These products feature wider openings with more glass to let in more natural light without compromising performance.

INCOMPASS BY PELLA



- ① Mahogany-Grain Fiberglass
- ② Oak-Grain Fiberglass
- ③ Smooth Fiberglass
- ④ Steel

* Steel panels and sidelights not available in 8' sizes.

SIZE CHARTS

ENCOMPASS BY PELLA® SIZE CHARTS

Find the style you want and the size you need.

		Glass Panels								Sidelights	
		1/2 Light	Full Light	3/4 Light	3 Panel Owl	European 3/4 Light	Pen Light	Twin 1/2 Light	Twin Colonial Light	Full Light Sidelight	1/2 Light Sidelight
CALL SIZES		28" x 68"	30" x 68"	28" x 68"	30" x 68"	28" x 80"	30" x 80"	28" x 68"	30" x 68"	28" x 80"	30" x 80"
MATERIAL	Mahogany-Grain Fiberglass										
	Oak-Grain Fiberglass										
	Smooth Fiberglass										
	Steel										
20-MINUTE FIRE DOOR Not available in double panel widths.	Mahogany-Grain Fiberglass										
	Oak-Grain Fiberglass										
	Smooth Fiberglass										
	Steel										
DECORATIVE GLASS	Select	Artesian									
		Isabella									
		Madeira									
		Rosetta									
		Sheffield									
		Low-E									
NONDECORATIVE AND OBSCURE GLASS	Grilles-Between-the-Glass										
	Fixed Grilles										
	Blinds-Between-the-Glass										
	Standard Obscure										



Encompass by Pella® Entry Doors

Sizes Tables - In-Swing

	(870)	(872)
	(P51)	(P53)
Opening	2' 10" x 6' 8"	3' 2" x 6' 8"
Frame	2' 9" x 6' 7"	3' 1" x 6' 7"
Side Light	2' 8" x 6' 8"	3' 0" x 6' 8"
Side Light	2' 7" x 6' 7"	2' 9" x 6' 7"

	(1213)	(1214)	(1555)	(1557)
	(1213)	(1214)	(1555)	(1557)
Opening	3' 11" x 6' 8"	4' 1" x 6' 8"	5' 0" x 6' 8"	5' 5" x 6' 8"
Frame	3' 10" x 6' 7"	4' 0" x 6' 7"	4' 11" x 6' 7"	5' 4" x 6' 7"
Side Light	2' 8" x 6' 8"	2' 8" x 6' 8"	2' 8" x 6' 8"	2' 8" x 6' 8"
Side Light	1' 0" SIDE LIGHT	1' 2" SIDE LIGHT	(2) 1' 0" SIDE LIGHTS	(2) 1' 2" SIDE LIGHTS
Side Light	2' 8" x 6' 8"	2' 8" x 6' 8"	2' 8" x 6' 8"	2' 8" x 6' 8"
Side Light	1' 0" SIDE LIGHT	1' 2" SIDE LIGHT	(2) 1' 0" SIDE LIGHTS	(2) 1' 2" SIDE LIGHTS

Not to scale



Fiberglass and Steel Entry Doors

Design Data

Fiberglass and Steel Entry Doors						
Door Size ¹	Clear Opening Dimensions @ 180°			Clear Opening Dimensions @ 90°		
	Width (inches)	Height (inches)	Total Ft ²	Width (inches)	Height (inches)	Total Ft ²
2' 6" x 6' 6"	28-1/2	76-3/4	15.2	27	76-3/4	14.4
2' 6" x 6' 8"	28-1/2	78-3/4	15.6	27	78-3/4	14.8
2' 6" x 7' 0"	28-1/2	82-3/4	16.4	27	82-3/4	15.5
2' 6" x 8' 0"	28-1/2	94-3/4	18.8	27	94-3/4	17.8
2' 8" x 6' 6"	30-1/2	76-3/4	16.3	29	76-3/4	15.5
2' 8" x 6' 8"	30-1/2	78-3/4	16.7	29	78-3/4	15.9
2' 8" x 7' 0"	30-1/2	82-3/4	17.5	29	82-3/4	16.7
2' 8" x 8' 0"	30-1/2	94-3/4	20.1	29	94-3/4	19.1
2' 10" x 6' 6"	32-1/2	76-3/4	17.3	31	76-3/4	16.5
2' 10" x 6' 8"	32-1/2	78-3/4	17.8	31	78-3/4	17.0
2' 10" x 7' 0"	32-1/2	82-3/4	18.7	31	82-3/4	17.8
2' 10" x 8' 0"	32-1/2	94-3/4	21.4	31	94-3/4	20.4
3' 0" x 6' 6"	34-1/2	76-3/4	18.4	33	76-3/4	17.6
3' 0" x 6' 8"	34-1/2	78-3/4	18.9	33	78-3/4	18.0
3' 0" x 7' 0"	34-1/2	82-3/4	19.8	33	82-3/4	19.0
3' 0" x 8' 0"	34-1/2	94-3/4	22.7	33	94-3/4	21.7
3' 6" x 6' 8"	40-1/2	78-3/4	22.1	39	78-3/4	21.3
3' 6" x 8' 0"	40-1/2	94-3/4	26.6	39	94-3/4	25.7
5' 0" x 6' 6"	60-1/4	76-3/4	32.1	56-1/8	76-3/4	29.9
5' 0" x 6' 8"	60-1/4	78-3/4	32.9	56-1/8	78-3/4	30.7
5' 0" x 7' 0"	60-1/4	82-3/4	34.6	56-1/8	82-3/4	32.2
5' 0" x 8' 0"	60-1/4	94-3/4	39.6	56-1/8	94-3/4	36.9
5' 4" x 6' 6"	64-1/4	76-3/4	34.2	60-1/8	76-3/4	32.0
5' 4" x 6' 8"	64-1/4	78-3/4	35.1	60-1/8	78-3/4	32.9
5' 4" x 7' 0"	64-1/4	82-3/4	36.9	60-1/8	82-3/4	34.6
5' 4" x 8' 0"	64-1/4	94-3/4	42.3	60-1/8	94-3/4	39.6
6' 0" x 6' 6"	72-1/4	76-3/4	38.5	68-1/8	76-3/4	36.3
6' 0" x 6' 8"	72-1/4	78-3/4	39.5	68-1/8	78-3/4	37.3
6' 0" x 7' 0"	72-1/4	82-3/4	41.5	68-1/8	82-3/4	39.1
6' 0" x 8' 0"	72-1/4	94-3/4	47.5	68-1/8	94-3/4	44.8
7' 0" x 6' 6"	84-1/4	76-3/4	44.9	80-1/8	76-3/4	42.7
7' 0" x 6' 8"	84-1/4	78-3/4	46.1	80-1/8	78-3/4	43.8
7' 0" x 7' 0"	84-1/4	82-3/4	48.4	80-1/8	82-3/4	46.0
7' 0" x 8' 0"	84-1/4	94-3/4	55.4	80-1/8	94-3/4	52.7

Fiberglass and Steel Entry Doors						
Door Size ²	Clear Opening Dimensions @ 180°			Clear Opening Dimensions @ 90°		
	Width (inches)	Height (inches)	Total Ft ²	Width (inches)	Height (inches)	Total Ft ²
2' 8" x 6' 8"	31	79-1/8	17.0	29-1/8	79-1/8	16.0
3' 0" x 6' 8"	35	79-1/8	19.2	33-1/8	79-1/8	18.2
2' 8" x 8' 0"	31	95-1/8	20.5	29-1/8	95-1/8	19.3
3' 0" x 8' 0"	35	95-1/8	23.1	33-1/8	95-1/8	21.9

(1) Hinge type, interior trim, and install condition may cause clear opening to be less than 180 degrees.
 (2) 6' 8" fiberglass doors and sidelights are available in special height cut downs up to 3" on 1/4" increments.
 All dimensions are approximate to the nearest 1/16".
 To convert areas to square meters (m²), multiply square feet by 0.0929.



Fiberglass and Steel Entry Doors

Product Selection Guide – In-Swing and Out-Swing Doors

	Architect Series					Pella®				Pella®			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Glass Options													
Low-E insulating glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Textured glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Decorative glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Grilles and Blinds													
Grilles-Between-the-Glass (Traditional, Prairie)	-	-	-	-	-	O	O	O	O	O	O	O	O
Simulated-Divided-Light	-	-	O	-	-	O	O	O	-	-	-	-	-
Fixed	-	-	-	-	-	-	-	-	-	-	-	O	O
Blinds-Between-the-Glass ⁽¹⁾	-	-	-	-	-	O	O	O	O	O	O	O	O
Finishes													
Factory applied stain finish ⁽²⁾	O	O	O	O	O	O	O	-	-	O	O	-	-
Factory applied paint finish ⁽²⁾	O	O	O	O	O	O	O	O	O	O	O	O	O
Interior Finishes													
Primed pine	S	S	S	S	S	S	S	S	S	S	S	S	S
Unfinished stain-grade pine	O	O	O	O	O	O	O	O	O	-	-	-	-
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	-	-	-	-
Factory finished ⁽³⁾	O	O	O	O	O	O	O	O	O	-	-	-	-
Exterior Finishes													
EnduraClad® aluminum-clad exterior (standard colors) ⁽⁴⁾	S	S	S	S	S	O	O	O	O	-	-	-	-
Primed pine	-	-	-	-	-	S	S	S	S	S	S	S	S
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	-	-	-	-
Hardware													
Mill finish aluminum	S	S	S	S	S	S	S	S	S	S	S	S	S
Brown EnduraClad with protective finish	S	S	S	S	S	S	S	S	S	-	-	-	-
Bronze anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Brass anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Nickel anodized aluminum	O	O	O	O	O	O	O	O	O	-	-	-	-
Low profile / ADA compliant mill finish aluminum (Brown, Bronze, Brass, Nickel)	O	O	O	O	O	O	O	O	O	-	-	-	-
Thresholds													
Composite adjustable	-	-	-	-	-	-	-	-	-	S	S	S	S
Oak standard	S	S	S	S	S	S	S	S	S	-	-	-	-
Mahogany ⁽⁵⁾	O	O	O	O	O	O	O	O	O	-	-	-	-
Door Options													
In-Swing single panel, sidelight and transom – available in 4-9/16", 6-9/16", 5-3/16", 6-11/16", 7-3/16", 4-11/16", 5-9/16", 5-1/16", 5-5/16", 6-13/16" ⁽⁵⁾	O	O	O	O	O	O	O	O	O	O	O	O	O
Out-Swing single panel, sidelight and transom – available from 4-9/16" to 9-3/16" on 1/8" increments ⁽⁵⁾	O	O	O	O	O	O	O	O	O	-	-	-	-

S = Standard; O = Optional; (-) = Not Available

(1) Blinds-Between-the-Glass are only available with Low-E.

(2) Contact your local Pella sales representative for current color options.

(3) Mahogany threshold only on Mahogany frame.

(4) Available for 4-9/16" and 6-9/16" wall depths only.

(5) In-swing units are frame extended. Out-swing units are jamb extended.



Fiberglass and Steel Entry Doors

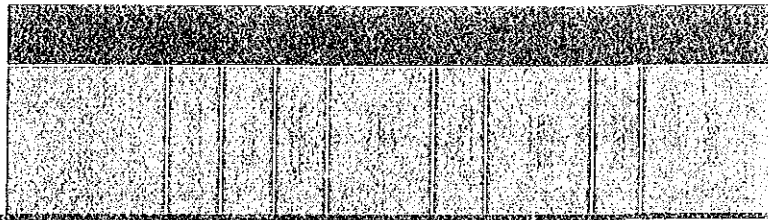
Product Selection Guide - In-Swing and Out-Swing Doors

	Architect Series					Pella				Pella			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Standard Steel													
Standard steel:													
Brasstone Zinc Dichromate	S	S	S	S	S	S	S	S	S	S	S	S	S
Standard steel:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Stainless Steel, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard steel:													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Standard Aluminum													
Standard steel:													
Stainless Steel	S	S	S	S	S	S	S	S	S	-	-	-	-
Standard aluminum:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Ball bearing:													
Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard Bore													
No bore	O	O	O	O	O	O	O	O	O	-	-	-	-
2-1/8" latch bore	S	S	S	S	S	S	S	S	S	S	S	S	S
2-1/8" latch bore with deadbolt	O	O	O	O	O	O	O	O	O	O	O	O	O
2-3/8" backset	S	S	S	S	S	S	S	S	S	S	S	S	S
2-3/4" backset	-	-	-	-	-	O	O	O	O	O	O	O	O
Multipoint bore with 2-3/8" backset	O	O	O	O	O	O	O	O	-	-	-	-	-
Standard Accessories													
Clavos	-	-	-	O	-	O	-	-	-	-	-	-	-
Dentil shelf	-	-	O	-	-	O	-	O	-	-	-	-	-
Hinge straps	-	-	-	O	-	-	-	-	-	-	-	-	-
Wrought Iron grilles	O	O	-	-	O	O	O	O	-	-	-	-	-

S = Standard, O = Optional, (-) = Not Available
 (1) All options with a bore have a 2-1/8" crossbore.

PELLA® GLASS-PANEL SIZE CHARTS

Find the style you want and the size you need.



		Height																							
		6'6"	6'9"	6'8"	6'10"	6'8"	7'0"	7'0"	6'8"	8'0"	8'0"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"
CALL SIZES	Single-Panel Width	26"	28"	28"	30"	30"	28"	30"	30"	28"	30"	30"	28"	30"	30"	28"	30"	30"	28"	30"	30"	28"	30"	30"	28"
	Double-Panel Width	50"	54"	58"	60"	60"	54"	60"	60"	54"	60"	60"	54"	60"	60"	54"	60"	60"	54"	60"	60"	54"	60"	60"	54"
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
DECORATIVE GLASS	Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Anatolian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Modelra	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NON-DECORATIVE AND OBSCURE GLASS	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Simulated Divided-Light Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Wrought-Iron Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•



Pella® Entry Doors

Sizes and Options

		Glass Panel															
		1/2 Light								3-Panel Oval				3/4 Light		Center Arch Light	
Call Sizes	Height	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"
	Single Panel Width	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
Material	Double Panel Width	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"	50"
	Mahogany-Grain																
Decorative Glass	Oak-Grain																
	Stained																
Non-Decorative Glass	Verona																
	Argyle																
Low-E	Castle																
	Dwell																
Grilles	Isabella																
	Madara																
Simulated Divided Light	Shelley																
	Artesian																
Blinds	Rosetta																
	Brighton																
Obscure Glass	Stella																
	Low-E																
Grilles	Grilles Between the Glass																
	Simulated Divided Light Grilles																
Blinds	Blinds Between the Glass																
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)																
Visible Glass	Obscure Glass (Frosted)																
	Width	19-1/4"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"	21-1/8"
Actual Glass	Height	35-1/4"	35-3/16"	35-1/8"	46-1/8"	38-7/8"	37-1/8"	46-1/8"	40-15/16"	13-7/8"							
	Width	20"	22"	22"	15-13/16"	22"	8"	21-1/8"									
Panel Options	Height	35"	36"	47"	39-7/8"	47"	42"	14-7/8"									
	Width	20"	22"	22"	15-13/16"	22"	8"	21-1/8"									
Panel Options	1/2 Light																
	3-Panel Oval																
Panel Options	3/4 Light																
	Center Arch Light																
Panel Options	Craftsman Light																
	Width	20"	22"	22"	15-13/16"	22"	8"	21-1/8"									

(1) Glass dimensions shown are for 1 (one) light only.

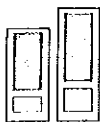
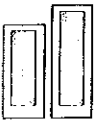
Pella 2019 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.PellaADMA.com

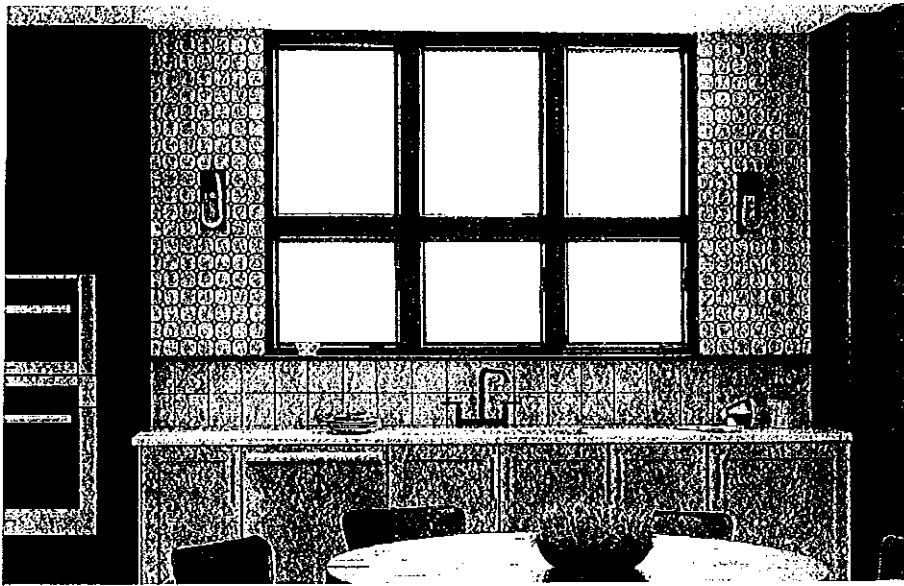
ED-30



Pella® Entry Doors

Sizes and Options

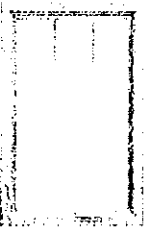
GLASS PANEL											
		Deluxe 3-Panel Oval		European 3/4 Light		Fan Light		Full Light			
Call Sizes	Height	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"
	Single Panel Width	26"	26"	26"	26"	26"	26"	26"	26"	26"	26"
Material	Double Panel Width	52"	52"	52"	52"	52"	52"	52"	52"	52"	52"
	Mahogany-Grain	*	*	*	*	*	*	*	*	*	*
Decorative Glass	Oak-Grain	*	*	*	*	*	*	*	*	*	*
	Smooth	*	*	*	*	*	*	*	*	*	*
Non-Decorative Glass	Steel	*	*	*	*	*	*	*	*	*	*
	Statement	*	*	*	*	*	*	*	*	*	*
Panel Options	Rhynha	*	*	*	*	*	*	*	*	*	*
	Cashla	*	*	*	*	*	*	*	*	*	*
Panel Options	Owell	*	*	*	*	*	*	*	*	*	*
	haballa	*	*	*	*	*	*	*	*	*	*
Panel Options	Madeira	*	*	*	*	*	*	*	*	*	*
	Sheffield	*	*	*	*	*	*	*	*	*	*
Panel Options	Artesian	*	*	*	*	*	*	*	*	*	*
	Rosetta	*	*	*	*	*	*	*	*	*	*
Panel Options	Erghitan	*	*	*	*	*	*	*	*	*	*
	Stella	*	*	*	*	*	*	*	*	*	*
Panel Options	Low-E	*	*	*	*	*	*	*	*	*	*
	Grilles-Between-the-Glass	*	*	*	*	*	*	*	*	*	*
Panel Options	Simulated-Divided-Light-Grilles	*	*	*	*	*	*	*	*	*	*
	Blinds-Between-the-Glass	*	*	*	*	*	*	*	*	*	*
Panel Options	Wrought Iron	*	*	*	*	*	*	*	*	*	*
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	*	*	*	*	*	*	*	*	*	*
Panel Options	Obscure Glass (Frosted)	*	*	*	*	*	*	*	*	*	*
	Visible Glass	Widths	14-11/16"	21-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	20-15/16"	18-15/16"
Panel Options	Height	38-7/9"	46-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	62-15/16"	78-15/16"	78-15/16"
	Actual Glass	Widths	15-13/16"	22"	22"	20"	22"	20"	22"	22"	20"
Panel Options	Height	39-7/8"	47"	64"	64"	64"	64"	64"	64"	80"	80"
	Panel Options										
		Deluxe 3 Panel Oval	European 3/4 Light	Fan Light	Full Light						



FIBERGLASS

Pella® Impervia®

34



Pella Impervia
casement window

FEATURES

Made with Pella's patented fiberglass material, Duracast™

Exceptionally energy efficient and durable in extreme heat and cold

Versatile design features and options to deliver any style

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.*



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING

PATIO DOOR STYLES



SLIDING



*In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Specialty shape windows are made from a non-Duracast fiberglass composite.

Pella

Colors & Finishes PELLA IMPERVIA

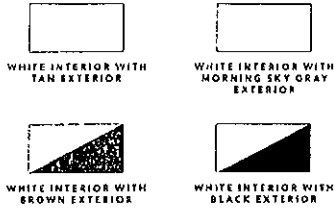
FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

SOLID-COLOR:



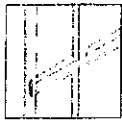
DUAL-COLOR FRAMES:



Grilles PELLA® IMPERVIA™

GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.*



ALUMINUM GRILLES:
BETWEEN-THE-GLASS
3/4"

GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.²



4-LITE PRAIRIE



9-LITE PRAIRIE



TRADITIONAL



TOP ROW



CUSTOM

* Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
² Grille patterns offered may vary per product. See specific product information for availability.

Window Hardware PELLA® IMPERVIA®

FOLD-AWAY CRANK

Folds neatly out of the way so it won't interfere with roomside window treatments.



COLOR-MATCHED FINISHES:

WHITE

TAN



MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS



CAM-ACTION LOCK

Pella's cam-action locks pull the sashes on single- and double-hung windows against the weatherstripping for a tighter seal.



COLOR-MATCHED FINISHES:

WHITE

TAN



MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS



Patio Door Hardware PELLA IMPERVIA

SLIDING PATIO DOOR HANDLE

Open and close the door with one hand with a convenient thumblock.



SLIDING PATIO
DOOR HANDLE

COLOR-MATCHED FINISHES:

WHITE	TAN	BROWN
MATTE BLACK	MORNING SKY GRAY	

ADDITIONAL FINISHES:

BRIGHT BRASS	OIL RUBBED BRONZE
SATIN NICKEL	CHROME

FOOTBOLT

A footbolt comes standard on all sliding patio doors and holds the door open about three inches for ventilation.

Glass PELLA IMPERVIA

INSULSHIELD¹ LOW-E GLASS

Advanced Low-E insulating dual-pane glass with argon¹
AdvancedComfort Low-E insulating dual-pane glass with argon¹
NaturalSun Low-E insulating dual-pane glass with argon¹
SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Clear insulating glass
Tempered glass
Laminated (non-impact-resistant)², tinted³ or obscure glass also available on select products
STC (Sound Transmission Class)-improved dual-pane sound control glass⁴

Screens

FLAT

Conventional screens come standard. Optional InView™ screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.⁵

¹Optional high-visibility Low-E insulating glass available with or without argon on select products.
²For best performance, the laminated glass may be on the interior or exterior pane of the insulating glass, depending on the product.
³Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
^{3a}Sound control glass consists of double glass thicknesses (3mm, 5mm).
⁴Warning: Screen will not stop child or pet from falling out of window or deck. Keep child or pet away from open window or door.
⁵Improved airflow is based on calculated screen cloth openness. Screen fabric permeability was measured using an integrated sphere spectrophotometer.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

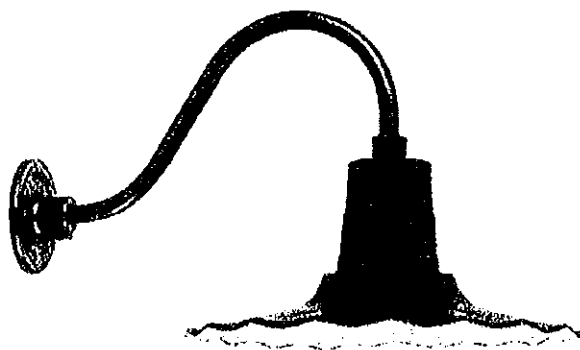
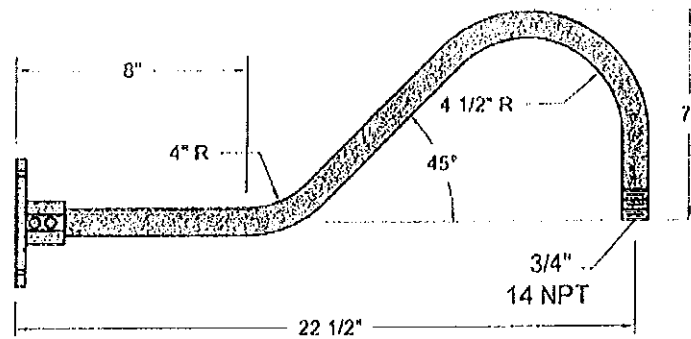
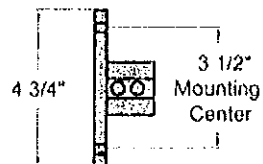


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HL-A





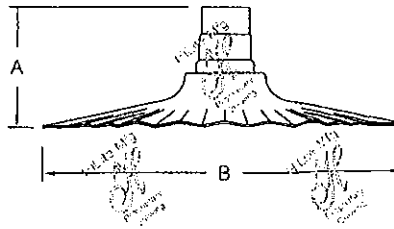
**HI-LITE MFG.
CO., INC.**
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Radial Shade Collection



Item Number	Height (A)	Width (B)
H-19008	6"	8"
H-19010	6"	10"
H-19112	7"	12"
H-19114	8"	14"
H-19116	8"	16"
H-19118	8"	18"
H-19120	8"	20"
H-19122	8"	22"
H-19124	8"	24"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-19008 (1)	Standard (2)	Options	Standard	CGU	Standard	Incandescent (7)	Ballast option	Incandescent
H-19010 (1)	91 (Black)	Options	91 (Black)	(Cast guard & glass)	91 (Black)	(Fixture is standard 100W or 200W. Do not specify.)	not available for INC.	(Fixture is standard 120V. Do not specify.)
H-19112	93 (White)	1/2"	93 (White)		93 (White)			
H-19114	95 (Dk. Grn)	3/4"	95 (Dk. Grn)		95 (Dk. Grn)			
H-19116	96 (Galv.)	For H-19008 and H-19010 only.	96 (Galv.)	LCGU	96 (Galv.)		RB (5)	CFL
H-19118	BR47 (Rust)	BR47 (7' Blk Cord)	BR47 (Rust)	(Large cast guard & glass)	BR47 (Rust)		(Remote)	M
H-19120	6X01, GN20.	CW7 (7' Wht Cord)					BCM	(Multi 120/277V)
H-19122	Upgraded	C07 (7' Grey Mesh Cord)	For all finishes see pages 344-348.	WGU	For all finishes see pages 344-348.	CFL (4) (7)	(Canopy Mount)	HID
H-19124	Finishes:			(Wire guard & glass)		13/CFL	PLB (6)	RB and BCM
	29, 56, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 141, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 72, 89, 24, 44, 46, 49, 15, 16.	Cord Options (3)		LWGU		26/32/42/CFL	(Postline)	M (Multi 120/208/240/277V)
		CW8 (8' Wht Cord)		(Large wire guard & glass)		28/CFL	For specs see pages 341-343.	PLB
		CW8 (8' Wht Cord)				32/CFL		1 (120V)
		CW8 (8' Wht Cord)				42/CFL		2 (277V)
		CW8 (8' Wht Cord)				57/CFL		
		Custom Cord Options (3)		ARN		DNB		
		CW8 (8' Wht Cord)		(Acorn globe)		(Dimmable Ballast for CFL. Add to Part No.)		
		CW8 (8' Wht Cord)		LARN		HID (4)		
		CW8 (8' Wht Cord)		(Large acorn globe)		(High Intensity Discharge)		
		CW8 (8' Wht Cord)		SK		MH (4) (7)		
		Specify length.		(Screw knuckle)		(Metal Halide)		
		Stem Options (Stem 1/2")		FX		35/MH		
		ST		(Flexible tubing for cord mounted fixture only)		50/MH		
		Specify length and canopy.				70/MH		
		HSC (Canopy)				100/MH		
		SMC (Canopy)				150/MH		
		Flush Mount Options				175/MH		
		FHSC				HPS (4) (7)		
		FSMC				(High Pressure Sodium)		
		Arm Options				50/HPS		
		B-1 HL-K				70/HPS		
		HL-A HL-U				100/HPS		
		HL-H P-1				150/HPS		
		HL-C P-3				LED		
		HL-D				20W		
		For all arms and specs see pages 321-344.				30W		

H-19112 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- (1) H-19008 and H-19010 available for 100W Max INC and not available with glass enclosures.
- (2) For interior finish of fixture refer to color chart on pages 344-348.
- (3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- (4) Requires Globe Option. (See pages 339-341 for Globe Options) Max Wattages for CGU and WGU are 100W INC, 32W CFL and 100W HID. Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (5) (RB) Remote Ballast not available for Fluorescent Lamping.
- (6) (PLB) Post Line Ballast must specify 120V or 277V. (PLB) 50W MH requires a 3" dia. pole. (PLB) 70W and 100W MH require a 4" dia. pole. (PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- (7) Socket Bases: INC and HID are medium base, CFL are GX240.

Suitable for wet location.
(Except when cord mounted)



TOWN OF EASTON
P.O. BOX 520
EASTON, MARYLAND 21601

March 15, 2021

Mr. Trevor Newcomb
610 Windmill Road
Easton, MD 21601

Dear Mr. Newcomb:

Enclosed herewith please find a copy of the **March 22, 2021** agenda of the Town of Easton Historic District Commission. The meeting will be held at the Easton Town Office 14 S. Harrison Street (2nd floor), at **6:00 p.m.** Please plan to attend or have someone represent you at this meeting to answer any questions that the Commission may have. If you would like to participate via Zoom, please let us know and we will send you the Zoom Access Information.

A sign will be post to your property 5 days prior to the meeting and will be picked up by someone from the Town of Easton after the March 22, 2021 meeting.

Should you have any questions, feel free to contact me at 410-822-2525.

Sincerely,

Nancy Pinkney
Administrative Specialist
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943
npinkney@eastonMD.gov



Town of Easton

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: December 16, 2019

MEETING DATE: December 9, 2016

SUBJECT: Window and door replacement, façade restoration, demolition of rear portion of structure, roof replacement, exterior condensing unit location

TO: Neighborhood Service Center, Co Trevor Newcomb
126 Port Street, Eaton, MD 21601

APPLICATION NUMBER: 2019-02, 19-00168, 34 South West Street

Mr. Newcomb was present on behalf of the request to demolish the deteriorated rear wooden portion of the building, and the renovation of the front façade, including new larger windows to match the original size and new half glass door, new windows to replace windows that were removed on the north and south elevations of the building. Application also includes request to possibly replace the galvanized roof with new standing seam roof. Fiberglass doors and windows were deemed appropriate given the exposure to weathering.

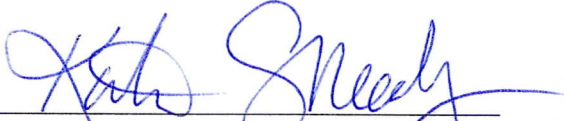
It was suggested that a transom be installed above the door; however, this option was left to the applicant.

Upon motion by **Mr. Gibson** seconded by **Mr. Bateman**, the **Commission voted 7 - 0** to **approve** the request as submitted.

Historic District Guideline references: Pg. 51, R2 (Windows), Pg. 55-R1, R2 (Roof), Pg. 48-R4 (Door)

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

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


Representative, Historic District Commission

12.16.19
Date



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

RECEIVED
NOV 25 2019
TOWN OF EASTON

Historic District Commission Hearing Application

Application Type			
Renovation	☒	Alteration	☐
Demolition	☒	Other	☐
New Construction or Addition	☐	Signage	☐
		Fence	☐

Property Information			
Address	34 SOUTH WEST STREET		
Tax Map	104	Grid	000
Parcel	1443	Lot	11

Owner	
Name	NEIGHBORHOOD SERVICE CENTER
Mailing Address	126 PORT STREET, EASTON, MD 21601
Telephone No.	AGENT
Email	AGENT

Applicant or Agent	
Name	TREVOR NEWCOMB, BOARD CHAIR, NSC.
Mailing Address	600 WINDMILL ROAD, EASTON, MD 21601
Telephone No.	410-924-3276
Email	tnewcomb@gecarton.net

Architect - Engineer - Contractor		
Name		License No.
Mailing Address	NONE RETAINED	
Telephone No.		Email

Description of Proposal (include additional sheets, as necessary)

- Demolish REAR WOODEN ADDITION to original building due to structural failure and lack of foundation
- RESTORATION / ALTERATION OF FACADE.
- Window installation @ old locations: North AND South walls.
- EXTERIOR LIGHTING
- HVAC CONDENSOR and 'LINE - MIDE': Northern Elevation.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional

design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled the scheduled agenda item.

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

For Office Use Only

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

- ☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the structure(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed
- ☐ Construction schedule
- ☐ Architect or design professional license number and date of expiration
- ☐ 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.

Renovation

- ☒ Photographs of all existing conditions which would be affected by the proposed project
- ☒ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs
- ☒ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☒ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s) *COULD NOT LOCATE ANY.*
- ☒ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees *NONE PROPOSED.*
- ☒ Landscape plan illustrating and detailing all new landscaping proposed *NONE PROPOSED.*

Signage

- ☐ Dimensioned 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
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Fence - Landscaping

- ☐ Site plan indicating the proposed fence location drawn to an appropriate scale including property boundary information
- ☐ Design drawings of the fence. Identify height, picket style or otherwise and any other relevant construction and or material detail
- ☐ Photograph depicting the proposed location(s)/area(s) to be fenced

Demolition

- ☐ If demolition is sought because of failing structural integrity, attach a report on the condition of the structure. The report shall be prepared by an licensed architect or engineer
- ☐ If demolition is sought because of economic hardship attach documentation proving economic hardship
- ☒ If demolition is sought for a reason not listed, attach related information
- ☒ 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
- ☐ Attach plans for replacement structure(s) (if proposed)
- ☒ Attach narrative fully explaining the rational for the request for 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.

Other

- ☐ Attach narrative fully explaining the rationale for the request for demolition
- ☐ 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.

Summary of Request of the Easton Historic District Commission

The Neighborhood Service Center is the County's foremost provider of supportive services to its citizens. Over the years, the Center's services have grown from providing primarily food and energy assistance to much more. With the ever-present issue of affordable housing, which especially affects those of very limited means, the Center has made providing housing solutions a top priority.

As we all know, property in the County and the Town of Easton is expensive and when an affordable option becomes available, Ms. Marilyn Neal, the Neighborhood Service Center's Executive Director, makes every effort to secure the property.

Recently, 34 South West Street has been offered to the Center for purchase and subsequently a generous donor has made the purchase possible.

This is a win for both the Town of Easton and the Neighborhood Service Center as the property is immediately adjacent to an existing Center owned congregate living facility known as 'Webb's Hope', has a commercial component which will be used to house a local community business, and the land to re-develop into additional affordable housing units.

To kickstart this effort, the Neighborhood Service Center requests approval of the following:

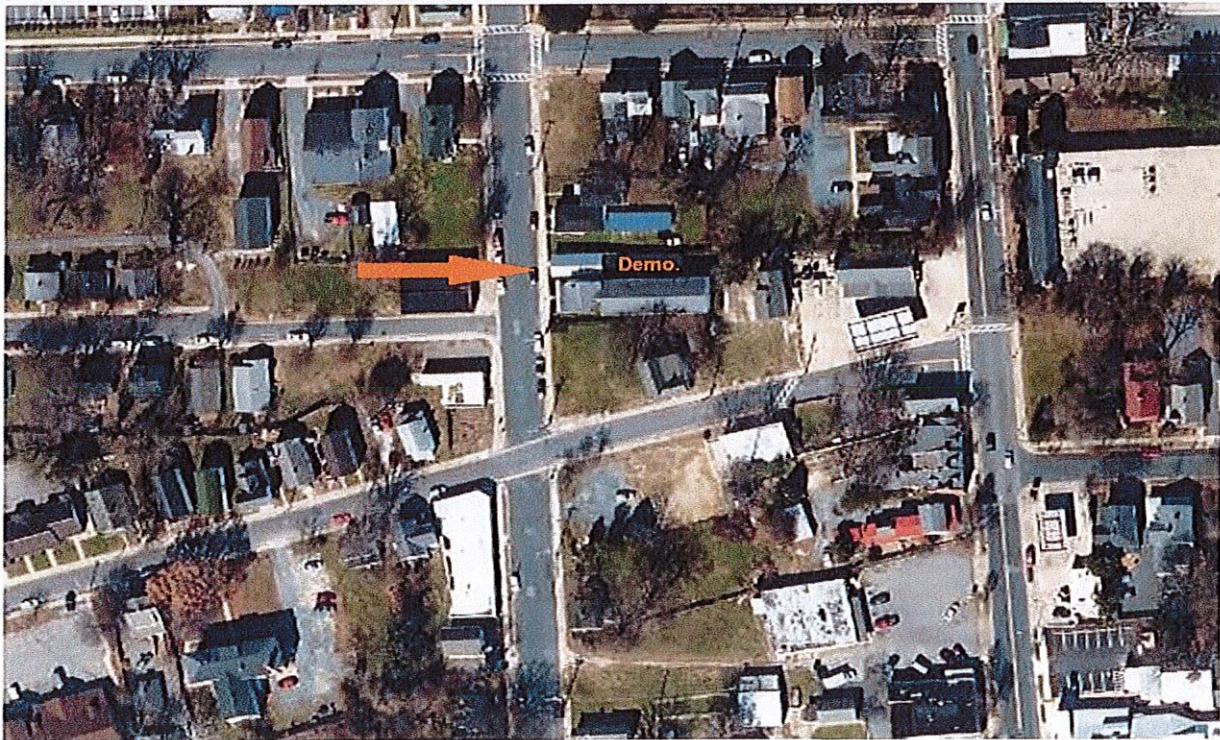
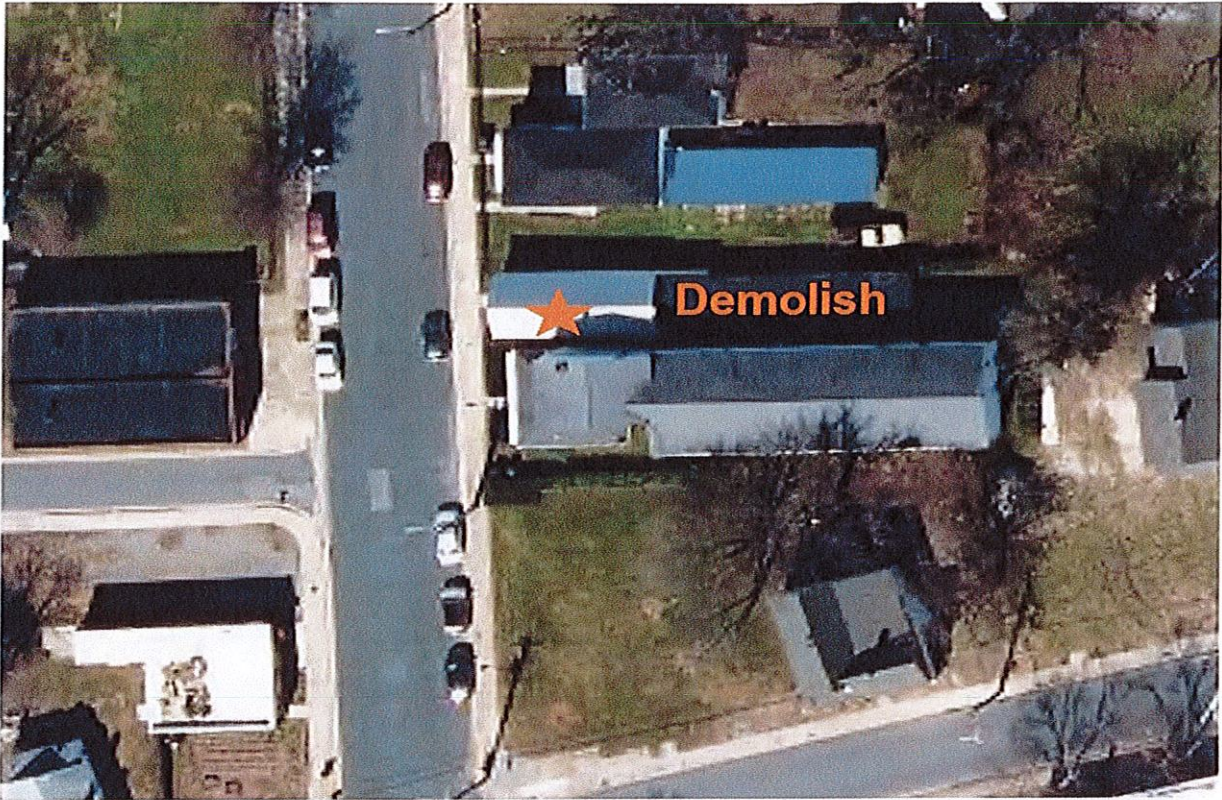
- The demolition of the failed rear wooden portion of the existing structure.
- The renovation / alteration of the existing western façade fronting South West Street.
- The installation of new windows within existing openings along the north & south facades.
- The installation of a ductless condensing unit with line-hide.
- The replacement of the galvanized metal roof with a standing seam metal roof.

Thank you for your consideration in this matter and the Neighborhood Service Center is excited to move forward with this latest revitalization project.



Trevor Newcomb, Board Chair, NSC.

Parcel Location



Parcel Location



Real Property Data Search

Search Result for TALBOT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 01 Account Number - 002945			
Owner Information					
Owner Name:		WEBB JESSE G		Use:	RESIDENTIAL
Mailing Address:		4 PAPERMILL ST EASTON MD 21601-2520		Principal Residence:	NO
				Deed Reference:	/00608/ 00416
Location & Structure Information					
Premises Address:		34 S WEST ST EASTON 21601-0000		Legal Description:	LOT 11-24.5X148 34 E/S WEST ST EASTON
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0104	0000	1443	1210013.21	0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2019	Plat Ref:
Special Tax Areas: None				Town:	EASTON
				Ad Valorem:	None
				Tax Class:	None
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1940		1,196 SF		3,626 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BLOCK/	1	1 full
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				07/01/2020	
Land:	30,000	35,000			
Improvements	32,200	35,300			
Total:	62,200	70,300		64,900	67,600
Preferential Land:	0				0
Transfer Information					
Seller: BUTLER, CLAIR E AND EDITH D		Date: 12/17/1985		Price: \$15,000	
Type: ARMS LENGTH IMPROVED		Deed1: /00608/ 00416		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Northern Streetscape



Southern Streetscape



Sister Building



~~WESTERN~~
Eastern Façade



Northern Façade



Northern Façade Looking West



Northern Window Opening



Southern Façade Looking East



Southern Façade Looking East



Southern Window Opening



Western Façade



Roof - Rear Building to be Demolished

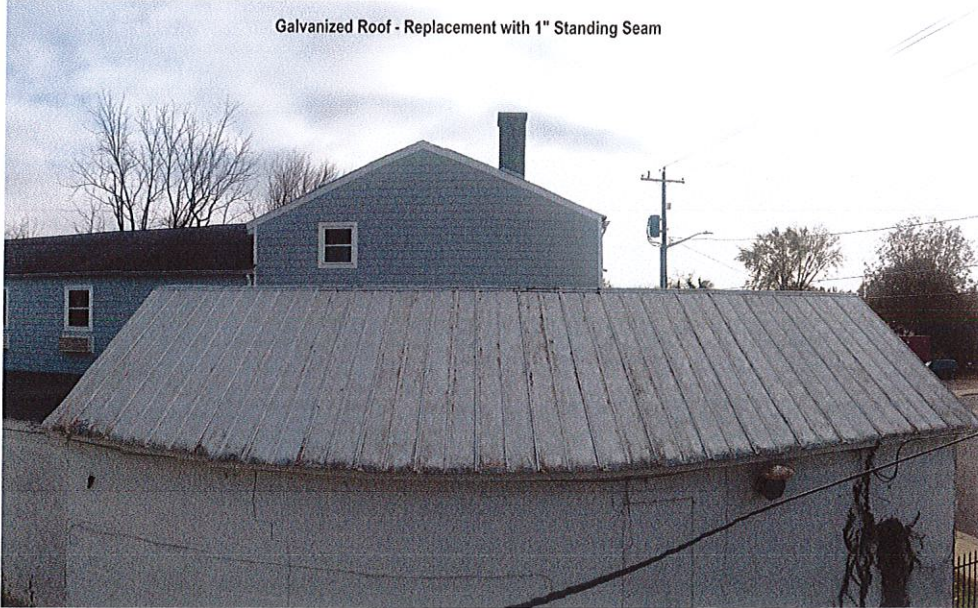


Roof – Original Structure to Remain

Approximate Area of Demolition

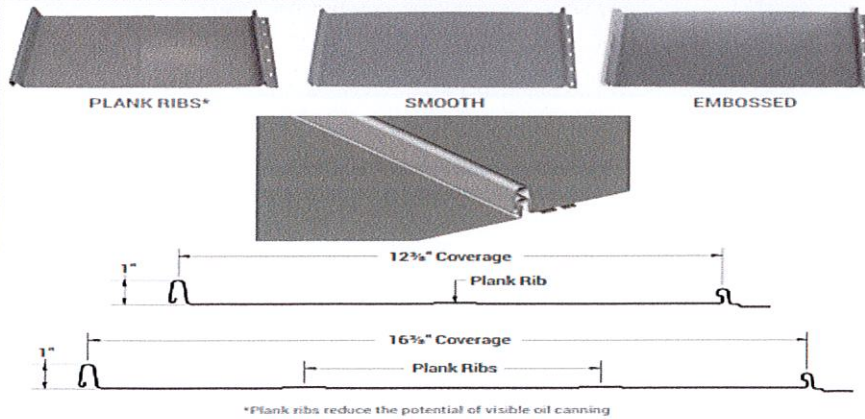


Galvanized Roof - Replacement with 1" Standing Seam



COLONIAL SEAM® | SIMPLE. SOPHISTICATED.

Greenbaum Square
Wappingers Falls, NY
Colonial Seam in Slate Grey



SKU:
HCS120, HCS160

Material:
.032 aluminum;
24 ga. metallic coated steel

Panel Coverage:
12 3/8", 16 1/8"
(plank ribs optional)

Minimum Panel Length:
2'-0"

Maximum Panel Length:
20'-0" for aluminum, 25'-0" for steel

Seam Height:
1"

Texture:
Smooth or Embossed

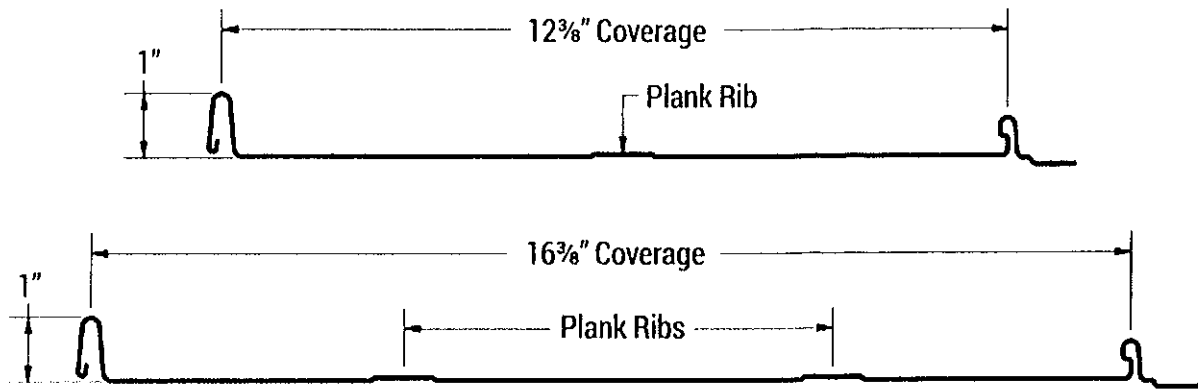
Minimum Slope:
3:12

Application:

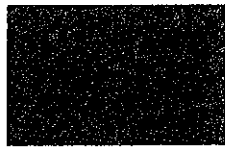
- Precision leveling prior to forming
- Crating for job site handling/staging
- Typical applications include mansards, entryways, commercial and residential roofing
- Seam and lock are an integral part of the panel - no blow-offs or creeping of the seam
- Lightweight and easy to install with no extra caps, strips, or clips needed

Performance Standards:

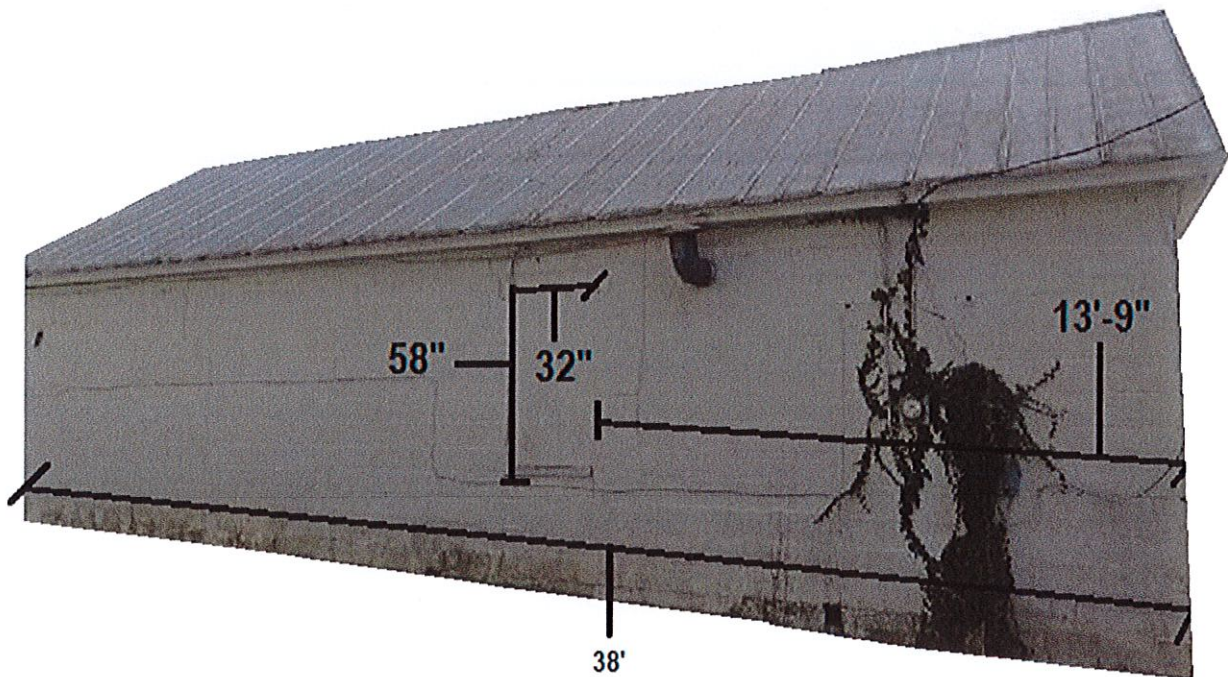
- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 84 Flame Spread
- Complies with International Building Code requirements
- High reflectivity of panels which increases energy efficiency



Charcoal Grey (62)



Slate Grey (20)



Existing Condition



Proposed Condition

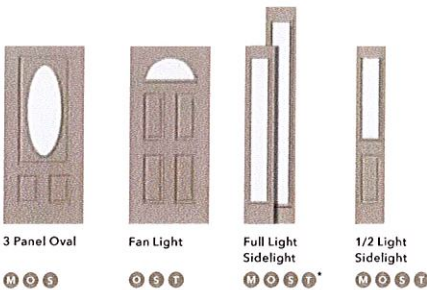
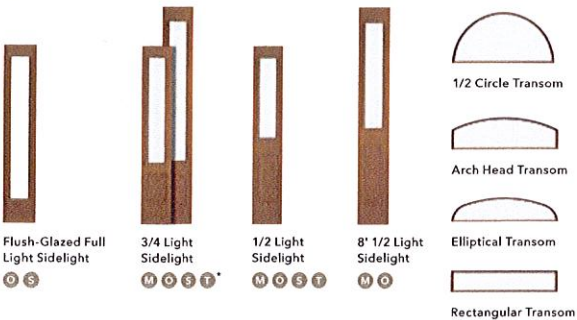
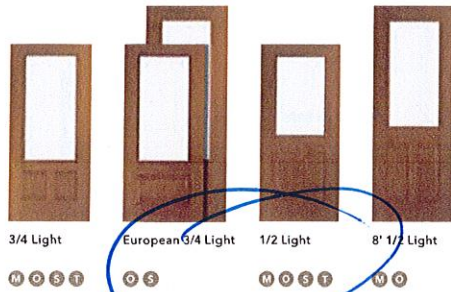




Enjoy more natural light.

The Pella® line of entry doors now features a flush-glazed full light panel and sidelight with 3-1/2" Flat Simulated-Divided-Light grilles that provide the perfect touch of contemporary style. These products feature wider openings with more glass to let in more natural light without compromising performance.

ENCOMPASS BY PELLA®



M Mahogany-Grain Fiberglass S Smooth Fiberglass
O Oak-Grain Fiberglass T Steel

* Steel panels and sidelights not available in 8' sizes.

ENCOMPASS BY PELLA® SIZE CHARTS

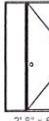
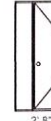
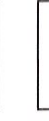
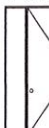
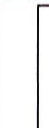
Find the style you want and the size you need.

		Glass Panels								Sidelights					
		1/2 Light	Full Light		3/4 Light	3 Panel Oval	European 3/4 Light	Fan Light	Twin 1/2 Light	Twin Colonial Light	Full Light Sidelight	1/2 Light Sidelight			
CALL SIZES		28" x 68"	30" x 68"	28" x 68"	30" x 68"	28" x 80"	30" x 80"	28" x 68"	30" x 68"	28" x 68"	30" x 80"	10" x 68"	12" x 68"	10" x 68"	12" x 68"
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•
20-MINUTE FIRE DOOR Not available in double-panel widths.	Mahogany-Grain Fiberglass														
	Oak-Grain Fiberglass														
	Smooth Fiberglass														
	Steel														
DECORATIVE GLASS	Select	Artesian	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•
NONDECORATIVE AND OBSCURE GLASS															
	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Fixed Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Standard Obscure	•	•	•	•	•	•	•	•	•	•	•	•	•	•



Sizes Tables - In-Swing

	(870) (851)	(972) (953)
Opening	2' 10 1/4"	3' 2 1/4"
Frame	2' 9 1/2"	3' 1 1/2"
6' 10"		
8' 2"		
8' 1 1/2"		

	(1 213) (1 194)	(1 284) (1 245)	(1 556) (1 537)	(1 657) (1 638)
Opening	3' 11 3/4"	4' 1 3/4"	5' 1 1/4"	5' 5 1/4"
Frame	3' 11"	4' 1"	5' 0 1/2"	5' 4 1/2"
6' 10"				
8' 2"				
8' 1 1/2"				

Not to scale.



Architect Series® and Pella® In-Swing Doors

Door Size ²	Clear Opening Dimensions @ 180° ¹			Clear Opening Dimensions @ 90°		
	Width (Inches)	Height (Inches)	Total Ft²	Width (Inches)	Height (Inches)	Total Ft²
2' 6" x 6' 6"	28-1/2	76-3/4	15.2	27	76-3/4	14.4
2' 6" x 6' 8"	28-1/2	78-3/4	15.6	27	78-3/4	14.8
2' 6" x 7' 0"	28-1/2	82-3/4	16.4	27	82-3/4	15.5
2' 6" x 8' 0"	28-1/2	94-3/4	18.8	27	94-3/4	17.8
2' 8" x 6' 6"	30-1/2	76-3/4	16.3	29	76-3/4	15.5
2' 8" x 6' 8"	30-1/2	78-3/4	16.7	29	78-3/4	15.9
2' 8" x 7' 0"	30-1/2	82-3/4	17.5	29	82-3/4	16.7
2' 8" x 8' 0"	30-1/2	94-3/4	20.1	29	94-3/4	19.1
2' 10" x 6' 6"	32-1/2	76-3/4	17.3	31	76-3/4	16.5
2' 10" x 6' 8"	32-1/2	78-3/4	17.8	31	78-3/4	17.0
2' 10" x 7' 0"	32-1/2	82-3/4	18.7	31	82-3/4	17.8
2' 10" x 8' 0"	32-1/2	94-3/4	21.4	31	94-3/4	20.4
3' 0" x 6' 6"	34-1/2	76-3/4	18.4	33	76-3/4	17.6
3' 0" x 6' 8"	34-1/2	78-3/4	18.9	33	78-3/4	18.0
3' 0" x 7' 0"	34-1/2	82-3/4	19.8	33	82-3/4	19.0
3' 0" x 8' 0"	34-1/2	94-3/4	22.7	33	94-3/4	21.7
3' 6" x 6' 8"	40-1/2	78-3/4	22.1	39	78-3/4	21.3
3' 6" x 8' 0"	40-1/2	94-3/4	26.6	39	94-3/4	25.7
5' 0" x 6' 6"	60-1/4	76-3/4	32.1	56-1/8	76-3/4	29.9
5' 0" x 6' 8"	60-1/4	78-3/4	32.9	56-1/8	78-3/4	30.7
5' 0" x 7' 0"	60-1/4	82-3/4	34.6	56-1/8	82-3/4	32.2
5' 0" x 8' 0"	60-1/4	94-3/4	39.6	56-1/8	94-3/4	36.9
5' 4" x 6' 6"	64-1/4	76-3/4	34.2	60-1/8	76-3/4	32.0
5' 4" x 6' 8"	64-1/4	78-3/4	35.1	60-1/8	78-3/4	32.9
5' 4" x 7' 0"	64-1/4	82-3/4	36.9	60-1/8	82-3/4	34.6
5' 4" x 8' 0"	64-1/4	94-3/4	42.3	60-1/8	94-3/4	39.6
6' 0" x 6' 6"	72-1/4	76-3/4	38.5	68-1/8	76-3/4	36.3
6' 0" x 6' 8"	72-1/4	78-3/4	39.5	68-1/8	78-3/4	37.3
6' 0" x 7' 0"	72-1/4	82-3/4	41.5	68-1/8	82-3/4	39.1
6' 0" x 8' 0"	72-1/4	94-3/4	47.5	68-1/8	94-3/4	44.8
7' 0" x 6' 6"	84-1/4	76-3/4	44.9	80-1/8	76-3/4	42.7
7' 0" x 6' 8"	84-1/4	78-3/4	46.1	80-1/8	78-3/4	43.8
7' 0" x 7' 0"	84-1/4	82-3/4	48.4	80-1/8	82-3/4	46.0
7' 0" x 8' 0"	84-1/4	94-3/4	55.4	80-1/8	94-3/4	52.7

Encompass by Pella® In-Swing Doors

Door Size ²	Clear Opening Dimensions @ 180° ¹			Clear Opening Dimensions @ 90°		
	Width (Inches)	Height (Inches)	Total Ft²	Width (Inches)	Height (Inches)	Total Ft²
2' 8" x 6' 8"	31	79-1/8	17.0	29-1/8	79-1/8	16.0
3' 0" x 6' 8"	35	79-1/8	19.2	33-1/8	79-1/8	18.2
2' 8" x 8' 0"	31	95-1/8	20.5	29-1/8	95-1/8	19.3
3' 0" x 8' 0"	35	95-1/8	23.1	33-1/8	95-1/8	21.9

(1) Hinge type, interior trim, and install condition may cause clear opening to be less than 180 degrees.

(2) 6' 8" fiberglass doors and sidelights are available in special height cut downs up to 3" on 1/4" increments.

All dimensions are approximate to the nearest 1/16".

To convert areas to square meters (m²), multiply square feet by 0.0929.



	Architect Series ¹					Pella ²				In-Swing ³ / Out-Swing ⁴			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Glass													
Low-E insulating glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Textured glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Decorative glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Grilles and Blinds													
Grilles-Between-the-Glass (Traditional, Prairie)	–	–	–	–	–	O	O	O	O	O	O	O	O
Simulated-Divided-Light	–	–	O	–	–	O	O	O	–	–	–	–	–
Fixed	–	–	–	–	–	–	–	–	–	–	–	O	O
Blinds-Between-the-Glass ¹	–	–	–	–	–	O	O	O	O	O	O	O	O
Finishes, Stains, and Paints													
Factory applied stain finish ²	O	O	O	O	O	O	O	–	–	O	O	–	–
Factory applied paint finish ²	O	O	O	O	O	O	O	O	O	O	O	O	O
Interior and Exterior Finishes													
Primed pine	S	S	S	S	S	S	S	S	S	S	S	S	S
Unfinished stain-grade pine	O	O	O	O	O	O	O	O	O	–	–	–	–
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	–	–	–	–
Factory finished ²	O	O	O	O	O	O	O	O	O	–	–	–	–
EnduraClad® Aluminum-Clad Exterior (standard colors)²													
Primed pine	–	–	–	–	–	S	S	S	S	S	S	S	S
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	–	–	–	–
Mill Finish													
Mill finish aluminum	S	S	S	S	S	S	S	S	S	S	S	S	S
Brown EnduraClad with protective finish	S	S	S	S	S	S	S	S	S	–	–	–	–
Bronze anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Brass anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Nickel anodized aluminum	O	O	O	O	O	O	O	O	O	–	–	–	–
Low profile / ADA compliant mill finish aluminum (Brown, Bronze, Brass, Nickel)	O	O	O	O	O	O	O	O	O	–	–	–	–
Thresholds													
Composite adjustable	–	–	–	–	–	–	–	–	–	S	S	S	S
Oak standard	S	S	S	S	S	S	S	S	S	–	–	–	–
Mahogany ³	O	O	O	O	O	O	O	O	O	–	–	–	–
Wall Options													
In-Swing single panel, sidelight and transom – available in 4-9/16", 6-9/16", 5-3/16", 6-11/16", 7-3/16", 4-11/16", 5-9/16", 5-1/16", 5-5/16", 6-13/16" s	O	O	O	O	O	O	O	O	O	O ⁴	O ⁴	O ⁴	O ⁴
Out-Swing single panel, sidelight and transom – available from 4-9/16" to 9-3/16" on 1/8" increments ⁵	O	O	O	O	O	O	O	O	O	–	–	–	–

S = Standard; O = Optional; (–) = Not Available

(1) Blinds-Between-the-Glass are only available with Low-E.

(2) Contact your local Pella sales representative for current color options.

(3) Mahogany threshold only on Mahogany frame.

(4) Available for 4-9/16" and 6-9/16" wall depths only.

(5) In-swing units are frame extended. Out-swing units are jamb extended.



	Architect Series®					Pella®				Standard Series®			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Architect Series®													
Standard steel:													
Brasstone Zinc Dichromate	S	S	S	S	S	S	S	S	S	S	S	S	S
Standard steel:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Stainless Steel, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard steel:													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Standard Series®													
Standard steel:													
Stainless Steel	S	S	S	S	S	S	S	S	S	-	-	-	-
Standard aluminum:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Ball bearing:													
Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard Series®													
No bore	O	O	O	O	O	O	O	O	O	-	-	-	-
2-1/8" latch bore	S	S	S	S	S	S	S	S	S	S	S	S	S
2-1/8" latch bore with deadbolt	O	O	O	O	O	O	O	O	O	O	O	O	O
2-3/8" backset	S	S	S	S	S	S	S	S	S	S	S	S	S
2-3/4" backset	-	-	-	-	-	O	O	O	O	O	O	O	O
Multipoint bore with 2-3/8" backset	O	O	O	O	O	O	O	O	-	-	-	-	-
Decorative Accents													
Clavos	-	-	-	O	-	O	-	-	-	-	-	-	-
Dentil shelf	-	-	O	-	-	O	-	O	-	-	-	-	-
Hinge straps	-	-	-	O	-	-	-	-	-	-	-	-	-
Wrought Iron grilles	O	O	-	-	O	O	O	O	-	-	-	-	-

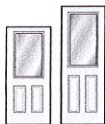
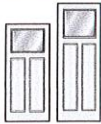
S = Standard, O = Optional, (-) = Not Available
 (1) All options with a bore have a 2-1/8" crossbore.

PELLA® GLASS-PANEL SIZE CHARTS

Find the style you want and the size you need.

		1/2 Light						3 Panel Oval			3/4 Light			Center Arch Light			Craftsman Light			Deluxe 3 Panel Oval			European 3/4 Light			Fan Light			Full Light			
CALL SIZES	Height	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"		
	Single-Panel Width	2'6"	2'8"	2'10"	3'0"	3'0"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	
	Double-Panel Width	5'0"	5'4"	5'8"	6'0"	6'0"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
DECORATIVE GLASS	Statement	Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
		Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Select	Artesian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
NON-DECORATIVE AND OBSCURE GLASS	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Simulated-Divided-Light Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Wrought-Iron Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	



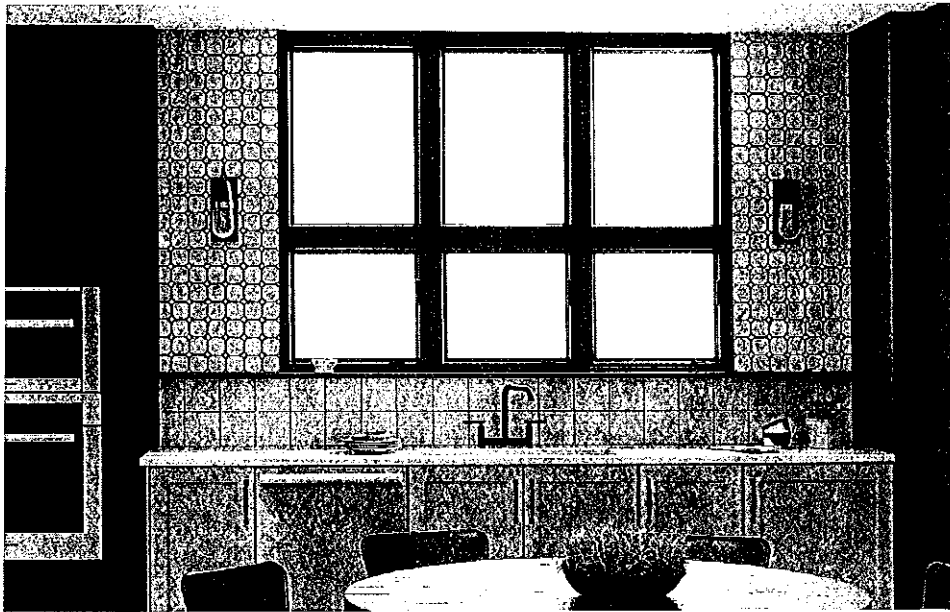
		Glass Panels																									
		1/2 Light								3-Panel Oval		3/4 Light		Center Arch Light		Craftsman Light											
Call Sizes	Height	6'8"	6'8"	6'8"	6'8"	7'0"	7'0"	8'0"	8'0"	8'0"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	
	Single Panel Width	26"	28"	2'10"	3'0"	2'8"	3'0"	2'8"	2'10"	3'0"	28"	2'10"	3'0"	28"	2'10"	3'0"	28"	2'10"	3'0"	28"	2'10"	3'0"	28"	2'10"	3'0"	28"	
	Double Panel Width	5'0"	5'4"	5'8"	6'0"	5'4"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	
Material	Mahogany-Grain		•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Oak-Grain																										
	Smooth	•	•	•	•						•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Steel		•	•	•																						
Decorative Glass	Statement	Verona									•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
		Rhythm		•	•	•	•			•	•	•					•	•	•	•	•	•	•	•	•	•	
	Select	Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Dwell		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella																									
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Artesian		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Non-Decorative Glass	Low-E		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Grilles-Between-the-Glass		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Simulated-Divided-Light-Grilles		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Blinds-Between-the-Glass		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Wrought Iron																										
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Visible Glass 1	Width	19-1/4"	21-1/8"			21-1/8"			14-11/16"	15-1/16"	21-1/8"	6-15/16"			20"												
	Height	35-1/4"	35-3/16"	35-1/8"			46-1/8"			38-7/8"	39-1/8"	46-1/8"	40-15/16"			13-7/8"											
Actual Glass 1v	Width	20"	22"			22"			15-13/16"			22"	8"			21-1/8"											
	Height	36"	36"			47"			39-7/8"			47"	42"			14-7/8"											
Panel Options																											
																											
		1/2 Light				3-Panel Oval				3/4 Light				Center Arch Light				Craftsman Light									

(1) Glass dimensions shown are for 1 (one) light only.



		Glass Panels															
		Deluxe 3-Panel Oval				European 3/4 Light				Fan Light		Full Light					
Call Sizes	Height	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'6"	6'6"	6'6"	6'6"	6'6"	6'6"
	Single Panel Width	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"
	Double Panel Width	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"
Material	Mahogany-Grain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Decorative Glass	Statement	Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Select	Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Artesian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Non-Decorative Glass	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Simulated-Divided-Light-Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Wrought Iron	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Visible Glass 1	Width	14-11/16"	21-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	20-15/16"	18-15/16"	20-15/16"	20-15/16"	20-15/16"
	Height	36-7/9"	46-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	62-15/16"	78-15/16"	78-15/16"	78-15/16"	78-15/16"
Actual Glass 1	Width	15-13/16"	22"	22"	20"	22"	20"	22"	20"	22"	20"	22"	22"	20"	22"	20"	22"
	Height	39-7/8"	47"	64"	64"	64"	64"	64"	64"	64"	64"	64"	64"	80"	80"	80"	80"
Panel Options																	

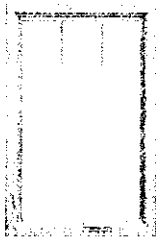
(1) Glass dimensions shown are for 1 (one) light only.



FIBERGLASS

Pella® Impervia™

\$\$\$



Pella Impervia
casement window

FEATURES

- Made with Pella's patented fiberglass material, Duracast™
- Exceptionally energy efficient and durable in extreme heat and cold
- Versatile design features and options to deliver any style

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.*



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING

PATIO DOOR STYLES



SLIDING

Pella



*In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Specialty shape windows are made from a non-Duracast fiberglass composite.

Colors & Finishes PELLA® IMPERVIA®

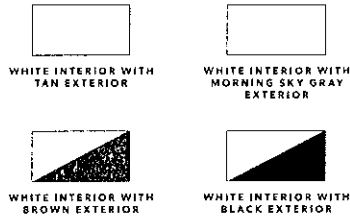
FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

SOLID-COLOR:



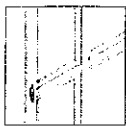
DUAL-COLOR FRAMES:



Grilles PELLA IMPERVIA

GRILLES

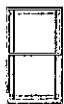
Grilles are color-matched to your window or patio door interior and exterior frame color.*



ALUMINUM GRILLES -
BETWEEN-THE-GLASS
3/4"

GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.†



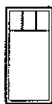
6-LITE PRAIRIE



9-LITE PRAIRIE



TRADITIONAL



TOP ROW



CUSTOM

* Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
† Grille patterns offered may vary per product. See specific product information for availability.

Window Hardware PELLA® IMPERVIA®

FOLD-AWAY CRANK

Folds neatly out of the way so it won't interfere with roomside window treatments.



FOLD-AWAY
CRANK

COLOR-MATCHED FINISHES:

WHITE

TAN

BROWN

MATTE
BLACK

MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

CAM-ACTION LOCK

Pella's cam-action locks pull the sashes on single- and double-hung windows against the weatherstripping for a tighter seal.



CAM-ACTION
LOCK

COLOR-MATCHED FINISHES:

WHITE

TAN

BROWN

MATTE
BLACK

MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

Patio Door Hardware

PELLA IMPERVIA™

SLIDING PATIO DOOR HANDLE

Open and close the door with one hand with a convenient thumbblock.



SLIDING PATIO
DOOR HANDLE

COLOR-MATCHED FINISHES:

WHITE	TAN	BROWN
MATTE BLACK	MORNING SKY GRAY	

ADDITIONAL FINISHES:

BRIGHT BRASS	OIL-RUBBED BRONZE
SATIN NICKEL	CHROME

FOOTBOLT

A footbolt comes standard on all sliding patio doors and holds the door open about three inches for ventilation.

Glass PELLA IMPERVIA

INSULSHIELD® LOW-E GLASS	Advanced Low-E insulating dual-pane glass with argon¹
	AdvancedComfort Low-E insulating dual-pane glass with argon¹
	NaturalSun Low-E insulating dual-pane glass with argon¹
	SunDefense™ Low-E insulating dual-pane glass with argon¹
ADDITIONAL GLASS OPTIONS	Clear insulating glass
	Tempered glass
	Laminated (non-impact-resistant)², tinted³ or obscure glass also available on select products
	STC (Sound Transmission Class)-improved dual-pane sound control glass⁴

Screens

FLAT	Conventional screens come standard. Optional InView™ screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.⁵
------	--

¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.
² For best performance, the laminated glass may be on the interior or exterior pane of the insulating glass, depending on the product.
³ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
⁴ Sound control glass consists of dissimilar glass thicknesses (3mm, 5mm).
⁵ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
⁶ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

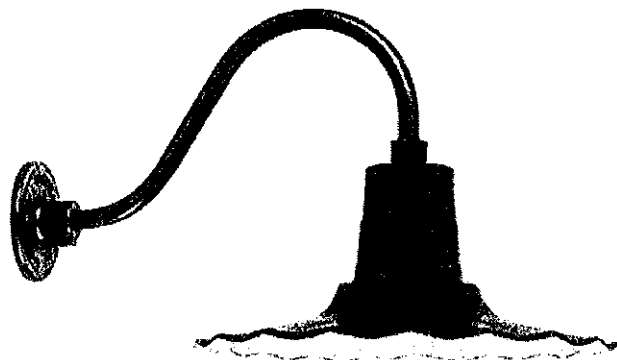
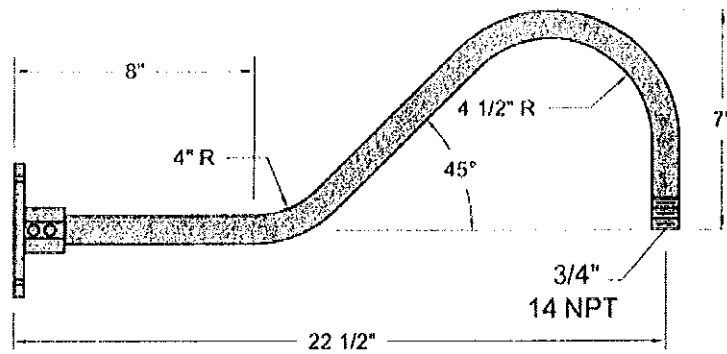
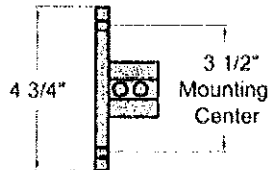
Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.
Pella® products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



HL-A





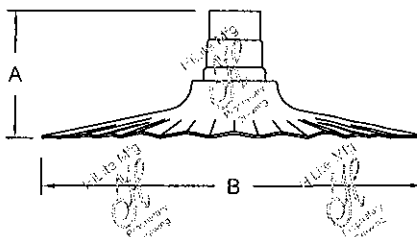
**HI-LITE MFG.
CO., INC.**
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Radial Shade Collection



Item Number	Height (A)	Width (B)
H-19008	6"	8"
H-19010	6"	10"
H-19112	7"	12"
H-19114	8"	14"
H-19116	8"	16"
H-19118	8"	18"
H-19120	8"	20"
H-19122	8"	22"
H-19124	8"	24"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-19008 (1)	Standard (2)	Mounting Options	Standard	CGU	Standard	Incandescent (7)	Ballast option not available for INC.	Incandescent
H-19010 (1)	91 (Black)	1/2"	91 (Black)	(Cast guard & glass)	91 (Black)	(Fixture is standard 100W or 200W. Do not specify.)		(Fixture is standard 120V. Do not specify.)
H-19112	93 (White)	3/4"	93 (White)		93 (White)			
H-19114	95 (Dk. Grn)		95 (Dk. Grn)	LCGU	95 (Dk. Grn)	CFL (4) (7)	RB (5)	CFL
H-19116	96 (Galv.)	For H-19008 and H-19010 only.	96 (Galv.)	(Large cast guard & glass)	96 (Galv.)	(Compact Fluorescent)	(Remote)	M
H-19118	BR47 (Rust)	CB7 (7' Blk Cord)	BR47 (Rust)		BR47 (Rust)	13/CFL	BCM	(Multi 120/277V)
H-19120	8K01, GN20.	CW7 (7' Wht Cord)		WGU		26/32/42/CFL	(Canopy Mount)	HID
H-19122	Upgraded Finishes.	CG7 (7' Gray Mesh Cord)	For all finishes see pages 344-348.	(Wire guard & glass)		26/CFL	PLB (6)	RB and BCM
H-19124	20, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 46, 49, 15, 16.	Cord Options (3)		LWGU		42/CFL	(Postline)	M (Multi 120/208/240/277V)
		CB8 (8' Blk Cord)		(Large wire guard & glass)		57/CFL	For specs see pages 341-343.	PLB
		CW8 (8' Wht Cord)						1 (120V)
		CG8 (8' Gray Mesh Cord)		ARN				2 (277V)
		Custom Cord Options (3)		(Acorn globe)		DMB		
		CB (Black)		LARN		(Dimmable Ballast for CFL. Add to Part No.)		
		CW (White)		(Large acorn globe)		HID (4)		
		CG (Gray Mesh)		SK		(High Intensity Discharge)		
		Specify length.		FX		MH (4) (7)		
		Stem Options (Stem 1/2")		(Flexible tubing for cord mounted fixture only)		35/MH		
		ST		For specs and glass color see pages 321-344.		50/MH		
		Specify length and canopy.				70/MH		
		HSC (Canopy)				100/MH		
		SMC (Canopy)				150/MH		
		Flush Mount Options				HPS (4) (7)		
		FHSC				(High Pressure Sodium)		
		FSMC				50/HPS		
		Arm Options				70/HPS		
		B-1 HL-K				100/HPS		
		HL-A HL-U				150/HPS		
		HL-H P-1				LED		
		HL-C P-3				20W	LED	See specifications for complete part number.
		HL-D				30W	See specifications for complete part number.	See specifications for complete part number.
		For all arms and specs see pages 321-344						

H-19112 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- (1) H-19008 and H-19010 available for 100W Max INC and not available with glass enclosures.
- (2) For interior finish of fixture refer to color chart on pages 344-348.
- (3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- (4) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are 100W INC, 32W CFL and 100W HID.
Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (5) (RB) Remote Ballast not available for Fluorescent Lamping.
- (6) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- (7) Socket Bases: INC and HID are medium base, CFL are GX24Q.

Suitable for wet location.
(Except when cord mounted)

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Planner

Date: 12, May 2023

Re: 27 S Harrison Street

On May 9th, 2023, it was brought to the staff's attention that the window sills and trim at 27 S Harrison Street may have been improperly altered. The original wooden trim was removed from all of the windows (with the exception of the bay window) and replaced with smooth PVC trim and sills. At the September 26, 2022 Historic District meeting, the property owner proposed replacing the existing window trim with 5 quarter by 4 PVC trim and a new PVC sill. This scope of work was modified during the meeting by the applicant, and approval was granted under the understanding that the existing trim would remain. West and Callahan were brought in to preform work on the window trim and were provided with a copy of the COA from this meeting that listed the proposed and approved scope of work. On this COA, both the proposed PVC trim and the modification requiring the existing trim to remain were listed. The contractors saw that the 5 quarter by 4 PVC window trim and sills were listed on the certificate of appropriateness and subsequently installed the trim on one window on the side elevation of the building. Staff was then called by the contractor to inspect the work to see if it conformed to the issued COA. Staff saw the same line on the COA that states "proposal is for a new PVC sill for the windows along with 5 quarter by 4 PVC trim" And informed the contractor that the work appeared to be in accordance with the COA. The contractor subsequently replaced all of the window trim with PVC and installed PVC sills.

The Commission is now tasked with determining whether the PVC trim and sills can remain as installed or if the trim must be removed and installed to its original condition. The HDC's approval of the application with the understanding that the existing window and door trim would remain is clearly reflected in the meeting recording when the homeowner verbally amended their application. Staff proposes that the HDC allow the PVC trim and sills to remain on side and rear elevations and require the contractor to restore the front window trims to their original condition.



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

Meeting Date: 9/26/2022
Application Number: 2022-0760
Location: 27 S Harrison Street
Applicant: Katherine and Kyle Bounds
Request: Renovation

Kate and Kyle Bounds were present on behalf of the renovations for 27 S Harrison Street, a contributing building in the Historic District.

Items discussed:

- replace shingles (replacing deteriorating cedar shake with hardy shake)
 - current siding is woven, not sure if hardy can do the same:
 - a corner board is being proposed in the application. It seems that you can do woven corners with hardy.
 - current shingles are very close to grade, with the hardy there will be the necessity for a pvc skirtboard.
 - proposal is for a new pvc sill for the windows along with 5 quarter by 4 pvc trim.
- same shutters will be used.
- roofing will be standing seam (replacing cedar shake).
 - 1 3/4 rib on the standing seam is being proposed, HDC max is 1 1/2 rib
- Sign: existing bracket will be used. bottom of sign will be 8 feet off the sidewalk.
- Fence (picket) is going on the side between front facade and neighbors' property, material is wood, height is 6 feet.

Modifications:

- the window and door trim will remain.
- the rib height on the standing seam roof will be no more than 1 1/2 inches.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian and carried 6 - 0, application 2022-760 was approved.

Historic District Guideline References:

31, 70, 72, 76, 77, 78, 79, 91

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson
Representative, Historic District Commission

10/11/2022
Date









Flashing Tape

Flashing Tape

Flashing Tape

Flashing Tape



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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 514 and 516 Goldsborough Street

Application Number: 2023-939

Request: Gutter and Facia Replacement

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

In early May, the Planning and Zoning Department was alerted by an anonymous tip that work was being done on the front porch of this property without a certificate of appropriateness. The Building Inspection Department preformed a site visit and directed the contractor to stop work until a COA was obtained. This same property was issued a stop work order on February 6, 2023 for working on the front porch without a building permit or a COA. That application came before the Commission in March but was later withdrawn and the handrail was removed. The applicant is now proposing to replace the existing gutter in-kind with a new K-style gutter and replace the existing wooden facia with a new smooth PVC facia.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements.

- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Analysis – Given that this is a contributing structure to the Historic District, this porch should be held to a higher standard than side and rear porches. The proposed PVC facia is not consistent with Guideline 65b and the Commission may request that the facia be replaced with wood instead of PVC.



Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

Analysis – The applicant is proposing to replace the existing K-Style gutters with an in-kind replacement. Guideline 73b gives preference to half-round style gutters for buildings within the Historic District.

STAFF RECOMENDATION:

Staff supports a HDC **continuation** of this application. Given that this is a contributing structure, wood should be used for all porch details including fascia. The current proposal for PVC is not consistent with Guideline 65b. The Commission may also request that half-round style gutters be used instead of K-Style.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** this application and request the applicant revise their application to use wooden fascia.

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101001043		514 GOLDSBOROUGH ST		TAYLOR, NORRIS E			
YEAR BUILT		PHYSICAL CONDITION					
1900*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
				REAR 2 STORY BLOCK			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
DOORS ARE REPLACEMENTS. EXTERIOR WALL SHINGLES DETERIORATING. 2/2 WINDOWS SURVIVE AT #514 BUT REPLACED AT #518. ALSO INCLUDES ADDRESS #518 GOLDSBOROUGH ST.							



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

Application #: 2023-939
Date Received: 05/04/2023
Fee Paid: \$75.00
HDC Meeting Date: 05/22/2023
Date Property Posted: 05/15/2023

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 374-376 GOLDBOURG ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TGLLC JEFF Goodman
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Town & County Roofing Frank Saulsbury
 TELEPHONE NO. 410 253-6050 EMAIL townandcountyroofing@goeaston.net

Description of Proposal (include additional sheets, as necessary)

REMOVAL OF EXISTING GUTTER on FRONT PORCH
REMOVE OLD PINE BOARDS
INSTALL PVC PINE BOARDS (SMOOTH)
INSTALL NEW 6" GUTTER OR 5" K-STYLE TBD
EXTERIOR LIGHTS THAT COME OFF GOES BACK IN SAME.

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

Frank Saulsbury
5/4/23
FRANK SAULSBURY

RECEIVED

MAY 04 2023

TOWN OF EASTON

Revised 4.4.2022







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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 24 N Harrison Street

Application Number: 2023-935

Request: Roof and trim replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace the deteriorated cedar shingles on the lower-level front roof in-kind. The existing soffits, fascia, and trim will be replaced with new materials with identical profiles to the existing. The flat boards under the lower-level front roof will be replaced with Borel. This is a contributing structure to the Historic District.

This property recently received an administrative certificate of appropriateness to replace the existing flat membrane roof on the rear façade of the structure. It should be noted that the Historic District Survey mentions that **the existing first floor façade and front porch are modern alterations and the porch hood is not original.**

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

c. It is appropriate to remove enclosures to reveal original porch and details.

Analysis – Given that the Historic District Survey states an enclosed front porch was added to the original structure, removing this enclosure may be appropriate.

Guideline 65. Make Sensitive Replacements

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.



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

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Analysis – Given that this is a contributing structure to the Historic District, this porch should be held to a higher standard than side and rear porches. Any detailing on the front porch should be done with wood. Currently, Boral is being proposed for the canopy roof. These boards should be wood unless it can be documented that Boral or another modern material was previously used.

Guideline 70. Roof Material

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

Analysis – The proposed roofing material matches the existing material in style and material.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. Given that the front porch and roof are modern alterations, the proposed materials and style may be appropriate.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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



TAX ID		ADDRESS		OWNER NAME			
2101017071		22 N HARRISON ST		HARRISON STREET PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK REVIVAL W/ LATER COLONIAL DETAILS.				REAR ELL + FRONT MAY BE 2 BLDG EPISODES AS WELL			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MUCH MODERNIZED. ALTERATIONS INCLUDE ENCLOSURE OF FRONT PORCH + RECONFIGURATION OF 1ST FLOOR FAÇADE. PENT + PORCH HOOD NOT ORIGINAL 2/2 + 6/6 WOOD WINDOWS IN UPPER STORY.							



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

RECEIVED

MAY 02 2023

TOWN OF EASTON

Application #: 2023-935
Date Received: 05/02/2023
Fee Paid: \$75.00
HDC Meeting Date: 05/22/2023
Date Property Posted: 05/15/2023

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

24 N. Harrison St. Easton

☐ Contributing

☐ Non-Contributing

YEAR BUILT: _____

NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME

Darren Korhas

TELEPHONE NO.

410) 253-2402

EMAIL

darren@thinkmakebuild.com

Applicant or Agent

NAME

Dana Preister

TELEPHONE NO.

202) 322-5045

EMAIL

dpreister@thinkmakebuild.com

Description of Proposal (include additional sheets, as necessary)

replace soffits, fascia & trim on upper roof eave front
Replace cedar shake shingles on lower level front roof
Replace trim and as needed on lower entry
portico
prep. prime paint same

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

[Signature]
May 2, 2023
Dana Preister

Revised 4.4.2022









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Washington Home Mortgage

Washington Home Mortgage

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Washington
Home Mortgage







Washington
Home Mortgage





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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 1-7 N Harrison Street

Application Number: 2023-940

Request: Rooftop Addition

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to construct a third story addition over a portion of the structure located at 1-7 N Harrison Street. The proposed scope of work includes removing the existing brick parapet and roofing and constructing a third story addition. The proposed addition will match the roof height of the existing structure to the north and will use cementitious siding and trim, Marvin Ultimate windows, and a standing seam metal roof. A new door will also be added to the rear elevation for egress. This is a contributing structure to the Historic District.

Historic District Guidelines:

Guideline 102. Rooftop Additions

- a. Although it is possible to add additional stories to historic buildings, it is frequently difficult to avoid adversely impacting the building's historic character. Where possible, rear additions are usually preferable.
- b. Rooftop additions should be set back from the front façade to limit their visibility from the street and allow the historic mass to read as intended by its design.
- c. Rooftop additions should use similar roof forms to the original building.
- d. Rooftop additions should be placed to avoid removal or alteration of character-defining features, such as parapets and other roof-top features.

Analysis – A rear addition on this structure (as preferred by Guideline 102a) does not appear to be possible for this property due to the building directly abutting 33 E Dover Street. The



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

proposed roof top addition is not setback from the existing front façade as suggested by Guideline 102b and the construction involves removal of the existing brick parapet.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

Analysis – The proposed cementitious siding material may be appropriate based on Guideline 103b if the Commission finds that it is compatible with surrounding buildings.

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.

Analysis - The proposed addition utilizes a cementitious parapet wall that matches the third story parapet on the existing structure.

Guideline 126. Arrangement

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.



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

- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

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

Analysis – The proposed windows arrangement and layout are consistent with the windows found on the northern structures third story. The spacing of these windows matches the windows on the existing second story.

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application. The proposed rooftop addition is not setback from the front façade as encouraged by Guideline 102. The Commission may request that the applicant look into the feasibility of setting the addition back from the front façade and retaining the existing parapet wall.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application and request that the applicant explore the feasibility of setting the rooftop addition back from the front façade and retaining the parapet wall.

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009419		1 N HARRISON ST		EASTON FLATS LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				YES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
CORNER ENTRANCE + 1ST FLOOR COMMERCIAL WINDOWS ARE APPLIED TO A MUCH OLDER BUILDING. HARRISON ST. SIDE BUILT WITH FLEMISH BOND BRICK.							

RECEIVED

MAY 08 2023



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

TOWN OF EASTON

Application #:	23-940
Date Received:	05/08/2023
Fee Paid:	\$ 200.00
HDC Meeting Date:	05/22/23
Date Property Posted:	05/15/23

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 1-7 N. HARRISON ST., EASTON, MD
☒ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ONE NORTH HARRISON, LLC
 TELEPHONE NO. 410-419-4423 EMAIL DWALKER@MPSHAW.COM

Applicant or Agent

NAME JOSHUA START / C.M. DAYTON ARCHITECT, P.A.
 TELEPHONE NO. 410-822-3130 EMAIL JOSH@CDAYTONARCHITECT.COM
 Description of Proposal (include additional sheets, as necessary) STAFF@CDAYTONARCHITECT.COM

PROPOSE TO ADD AN ADDITION TO THE 3RD STORY.
(MATERIALS MUST MEET NON-COMBUSTIBLE REQUIREMENTS)
THIS ADDITION IS NECESSARY TO PROVIDE A
REQUIRED SECOND MEANS OF EGRESS FROM
BOTH 2ND & 3RD FLOORS IN ORDER TO BE
CODE COMPLIANT - REQUESTING PRELIMINARY CONCEPT
REVIEW

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

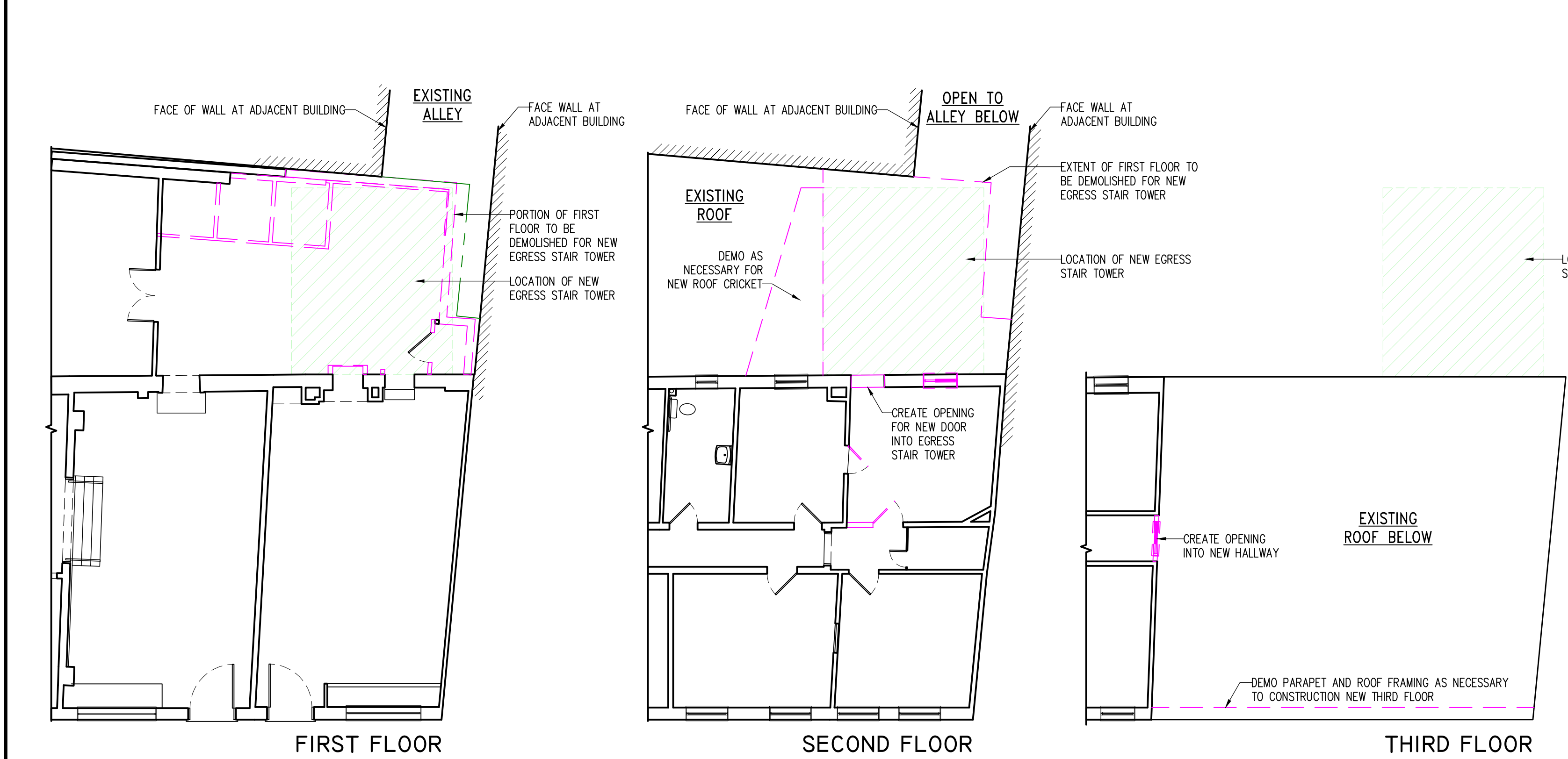
Printed Name of Applicant or Agent

JOSHUA START
5/8/2023
JOSHUA START

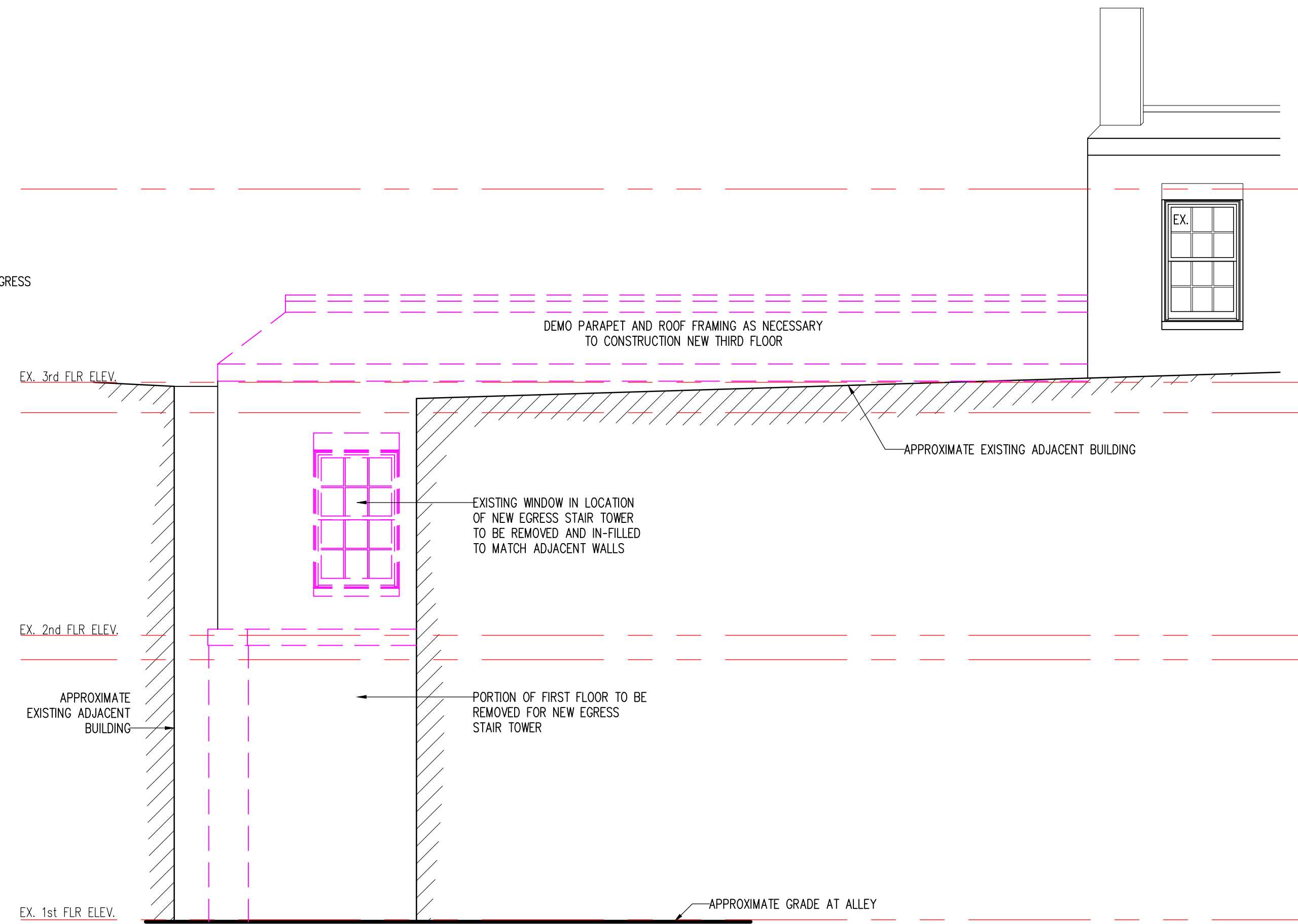
Revised 4.4.2022



1
1/4"=1'-0"



3
1/8"=1'-0"



2
1/4"=1'-0"



1 EX. EXTERIOR IMAGE
NOT TO SCALE



2 EX. EXTERIOR IMAGE
NOT TO SCALE



3 EX. EXTERIOR IMAGE
NOT TO SCALE



4 EX. EXTERIOR IMAGE
NOT TO SCALE



5 EX. EXTERIOR IMAGE
NOT TO SCALE



6 EX. EXTERIOR IMAGE
NOT TO SCALE



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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 113 N Washington Street (Harrison's Florist Building)

Application Number: 2023-941

Request: Exterior Renovations

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to remove an existing door from the front façade to reopen the historic alley connecting Washington Street to the rear of the building. On the rear elevations (which are not visible from Washington Street) the applicant is proposing to replace the existing windows with new Marvin Ultimate double hung windows. On the south elevation, the applicant proposed to remove the existing door and shift the door towards the rear of the structure. Finally, the applicant proposed demolishing the rear stair and enclosure to reopen the historic alley and constructing a new addition with cementitious siding.

This is a contributing structure to the Historic District and is listed on the Maryland Register of Historic Places. The Maryland Registry states that this is one of the earliest remaining buildings in the Town of Easton and was built in 1795 by Joseph Haskins. The survey also mentions the alley access being located underneath the chimneys above. However, both photos provided in the Maryland Registry show a door being located in this location.

Historic District Guidelines:

Guideline 129. Partial Demolition & 2.9 Demolition Review Procedures

- a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.
- b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.



Demolition Review Procedure

1. **Application and Notice** - Those seeking to demolish any structure in the historic district must first complete an application for demolition. Once this application is received and complete, the Commission will schedule the first of two mandatory hearings for contributing structures and one hearing for non-contributing structures. Incomplete applications will delay any hearing scheduling.

The Commission will use the National Register Criteria for Evaluation and information collected to determine if the property is a contributing structure to the district. During this time period, the applicant is required to post a sign on the property alerting the community to the application for demolition. The Town may send notices of the application to neighboring property owners and community organizations as it sees fit.
2. **Structural Analysis** - The Commission will require a structural report from a licensed structural engineer (at the applicant's expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.
3. **Replacement Plans** - The Commission will only hear applications for demolition that contain plans and elevations for the replacement structure, a site plan, a detailed landscape plan (with plant materials and quantities listed) or other tangible plan for the property after demolition of the existing structure. The Commission will render its decision on each portion of the application; however, the demolition will only be approved after all plans have received final approval. An application for demolition without replacement plans for the property will be deemed incomplete.
4. **Historic Research** - Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the 1980 Easton National Register Historic District Map, which lists all structures in the Historic District. The applicant is expected to submit conducted historical research on the building proposed for demolition. Without this information, the application may be deemed incomplete. The Commission may also



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

require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

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

- a. having character, interest or value and contributes to Easton's heritage;
- b. represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;
- c. reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
- d. demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- e. represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- f. provides certain historic or scenic value significant to the area.

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

If the Commission has found the structure to be a non-contributing, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has found the structure to be contributing, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

Analysis – On August 22nd 2018, the HDC approved a demolition request for the rear addition of this property. That submittal included a letter from a structural engineer evaluating the condition of the rear addition that identified three issues with the addition. That report recommended



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

demolition of the building in lieu of reconstruction. The demolition proposed in this application is more modest than that previously approved and involves a much smaller replacement structure. If the Commission finds that this rear addition is contributing, it should take two meetings to approve the demolition. If the Commission finds that the addition is non-contributing, it may approve the demolition and replacement plans in one meeting.

Guideline 100. Rear Additions

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

Analysis – The proposed addition is not visible from Washington Street and will be lower in height compared to the existing structure.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

Analysis – The proposed cementitious siding may be appropriate for a rear addition per Guideline 106b.

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application. While the proposed new construction may be appropriate, staff recommends that the application be continued to the first meeting in June due to the proposed demolition of a structure listed on the Maryland Register of Historic Places.

DRAFT MOTIONS:



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

1. I move that the Historic District Commission **continue** the application to the June 12th meeting.

OR

2. I move that the Historic District Commission approve the application as submitted based on the finding that the rear addition is a non-contributing structure.

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101024779		113 N WASHINGTON ST		WASHINGTON STREET PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1795*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-23	Y	
NOTES							
1ST FLOOR OF FAÇADE RECONFIGURED FOR COMMERCIAL PURPOSES IN A UNSYMPATHETIC MANNER							



RECEIVED

MAY 08 2023

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

Application #: **23-941**
Date Received: **05/08/23**
Fee Paid: **\$200.00**
HDC Meeting Date: **05/22/23**
Date Property Posted: **05/15/23**

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS **113 N WASHINGTON ST.**
☒ Contributing ☐ Non-Contributing YEAR BUILT: **1800s** NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME **WASHINGTON ST. PROPERTIES LLC**
TELEPHONE NO. **410-770-8903** EMAIL **kline@beowulfenergy.com**

Applicant or Agent

NAME **CHRISTINE M. DAYTON ARCHITECT, P.A.**
TELEPHONE NO. **410-822-3130** x106 EMAIL **josh@cdaytonarchitect.com**
staff@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

THE PROPOSED WORK WILL REMOVE THE EXISTING WOOD FRAMED STAIR TO THE SECOND FLOOR AND RE-OPEN THE HISTORIC ALLEYWAY TO WASHINGTON STREET. A NEW CODE COMPLIANT EGRESS STAIR WILL BE CONSTRUCTED, WHICH WILL BE CLAD IN CEMENTITIOUS SIDING & HAVE A LOW-SLOPE MEMBRANE ROOF. EXISTING WINDOWS IN THE ELL WILL BE REPLACED.

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

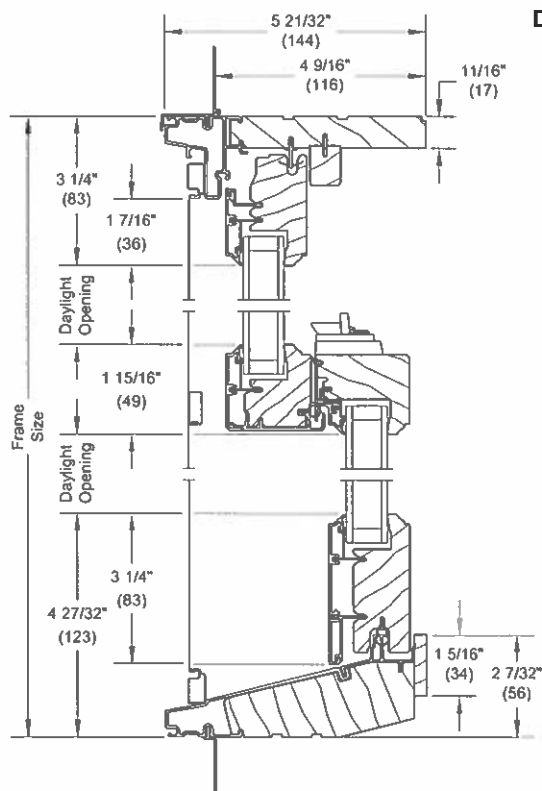
Printed Name of Applicant or Agent

Joshua Startt
2023-05-09
JOSHUA STARTT, ARCHITECT/AGENT

Revised 4.4.2022

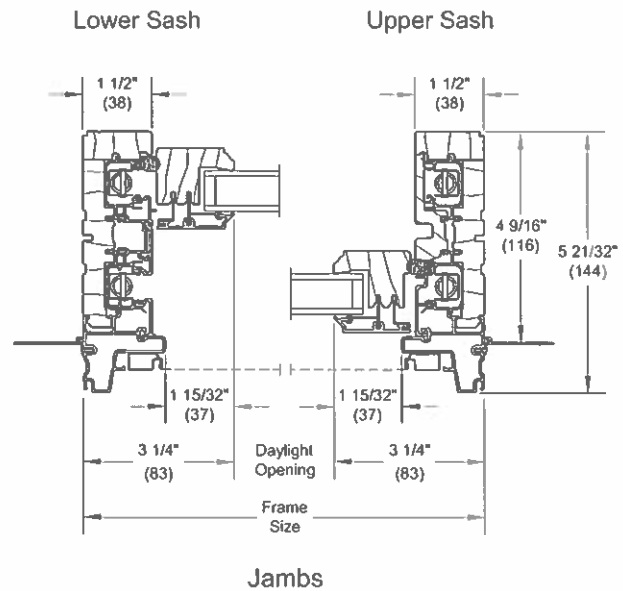
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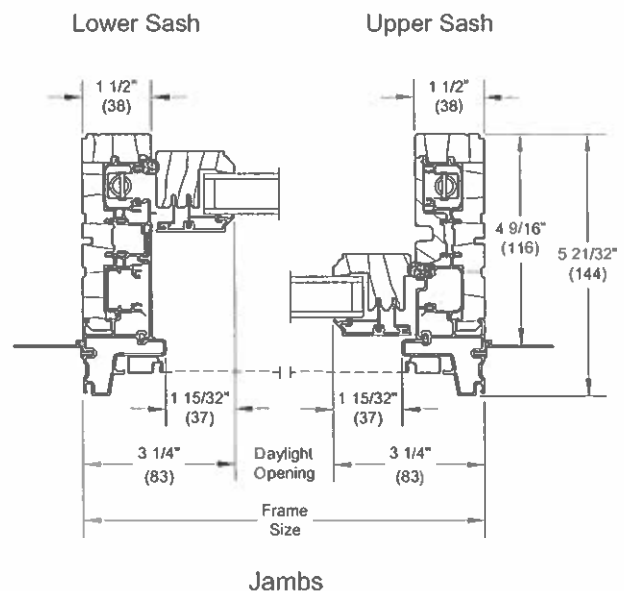
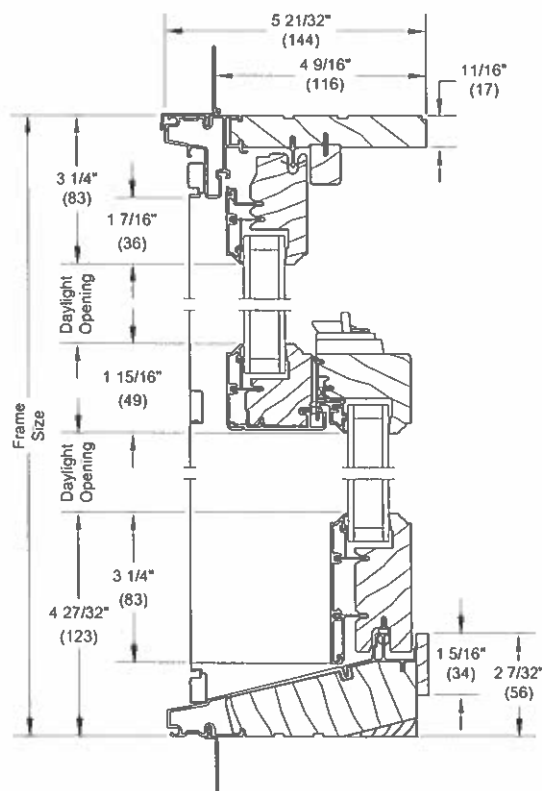


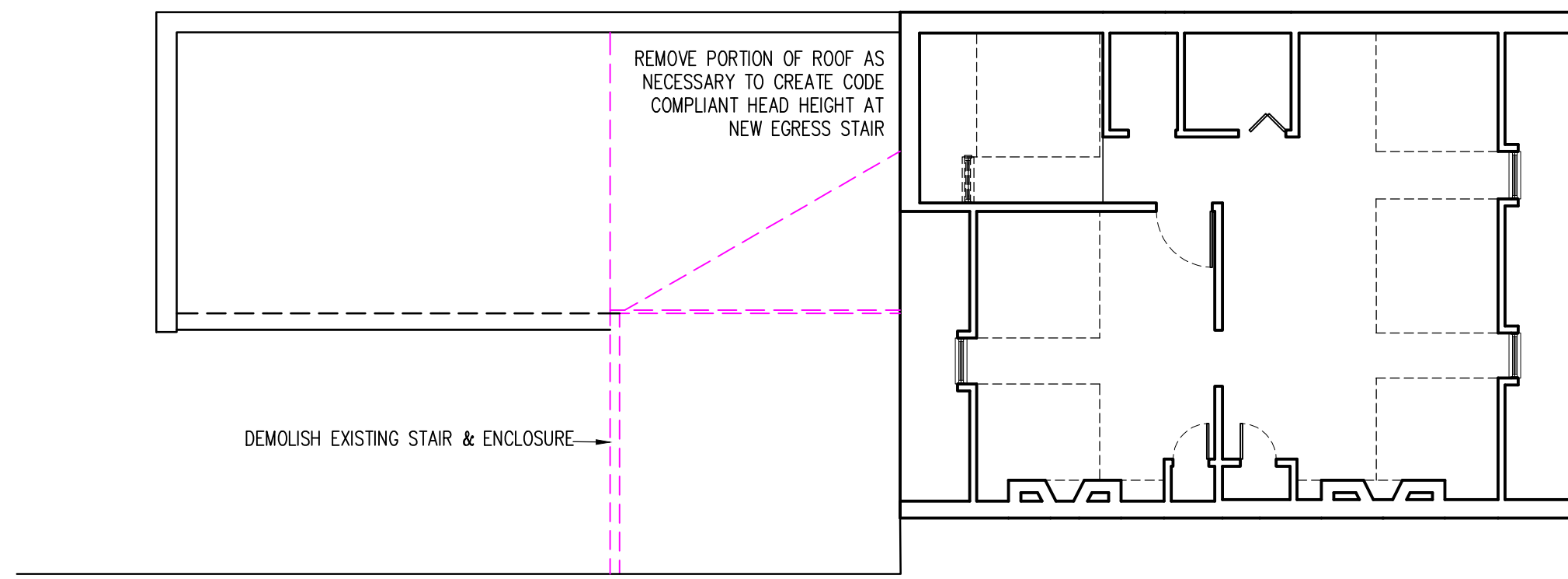
Head Jamb and Sill

Double Hung

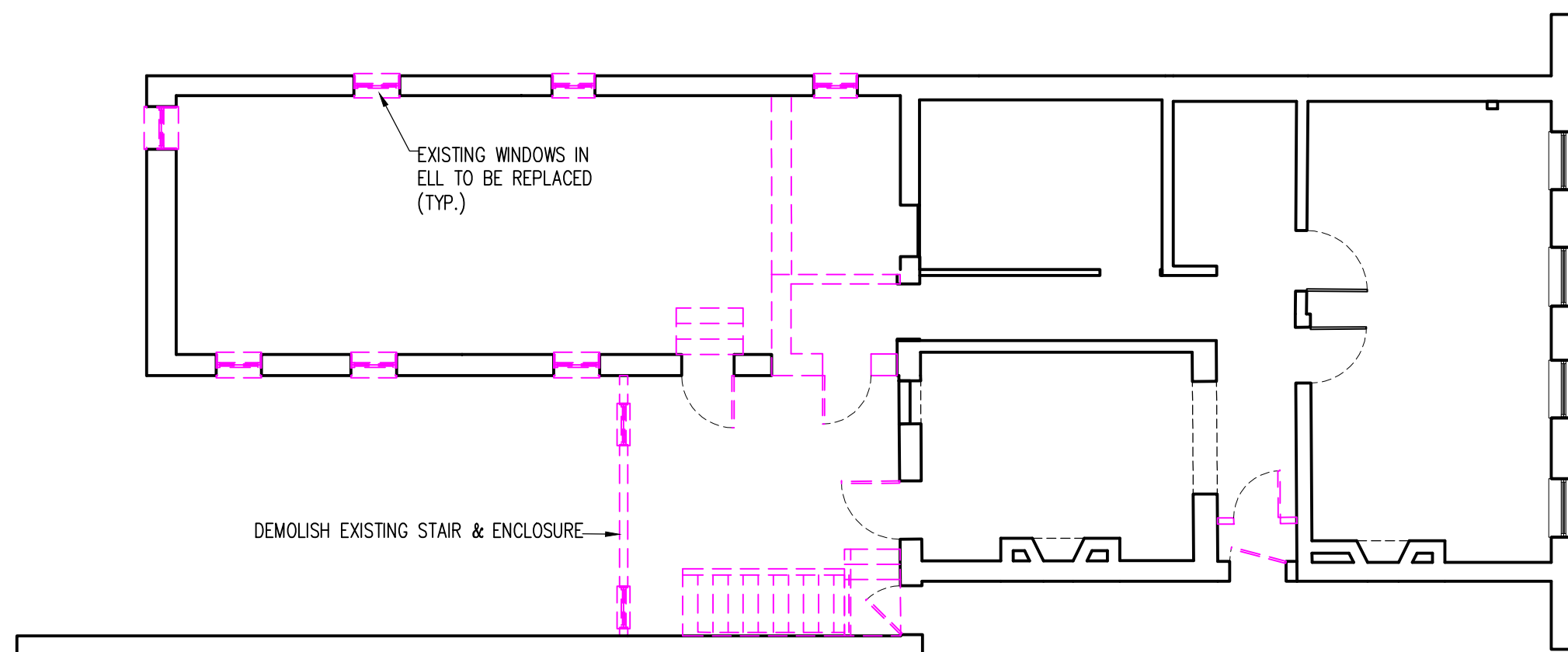


Single Hung

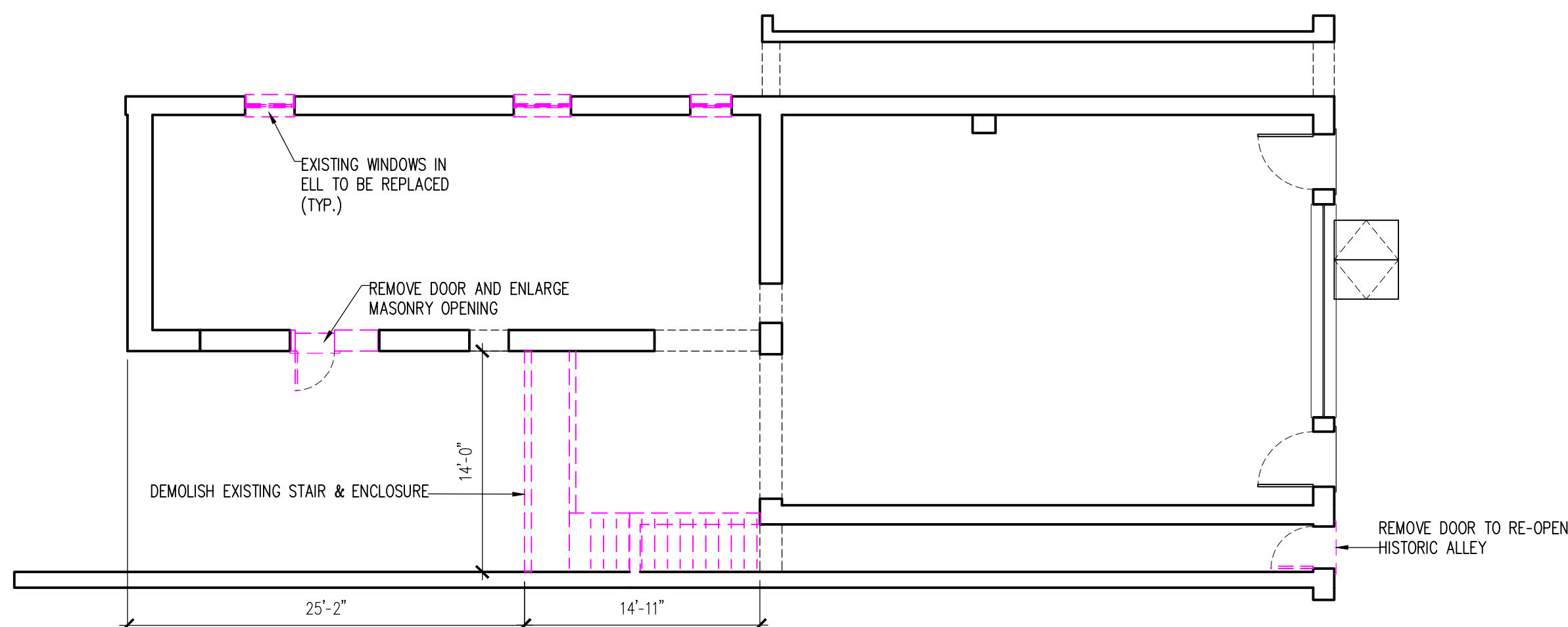




7 EXISTING THIRD FLOOR PLAN
1/8"=1'-0"



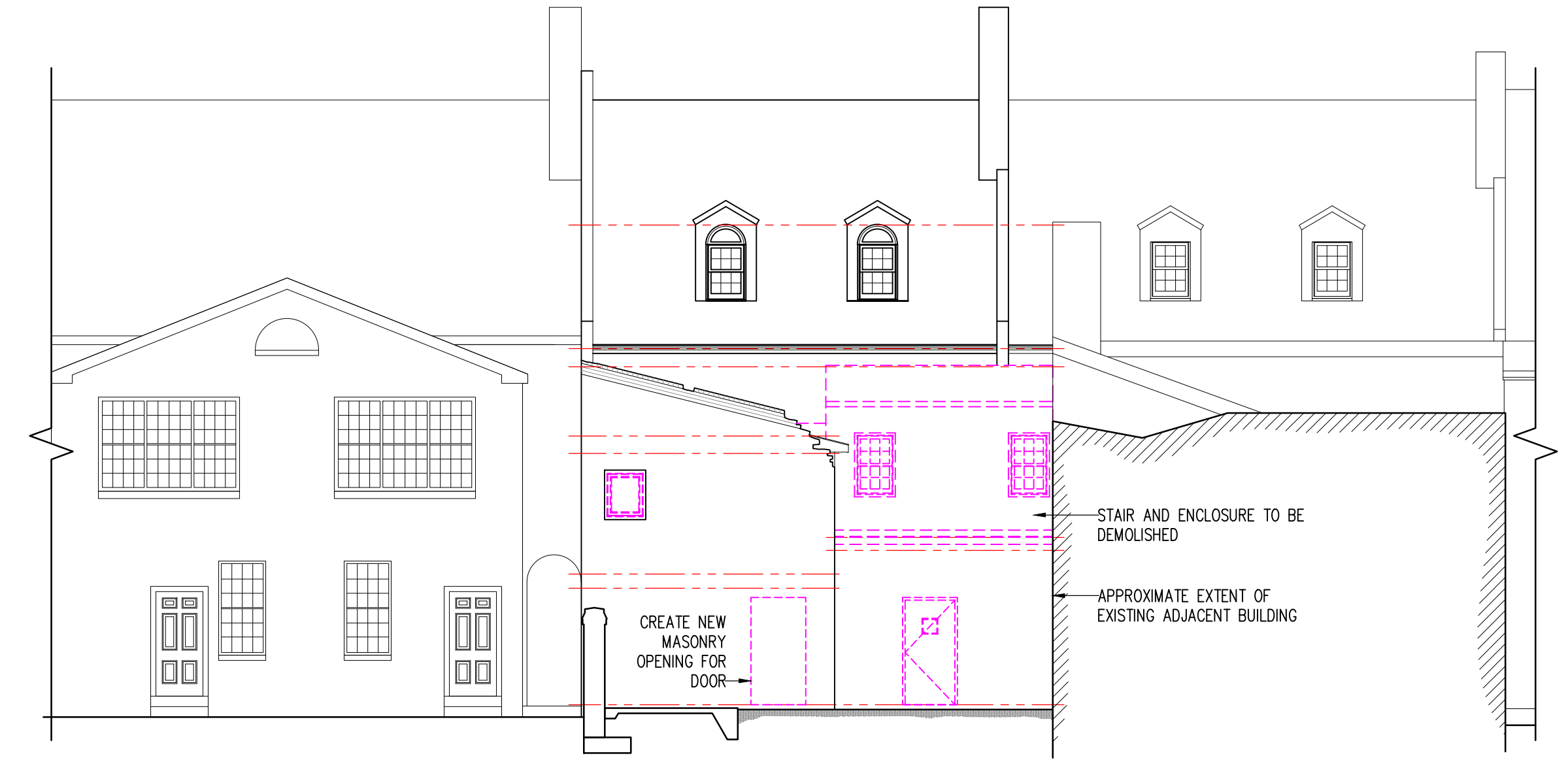
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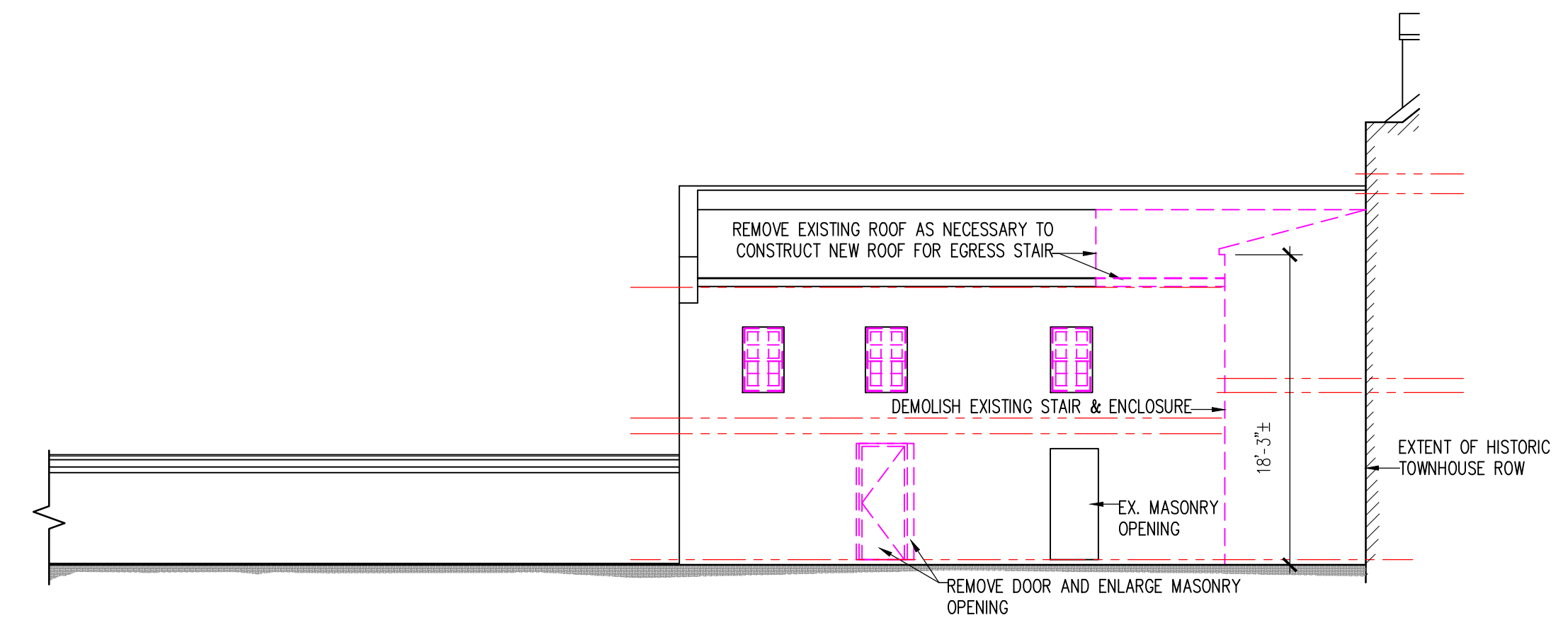
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1/8"=1'-0"



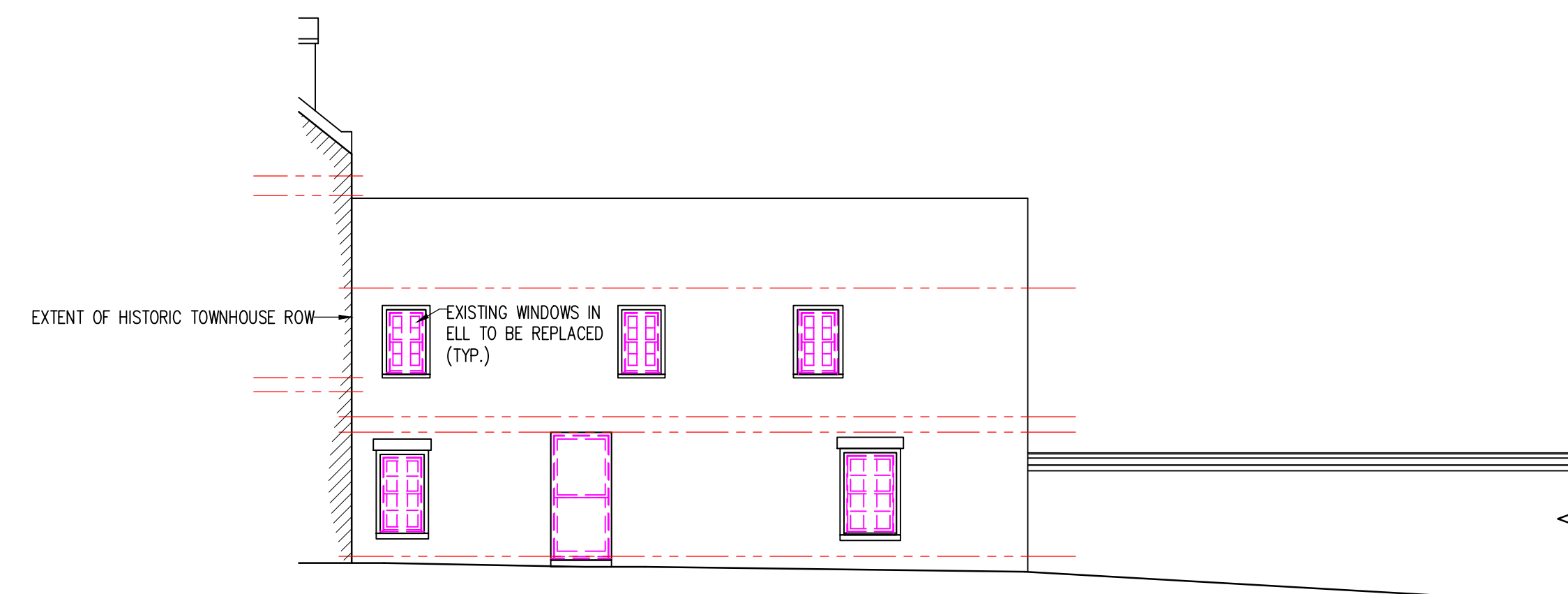
2 EX. FRONT (EAST) ELEV.
1/8"=1'-0"



1 EXISTING REAR (WEST) ELEVATION
1/8"=1'-0"



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



4 EXISTING SIDE (NORTH) ELEVATION
1/8"=1'-0"

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

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #9566 EXPIRATION DATE 6/21/25

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD
EXISTING CONDITIONS

SCALE:
1/8"=1'-0"
DATE:
08 MAY 2023
SHEET 1 OF 2



1 EX. EXTERIOR IMAGE
NOT TO SCALE



2 EX. EXTERIOR IMAGE
NOT TO SCALE



3 EX. EXTERIOR IMAGE
NOT TO SCALE



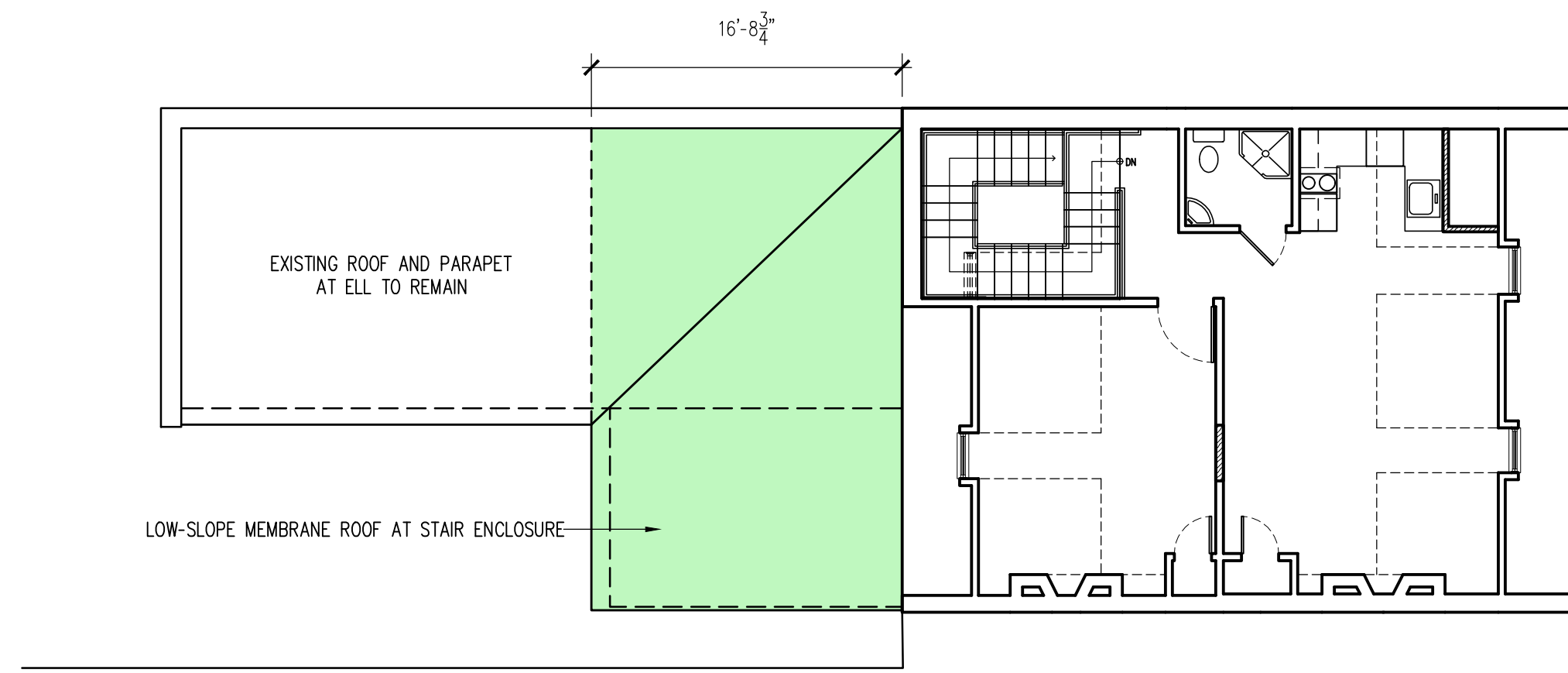
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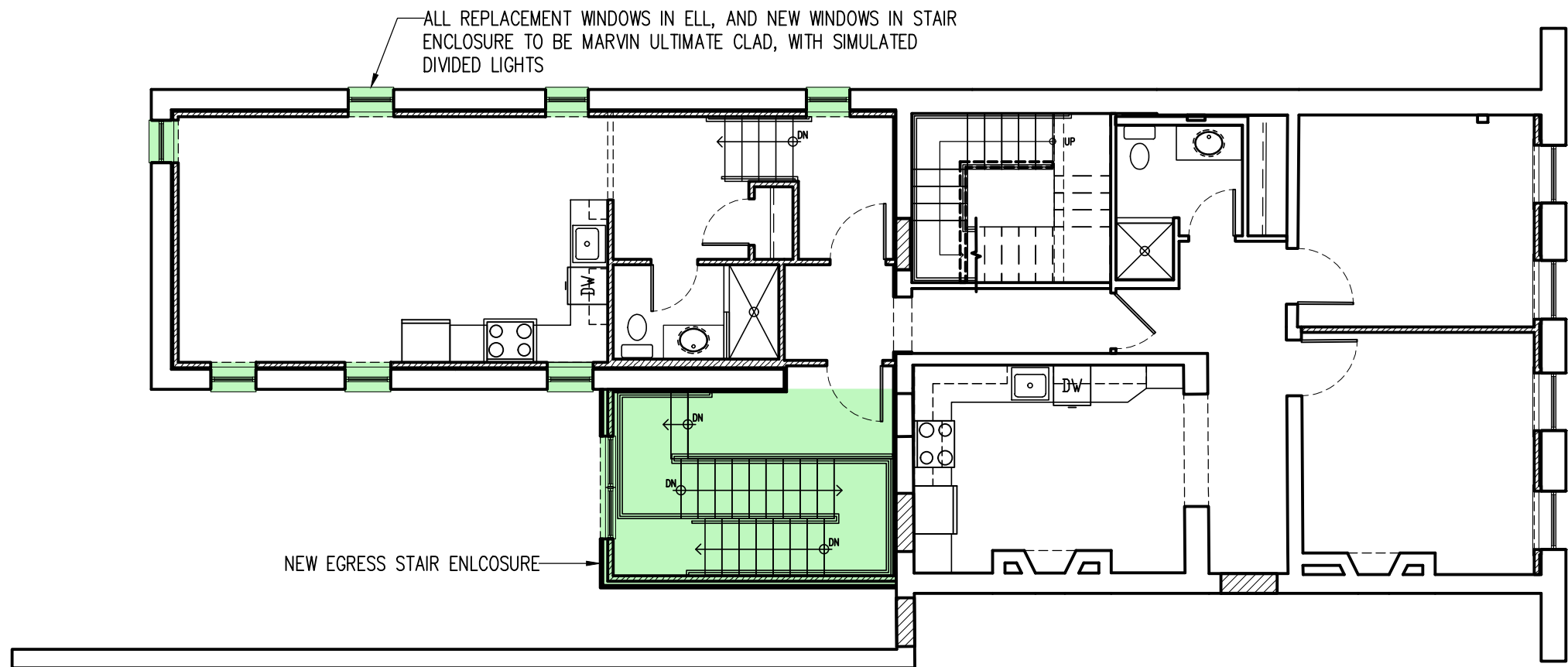
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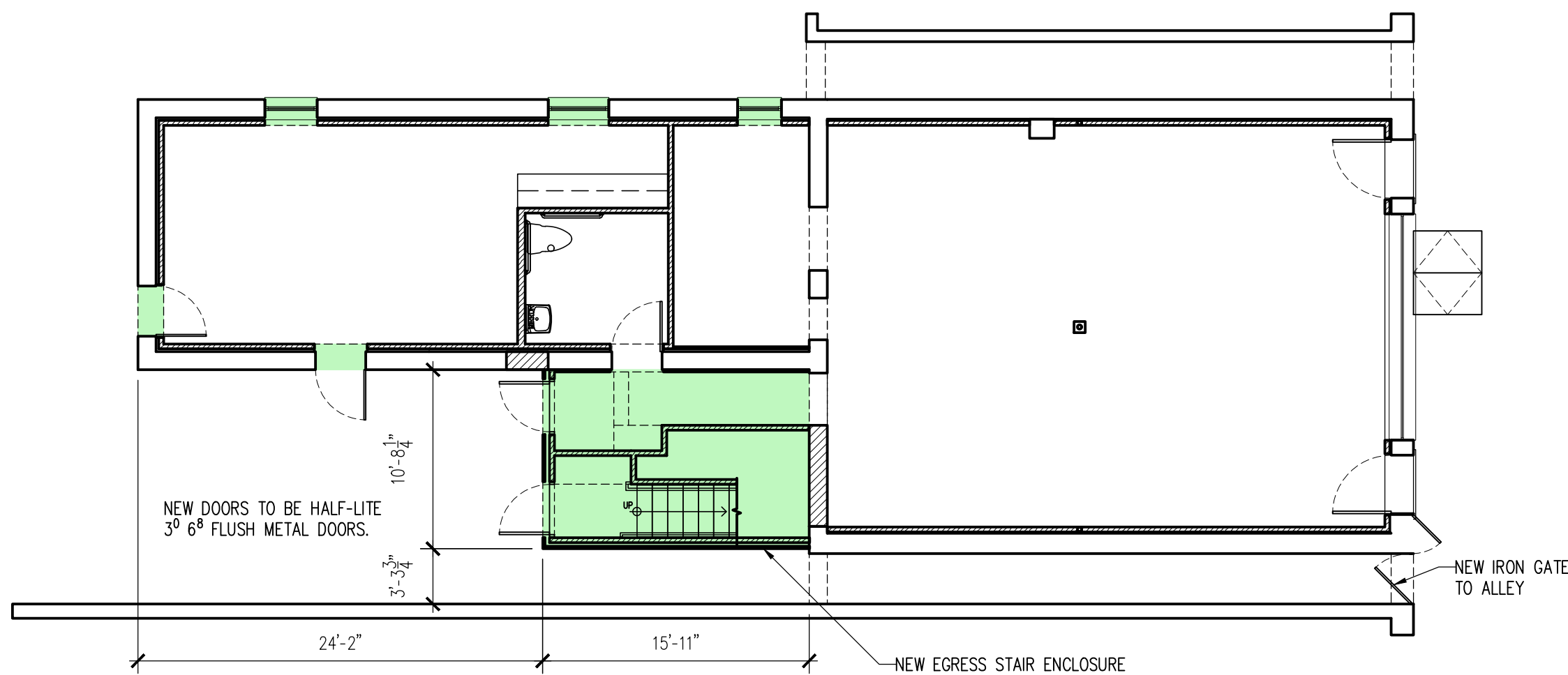
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7 PROPOSED THIRD FLOOR PLAN
1/8"=1'-0"



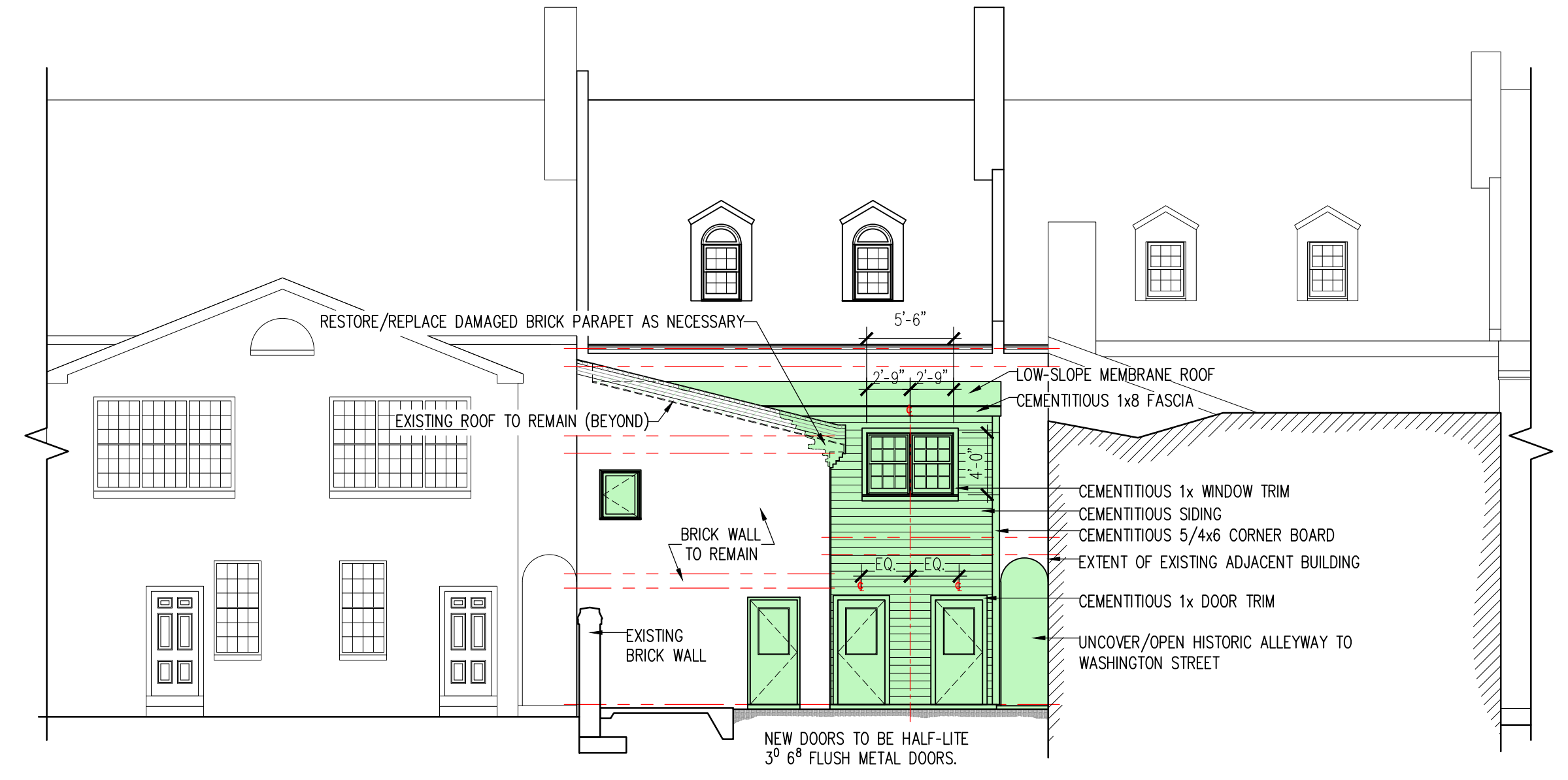
6 PROPOSED SECOND FLOOR PLAN
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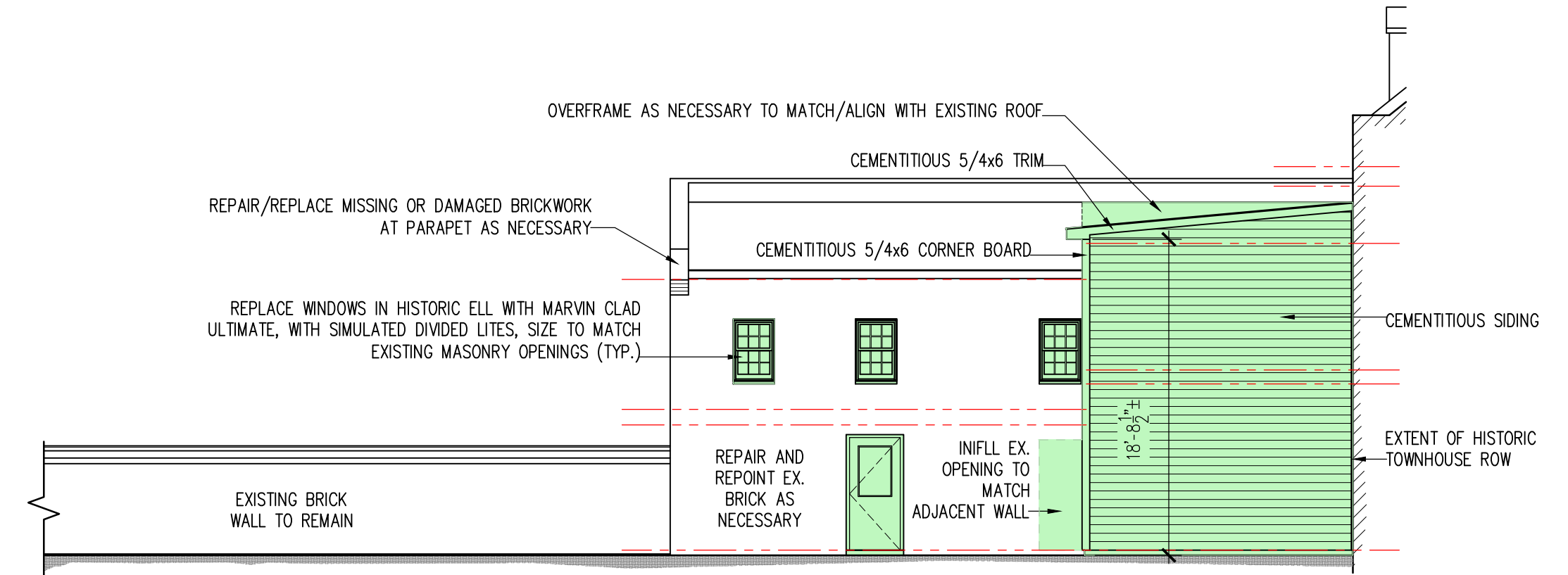
5 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"



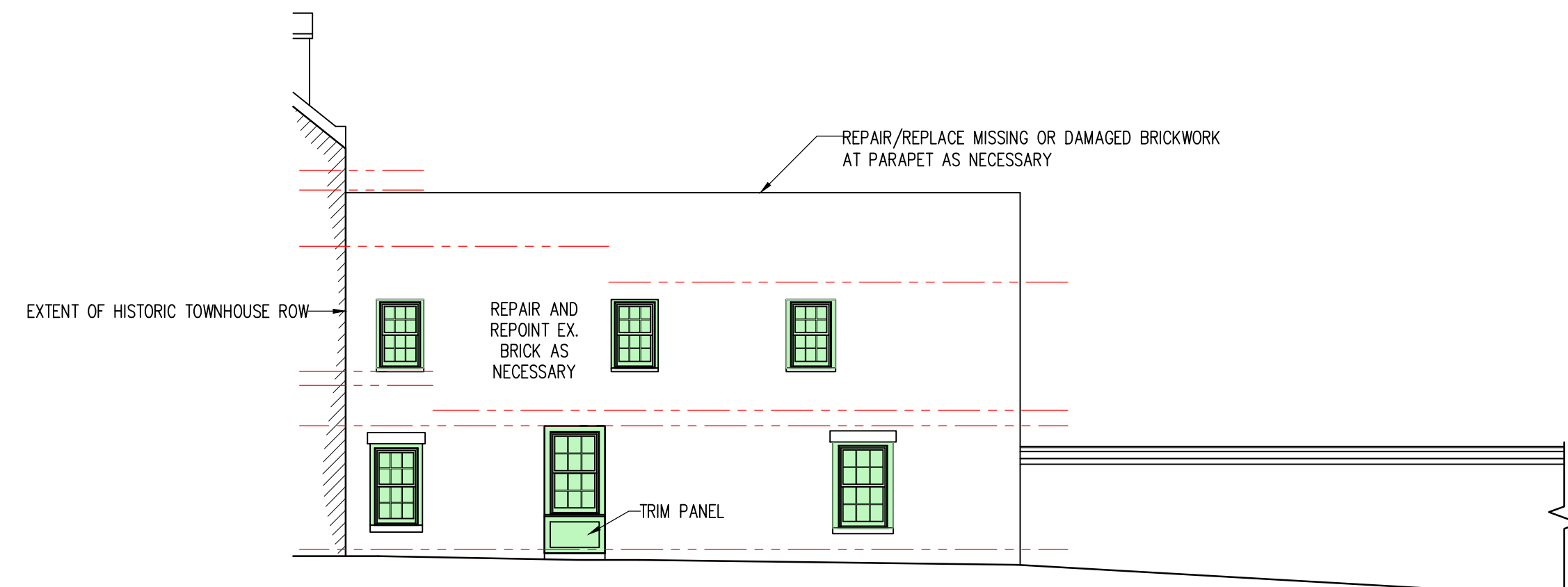
2 PRPSD. FRONT (EAST) ELEV.
1/8"=1'-0"



1 PROPOSED REAR (WEST) ELEVATION
1/8"=1'-0"



3 PROPOSED SIDE (SOUTH) ELEVATION
1/8"=1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
1/8"=1'-0"

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

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE #9566
EXPIRATION DATE 6/21/25

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD
PROPOSED PLANS & ELEVATIONS

SCALE:
1/8"=1'-0"
DATE:
08 MAY 2023
SHEET 1 OF 1

Town of Easton

Easton Historic District Commission

14 S. Harrison St. (Second Floor)

(410) 822-1943 Fax (410) 822-3542

www.town-eastonmd.com Email – zoning@town-eastonmd.com**APPLICATION for CERTIFICATE OF APPROVAL
For RENOVATION/ALTERATION/DEMOLITION**Property Address 113 N. WASHINGTON ST., EASTON MDApplicant CHRISTINE M. DAYTON ARCHITECT, P.A.Address P.O. BOX 1659, EASTON, MD 21601Phone No. 410-822-3130Relationship to Owner ARCHITECTProperty Owner WASHINGTON STREET PROPERTIES LLCAddress 9 FEDERAL STREET, EASTON, MD 21601Phone No. 410-770-9500Contractor/ Architect/ Designer CHRISTINE M. DAYTON ARCHITECT, P.A.Address P.O. BOX 1659, EASTON, MD 21601Phone No. 410-822-3130

Type of Work: ☒ Rehabilitation/Renovation ☒ Demolition
☒ New Construction/ New Addition ☐ Sign
☐ Fencing/ Landscaping (including walks) ☐ Other

All applications must include the following information:

- 1.) Completed building permit application, Application Checklist, and Historic District application fee.
- 2.) Written description of the project. Be specific about exactly what is proposed. Provide detailed description of materials to be used, manufacturer's specifications, sizes, shapes, textures. Drawing(s) and/or sketch(s) of proposed improvements, e.g., fence detail, porch renovation detail, may be required. See APPLICATION CHECKLIST for exact detail requirements.
- 3.) Are there any conservation/preservation easements or deed restrictions pertaining to this building or property? Yes () No ☒ If yes, submit a letter from the easement holder stating their approval of the proposed work.
- 4.) Are tax credits being considered for the project? Yes () No ☒
- 5.) I have reviewed the Easton Historic District Guidelines, which are available at the Town office, and online at www.town-eastonmd.com? Yes ☒ No ()

The HDC reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, but not provided, the HDC may require the applicant to retain a licensed design consultant.

In the absence of any personal appearance on behalf of the petitioner, the Commission may, but will not necessarily, proceed with the application. Attendance is encouraged.

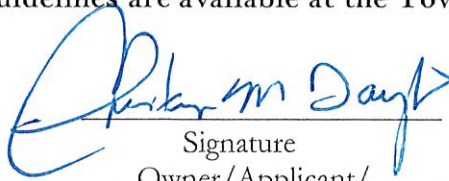
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Specific Description of Proposed Work (either here or as an attachment)

THE VARIOUS SHED ROOF STRUCTURES AT THE REAR OF 113 N. WASHINGTON ARE CURRENTLY USED AS STORAGE. THEY ARE IN ILL REPAIR, AND WERE MOST LIKELY TACKED ON AS NEEDED. WITH THEIR VARYING FLOOR LEVELS, FAULTY ROOFS, ETC. THEY WOULD NOT MEET TODAY'S CODE STANDARDS. WE ARE PROPOSING TO MAINTAIN THE EXISTING FRONT TOWNHOUSE & HISTORIC 'ELL' AT THE REAR OF THE BUILDING BUT TO DEMOLISH THE VARIOUS SHED ROOF STRUCTURES AND REPLACE THEM WITH A NEW TWO-STORY, GABLE ROOFED, BRICK ADDITION. THIS ADDITION WOULD HAVE A METAL ROOF AND WINDOWS & DOORS. THE ALLEYWAY (CURRENTLY ENCLOSED) FROM WASHINGTON ST. TO THE REAR OF THE BUILDING, WILL BE OPENED.

I understand that the Easton Historic District Guidelines are available at the Town office and online at www.town-eastonmd.com.

7/30/2017
Date


Signature
Owner/Applicant/
Authorized Agent

Office Use Only

Project Number - 79-2018

Date Received - 7.31.18

Meeting Date - 8.13.18

Filing Fee Paid? ☒

- Action taken by Historic District Commission- _____

Tax Map _____

Block _____

Parcel _____

Easton Historic District Commission Application Checklist

Complete only the section that is required for the project. Applications are only deemed complete when each item is included in this package. If an item is not applicable or included, the applicant must list a reason for the omission of the item for the Commission's information. The Commission will not hear any application that is not complete. Required information that is missing from the application will not be accepted during the meeting.

☒ Rehabilitation / Renovation:

- ☒ 1. Photographs of all existing conditions that are affected by the rehabilitation/renovation proposal.
- ☒ 2. Dimensioned elevation drawings and/or photos with overlaid sketch indicating proposed alterations. Include door and window designs along with manufacturer's catalogue data (e.g. specifications, cut sheets, etc.).
- ☒ 3. Exterior material description (both existing and proposed).
- ☒ 4. Where applicable, historic photographs or other documentary evidence should accompany all proposals requesting the building be returned to an earlier historic appearance.
- ☒ 5. Landscape plan where landscape features will be involved. Please show the location of existing trees.

☒ New Construction/ Addition:

- ☒ 1. Site plan showing all proposed additions or new construction with setbacks and neighboring structures. Show all new landscaping features, walks, patios and other 'hardscape' features. Site plan shall be drawn at an appropriate scale.
- ☒ 2. Dimensioned elevation drawings at an appropriate scale showing all sides of the proposed construction. Drawings shall include notations in regards to materials, roof pitches, trim details, and the types of windows and doors used in the project.
- ☒ 3. Foot prints of the proposed building at each level and exterior architectural details.
- ☒ 4. Photographs showing existing conditions and neighboring structures.
- ☒ 5. Specifications of materials, including roofing materials, window and door specifications, and any other architectural details.
- ☒ 6. Street elevation showing neighboring buildings (400 feet in either direction) and the proposed structure. New constructions drawing must be accurately scaled to permit its evaluation as part of the streetscape.
- ☒ 7. Construction schedule.

✓ 8. For new construction only: The Commission will require a three-dimensional rendering, superimposed photo, silhouette, or model of the proposed structure, other buildings on the property, and neighboring buildings when necessary for an understanding of the visual impact of the new construction and its compliance with the Guidelines.

✓ 9. Has a licensed architect prepared this design?

N/A () Signs

_____ 1. Dimensioned drawings of the sign identifying materials, colors, lettering (size and font style) and wording.

_____ 2. Photograph of sign location on property.

_____ 3. Lighting specifications, if applicable.

_____ 4. Mounting details.

N/A () Fencing/ Landscaping

_____ 1. Site plan showing proposed fence location, landscaping improvements or walkways and patios.

_____ 2. Material specifications/design for proposed work.

_____ 3. Fence design drawings or sketch showing height, picket style (if applicable) and other relevant details.

_____ 4. Photos of the existing area to be fenced.

~~X~~ Demolition

NO 1. Is this demolition sought because of failing structural integrity?

_____ 2. If "yes" to #1 above, attach a professional structural/civil engineer's report on the condition of the structure..

NO 3. Is this demolition sought because of economic hardship?

_____ 4. If "yes" to #3 above attach documentation proving economic hardship..

YES 5. Is there another reason to demolish the building? If so state: MOLD
... (SEE ATTACHED REPORT), ALSO IS A NON CONTRIBUTING
PORTION OF THE BUILDING

YES 6. Are complete building replacement plans attached?

YES 7. The narrative on the application must fully explain the rationale for the demolition.

✓ 8 Include photo documentation of all four elevations of the building(s) to be demolished, foot print dimensions, height dimensions, and a site plan showing the old building on the property.

✓ 9. The HDC may require additional professional inspection of the structure, e.g. evaluation by a historic preservation specialist.



Sussex Environmental Health Consultants
24 Ancient Oak Drive, Lewes, DE 19958
302-947-1810 – phone • 302-947-1350 - fax
E-mail: susan.white@mchsi.com

October 11, 2010

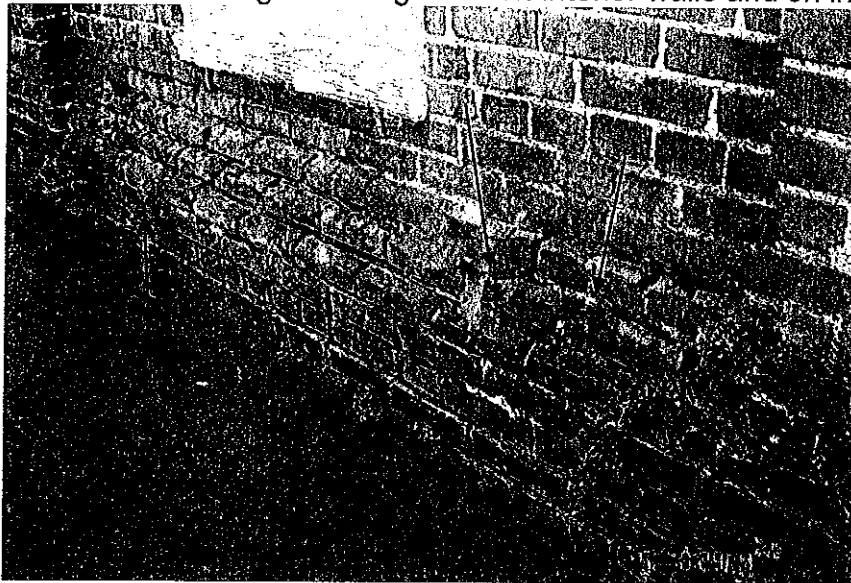
Christine Mizak Dayton
PO Box 1659
Easton, Maryland 21601

Re: 113 N Washington Street, Easton, Maryland Moisture and Mold Evaluation

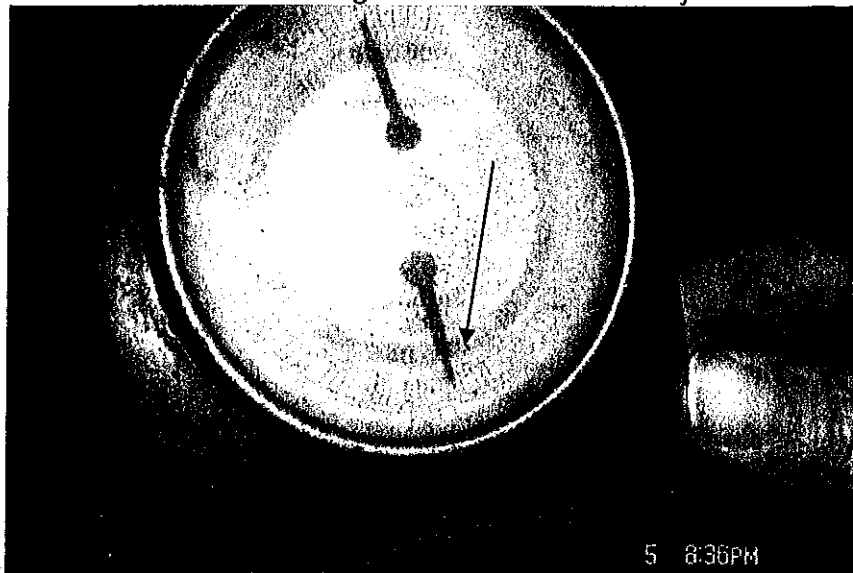
Dear Christine,

With regard to the recent evaluation of the property identified above, we make the following observations and professional opinions regarding the condition of the building relative to renovation as an occupied Gymnasium. We have provided photos identifying areas with moisture and mold issues to help clarify our position:

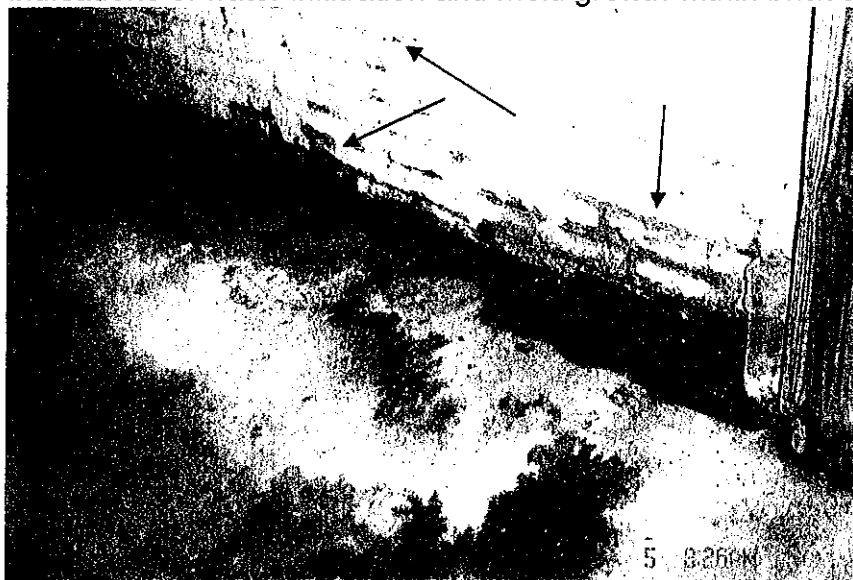
Exterior of the single story building showing deterioration of brick mortar and weeds and moss growing in mortar indicating serious moisture issues and water infiltration resulting in mold growth on interior walls and on interior brick mortar.



Hygrometer located in the brick "el" section of the building directly behind original town house structure indicating relative humidity at almost 60%; the EPA identifies that molds will grow at relative humidity above 60%



Interior of single story portion of the building at West Street side with visible indications of water infiltration and mold growth within brick and mortar



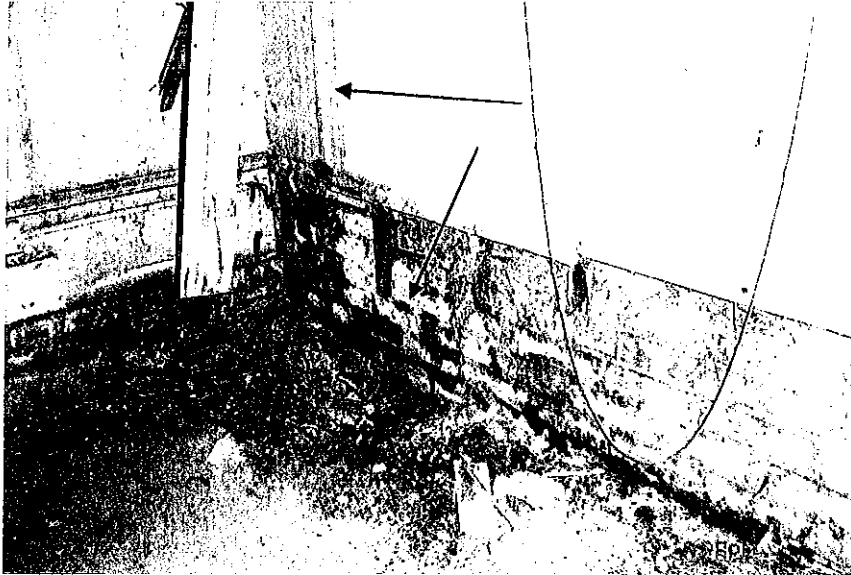
Visible molds and areas of water infiltration along interior walls



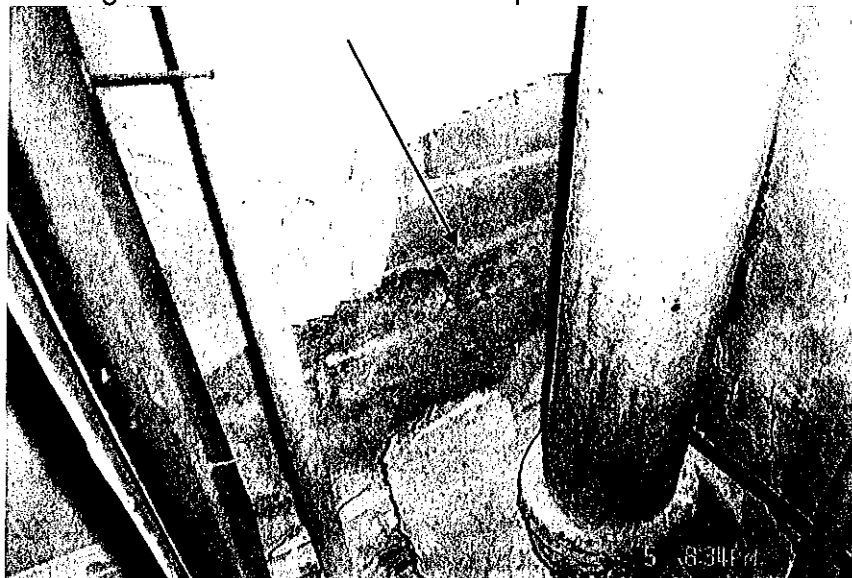
Extensive mold growth at brick mortar on interior surfaces of building indicating water and mold infiltration of masonry walls.



Visible indications of water damage, mold at bricks and mortar and deterioration on interior walls of brick



Water damage has caused breakdown of plaster walls and visible mold and staining at brick and mortar at main portion of townhouse in existing bathroom.



Mold spores are always present in the air that we breathe. When these spores find damp locations they settle in and begin to multiply. As rain water absorbs into a wall over a period of time then conditions become ripe for a mold bloom. There are indications throughout the building but especially worse on the north side, that water has infiltrated the brick mortar and created mold growth. The Environmental Protection Agency (EPA) recommends removal of porous

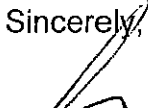
materials with microbial growth as they cannot be adequately cleaned to remove all molds that may be present.

In addition to the structural issues present, the more serious issues pending are those due to molds that will remain in the brick and mortar that can become a serious respiratory health hazard to occupants. In addition, since the property is planned to be an exercise gym, there is a more serious potential for continuing moisture that will result in mold proliferation if this brick and mortar structure is to remain.

It is our professional opinion that the brick structure should be removed from the rear of the original historic townhouse to the end at West Street due to presence of significant microbial growth. The building should be replaced with a structure more conducive to that for use as an exercise gymnasium, or other type of structure where the public will visit or work for long periods of time.

If you have any questions, or if I can be of further assistance, please feel free to contact me.

Sincerely,



Susan E. White, PhD, CMC
Industrial Hygienist

Christine M. Dayton, Architect
P.O. Box 1659
Easton, MD 21601

*106 N. West Street
Easton, MD
MC Job No. 07175*

Prepared by:

Morabito Consultants, Inc.
Structural Engineers
2526 St. Paul Street
Baltimore, MD 21218

#410-467-2377 / telephone
#410-467-4132 / fax
mc@morabitoconsultants.com

Prepared on:
13 June 2007



MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEERS

12 June 2007

Christine M. Dayton, Architect
P.O. Box 1659
Easton, MD 21601

Attention: Christine Dayton

**Re: 106 N. West Street
Easton, MD
MC Job No. 07175**

*Frank P. Morabito, P.E.
Anthony Morabito, P.E.
Frederick J. Morabito, P.E.*

*Kenneth R. Bauer, P.E.
Daniel S. Stevenson, P.E.
C. Mark Hood, P.E.
Brian Turantino, P.E.
Kelly L. Cray, P.E.*

Dear Ms. Dayton:

It was a pleasure to meet with you, Mr. Dominic Capella, and Mr. Joshua Startt of your office at the above referenced property on Tuesday June 5, 2007. The purpose of our visit was to evaluate and review the structural condition of the existing building. We have been provided drawing EX-1 of the building dated 20 July 2006 from our office. Our initial review revealed the following:

The building is a one story structure with exterior masonry walls and a wood frame attic and roof. (Please see enclosed photographs) An attic exists above the first floor ceiling which is accessible only thru a rear exterior hatch door located above the first floor. Access was obtained to the attic by placing a ladder against the rear wall. We also noted that the first floor was constructed with wood framing as well.

Many areas of structural concern exist throughout this structure. We noted at the area of the plumbing clean-out pipe in the hallway that the wood joists are resting directly on the earth. Wood joist resting on the earth will be exposed to moisture, increase deterioration, termite damage, etc. The existing construction of this first floor which consists of wood joists placed directly on the earth is not an acceptable means of construction based on the current code as adopted by Talbot County. Conventionally wood joists located at the first floor level are located above a 2'-0" deep crawl space that is ventilated. Clearly this condition does not exist at this building.

From our visual observation it can be seen that the roof has pronounced sag. This deviation is located along the rear of the building between the interior bearing support and the roof ridge. In our review of the roof framing it appears that additional collar ties and diagonal wood framing were nailed to the side of the original wood trusses to supplement the existing framing. This additional framing in our professional opinion was not properly engineered and constructed given the nature of the connection of the new members to the existing truss as well as the size and location of the additional

framing. We have not completed our structural analysis of this roof framing but based on our initial review and experience believe that additional modification will be necessary to the existing structure to meet the current building code.

We also noted a large area where the exterior side masonry wall at this roof has leaned outwards and is now currently abutting the adjacent building at 108 N. West Street. This wall in its present condition is structurally inadequate to properly support the existing attic and roof framing.

In summary we thus conclude the following:

1. The existing first floor wood joist system that is currently resting on the earth is not an acceptable means of construction based on the current code.
2. The attic and roof framing that currently exists that was previously supplemented needs additional structural modification and enhancement to meet the current code.
3. The exterior side wall that has leaned outwards and is currently abutting the adjacent building at 108 N. West Street is structurally inadequate to support the attic and roof framing.

In our professional opinion it is not economically feasible to correct the structural deficiencies in this building to meet the current code. We believe it would be more economically to raze this building in lieu of reconstruction based on the existing conditions.

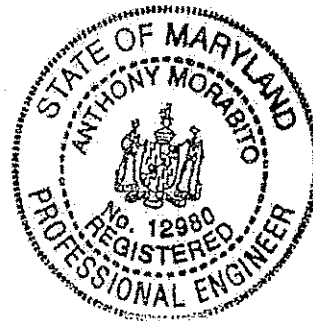
Thank you for the opportunity of preparing this report. If you should have any questions regarding this matter, please do not hesitate in contacting our office.

Very truly yours,

MORABITO CONSULTANTS, INC.


Anthony Morabito, P.E.
Vice President

AM/mtn





1 - Front Elevation



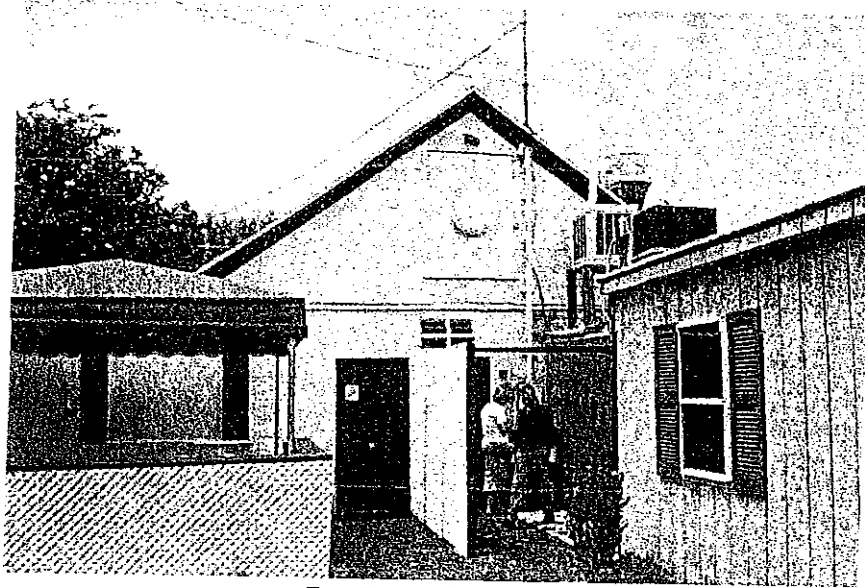
2 - Front Elevation



3 - Side Elevation Showing Roof Sag



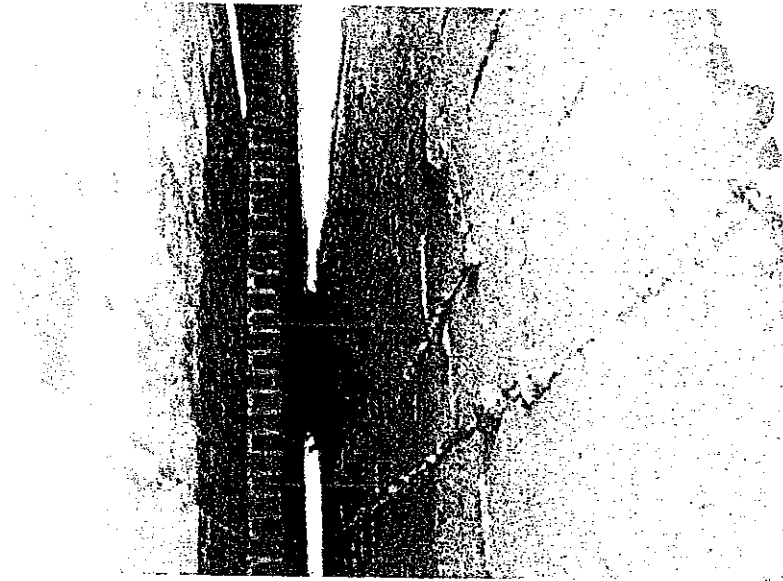
4 - Side Elevation



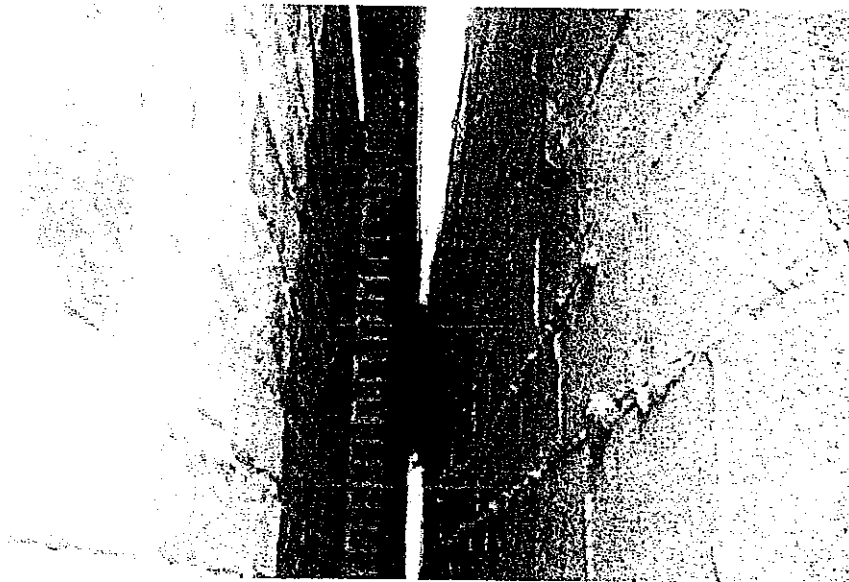
5 – Rear Elevation



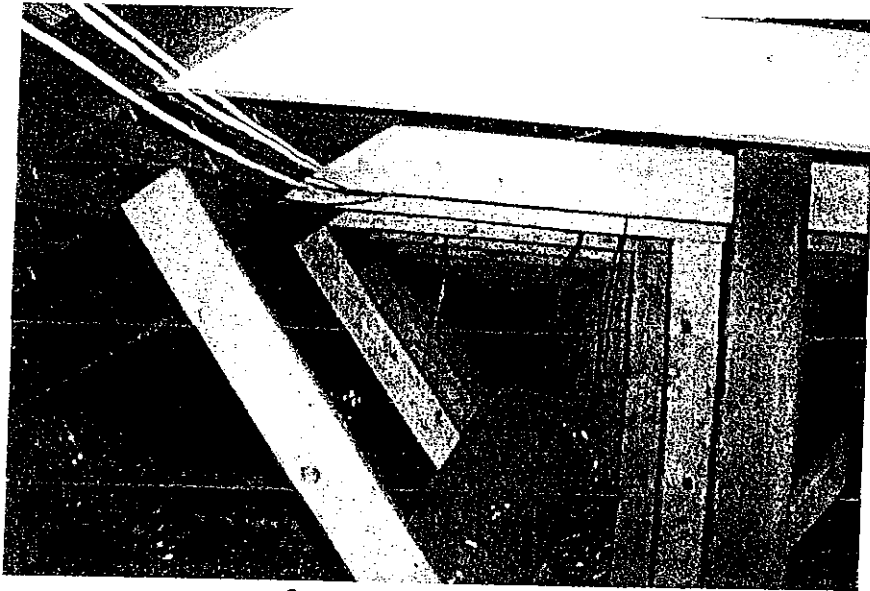
6 – Rear Elevation



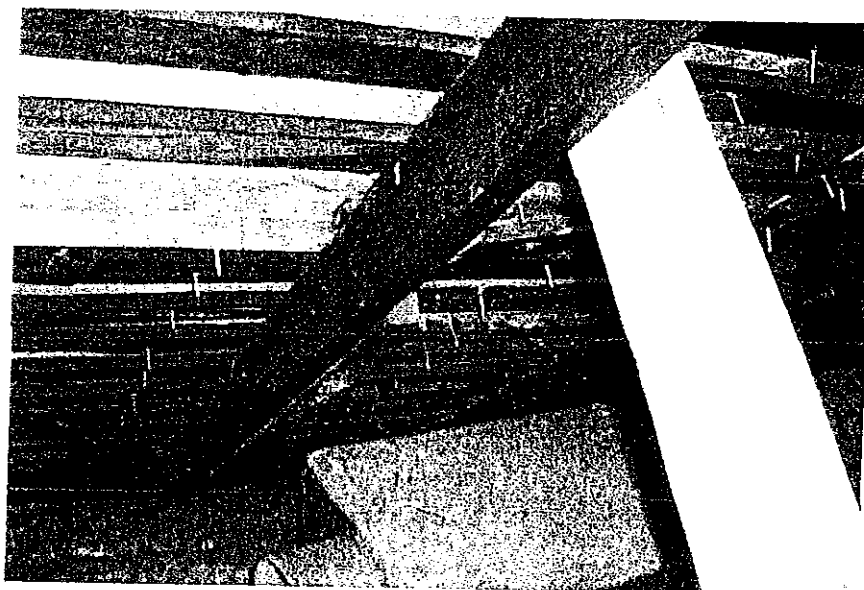
7 – Side Elevation @ 108 N. West Street



8 – Side Elevation @ 108 N. West Street



9 – Roof Modification

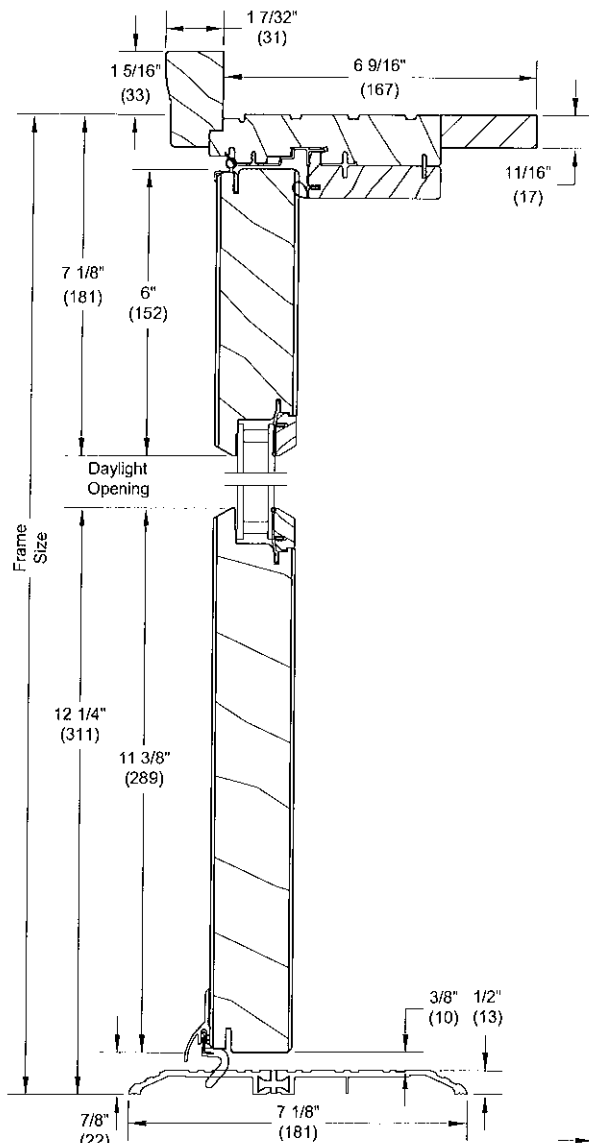


10 – Roof Modification

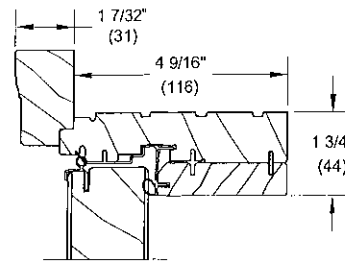
Wood Commercial Door

1 3/4" Commercial Section Details: Operating

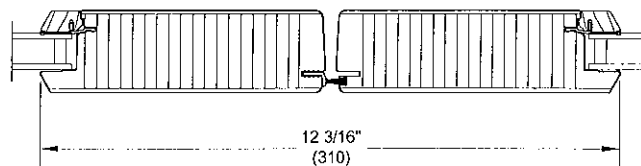
Scale: 3" = 1' 0"



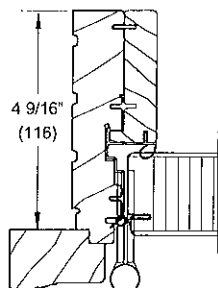
Head Jamb and Sill



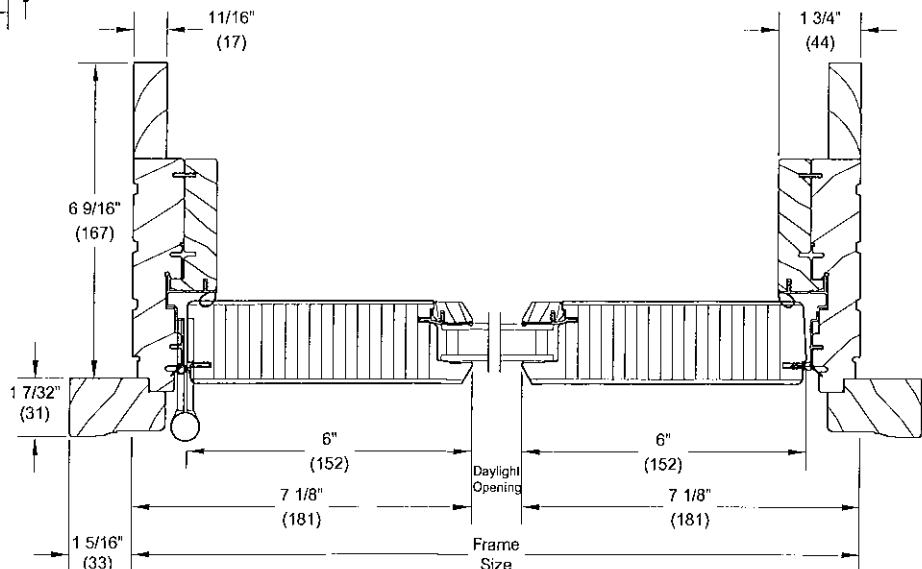
4 9/16" Head Jamb



XX - Meeting Stiles



4 9/16" Jamb



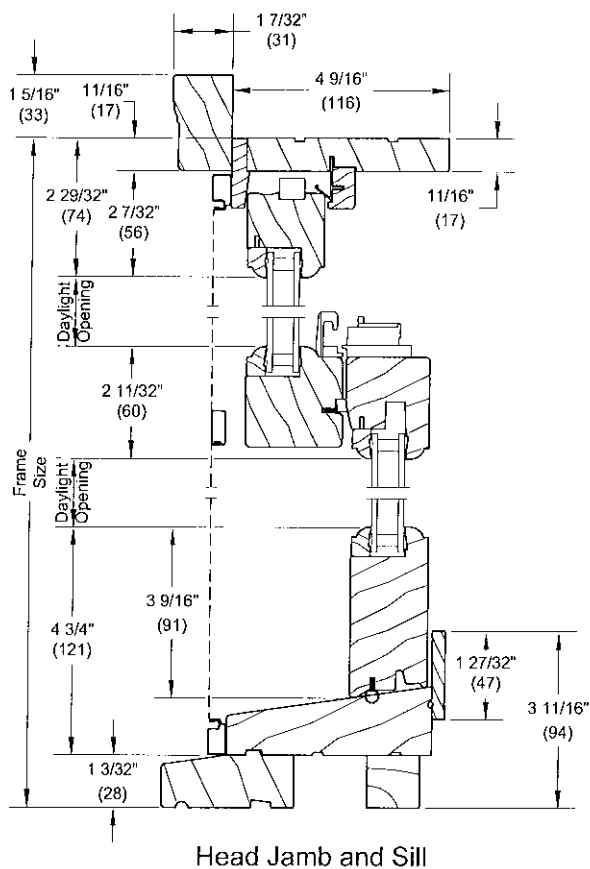
X - LHR - Jamb

Wood Ultimate Double Hung

Section Details: Operating

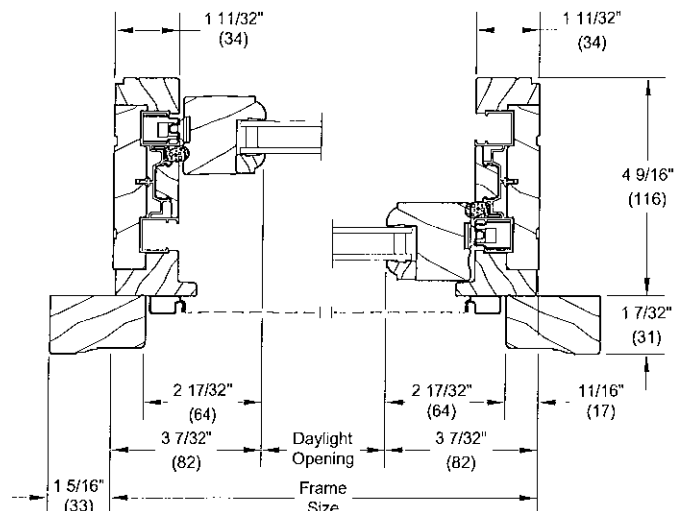
Scale: 3" = 1' 0"

Double Hung



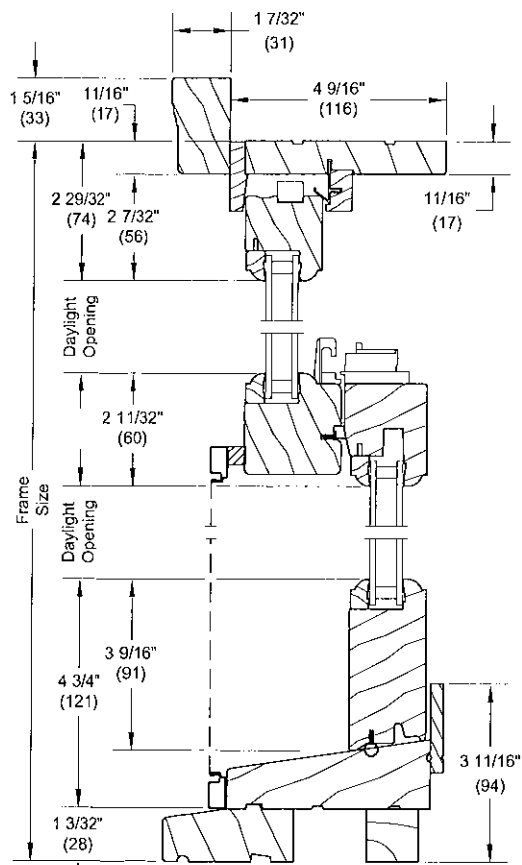
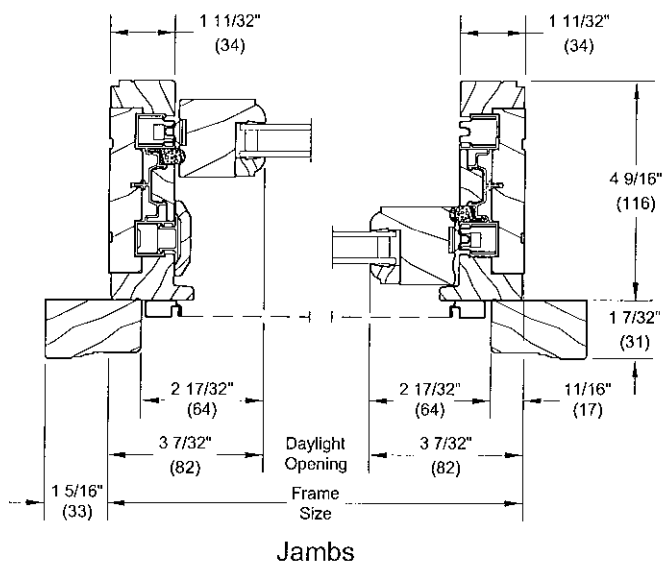
Lower Sash

Upper Sash



Jambs

Single Hung



T-23

Harrison's Florist

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Harrison's Florist
115 North Washington Street
Easton, Maryland 21601

T-23
c1795-1800

The Harrison's Florist building has Flemish bond brick, keystone lintels and carved cornice similiar to both adjacent buildings (T-22 and T-24); it is four bays in width. Two elaborate Federal mantles with shallow carved decoration remain in the formal second floor rooms.

Between Harrison's Florist and its neighbors is a walkway covered with a brick barrel vault which carries the weight of the chimneys above. An efficient means of providing access to the rear of the building, this device is also in the row of Federal period buildings at Six to Ten North Washington Street (T-35, T-36, T-403).

MARYLAND HISTORICAL TRUST

T-23

210 0234211

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Harrison's Florist

2 LOCATION

STREET & NUMBER

113-115 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Carroll P. and Karen Harrison

Telephone #: 301-822-1128

STREET & NUMBER

113-115 North Washington Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 484

Folio #: 573

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 28, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-23

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This structure, probably built as a dwelling house and store, stands on the west side of North Washington Street; it is one of row of Federal structures which remain in Easton's commercial district.

This is a four bay brick building, two-and-a-half stories in height. It is covered with a gable roof with two dormers in each roof slope. Two double chimneys at the south gable end have corbelled caps and are connected by a brick curtain. Brick roof curtains rise above the gable-end bearing walls and visually separate this building from its neighbors.

The Flemish bond brick of the front facade was laid with great skill; the narrow mortar joints are tooled into a bead. The bricks themselves are deep red in color and perfectly formed.

Windows are evenly spaced on the second floor. The openings are topped with stone double keystone arches, tooled in an elegant pattern of flutings and reedings. Frames trimmed with a bead and quarter-round back bond, hold six over six sashes.

Decorated gable dormers similiar to those at 119 North Washington, (T-24), the Perrin-Smith House show typical Federal detailing, especially in the fluted pilasters topped with a sunburst and the round-headed upper sashes. There is a cornice and return; beneath the cornice is a line of wood molding carved in an elaborate chain pattern.

The roof cornice, identical to that on the two adjacent structures and other of Easton's Federal buildings, has intricate carved wooden chain motif in the position of the bed moldings. It terminates in carved stone blocks.

On the first floor a twentieth century store front has replaced the original facade. A bracketed cornice surmounts a twenty-four-pane store window. There are entrance doors in the end bays. The first floor store has an attractive tin ceiling.

The second and third floors have not suffered the alterations that have resulted in the removal of Federal details from the ground floor. Two Federal style mantles in the formal second floor rooms: each has a rectangular opening flanked by reeded pilasters and a frieze decorated with shallow carving in a star and chain motif. Doors frames are trimmed with narrow composite moldings. Three-part chairrails are used in major rooms.

On the third floor no mantles remain, but other detailing; chairrails, doors, and trim exist. The deep barrel vaults of the dormers fronting on Washington Street are used in several Federal buildings of the town. Wide random width yellow pine floors are used throughout.

To the rear of the front portion of the house is a two story brick ell. Now used as an apartment upstairs and workrooms on the first floor, this ell appears to be contemporary with the main portion of the house. On the second floor, there is a simple Federal type mantle and contemporary woodwork.

The building is well-maintained. Despite modern alterations, it's late eighteenth century character remains.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

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

SPECIFIC DATES

c 1795

BUILDER/ARCHITECT

Joseph Haskins

STATEMENT OF SIGNIFICANCE

This building, significant for its architecture, is one of the earliest remaining buildings in the town of Easton. The legislation permanently locating Maryland's "Little Capitol" in Easton was passed in 1789. The town was surveyed in 1786 and by the 1790's, fine brick buildings began to appear along Washington Street. Dwelling houses and stores were needed for the merchants, lawyers, and tradespeople. This structure is one of these. The elegant detail speaks of the prosperity of its owner and the skill of its craftsmen.

I F573

L234/F15

L193/F225

L199/F94

L177/F419

L113/F259

L95/F393

L60/F245

L62/F185

L46/F345

This property, on the ground floor, is operated as Harrison's Flowers and is presently owned by Carroll P. Harrison and his wife Karen, who bought it from Edward B. Watkins in 1974. The Watkins had taken title to it in 1935, when they paid John and Mary Cosden \$6000.00 for the three story brick house and store. John Cosden had set up a partnership with Robert Shaw as "Shore Sales Company". This company had bought the store property in 1922 from the Shannahan and Wrightson Hardware Co., but dissolved their partnership and the property remained solely in the possession of Cosden. Willard Townsend had bought the store and dwelling in 1913. His attempt to run the Townsend Automobile Co. failed and the hardware company picked it up. Townsend had paid \$10,000.00 to William and Walter Elliott in 1913 who had bought it in 1902 from Alvin Miller and his wife Susan. In 1890, Alvin Miller, already occupying the store, bought the property from Edgar Hulse who had previously paid \$3500.00 for it, in 1883, to Joseph Rasin and his wife Sarah. Joseph Rasin bought out the heirs of Peregrine Groome in 1871.

Peregrine Groome, a son of Samuel who built the "Easton Hotel" or the old Brick Hotel, bought this for his home in 1847 and 1849 from the heirs of William Clark. Mr. Clark and his family had lived here since 1826, when he acquired the property from Nicholas Hammond and Joseph Haskins. This deed states that Haskins had leased the property from Owen Kennard and James Earle Jr. in 1798. The store and dwelling dates from this time.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE None COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

November 4, 1976

STREET & NUMBER

Box 1171TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

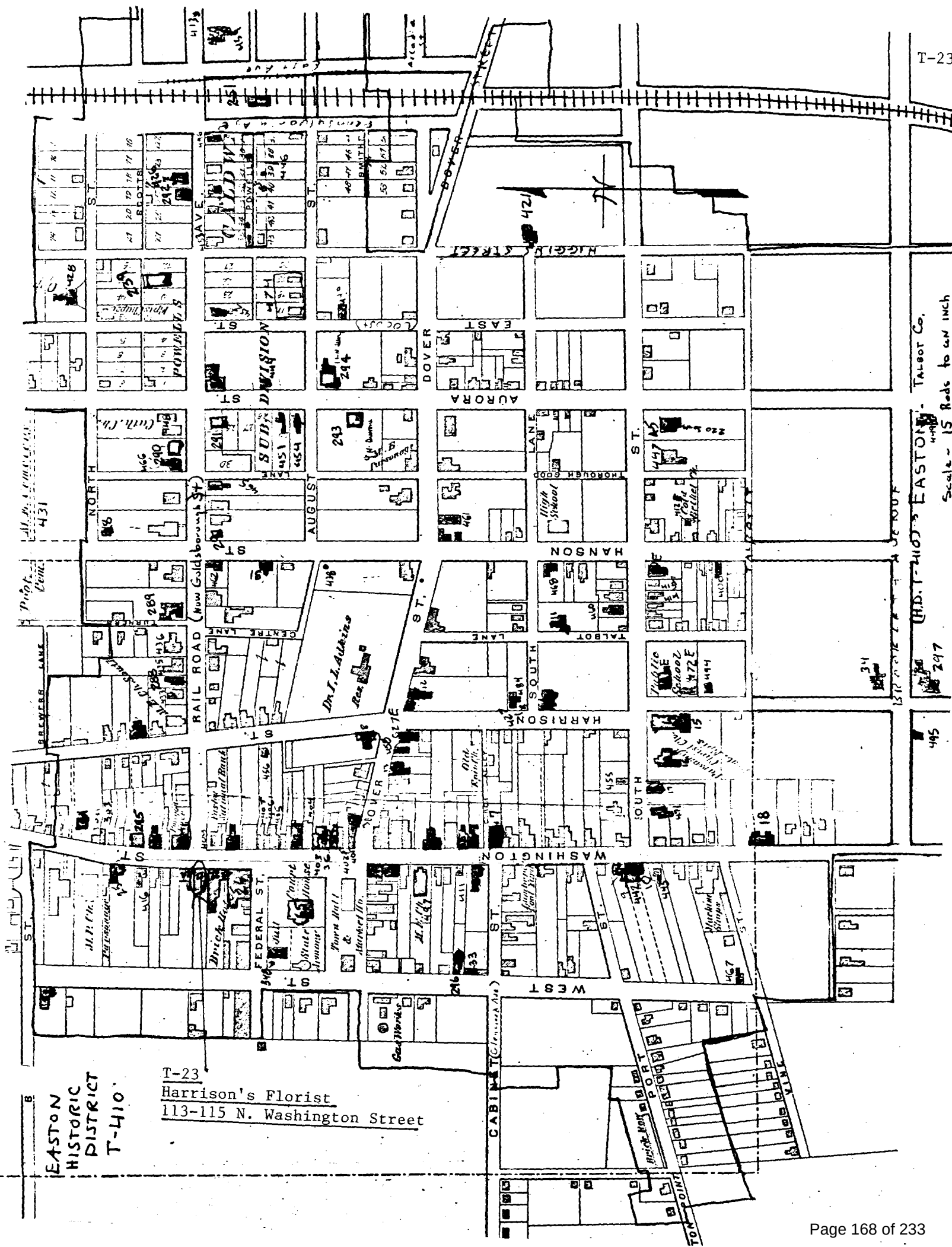
Maryland 21601

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

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

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

1. STATE Maryland COUNTY Talbot T-23 TOWN Easton VICINITY STREET NO. 113-115 Washington St. ORIGINAL OWNER --- ORIGINAL USE Rowhouse PRESENT OWNER --- PRESENT USE Store WALL CONSTRUCTION Flemish Bond Brick NO. OF STORIES 2 1/2		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME ----- T-23 DATE OR PERIOD c. 1810 STYLE Federal ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO Like its neighbors, this structure was once an attractive home, now it is a commercial building. The storefront along the ground floor however is much more harmonious than are the others. It has an attractive awning and an old look. The building is four bays wide and the second storey windows are 6/6 sashes with sills, molded frames, and flat white arches with double keystones. The two 9/6 round-arched dormers on the roof are framed by pilasters with Adam-type sunburst designs. Their pediments are framed with molding and with a carved chain design which is repeated in the cornice along the front roof line. The building shares its chimneys with the adjoining row houses. As part of a row of fine Federal homes this one is in rather good condition. Although it appears to need some repairs, it has not sacrificed its character to the twentieth century.		5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior Very Good	
6. LOCATION MAP (Plan Optional) 7. PHOTOGRAPH		8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.	
9. NAME, ADDRESS AND TITLE OF RECORDER Paul Alan Brinkman DATE OF RECORD August 28 1967			



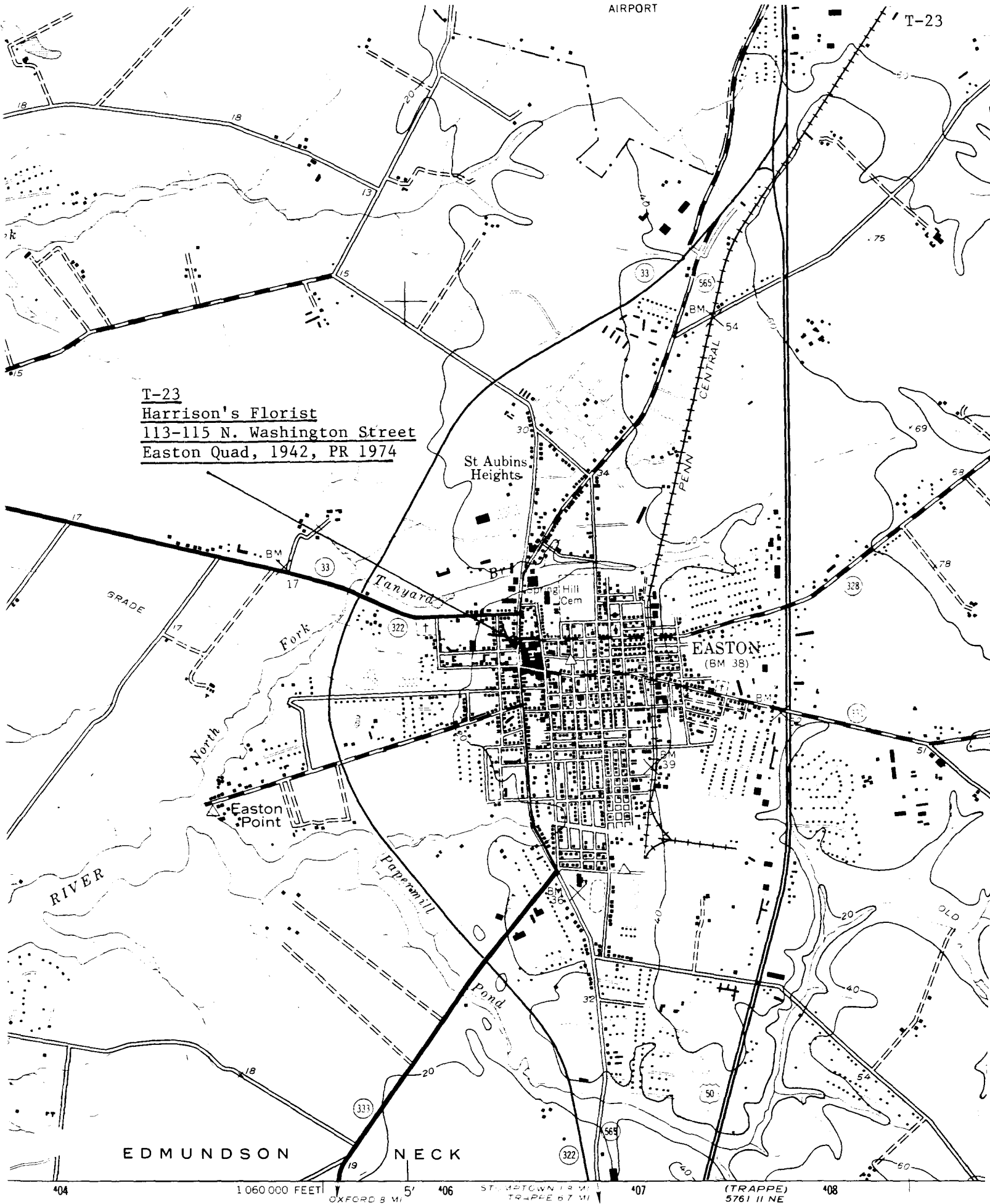
T-23
Harrison's Florist
113-115 N. Washington Street

EASTON
HISTORIC
DISTRICT
T-410

Talbot Co.
Scale - 15 Rods to an inch

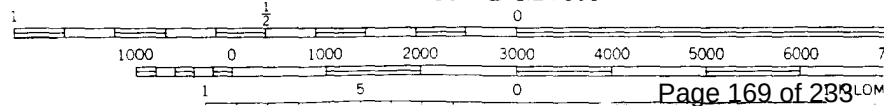
495
297

T-23
Harrison's Florist
113-115 N. Washington Street
Easton Quad, 1942, PR 1974



vey

metric methods





Harrison's Florist

113-115 North Washington Street, Easton

East Parade

9574



13 x 1.86

520 233

T-23

115 NORTH WASHINGTON
STREET

EASTON, MD.

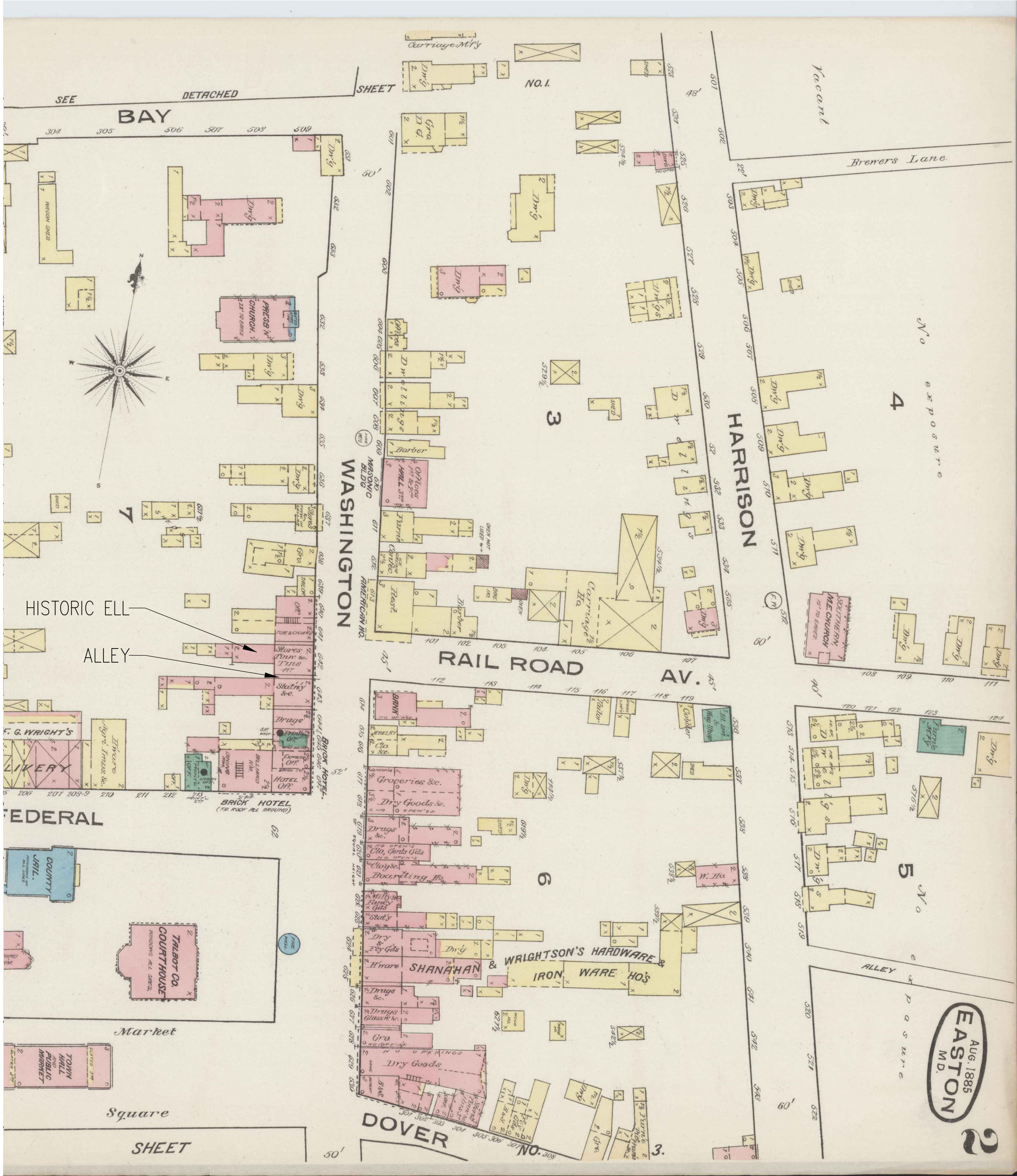
East Facade

July 1976

M. L. FRITZ

F. R. VERNON - WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND 21601

T-23



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

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE #9566
EXPIRATION DATE 6/21/25

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD
1885 & 1891 EASTON SANBORN MAPS

SCALE:
1/8"=1'-0"
DATE:
12 MAY 2023
SHEET 3 OF 3



TOWN OF EASTON
Building Inspection Division
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601
410-822-2526 / Fax 410-822-8738



To: Town of Easton Historic District Commission

From: Building Inspection Division- *RWH*

Date: May 24, 2023

Subject: **HDC Discussion Item of the May 21, 2023 Meeting**

The Building Inspection Division would like to take this opportunity to respond to Mr. Matten's presentation at the May 23, 2023 HDC meeting. The Division would like to make you aware of our position with 128 S. West Street as it was implied from Mr. Matten's presentation and comments from Commissioners that there has been ill-intent in our dealings with Mr. Matten, erroneous interpretations of our building codes and Maryland law, and purposeful delays on our end in reviewing his submission. We appreciate the valuable role the Historic District Commission has in maintaining the integrity of the district, and the work that each individual member contributes on a volunteer basis. We hope that you appreciate the role we are charged with in administering building code requirements for the purpose of safeguarding the public health, safety, and general welfare of the Town. It concerns us when presentations are given by the public, and comments are made, without the Commission having a full understanding and explanation of the circumstances and events related to any building permit issues that may be brought up during Commission meetings.

First and foremost, the staff have nothing personally against Mr. Matten and we are not treating his application differently from other property owners. Our staff in the Division work hard every day to efficiently and fairly process permits through our system. Any statement otherwise is an affront to the integrity and high standards that each and every staff person has and the Town expects. We work hard every day to meet those standards.

Mr. Matten put forward many incorrect and half-truths regarding his application process with our Department. We want you to be aware we have documented our process on this project, just as we do with all of our applications. We welcome any request from the Commission or from individual Commissioners to review the history, process, and code requirements of this particular application. We would, however, like to respond to two of his comments. Mr. Matten stated that our review of his building permit application was seven months. Please be advised that six of those seven months were due to Mr. Matten not responding to our review comments. Further, it was mentioned at the hearing, and agreed by members of the Commission, that the Town has no authority to require an applicant to use a Maryland Licensed Architect or an Engineer to prepare

construction plans. Listed below is the current Maryland State Statute for Architects and the Easton Town Code giving authority to the Building Official. The request for a new permit with new plans was asked of Mr. Matten for several reasons which were outlined in previous correspondence with him. Again, we welcome any request from the Commission or from individual Commissioners regarding a review of this particular application.

Thank you for your attention to this matter. Please know we are always open to attending any meeting upon invitation to describe our permit review process and building code requirements if you need further explanation.

Title 3 - Architects

Subtitle 1 - Definition; General Provisions

§ 3-103.

(a) Except as otherwise provided in this section, all architectural documents prepared in connection with the addition, alteration, construction, or design of a building, an integral part of a building, or a group of buildings which are intended for public use or residential use shall be signed, sealed, and dated by a licensed architect in accordance with § 3-501 of this title.

(b) A licensed architect may perform design coordination for a project or portion of a project provided that the licensed architect:

(1) holds a current license issued by the Board; and

(2) has adequate experience in, and understanding of, achieving the purpose of the project or portion of the project being coordinated.

(c) This title does not limit the right of:

(1) a construction contractor to administer construction contracts;

(2) a developer, builder, or contractor to provide design services related to the developer's, builder's, or contractor's own construction of new or existing single-family or two-family dwellings, or structures ancillary to them, or farm buildings;

(3) a certified interior designer or other individual to provide interior design services as that term is defined in Title 8 of this article; or

(4) an individual to prepare plans, drawings, and other documents in connection with the addition, alteration, construction, design, or repair of a single-family dwelling and appurtenances that are for the personal use of that individual or a member of the immediate family of that individual.

(d)(1) A person may not be required to employ a licensed architect in connection with the alteration or repair of an existing building or structure in a municipal corporation if the alteration or repair:

(i) does not adversely affect the structural system of the building, including foundations, footings, walls, floors, roofs, bearing partitions, beams, columns, joists, or the mechanical, electrical, or plumbing systems; and

(ii)

1. complies with the Maryland Rehabilitation Code and does not exceed \$25,000 in estimated costs, including labor and materials for alterations or repairs limited to:

A. minor interior alterations or cosmetic or similar repairs; and

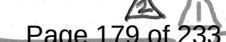
- B. fixtures, cabinetwork or furniture; or
 - 2. does not exceed \$10,000 in estimated costs, including labor and materials, for alterations or repairs limited to:
 - A. Storefronts, facades, or similar replacements;
 - B. exterior stairways, landings, decks, or ramps;
 - C. joists; or
 - D. a mechanical, electrical, or plumbing system.
 - (d)(2) Any work performed under this subsection shall be in compliance with the Americans with Disabilities Act and the Maryland Building Performance Standards set forth in Title 12, Subtitle 5 of the Public Safety Article.
 - (d)(3) The exclusion provided for in this subsection shall be used only once per building or structure in a 12-month period.
 - (d)(4) A building permit issued under this subsection:
 - (i) shall contain an affidavit signed by the person who has submitted the permit stating that the repair or alteration is in compliance with this subsection; and
 - (ii) may not be amended or revised in any way to cause the alteration or repair to exceed the maximum amount in total costs authorized under paragraph (1) of this subsection, including labor and materials.
 - (d)(5) Any building permit issued under this subsection that contains technical submissions that fail to conform to the requirements of this subsection shall be invalid.
 - (e) Notwithstanding the provisions of subsection (d) of this section, a code official may require that architectural documents for alterations or repairs of existing buildings or structures be signed and sealed by a licensed architect if the code official determines that the signature and seal of a licensed architect is necessary to provide conformity with the Maryland Building Performance Standards or to otherwise provide for the health and safety of the public.**
-

Town of Easton Code:

6-4 Application Construction Documents.

§ 6-4.1 Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional as defined by the statutory requirements of the professional registration laws of the State of Maryland. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional, the cost of which shall be borne by the owner or developer. All construction documents shall be submitted with sufficient clarity and detail to show the nature of the work to be performed. (Ordinance 562 effective November 8th 2009)

Exception: The code official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with these codes.





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

Monday, May 8, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor
Jim Sebastian
Michael Stuart

Staff:

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

1. Call to Order— Chairperson Demby called the meeting to order at 5:59 pm.

2. Agenda Summary Review—

May 8, 2023 -

Commissioner Sebastian moved to approve the May 8, 2023 Agenda Summary. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business – None

4. New Business –

a. Applicant: 4 North LLC

File No.: 2023 - 924
Location: 4 North Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1216
Zoning: CB

Request: The applicant is proposing to install new double hung wooden windows on the west and east elevations of the existing structure. The applicant is also requesting approval to remove a section of the roof on the interior of the building. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places.

- Historic District Guideline references:
- i. *Guideline 80. Preserve Historic Storefronts*
 - ii. *Guideline 81. New Storefronts*
 - iii. *Guideline 89. Maintain Historic Windows*
 - iv. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Tim Boyle

Public Comment— None

Commissioner Pezor moved to approve the application with the condition that the muntin on the windows shall be SDL. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** Walter E. Chase Sr.
File No.: 2023- 922
Location: 101 West Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1320
Zoning: CB

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

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Andres Pascul

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the standing seam roof shall be 16” or 17” wide; 2) the rib height shall be more than 1.5”; 3) the caps shall not be wider than 6” ; 4) and contingent to the applicant’s submission of an acceptable standing seam panel cutsheet prior to the issue of a Certificate of Appropriateness. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **Applicant:** Comfort Air Service, LLC
File No.: 2023-928
Location: 308 Winton Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2160
Zoning: R-7A

Request: 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. The HVAC unit will be located on the rear facade. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Albert Urbina, Comfort Air Service LLC

Peter Stark

Public Comment— None

Commissioner Bateman moved to approve the application with the condition that the slim duct shall be painted to match the existing siding color. Commissioner Sebastian seconded the motion.

Vote 7-0

FOR: 7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

d. Applicant: Mid-Shore Exteriors

File No.: 2023-930

Location: 309 Melfield Avenue, Easton, MD 21601

Tax Map 105, Grid 0EA, Parcel 2240

Zoning: R-7A

Request: The applicant is proposing to replace an existing cedar shake roof with a new asphalt shingle roof. A 3'10" expansion on the front façade of the existing shed was approved by the HDC in 2012. The 2012 addition used cedar shake roofing, and re-used the existing cedar doors.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 70. Roof Material*
- iii. *Appendix B: Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Bill Thompson

Public Comment — None

Commissioner Pezor moved to approve the application based on the findings that the auxiliary building shall be treated as a small secondary structure; and 2.) that replacing the cedar shake shingles to asphalt shingles is acceptable in this circumstance as it is no longer attached to the main structure. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item –

- a. The Commission discussed creative ways to implement mixed-use development within the historic guidelines; and examined measures to create new guidelines or revise the current guidelines. Mr. Miguel Salinas described the guideline amendment process; and the Commission will conduct further research for past examples of mixed-use proposals that conform with the Historic District guidelines. The Commission emphasized a priority to adding egress to development while maintaining historic character.
- b. The Commission had an in depth discussion regarding application follow up and code enforcement. Hereafter, the Planning and Zoning Department will have an internal discussion to refine code enforcement measures, and appropriate recourse for building management and property neglect.

6. Decision Summary Review –

April 24, 2023 - The Commission noted the following correction to the April 24, 2023 draft decision summary:

- a. Accuracy to Commission Member roll call.

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

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval — None

- 8. **Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:10 p.m.

RECEIVED

MAY 09 2023



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

TOWN OF EASTON

Application #: 2023-042
Date Received: 05/09/23
Fee Paid: \$25
HDC Meeting Date: 05/22/23
Date Property Posted:

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

214 GOLDSBORO ST

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

DIANE IPPOLITO

TELEPHONE NO.

820-7290

EMAIL

Applicant or Agent

NAME

Town & Country Roofing

TELEPHONE NO.

820-6583

EMAIL

Description of Proposal (include additional sheets, as necessary)

townandcountryroofing@goeaston.net

EXISTING MEMBRANE WENT BAD PER PHOTO'S
WE PROPOSE TO INSTALL A 50 MIL
DURA-LAST PVE ROOFING SYSTEM TO STRICT INTERFERENCE
SPECS OVER OLD LAYER OF MEMBRANE AFTER REMOVAL
THIS IS ONLY FOR FLAT PORTION OF HOUSE ON
3RD STORY AREA.

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

5/9/23
FRANK SAULSBURY

Revised 4.4.2022



DURO-*LAST*®
THE WORLD'S BEST ROOF®

Duro-Last® White Membrane

800-248-0280

www.duro-last.com

Corporate Headquarters
Saginaw, Michigan

Other Locations

Grants Pass, Oregon

Sigourney, Iowa

Jackson, Mississippi

Carrollton, Texas

Ludlow, Massachusetts

- Reinforced thermoplastic single-ply
- Custom prefabricated
- Highly energy-efficient
- Backed by the industry's best warranties
- FM & UL listed
- The Proven Performer®

An ENERGY STAR® Partner

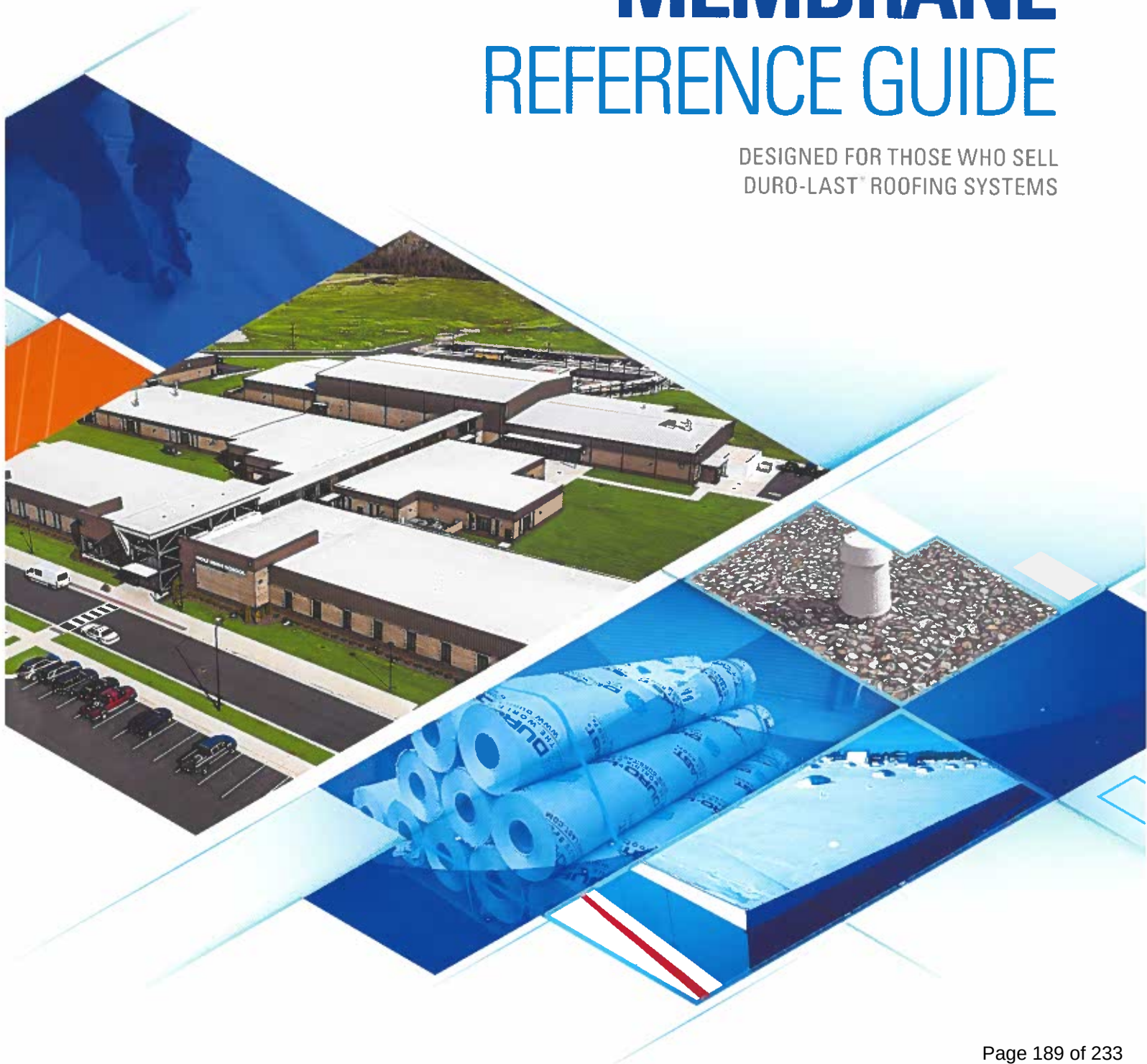
50 mil

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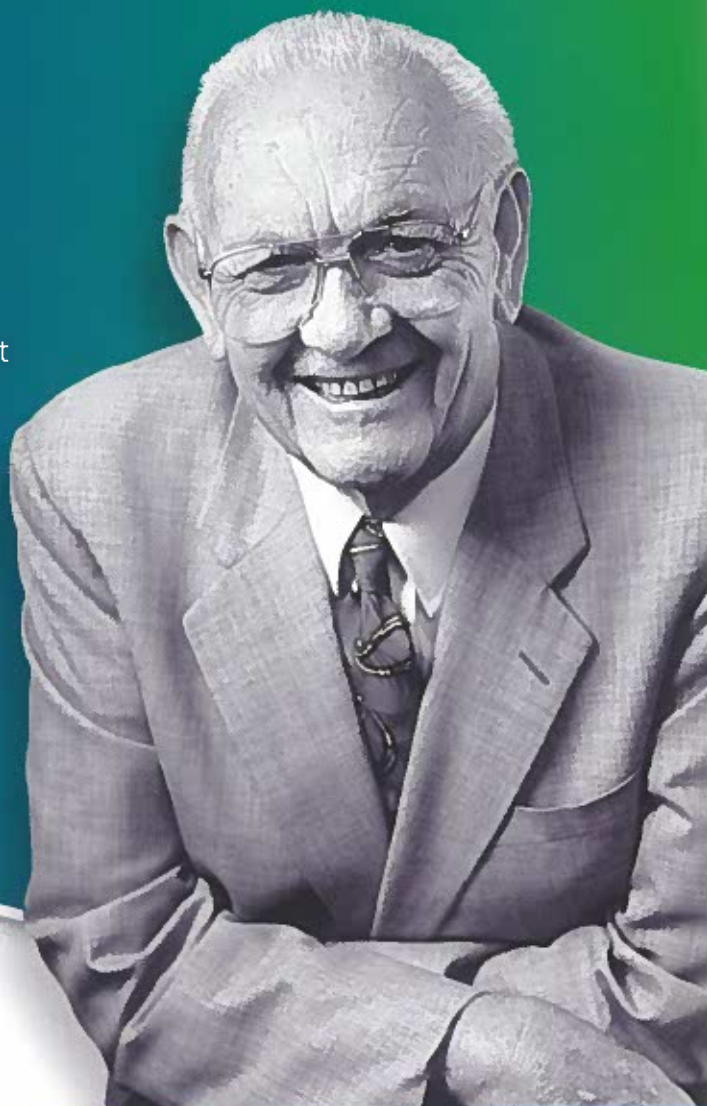
MEMBRANE REFERENCE GUIDE

DESIGNED FOR THOSE WHO SELL
DURO-LAST® ROOFING SYSTEMS



The Duro-Last® Difference

Since 1978, billions of square feet of Duro-Last® Roofing Systems have been installed throughout North America. As an American owned and operated company, we stand by every square foot with our best-in-class warranties, unwavering dedication to quality and culture of continuing innovation to solve our customers' toughest roofing challenges.



The "World's Best Roof"

Duro-Last, Inc. is the world's largest manufacturer of custom-fabricated, thermoplastic single-ply roofing systems.

- Proprietary formulation provides exceptional flexibility, reflectivity, premium UV resistance and flame retardance.
- Thick top weathering layer delivers enduring performance.
- Exceptional waterproofing and resistance to chemical attack, animal fats and grease.
- High-density, weft-inserted, anti-wicking scrim provides strength and durability.
- Industry-leading warranties – including coverage of consequential damages.

Edge-to-Edge & Deck-to-Sky™ Solutions

From edge metal and unique vinyl-coated drainage products through our EXCEPTIONAL® Metals division to fasteners and plates, adhesives, coatings and a full line of Duro-Guard® insulation products, Duro-Last covers all of your commercial roofing needs – Edge-to-Edge and Deck-to-Sky.

John P. Rust FOUNDER

Because of John's vision, today, Duro-Last provides complete roofing systems - including the membrane, insulation, fasteners, accessories, edge termination and coatings.

Our Custom-Fabrication Advantage

Duro-Last is the only roof manufacturing company to offer custom fabrication of the entire roofing system in our factory-controlled environment. Up to 85% of membrane seams are factory-welded before arriving on the job site, reducing installation time, cleanup and scrap, and eliminating most of the on-site fabrication that can lead to roof leaks.

Duro-Last® Membrane Highlights

All membranes offered by Duro-Last are composed of a top and bottom layer of PVC film laminated to both sides of a high-strength, weft-inserted polyester reinforcement scrim. The PVC film is a proprietary thermoplastic formulation of resins, plasticizers, stabilizers, biocides, flame retardants and UV inhibitors.

Features Offered by All Duro-Last Membranes

- **Proven Performance:** As the commercial roofing industry's leader in PVC roofing, Duro-Last produces roofing membranes with a history of providing long-term durability and watertight protection.
- **Superior Scrim:** Our scrim is knitted in-house and has a density of either 18 x 14 or 18 x 9 threads-per-inch. The fabric is made from polyester threads that provide superior tear and puncture resistance; the fabric is treated to prevent wicking.
- **Custom-Fabricated Accessories:** Experience the benefits of our Time off the Roof™ solutions with custom-fabricated accessories that are compatible with all thicknesses of Duro-Last membranes. Using custom-fabricated accessories makes penetrations and transitions easier, which are the most time-consuming part of installation.
- **Energy Efficient:** The highly reflective Duro-Last, Duro-Last X™, Duro-Tuff®, Duro-Last® EV, Duro-Fleece® and Duro-Fleece Plus® white membranes provide energy savings in all climates.
- **Colors:** Multiple color options are available for many of our membranes.
- **Recyclability:** Our mechanically attached membranes are recyclable after their life on the rooftop.
- **Lightweight:** PVC is lightweight, and our roofing membranes can often be installed over an existing roof without a tear-off.
- **Serviceability:** PVC is a durable and serviceable product, meaning a Duro-Last roof can have a longer life than roofs made from other materials.
- **Code Approvals:** All Duro-Last roofing membranes are UL and FM approved. For the most complete and up-to-date listing of codes and approvals, visit duro-last.com.

Installation Methods

Duro-Last, Duro-Last X, Duro-Last EV and Duro-Tuff Membrane Attachment:

- **Mechanically Fastened:** May be mechanically fastened to a variety of roof decks and wall materials.
- **Adhered:** May be adhered to a variety of properly prepared roof decks, walls, coverboards and insulations including concrete, Duro-Guard DensDeck® Prime Roof Board, Duro-Guard SECUROCK® Gypsum-Fiber Roof Board, DEXcell™ Roof Board and Duro-Guard ISO products.
- **Duro-Bond® Induction Welding System:** Provides for reduced fasteners, faster installations and unwanted air intrusion.

Duro-Fleece Plus and Duro-Fleece Membrane Attachment:

- **Adhered:** May be adhered to a variety of properly prepared roof decks, walls, coverboards and insulations including concrete, gypsum, lightweight concrete, DensDeck Prime Roof Board, SECUROCK Gypsum-Fiber Roof Board and Duro-Guard ISO products. It may be adhered directly to an existing built-up roof (BUR) by using Duro-Fleece Adhesive or spatter applied Duro-Grip®.
- **Mechanically Fastened:** May be mechanically fastened to a variety of roof decks and wall materials. An appropriate slip sheet or coverboard may be required.

Duro-Last® Membranes

With four decades of proven performance in the roofing industry, the Duro-Last membrane is our flagship product.



PRODUCT SNAPSHOT

- 40, 50 or 60 mil thick
- Only product in the marketplace to offer custom-fabrication of the entire roofing membrane
- A complete line of Duro-Last custom-fabricated accessories is available for all Duro-Last membranes
- A 15-year warranty with consequential damages is available at no additional charge

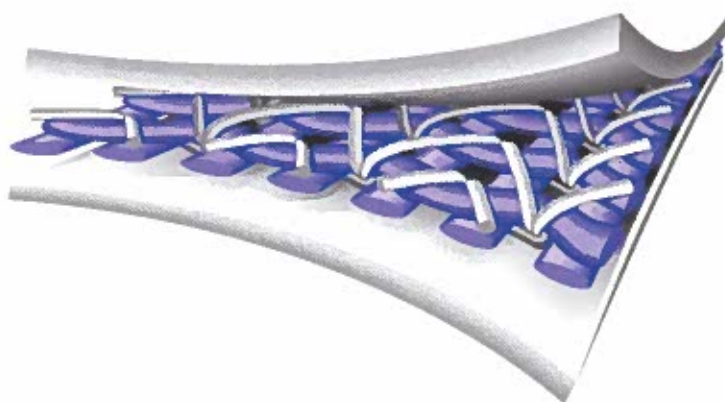


Target Market – 40 Mil

- Most flat or low-sloped applications
- Main Street North America – Small businesses
- Niche applications, such as:
 - Warehouses
 - Commercial refrigeration and coolers

Key Sales Point – 40 Mil

- Four decades of proven performance



Target Market – 50 and 60 Mil

- **Universal solution** – delivers exceptional performance in applications from Main Street North America to specification markets
- Institutional applications such as:
 - Schools and universities
 - Hospitals
 - Museums
- Commercial applications:
 - Hotels
 - Shopping centers
 - Warehouses
- Industrial buildings:
 - Manufacturing facilities
 - Food processing plants

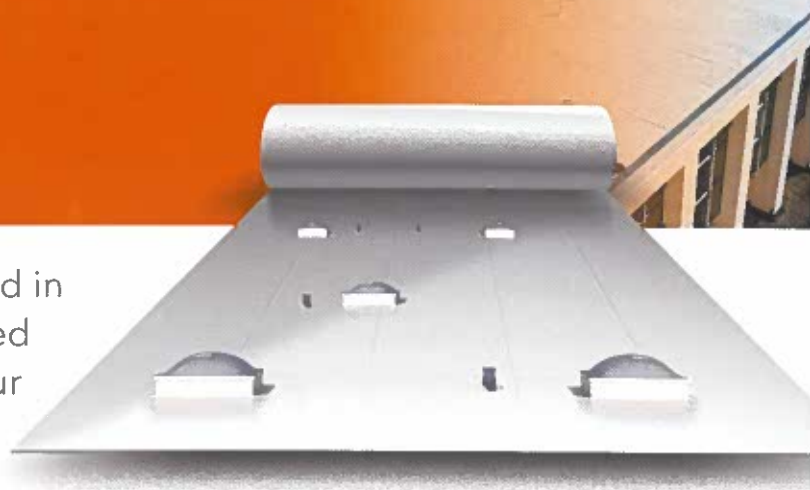
Key Sales Points – 50 and 60 Mil

- The material thickness over scrim of Duro-Last 50 mil membrane is thicker than that of many of our competitors' 50 or 60 mil PVC membranes.

Mil	PVC Film Above Scrim	Weight	Scrim	Colors
40 mil	17 mil	0.22 lbs. per sq. ft.	18 x 14	White, tan, gray, dark gray
50 mil	28 mil	0.29 lbs. per sq. ft.	18 x 14	White, tan, gray, dark gray, terra cotta
60 mil	28 mil	0.36 lbs. per sq. ft.	18 x 14	White, tan, gray, dark gray

Duro-Last X™

The Duro-Last X membrane is produced in custom lengths up to 200' and is backed by the same proven performance as our flagship product line.



PRODUCT SNAPSHOT

- Available in roll goods only – both standard lengths and custom lengths up to 200' for 50 and 60 mil and 130' for 80 mil
- 50, 60 or 80 mil thickness
- A complete line of custom-fabricated accessories is available for the Duro-Last X membrane
- White matte finish
- Consequential damage warranties are available
- Eligible for Basic, Ultra, Supreme and Residential Warranties

Target Market

- Adhered and induction-welding applications
- Great for those who:
 - Prefer roll goods
 - Enjoy the benefits of custom-fabricated membrane and accessories
- Contractors seeking to significantly reduce roll scrap and end welds

Target Market – 80 Mil

- Buildings with heavy roof traffic
- Industrial facilities
- Areas with rooftop industrial processing
- Manufacturing plants

Key Sales Points

- Custom-cut rolls enable reduced installation labor, less waste and scrap, and fewer welds and T-patches.
- Highly effective on adhered concrete deck installations and roof decks with minimal penetrations.
- Excellent wind uplift and hail performance.
- The 80 mil Duro-Last X membrane is intended for the architect and specifier market.
- 10' rolls reduce welding and enable a quick, quiet, easy and predictable installation.
- The installed membrane is smooth on the surface and aesthetically pleasing.

Duro-Last X™ Standard Roll Goods Sizes*

50 mil	30" x 100'	5' x 100'	10' x 100'
60 mil	30" x 100'	5' x 100'	10' x 100'
80 mil	30" x 65'	5' x 65'	10' x 65'



*Rolls may also be custom-cut to length (to nearest 6"; up to 200' in 50 and 60 mil, and 130' for 80 mil).

Mil	PVC Film Above Scrim	Weight	Scrim	Colors
50	28 mil	0.31 lbs. per sq. ft.	18 x 14	Matte white
60	28 mil	0.36 lbs. per sq. ft.	18 x 14	
80	38 mil	0.46 lbs. per sq. ft.	18 x 14	

Duro-Tuff®



The Duro-Tuff product line was introduced to appeal to traditional roll good contractors, and contractors looking for a more cost-effective and more reliable sheet that provides the superior membrane characteristics Duro-Last is known for.

PRODUCT SNAPSHOT

- Available in roll goods only
- 50, 60 or 80 mil thickness
- A complete line of custom-fabricated accessories is available for the Duro-Tuff membrane
- Product line does not include consequential damages
- Eligible for Basic and Ultra Warranties

Target Market

- Great for contractors who:
 - Prefer using roll goods
 - Enjoy the benefits of custom-fabricated flashings
- Architects and specifiers
- Projects where the price of the roofing system may be the most important factor

Target Market – 60 Mil

- Often specified in public works, e.g., government facilities

Target Market – 80 Mil

- Buildings with heavy roof traffic
- Industrial facilities
- Areas with rooftop industrial processing
- Manufacturing plants

Key Sales Points

- In addition to white, Duro-Tuff 50, 60 and 80 mil membranes may be specially ordered in a variety of colors to complement the design of any facility.
- Thick top layer thickness over scrim.
- The 80 mil Duro-Tuff membrane is intended for the architect and specifier market.
- 10' rolls reduce welding and enable a quick, quiet, easy and predictable installation.
- The installed membrane is smooth on the surface and aesthetically pleasing.
- Duro-Tuff has a uniform thickness over scrim that provides high durability.
- Unique to the industry, Duro-Tuff color membranes are the same color top and bottom with the exception of the white Duro-Tuff membrane which has a gray bottom.

Duro-Tuff® Roll Goods Sizes

50 mil	10' x 100'	30' x 100'	5' x 100'	10' x 100'
60 mil	10' x 100'	30' x 100'	5' x 100'	10' x 100'
80 mil	10' x 65'	30' x 65'	5' x 65'	10' x 65'

Mil	PVC Film Above Scrim	Weight	Scrim	Colors
50 mil	26 mil	0.28 lbs. per sq. ft.	18 x 9	White, light gray, patina, light tan, charcoal, green, copper, blue
60 mil	31 mil	0.35 lbs. per sq. ft.	18 x 9	
80 mil	41 mil	0.51 lbs. per sq. ft.	18 x 9	

Duro-Fleece®

Our Duro-Fleece membranes are an ideal product for use in adhered and mechanically fastened applications over a wide variety of roof substrates.

PRODUCT SNAPSHOT

- Available in roll goods only
- 50, 60 or 80 mil thickness
- A complete line of custom-fabricated accessories is available for the Duro-Fleece membrane
- Product line does not include consequential damages
- Eligible for Basic, Ultra and Residential Warranties

Compatible for Direct Application with the Following Substrates:

- Structural concrete (poured in place or precast)
- Aged built-up roof (BUR)
- Gypsum (poured in place or precast)
- Lightweight concrete (insulating or cellular)

Target Market

- Both flat and steep-sloped applications
- Great for contractors who:
 - Prefer using roll goods
 - Want to use high-quality fleece products
- Architects and specifiers

Duro-Fleece® Roll Goods Sizes

50 mil	5' x 100'	10' x 100'
60 mil	5' x 100'	10' x 100'
80 mil	5' x 65'	10' x 65'

Mil	PVC Film Above Scrim	Overall Thickness with Fleece	Weight	Scrim	Color
50 mil	26 mil	68 mil	0.33 lbs. per sq. ft.	18 x 9	White, light gray, patina, light tan, charcoal, green, copper, blue
60 mil	31 mil	78 mil	0.39 lbs. per sq. ft.	18 x 9	
80 mil	41 mil	98 mil	0.53 lbs. per sq. ft.	18 x 9	

Key Sales Points

- Highly effective on adhered concrete deck installations and roof decks with minimal penetrations.
- Can be used over aged cap sheets, older BURs and modified bitumen which may reduce project material costs and speed up installations that otherwise would require an additional separator sheet.
- In addition to white, Duro-Fleece 50, 60 and 80 mil membranes may be specially ordered in a variety of colors to complement the design of any facility.
- The 80 mil Duro-Fleece membrane is intended for the specifier market.
- Great for those who are looking for a quick, but effective installation when used with Duro-Grip spatter application.
- The 3.8 ounce per square yard, needle-punched polypropylene fleece on the Duro-Fleece membrane provides excellent properties for adhering or mechanically attaching to a variety of substrates.
- Each roll of membrane has one 3-inch selvage edge, without fleece, to enable rooftop hot-air welding to the adjacent membrane.
- Once installed, Duro-Fleece is smooth on the surface and aesthetically pleasing.
- Also offered by Duro-Last, the Duro-Last Vinyl Rib System is ideal for applications that need the aesthetic appeal of architectural standing seam with the proven watertight integrity of single-ply applications. This application consists of separate vinyl ribs that are attached to an installed Duro-Last membrane.

Duro-Fleece Plus[®]

With a thicker fleece and higher density scrim, Duro-Fleece Plus is the premium fleece membrane product.



PRODUCT SNAPSHOT

- Available in roll goods only
- 50 or 60 mil thickness
- A complete line of custom-fabricated accessories is available for the Duro-Fleece Plus membrane
- Consequential damage warranties are available
- Eligible for Basic, Ultra, Supreme and Residential Warranties

Compatible for Direct Application with the Following Substrates:

- Structural concrete (poured in place or precast)
- Aged built-up roof (BUR)
- Gypsum (poured in place or precast)
- Lightweight concrete (insulating or cellular)

Target Market

- Both flat and steep-sloped applications
- Great for those who:
 - Prefer using roll goods
 - Want to use high-quality fleece products

Duro-Fleece Plus[®] Roll Goods Sizes

50 mil	5' x 100'	10' x 100'
60 mil	5' x 100'	10' x 100'

Key Sales Points

- Robust overall thickness for maximum protection.
- Highly effective on adhered concrete deck installations and roof decks with minimal penetrations.
- Great wind uplift when adhered.
- Great for those who are looking for a quick, but effective installation when used with Duro-Grip spatter application.
- Can be used over aged cap sheets, older BURs and modified bitumen which may reduce project material costs and speed up installations that otherwise would require an additional separator sheet.
- Provides durability against hail.
- The 5.5 ounce per square yard, needle-punched polypropylene fleece on the Duro-Fleece Plus membrane provides excellent properties for adhering or mechanically attaching to a variety of substrates.
- Each roll of membrane has one 3-inch selvage edge, without fleece, to enable rooftop hot-air welding to the adjacent membrane.
- Once installed, Duro-Fleece Plus is smooth on the surface and aesthetically pleasing.

Mil	PVC Film Above Scrim	Overall Thickness with Fleece	Weight	Scrim	Colors
50 mil	28 mil	80 mil	0.35 lbs. per sq. ft.	18 x 14	White
60 mil	32 mil	90 mil	0.40 lbs. per sq. ft.	18 x 14	White

Duro-Last® EV

Duro-Last EV membranes are excellent choices for projects requiring a long-lasting, energy efficient roof membrane with chemical resistance.



PRODUCT SNAPSHOT

- Available in roll goods only
- 50 or 60 mil thickness
- Includes DuPont's™ branded Ketone Ethylene Ester (KEE), Elvaloy® polymer
- A complete line of custom-fabricated accessories is available for the Duro-Last EV membrane
- **It's important to note that EV membranes are only compatible with EV membranes**
- Product line does not include consequential damages
- Eligible for Basic, Ultra and Residential Warranties

Target Market

- Those looking for a cost-effective, high-performing KEE-containing membrane
- Architects and specifiers

Key Sales Points

- Membranes containing Elvaloy, such as Duro-Last EV, are increasingly being specified by architects.
- The installed membrane is smooth on the surface and aesthetically pleasing.
- Like the Duro-Last flagship membrane, EV membrane remains flexible and weldable in low temperatures and can be installed effectively in cold weather; thus, it will continue to perform well in cold, harsh environments.

Duro-Last® EV Roll Goods Sizes

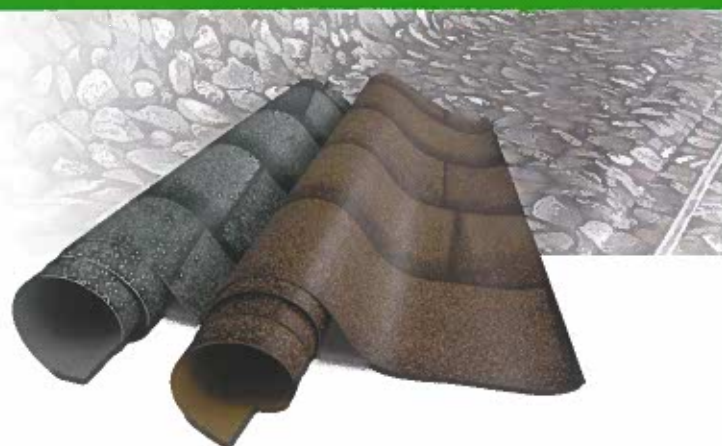
50 mil	10" x 100'	30" x 100'	5' x 100'	10' x 100'
60 mil	10" x 100'	30" x 100'	5' x 100'	10' x 100'

Mil	PVC Film Above Scrim	Weight	Scrim	Color
50 mil	26 mil	0.28 lbs. per sq. ft.	18 x 9	White
60 mil	31 mil	0.30 lbs. per sq. ft.	18 x 9	White



Duro-Last® Designer Series Membranes

Our Designer Series products are ideal for applications where building appearance is important, but conventional shingles or roofing ballast may not be practical. Each membrane provides a unique look, plus the watertight performance and long-term durability of Duro-Last's single-ply roofing system.



PRODUCT SNAPSHOT

- Available in roll goods only
- 50 mil thick membrane
- The Rock-Ply® membrane is printed with the appearance of a ballast roof
- The Shingle-Ply® membrane is printed with a shingle design
- The pattern on both products is protected by a special polymer coating applied to help safeguard the finish from marring, fading and accumulating dirt
- A complete line of custom-fabricated accessories is available for the Designer Series membranes
- Eligible for Basic, Ultra and Residential Warranties

Rock-Ply® Roll Goods Sizes

50 mil	5' x 100'	5' x 50'	30" x 100'
	30" x 50'	10" x 100'	10" x 50'

Shingle-Ply® Roll Goods Sizes

50 mil	5' x 100'	5' x 50'
	30" x 100'	30" x 50'

Target Market

- Installations on multi-level facilities where lower roofs are visible from higher elevations
- Projects where building management wants the aesthetic look of a ballast roof
- To reduce undesired reflectivity
- Hospitals/medical facilities
- Schools and universities
- Government facilities

Key Sales Points

- Both the Rock-Ply and Shingle-Ply membranes are manufactured and backed by Duro-Last.
- The Rock-Ply system is unique; it provides a ballast look for rooftops, where a conventional ballast installation may not be practical because of difficult roof access or other reasons.
- Duro-Last Shingle-Ply is intended to be used primarily for commercial applications where building appearance is important, but conventional shingles are not practical because the roof's slope may not provide good water runoff or the roof has other limitations.

Print	Mil	PVC Film Above Scrim	Weight	Scrim	Colors
Rock-Ply	50 mil	21 mil	0.29 lbs. per sq. ft.	18 x 14	Rock print
Shingle-Ply	50 mil	21 mil	0.29 lbs. per sq. ft.	18 x 14	Slate gray, sandstone

Duro-Last® Warranties



Supreme Warranties:

These warranties include consequential damage for the first 15 years.

Warranty Name	Membranes Covered	Min. Mil	Border Color
15-Year NDL Warranty	Duro-Last; Duro-Last X; Duro-Fleece Plus	40 mil	Green
20-Year NDL Warranty, 15-Year Consequential Damage Coverage, and an Additional 5-Year Material	Duro-Last; Duro-Last X; Duro-Fleece Plus	50 mil	Orange
20-Year NDL Warranty, 15-Year Consequential Damage Coverage, and an Additional 5-Year Labor and Material	Duro-Last; Duro-Last X; Duro-Fleece Plus	50 mil	Purple

Ultra Warranties: Performance warranties that cover material and labor, but do not include consequential damages.

Warranty Name	Membranes Covered	Min. Mil	Border Color
15-Year NDL Hail Warranty	Duro-Last; Duro-Last X; Duro-Fleece Plus	50 mil	Brown
15-Year NDL Hail and High Wind Warranty ⁽¹⁾⁽²⁾⁽³⁾	Duro-Last; Duro-Last X; Duro-Fleece Plus	50 mil	Yellow/Brown
15-Year NDL High Wind Warranty ⁽¹⁾⁽²⁾	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	40 mil	Yellow
20-Year NDL High Wind Warranty ⁽¹⁾⁽²⁾	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	50 mil	Fuchsia

Basic Warranties: Warranties do not include consequential damages.

Warranty Name	Membranes Covered	Min. Mil	Border Color
15-Year NDL Warranty	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	40 mil	Burgundy
20-Year NDL Warranty	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	50 mil	Blue
25-Year NDL Warranty ⁽⁴⁾	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	60 mil	Yellow/Green
30-Year NDL Warranty ⁽⁴⁾	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	80 mil	Orange/Red

Residential Warranties: Warranties do not include consequential damages. Material only warranties.

Warranty Name	Membranes Covered	Min. Mil	Border Color
15-Year Residential	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	40 mil	Pink
20-Year Residential	Duro-Last; Duro-Last X; Duro-Fleece; Duro-Fleece Plus; Duro-Tuff; Duro-Last EV	50 mil	Pink/Blue

(1) Engineering pre-approval is required. Duro-Last must supply all products.

(2) Warranty coverage for 55 mph and over wind speeds require a High Wind Warranty Letter of Intent from Engineering Services.

(3) Warranty coverage requires a Hail Wind Warranty Letter of Intent from Engineering Services.

(4) Issued with accompanying Care and Maintenance Guide, which must be followed for the life of the warranty.



For more information give us a call
or visit our website today.

800-248-0280

duro-last.com

Duro-Last, the "World's Best Roof," EXCEPTIONAL, Duro-Guard, Duro-Tuff, Duro-Fleece, Duro-Fleece Plus, Duro-Bond, Duro-Grip, Rock-Ply, and Shingle-Ply are registered trademarks owned by Duro-Last, Inc. DensDeck is a registered trademark owned by or licensed to Georgia-Pacific Gypsum LLC. Securock is a registered trademark of USG Corporation. Elvaloy is a registered trademark owned by DuPont™.

Membrane Reference Guide ORIG: 6.7.16 REV: 1.30.17, 5.4.18, 1.4.21 - DL090007











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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: May 22, 2023
Application Number: HD-23-942
Location: 214 Goldsborough Street
Applicant: Town and Country Roofing on behalf of Dianne Ippolito
Request: In-Kind Membrane Roofing Replacement

The applicant, Town and Country Roofing, requested approval for residential improvements at 214 Goldsborough Street. The request is to remove the existing membrane roof and replace in-kind with a .50 mil Duro-last membrane. **The existing soffit, fascia, and gutters shall remain.** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 68, 69, and 70

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

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

Nicholas Johnson
Representative, Historic District Commission

5/22/2023
Date



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

Application #: 2022-773
Date Received: 09/26/2023
Fee Paid:
HDC Meeting Date: 10/10/2023
Date Property Posted:

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 124 S. Aurora Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1947 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DHW Holdings LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Zachary A. Smith
TELEPHONE NO. 410-819-8989 EMAIL zachsmith@alrwlaw.com

Description of Proposal (include additional sheets, as necessary)

see attached

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


<u>9/26/22</u>
Zachary A. Smith

Revised 4.4.2022

The Applicant requests approval for the following:

- A. **Paint:** Paint the building as shown on the attached drawings (note, existing masonry is already covered in paint).
- B. **Remove Existing Doorway:** Remove the existing front entry door, fill opening with brick and an aluminum storefront window to match the balance of the front façade. Doorway needs to be removed to allow for functionality of the interior space.
- C. **Remove Awning:** The awning on the front façade will be removed.
- D. **New Entry Door:** A new aluminum storefront entry door will be added to the side (north) façade as shown on attached plans. A concrete walk to match the existing will be added to provide a pathway from the new doorway to the existing sidewalk.
- E. **New Windows:** Existing windows on both side facades (north and south) will be removed, the openings will be enlarged and new aluminum storefront windows added, as shown on attached plans.
- F. **Fence:** The existing 5' wood dog eared fence along the northern property line will be extended to the west, out to the front plane of the building, as shown on the attached plans. New 5' tall wood dog-eared fence will also be added around the HVAC equipment to provide screening.
- G. **Roof:** Roof material will be replaced in-kind.



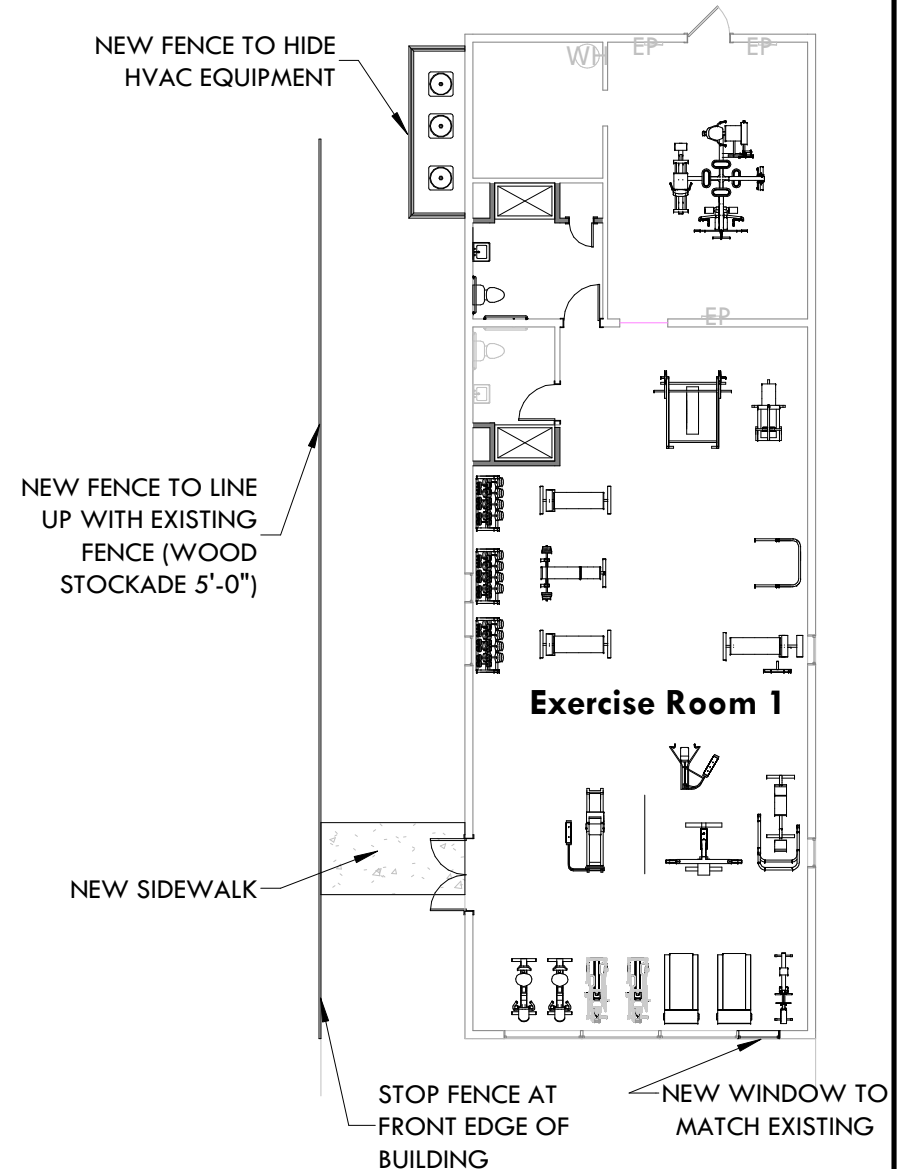






BUILDING AND CODE DATA

A. BUILDING NAME:	
2. BUILDING TENANT:	AURORA STREET GYM
	124 S. AURORA ST
	EASTON, MARYLAND
B. USE CLASSIFICATION	
1. PROPOSED	BUSINESS: 2328 Sq Ft.
	BUSINESS EXERCISE ROOM: 100 GROSS
	OCCUPANT LOAD: 100 GROSS / 2328 = 23 OCC.
D. CONSTRUCTION TYPE:	VB-COMB.
E. SPRINKLERS:	NOT - PROVIDED
F. APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE ADA STANDARDS 2010	
2015 NFPA LIFE SAFETY CODE	



① New Floor Plan .
1/16" = 1'-0"



24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Floor Plan and Notes

SHEET ISSUE DATE: 09/26/22

PROJECT STATUS:

Planning

SCALE: 1/16" = 1'-0"

DRAWN BY: PSA

ISSUE DATE: 9-26-22

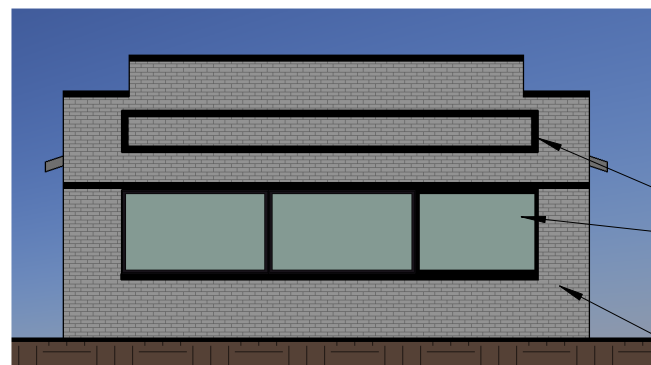
PROJECT NUMBER: A-1489

DRAWING NUMBER:

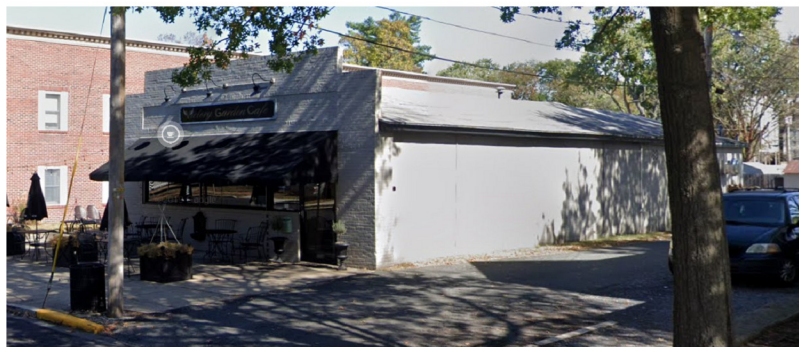
SK-1



Front Left Existing



① New Front Elevation
3/32" = 1'-0"



Front Right Existing



② Existing Front Elevation
3/32" = 1'-0"



FORMALLY : PSA DESIGN STUDIO

24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Front

SHEET ISSUE DATE: 09/23/22

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

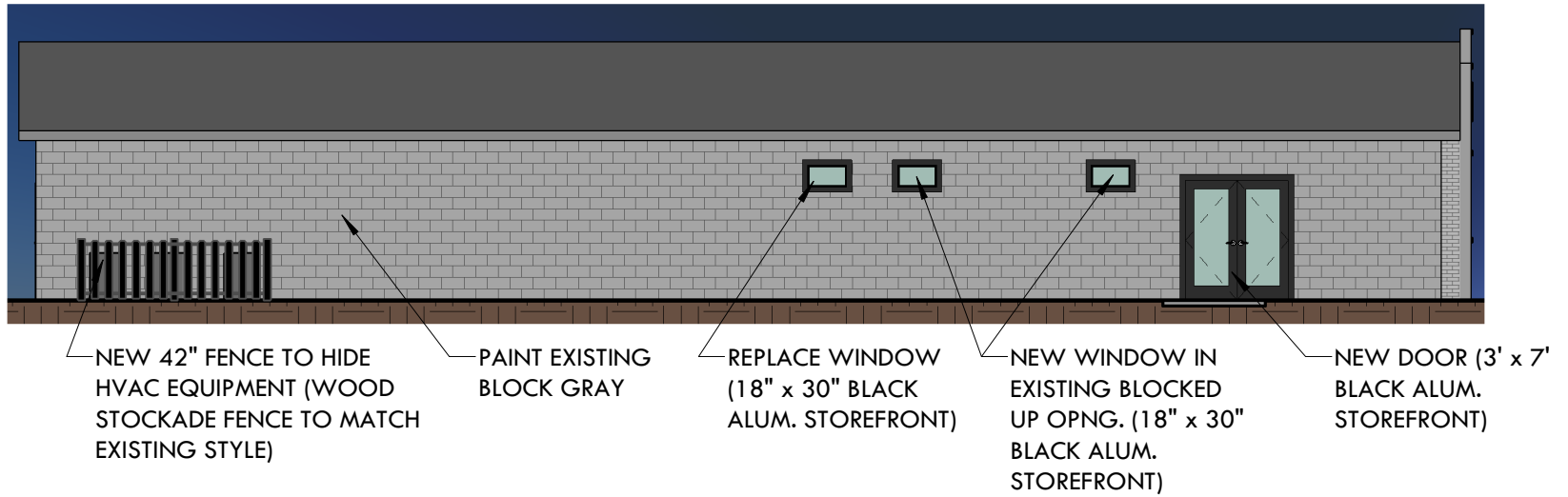
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ISSUE DATE: 8-26-22

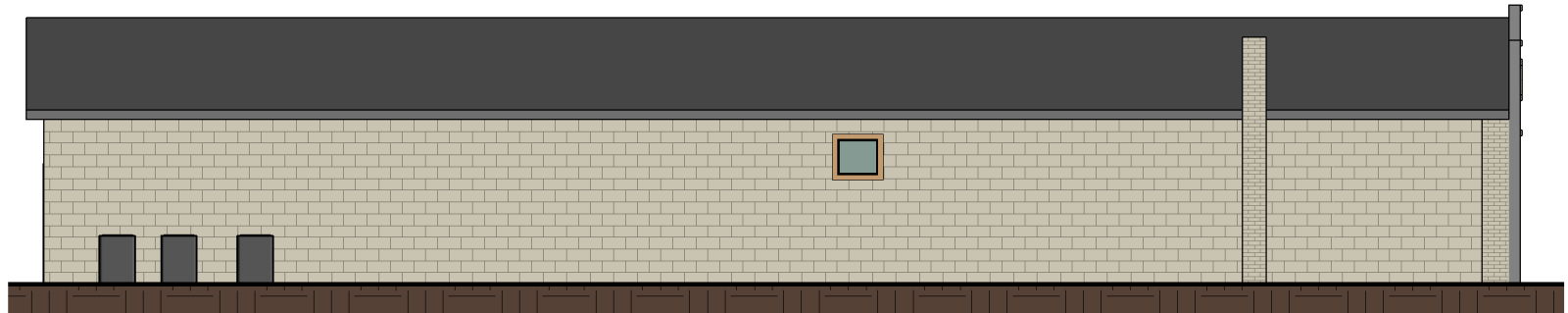
PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-2



② New Left Elevation
3/32" = 1'-0"



① Existing Left Elevation
3/32" = 1'-0"



24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Left

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

DRAWN BY: PSA

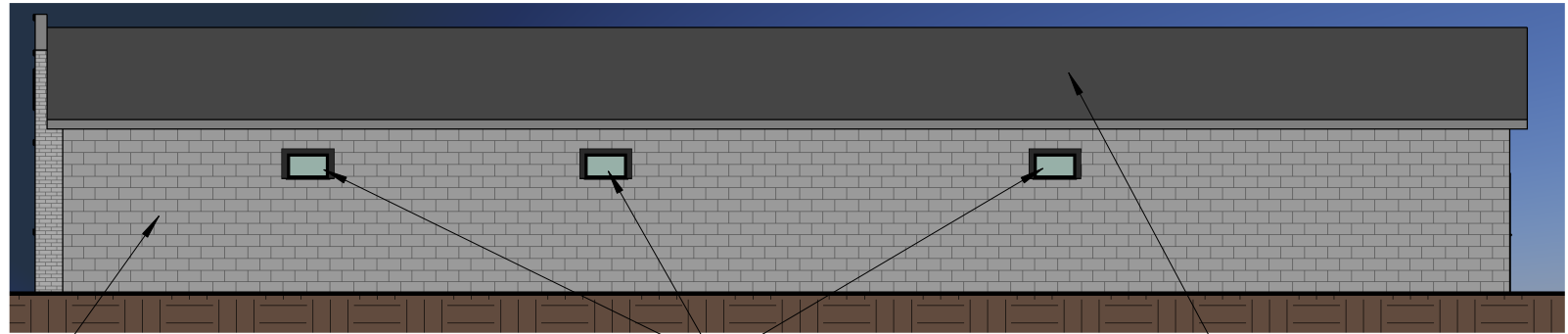
ISSUE DATE: 8-26-22

SHEET ISSUE DATE: 09/26/22

PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-3



② New Right Elevation
3/32" = 1'-0"



① Existing Right Elevation
3/32" = 1'-0"



24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Right

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

DRAWN BY: PSA

ISSUE DATE: 8-26-22

SHEET ISSUE DATE: 09/25/22

PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-4



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

Meeting Date: 10/10/2022
Application Number: 2022-773
Location: 124 S Aurora Street
Applicant: Zachary A. Smith
Request: Exterior Alterations

Zachary A. Smith and David Wilson were present on behalf of the Exterior Alterations for 124 S. Aurora Street, a non-contributing building in the Historic District.

It was discussed ...

- The awning has already been removed.
- A roof replacement had previously been approved by the Historic District Commission.
- The chimney will be removed.
- The five-foot fence will continue to the front from the north property line to the front facade.
- A revision will be needed for future siding work.
- The existing concrete patio will be kept.
- Signage will be submitted at a later time.

Upon motion by Mr. Sebastian, seconded by Mr. Harrington and carried 5 - 0, application 2022-0773 was approved.

Historic District Guideline References:

42 d
44 b
126
127c

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson
Representative, Historic District Commission

10/25/2022
Date



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

RECEIVED

MAY 11 2023

TOWN OF EASTON

Application #:	2022-773
Date Received:	05/11/2023
Fee Paid:	—
HDC Meeting Date:	06/22/23
Date Property Posted:	

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 124 S. Aurora

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

PROPERTY INFORMATION

OWNER NAME DHW Land holding Inc

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Scott Baker - Brinsfield fence

TELEPHONE NO. 410-226-6560 EMAIL brinsfield fence @ icloud.com

Description of Proposal (include additional sheets, as necessary)

<u>Change The approved 5' H fence to a 6' H</u>
<u>Fence</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Revised 4.4.2022

Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work.

Revised April 2021



Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees \$ ____

Part 1: Project Information

<u>5/10/23</u>	Project Application Date	☐	Tax Map
<u>124 S Aurora St</u>	Project's Address	☐	Grid
<u>Easton MD 21601</u>	Project's Subdivision (if any)	☐	Parcel
	Project's City, State and Zip Code	☐	Lot
		☐	Zoning
Confirm the Project Work Area in Square Footage			
☒ Fence <u>80' Linear Feet</u>	☐ Above-Ground Swimming Pool		
☐ In-Ground Swimming Pool	☐ Spa or Hot Tub		

Part 2: Owner - Tenant Information

Owner	
<u>DHW Land Holdings Inc</u>	Name
<u>124 S Aurora PO Box 2707</u>	Address
<u>Easton MD 21601</u>	City, State and Zip Code
<u>RMeilhammer@GGIBuilders.com</u>	Email Address and Phone Number
Tenant Information	
For a Multiple Occupancy Building provide tenants information by attaching additional sheets	
	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Scott Baker
Signature of Applicant

Scott Baker
Printed Name of Applicant

410-224-6560
Telephone Number

brinsfieldfence@icloud.com
Email Address

contractor
Connection with Application

8933 Mistletoe Dr Easton MD 21601
Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Brinsfield Fence Co
8933 Mistletoe Dr
Easton MD 21601
brinsfieldfence@icloud.com
#32777

Name - Trading As
Address
City, State and Zip Code
Email Address and Phone Number
Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As
Address
City, State and Zip Code
Email Address and Phone Number
Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As
Address
City, State and Zip Code
Email Address and Phone Number
Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As
Address
City, State and Zip Code
Email Address and Phone Number
Maryland, Talbot and/or Easton Electricians License Number

Part 5: Permit Information

Upon receipt of the Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the Contractor in charge or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

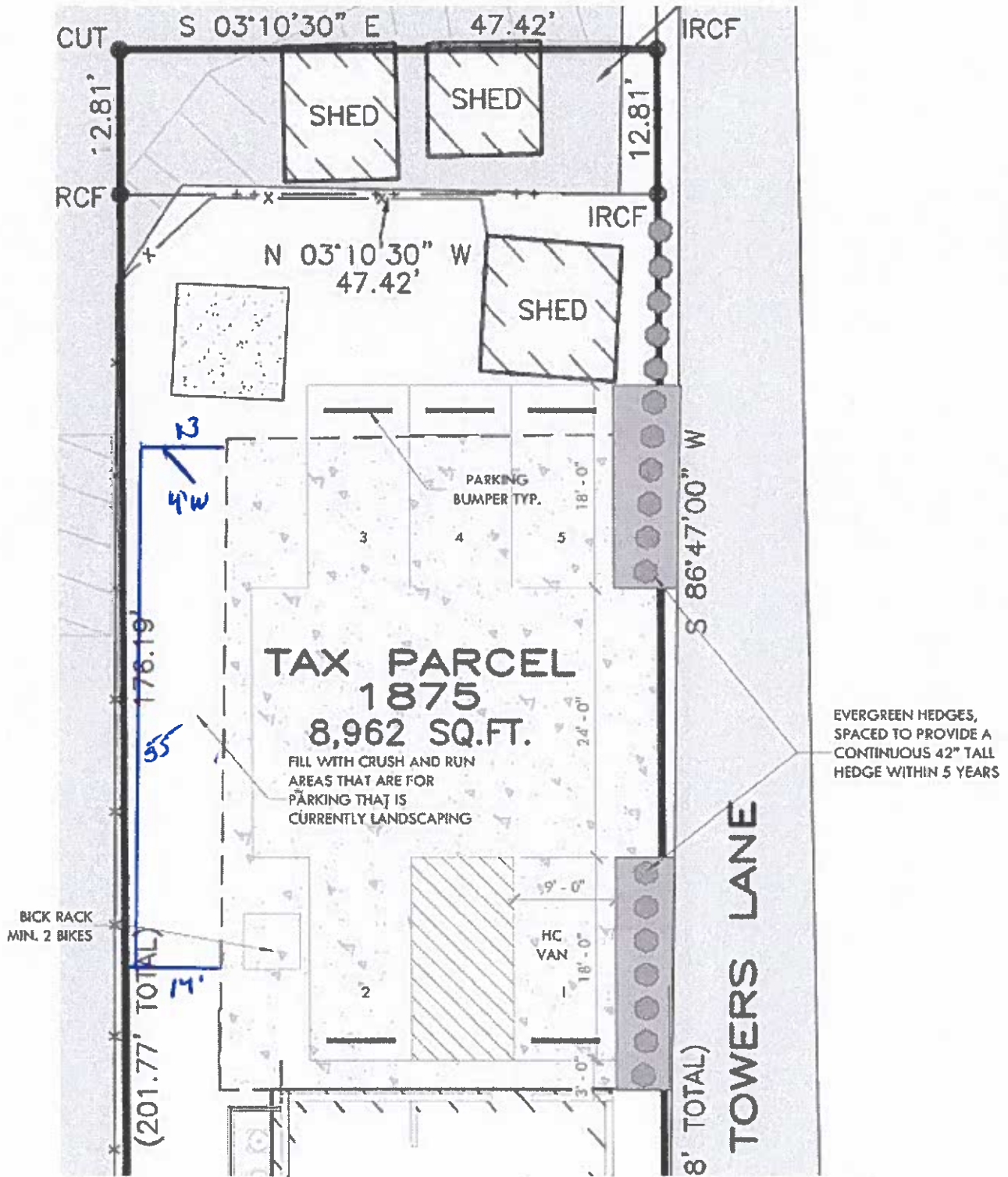
No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Description of Proposed Work

Install 6'H wood privacy fence 82' linear feet. Includes 1-4'w gate

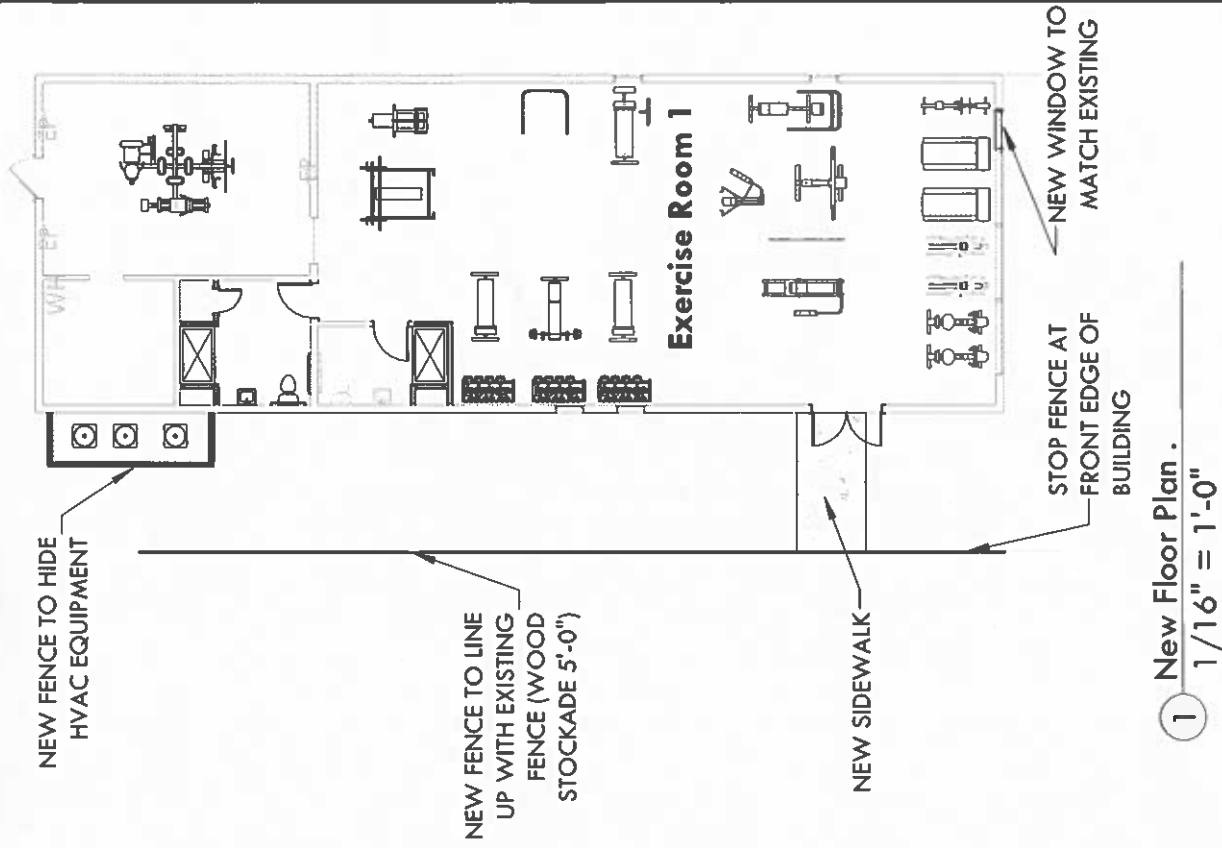
Part 7: Total Project Information

6/15/23 Estimated Start Date	6/30/23 Estimated Finish Date	45000/ Estimated Project Value	FEMA Flood Plain Y or N Revised April 2021
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BUILDING AND CODE DATA

A. BUILDING NAME:	AURORA STREET GYM
2. BUILDING TENANT:	124 S. AURORA ST
	EASTON, MARYLAND
B. USE CLASSIFICATION	
1. PROPOSED	BUSINESS: 2328 Sq Ft.
	BUSINESS EXERCISE ROOM: 100 GROSS
	OCCUPANT LOAD: 100 GROSS / 2328 = 23 OCC.
D. CONSTRUCTION TYPE:	VB-COMB.
E. SPRINKLERS:	NOT - PROVIDED
F. APPLICABLE CODES	
	2018 INTERNATIONAL BUILDING CODE ADA STANDARDS 2010
	2015 NFPA LIFE SAFETY CODE

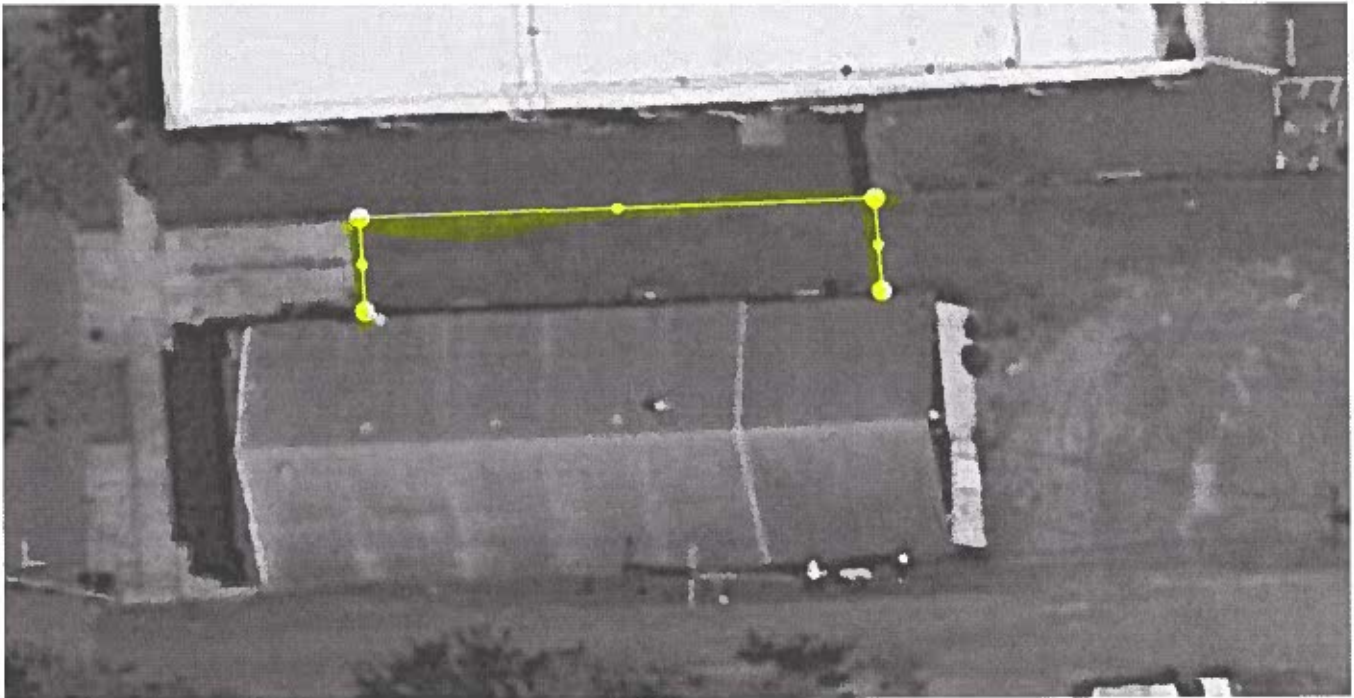


1 New Floor Plan .
1/16" = 1'-0"

 FORMALLY : PSA DESIGN STUDIO 24190 Main St. Ext. Mardela Springs, MD 21837 pangell@gmail.com		Aurora Street Gym 124 S. Aurora St Easton, Maryland		SHEET TITLE: Floor Plan and Notes	SHEET ISSUE DATE: 09/26/22
PROJECT STATUS: Planning		SCALE: 1/16" = 1'-0"		PROJECT NUMBER: A-1489	
		DRAWN BY: PSA		DRAWING NUMBER: SK-1	
		ISSUE DATE: 9-26-22			



From: brinsfieldfence@icloud.com 
Subject:
Date: May 10, 2023 at 6 58 AM
To:



Regards,

Scott Baker
Brinsfield Fence Company
PO Box 391, Oxford MD 21654
brinsfieldfence@icloud.com
410-226-6560



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: May 22, 2023
Application Number: HD-22-773
Location: 124 S Aurora Street
Applicant: Scott Baker on behalf of DHW Landholding Inc
Request: Fence Height Revision

The applicant, Scott Baker, requested approval for commercial improvements at 124 S Aurora Street. The request is to revise the approved fence height from five feet to six feet. **The style and material of the fence shall not change** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 14

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

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

Nicholas Johnson
Representative, Historic District Commission

5/12/2023
Date



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

RECEIVED

MAY 15 2023

Application #:	2023-945
Date Received:	05/15/2023
Fee Paid:	\$25
HDC Meeting Date:	05/22/2023
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 216 E Dover Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME This is Water LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Zach Smith
TELEPHONE NO. 410-819-8989 EMAIL zachsmith@glrwlaw.com

Description of Proposal (include additional sheets, as necessary)

<u>Replace an existing window in-kind (see attached)</u>

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>5/15/23</u>
<u>Zach Smith</u>

Revised 4.4.2022

In-Kind Window Replacement – 216 E. Dover Street

Former Window



New Window



Note: The former window was broken, and therefore needed to be replaced. The new replacement window has been placed in existing opening, no change to dimensions. The new window is FOLDUP 3000 Series, aluminum clad wood window. The Applicant plans to replace the remaining ground floor windows within the restaurant, and will be submitting a separate application to cover the other replacement windows.

PROPOSAL



Charles Brown Glass Co.

Serving Delmarva Since 1959

P.O. Box 1702 6581 Hobbs Rd.

Salisbury, Maryland 21802

(410) 749-3316

Fax (410) 749-1037 • Fax (410) 749-2248

www.charlesbrownglass.com

TO:

Attn: Ozzie

PHONE	DATE
443-496-0748	1/30/2023
JOB NAME / LOCATION	
Rude BBQ 216 E Dover St #201 Easton, MD 2101	
JOB NUMBER	JOB PHONE
Fold Up Windows	

We hereby submit specifications and estimates for:

Job Overview:

Remove existing windows and replace with two (2) Fold-UP 3000 In-Fold series windows.

- * Pine with black aluminum cladding to exterior, primed interior
- * 1-3/4" stiles and rails
- * Tempered Low E insulated glass with argon
- * 4-9/16" frame w/ aluminum clad sill
- * Aircraft grade aluminum hinges, powder coated black
- * Black sash locks
- * Aluminum framed screens (black) with charcoal fiberglass mesh

Glazing: 1/4" Clear LowE Tempered

1/2" Air

1/4" Clear Tempered

Price Includes: Tax, freight, demolition, furnish and installation of frame glass.

Price Excludes: tinted or reflective glazing, sound deadening glazing, large missile/ hurricane impact glass storefront or entrances, NRFC Label certificate, thermally broken entrance doors, premium or overtime hours.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$).

Payment to be made as follows:

30% Deposit-Net Due 30 days upon completion

2% per month finance charges on unpaid invoices after 30 days

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within

30

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



Nicholas Johnson <njohnson@eastonmd.gov>

Rude Bodega Windows

Zach Smith <zachsmith@alrwlaw.com>

Tue, May 16, 2023 at 2:08 PM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Hi Nick,

Thanks for following up. The product information is attached. The window was made to fit the existing opening – exact dimensions of the window that was removed. The existing exterior trim is exactly the same, the window opening is surrounded by brick – none of that brick was disturbed (the replacement unit was removed from the interior of the building, and the new window was inserted into the opening from the inside). The window that was removed was a vinyl double hung window. The new unit is a wooden double hung window, with aluminum cladding.

Please let me know if any additional information may be needed.

Thanks in advance for your help!

Zach



ZACH A. SMITH

ARMISTEAD, LEE, RUST & WRIGHT, P.A.

Attorneys at Law

114 Bay Street, Building C, Easton, Maryland 21601

Phone: (410) 819-8989 | Fax: (410) 822-4787

Direct: (443) 746-7255

E-mail: zachsmith@alrwlaw.com

In accordance with Internal Revenue Service rules, any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS.

SERIES 3000

While our most economical window the Series 3000 is still finely crafted like all FoldUp™ products, with excellent performance, many custom features, and is suited for most residential and light commercial applications.

Sizing

Max Size: 108 united inches (UI)

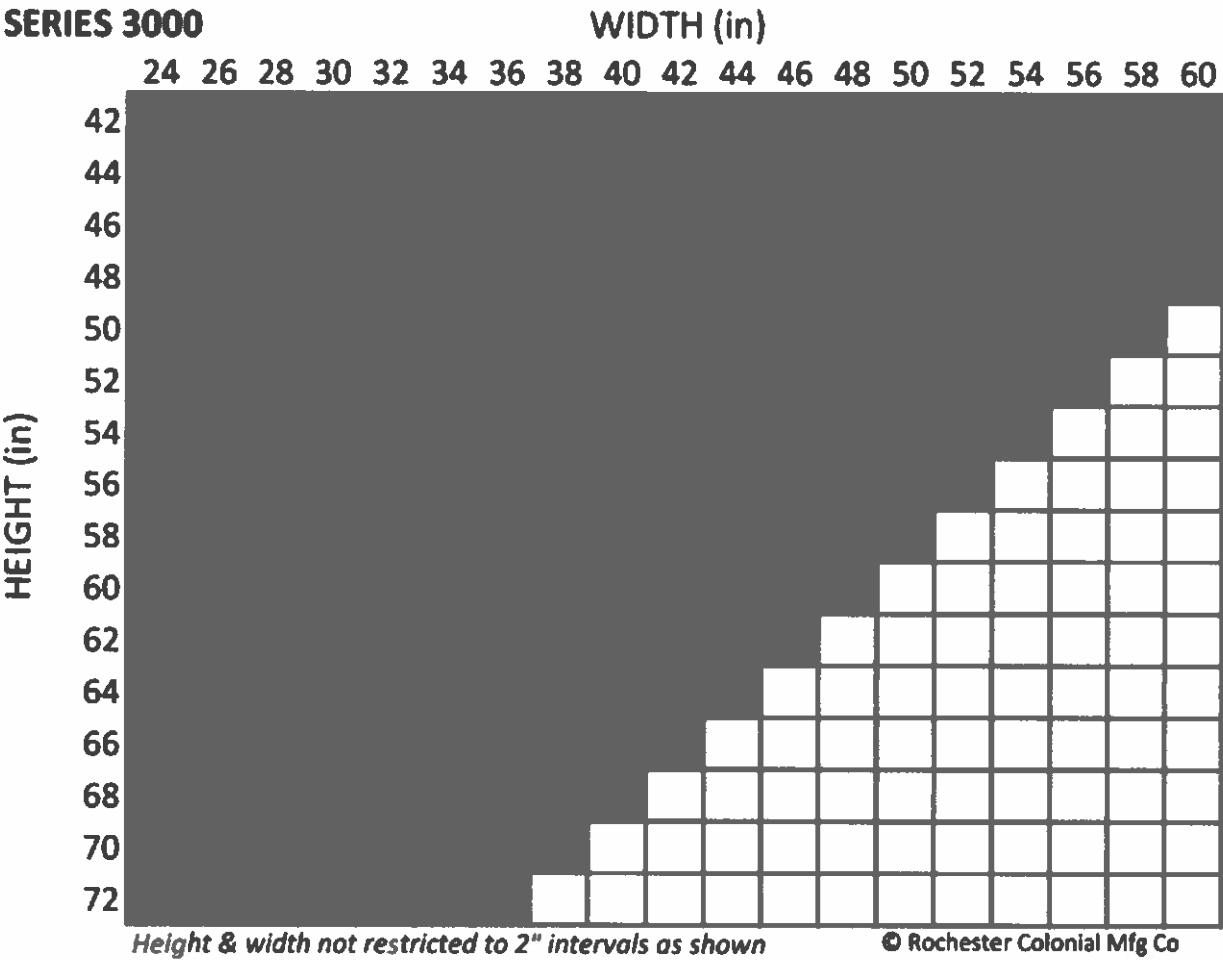
Max Height: 72"

Max Width: 60"

Min Height: 42"

Min Width: 24"

* UI = United Inches = Width + Height



 All 3000's - Available only tempered double glazed with 1/8" glass
Series 3000's are available only as FoldUp+In DH

Available Styles

FoldUp+In DH

Construction

Solid Wood

Clear Pine or Sapele Mahogany

Cladding available (see below)

1 3/4" thick sash

4 9/16" jamb, extensions available

Standard balances

Nailing fin for easy install

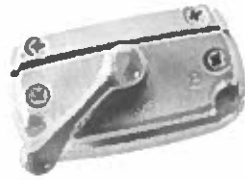
Hardware

Two cast zinc locks in 5 finish options

Aircraft grade aluminum hinges

SERIES 3000

Hardware Finishes



WHITE



BEIGE



SATIN
NICKEL



OIL RUBBED
BRONZE



BLACK

Finishes

Exterior Options

Aluminum clad (6 colors)

Bare

Primed

Painted (6 unit minimum)

Interior Options

Bare

Primed

Painted (6 unit minimum)

SERIES 3000

Clad Options

WHITE



BEIGE



BRONZE

BLACK



EARTHTONE



GREEN

Options

SDL grids in 5/8" and 7/8"
Matching conventional DH
Matching fixed window
"No sill" option for countertop applications (limited warranty)

Glass Option

Tempered Low E IG w/ argon

Screen Options

Aluminum framed fiberglass in six standard colors
BetterVue
UltraVue