



Historic District Commission MEETING AGENDA

Monday, June 12, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for June 12, 2023.

Old Business

- 1) **Application Number:** 2022-0773
Applicant: Zachary A. Smith
Location: 124 S. Aurora Street
Tax Map 104, Grid 0EA, Parcel 1875
Zoning District: CG
Request: Exterior Alterations
- 2) **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
- 3) **Application Number:** 2023-865
Applicant: Chesapeake Neighbors LLC
Location: 20 N. Aurora Street
Tax Map 103, Grid 000, Parcel 1130
Zoning District: R-7A
Request: Demolition/New Construction

New Business

- 1) **Application Number:** 2023-951
Applicant: Gail Crisholm
David Piver, Davey Tree Expert Co.
MD LTE No. 0572
Location: 111 Goldsborough Street
Tax Map 103, Parcel 0652
Zoning District: CB
Request: Tree Removal (Healthy)

- 2) **Application Number:** 2023-948
 Applicant: Enid McKittrick
 Location: 116 Goldsborough Street
 Tax Map 103, Grid 0EA, Parcel 1141

 Zoning District: R-7A
 Request: New Shed
- 3) **Application Number:** 2023-949
 Applicant: Scott Patterson
 Location: 211 Goldsborough Street
 Tax Map 103, Grid 0EA, Parcel 0667

 Zoning District: R-7A
 Request: In Kind Metal Roof Replacement and In
 Kind Asphalt Shingle Replacement
- 4) **Application Number:** 2023-943
 Applicant: Michael and Constance Pullen
 Location: 36 S. Washington Street
 Tax Map 104, Grid 000, Parcel 1460

 Zoning District: CB
 Request: In Kind Siding Replacement
- 5) **Application Number:** 2023-944
 Applicant: Maurice and Karen Schlesinger
 Location: 304 Winton Avenue
 Tax Map 105, Grid 0EA, Parcel 2158

 Zoning District: R-7A
 Request: Step and Metal Handrail Installation
- 6) **Application Number:** 2023-945
 Applicant: Zachary A. Smith
 Location: 216 E. Dover Street
 Tax Map 104, Grid 0EA, Parcel 1177

 Zoning District: CB
 Request: Window Replacement and Walk-In
 Cooler Addition.

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the May 22, 2023 meeting.

Administrative Approval

- 1) Application Number:** 2023-946
Applicant: Charles Goebel
Location: 308 S. Hanson Street
Tax Map 105, Grid 0EA, Parcel 2254
Zoning District: R-10A
Request: Roof and Accessory In Kind
Replacement, and In Kind Porch
Repair.
- 2) Application Number:** 2023-947
Applicant: Hiram Navarrete and Emily Chandler
Location: 110 N. Aurora Street
Tax Map 103, Grid 0EA, Parcel 0739
Zoning District: R-7A
Request: Gutter Replacement
- 3) Application Number:** 2023-954
Applicant: Town of Easton
Location: 14 S. Harrison Street
Tax Map 104, Parcel 1528
Zoning: CB
Request: Signage Replacement

Consent Docket

Adjournment.

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Planner

Date: 1, June 2023

Re: 124 S Aurora Street Patio

On May 30th, 2023, it was brought to the staff's attention that the existing concrete patio at 124 S Aurora Street had been replaced with a new stamped concrete patio. The Building Inspection Department noted during one of their inspections, that the certificate of appropriateness (COA) for the renovation from October 10th, 2022 stated that "The existing concrete patio will be kept." The applicant was subsequently informed on May 30th 2023, that they would need to appear before the HDC to seek a retroactive approval for the patio replacement. The Commission is now tasked with determining whether the new stamped concrete patio may remain as installed or if the patio must be restored to its 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: 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

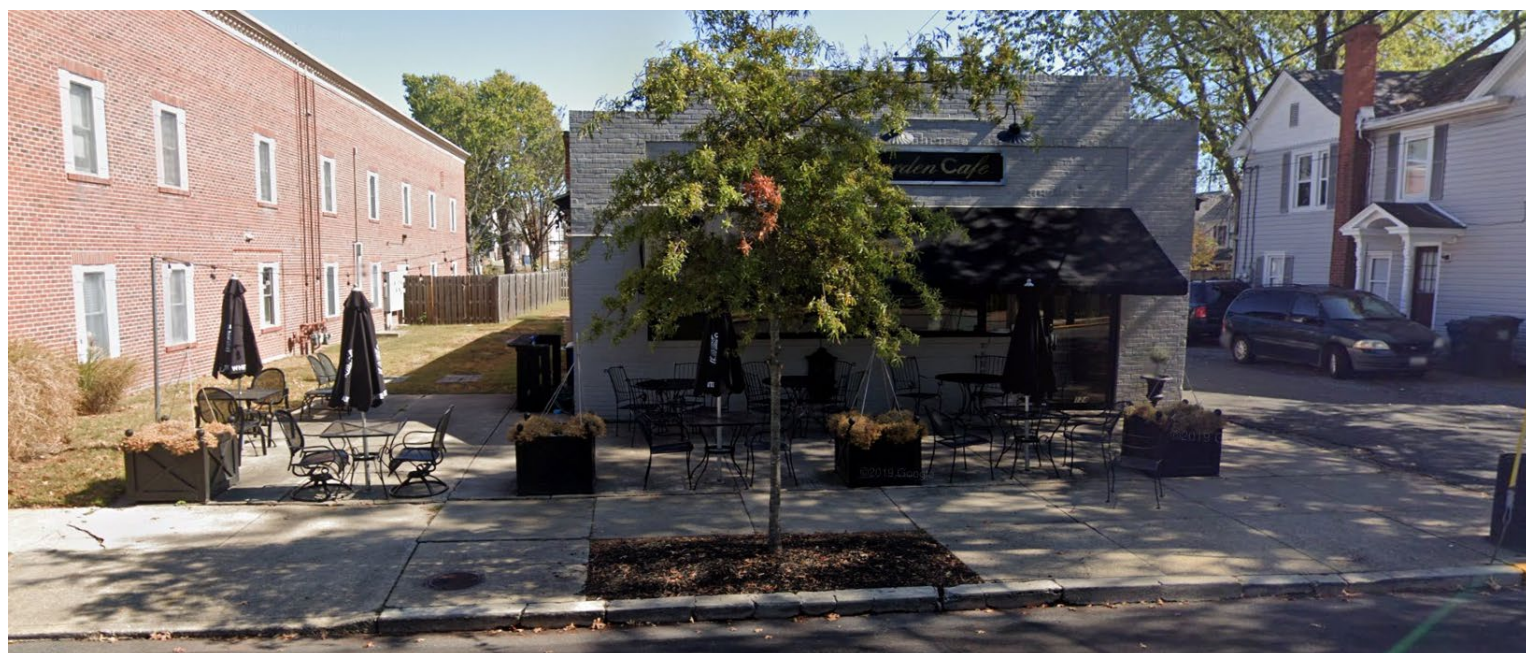
If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"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



Beaux Monde Fitness Facility 124 S. Aurora Street, Easton MD

















**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.

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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

NEW TRIM



OLD TRIM











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: 6/12/2023

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

Property Address: 20 N Aurora Street

Application Number: 2023-865

Request: Demolition and New Construction

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

During the first meeting for this request, the Commission found that the two outbuildings were non-contributing structures and requested exact heights of the replacement structure and the existing surrounding structures. At the second meeting, the Commission tabled the application, finding that the application was incomplete due to a lack of detailed replacement plans.

The applicant has now submitted a revised replacement plan that diminishes the proposed building footprint from 7,742 square feet to 3,840 square feet. The proposed height has also decreased from 36' 7" to 30'. The architectural style has changed from previous proposals as shown in Figures 1-3. Once again, the HDC is tasked with determining whether the two outbuildings and the rear addition may be demolished and whether the proposed new construction is appropriate.



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PLANNING & ZONING
14 S Harrison Street, Easton MD 21601



Figure 1 : First Submission



Figure 2: Second Submission



Figure 3: Current Submission

The applicant has now submitted a complete application with all of the information required for both demolition and new construction. **Staff supports an HDC approval for the proposed demolition contingent upon final approval of the proposed new construction.**

Historic District Guidelines:

Demolition Review

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

This might include:

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

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



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

Guideline 10. Preserve Historic Outbuildings

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

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

New Construction Review

The applicant has proposed a new structure that is completely separate from the existing structure. The proposed structure would contain four (4) units and increase the property's current unit count from ten (10) to eleven (11). The proposed structure is two stories tall with a peak height of 30'. This proposed structure is considered new construction and is thus subject to the HDC's guidelines for new construction. The Commission may choose to vote on the new construction as soon as this meeting or may request additional information or changes be made to the proposed concept.



It should be noted that the HDC's role in this process is to vote on the demolition of the three existing structures and vote upon the replacement plan as it relates to conformity with the HDC's Guidelines. **Questions regarding parking requirements, housing affordability, density, and other similar topics not explicitly covered in the HDC's guidelines may be part of the Planning Commission's and Town Council's review.**

Guideline 94: Style

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Analysis: The proposed structure is easily recognizable as a modern addition and does not imitate an earlier architectural style. It borrows aspects from the existing historic outbuildings such as a similar roof to the existing smaller outbuilding. The form, height, color, and character of the building are compatible with the surrounding structures. The principal structure on this lot's height is measured at 38' 11" and the neighboring garage has an estimated height of 32'. The proposed structure has a proposed height of 30', keeping with the character of surrounding structures.

In regards to massing, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* does not recommend constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character). The new proposal is 8 feet shorter than the existing structure and approximately 8 feet less wide.

Guideline 96. Orientation, Alignment, and Setback



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

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

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

Guideline 97. Form, Massing, Height, and Scale

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



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Analysis: Guidelines 97 a, b, c, and d are somewhat subjective and relate to the compatibility of the proposed structures massing, width, and height to the surrounding buildings. For reference, the main structures at 18 and 24 N. Aurora Street have a size of approximately 3,800 square feet. When the large outbuilding behind 18 N. Aurora Street is factored in, the proposed addition and the existing structure would occupy a similar visual area to the existing structures located at 18 N Aurora Street. The surrounding structures are both two and a half stories tall and the proposed structure is 2 stories tall.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the demolition of the two non-contributing outbuildings and the contributing rear addition contingent upon approval of the new construction. The outbuildings and addition are not visible from N. Aurora Street and have little historic significance besides their age. The two outbuildings are in poor condition and would not meet modern safety codes to be utilized as dwelling units. The applicant has submitted all of the required information for demolition requests.

Staff recommends continuing the discussion on the proposed new construction. The massing, scale, and height of the proposed structure may be appropriate. The Commission may wish to continue the discussion to the next meeting to request minor changes to the style of the structure and/or proposed materials.

EXAMPLE MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

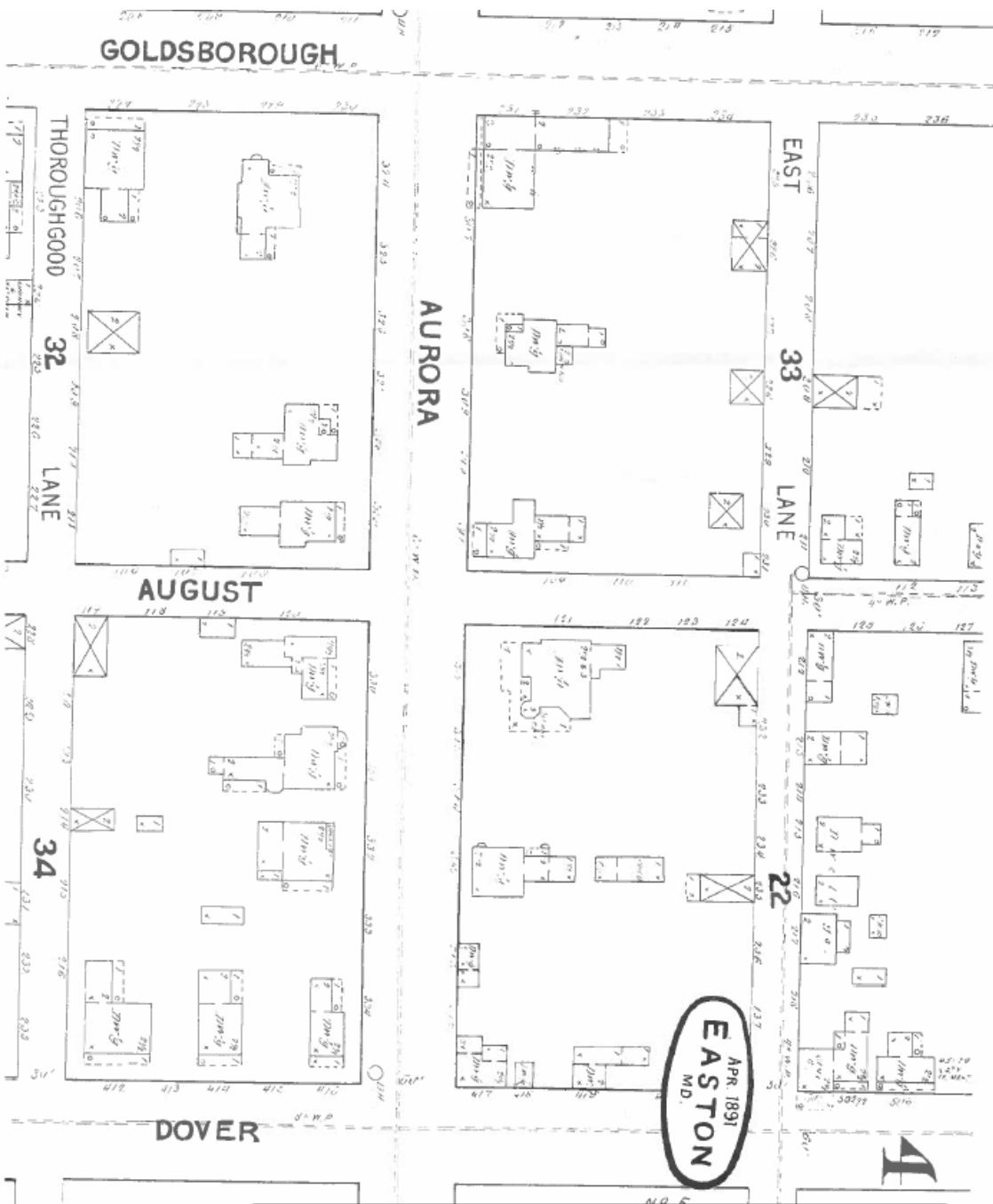
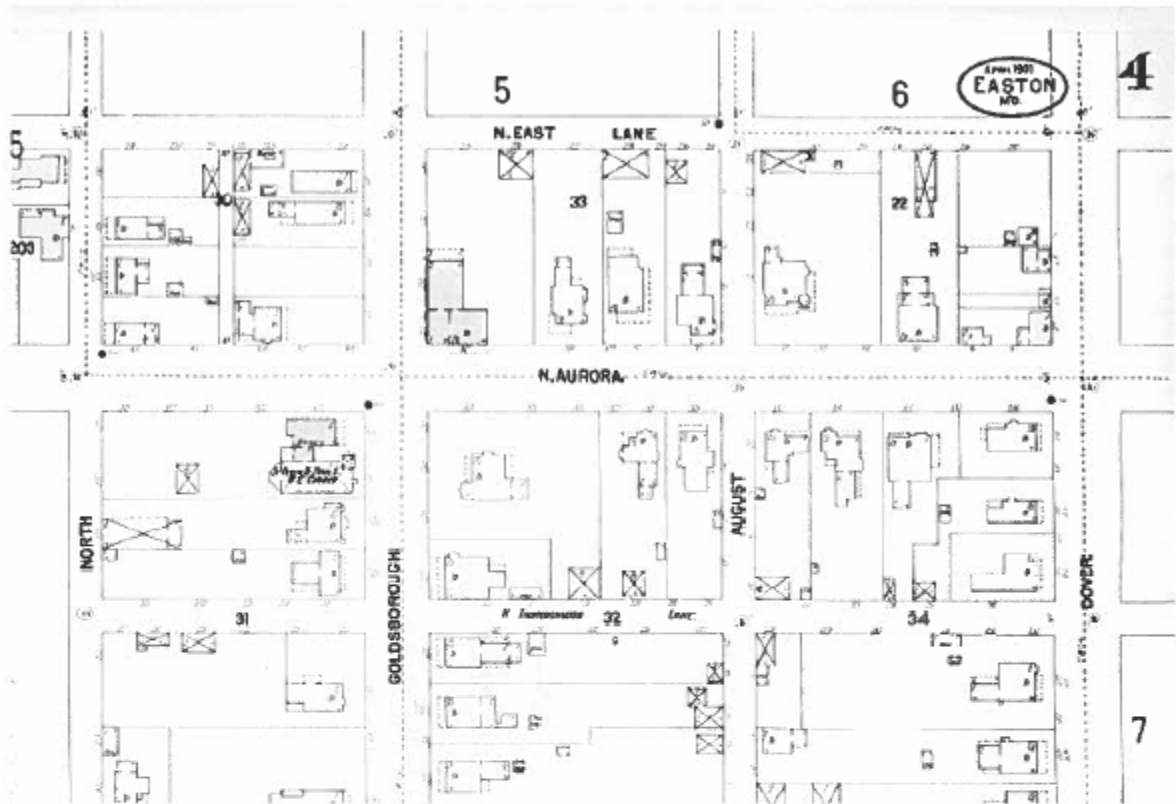


Figure 4: 1891 Sanborn Map



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



Description

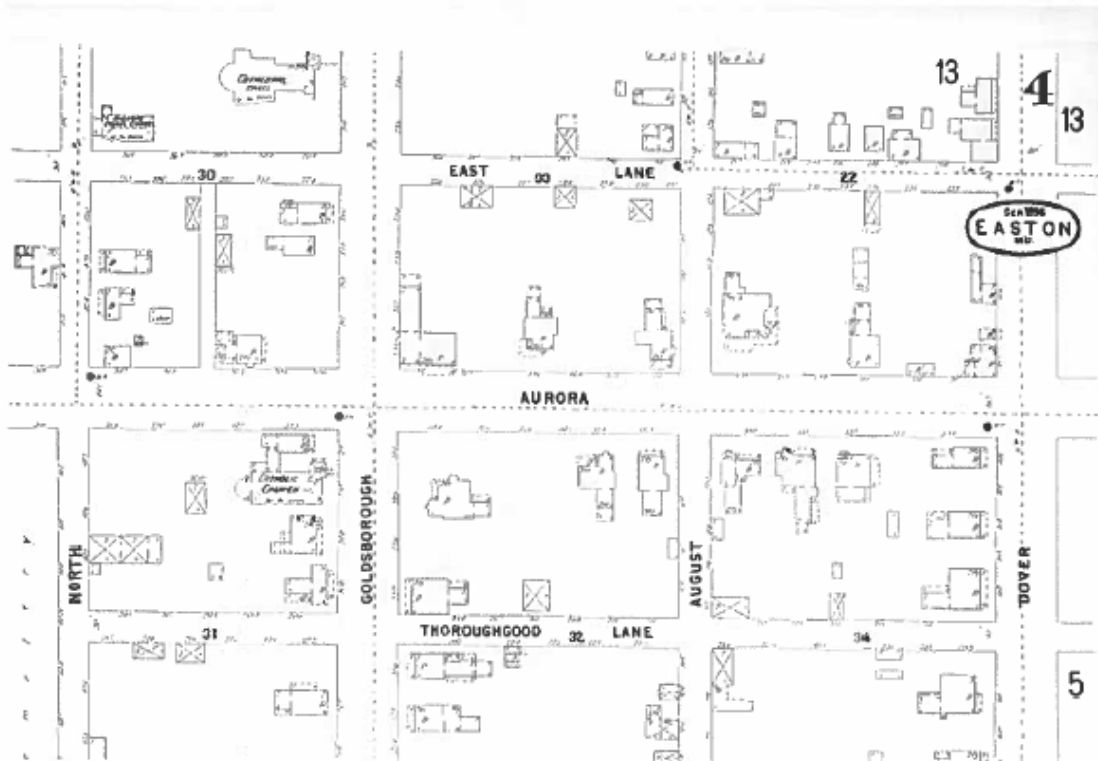
These maps of 1901 were drawn by Sanborn Map & Publishing Company; purchased by The Historical Society of Talbot County in 1984. Seventeen drawings were of Easton, Maryland along with Oxford, St. Michaels and Trappe in 1901. Two scans of each mapped drawing (top and bottom).

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

Figure 5: 1901 Sandborn Map



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



Description

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

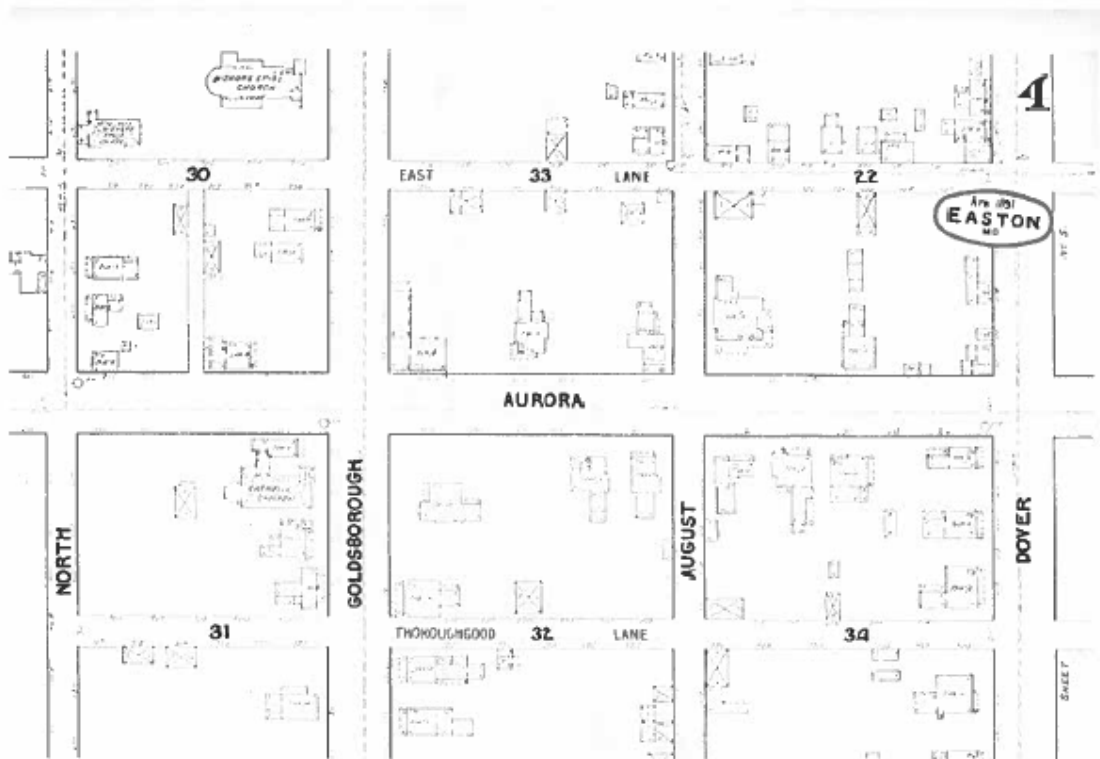
This sheet #4 map contains a map of north-east Easton including such streets as Aurora Street, East Lane, North Street, August Street, Hanson Street, and Talbot Lane.

Hotel Avon, Easton Rolling Flouring Mill.

Figure 6: 1896 Sanborn Map



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



Description

These maps of 1891 were drawn by Sanborn Map & Publishing Company; purchased by The Historical Society of Talbot County in 1984. Twelve drawings were of Easton, Maryland along with Oxford, St. Michaels and Trappe in 1891. This sheet #4 map is a general overview of the north east side of the town of Easton, Maryland.

In this map is Harrison Street, North Street, Dover Street, Aurora Street, August Street, Hanson Street and Goldsborough Street (newly named from Railroad Ave.). Notice: a Chinese Laundry is located on Hanson Street along with Easton Rolling Flouring Mill. Hotel Avon is located on Harrison and Dover Streets.

Figure 7: 1891 Sanborn Map

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-865

Date Received: 05/24/2023

Fee Paid: -

HDC Meeting Date: 06/12/2023

Date Property Posted: 06/05/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION**APPLICATION TYPE**

(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

20 N. Aurora St. Easton, MD 21601

☒ Contributing☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

n/a

PROPERTY INFORMATION

OWNER NAME

Chesapeake Neighbors LLC

TELEPHONE NO.

410-269-1883

EMAIL

Jolinger@chesapeakeighbors.org

Applicant or Agent

NAME

Virginia Richardson

TELEPHONE NO.

410-714-2405

EMAIL

Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent**Date****Printed Name of Applicant or Agent**

Virginia Richardson

Revised 4.4.2022

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

Proposed Redevelopment Plan (4 new units; 11 total)

5-22-2023

Project Description:

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

It is the Owner’s intent to improve the quality of life for the residents by enhancing the quality of the built environment, increasing accessibility, increasing the number of rentals from ten (10) to eleven (11), and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan. In order to achieve this goal, the Owner is proposing to raze the two (2) non-contributing outbuildings in their entirety in conjunction with the removal of the shed addition that was added to the primary dwelling. Three (3) units are affected by the demolition.

Upon removal of the two (2) outbuildings and shed addition, a two (1) story, 3840 sf architecturally sympathetic and compatible, four (4) unit free standing structure would be erected at the rear of the property. The building will be constructed in such a manner that it will not impair the essential form and integrity of the primary dwelling.

At grade level, there will be two (2) accessible apartments with six (6) automobile parking spaces as well as bicycle racks and a trash coral. The second level will have two (2) apartments. To maintain architectural compatibility, the roof ridge will not be higher than the ridge of the existing primary dwelling. The exterior of the building will have horizontal siding and an architectural shingled roof. Stormwater management will be controlled through a Town approved planter box and pervious pavers as needed.

In order to minimize the disruption to the existing tenants, the primary house will be renovated at a later date which will include restoring the enclosed side porch, which is visible from Aurora Street, back to an open-air, screen porch. Removing the existing exposed plumbing from the exterior façade will be a high priority as well. Of course, we understand that any later renovations will require additional review and approval by the Historic District Commission.



OVERALL SITE PLAN NOTES

- 1 LIMIT OF DISTURBANCE = 4,968 SF.
- 2 EXISTING SIDEWALK
- 3 PROPOSED CONCRETE SIDEWALK
- 4 PROPOSED BRICK SIDEWALK
- 5 EXISTING RESIDENTIAL STRUCTURE
- 6 PROPOSED RESIDENTIAL STRUCTURE
- 7 PROPOSED "HANDICAPPED PARKING" SIGN
- 8 PROPOSED HANDICAPPED PARKING STALL ACCESS AISLE.
- 9 PROPOSED HANDICAPPED PARKING STALL
- 10 PROPOSED STANDARD PARKING STALLS
- 11 PROPOSED 6" CONCRETE PARKING STOP PER TOWN STANDARD. (TYPICAL)
- 12 PROPOSED WASTE RECEPTACLE CORRAL
- 13 PROPOSED DECORATIVE FENCE PER TOWN STANDARD FOR DUMPSTER AND WASTE RECEPTACLE CORRAL.
- 14 PROPOSED STAIRS FOR 2ND FLOOR ACCESS.
- 15 PROPOSED 2" WATER SERVICE
- 16 PROPOSED 6" SEWER LATERAL. TIE INTO EXISTING CLEANOUT.

Chesapeake Neighbors		
Primrose - 20 N. Aurora Street (4 Unit Building)		
5/22/2023		
SQUARE FOOTAGE:	SF	REMARKS
Shed To Be Demolished	95	
North Building To Be Demolished (1 Story - 1 Apartment)	334	
South Building To Be Demolished (2 Stories - 2 Apartments)	1156	
TOTAL TO BE DEMOLISHED	1585	
Proposed Building (2 Stories - 4 Apartments)	3840	
NET INCREASE IN SF	2255	
BUILDING HEIGHTS:	FEET	REMARKS
Existing Main House	38'-11"	
Proposed Building - Ridge	30'	
Proposed Building - Soffit	21'	
APARTMENTS:	UNITS	REMARKS
Existing Apartments To Remain	7	
Existing Apartments To Be Demolished	-3	
Proposed Apartments	4	
TOTAL APARTMENTS	11	
NET INCREASE IN APARTMENTS	1	
PARKING:	SPACES	REMARKS
Existing Parking	4	legal size; not adequate aisle width
Proposed Parking	6	
NET INCREASE IN PARKING	2	
SETBACKS	FEET	REMARKS
Side Yard	12', 15'	
Rear Yard	24'	

OVERALL SITE PLAN - HISTORIC DISTRICT SUBMISSION

OF THE LANDS OF

CHESAPEAKE NEIGHBORS - PRIMROSE

TAX MAP: 0103, GRID: 0000, PARCEL: 01130

ELECTION DISTRICT 01, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS LLC

RAUCH INC.

Engineering | Survey | Architecture | Environmental

Main Office: 106 N. Harrison St. - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 9081 | Fax: 410 770 3687



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2024

REV #	DATE	DESCRIPTION
1		

DATE: 5/19/2023
SCALE: 1" = 10'
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.: C-100

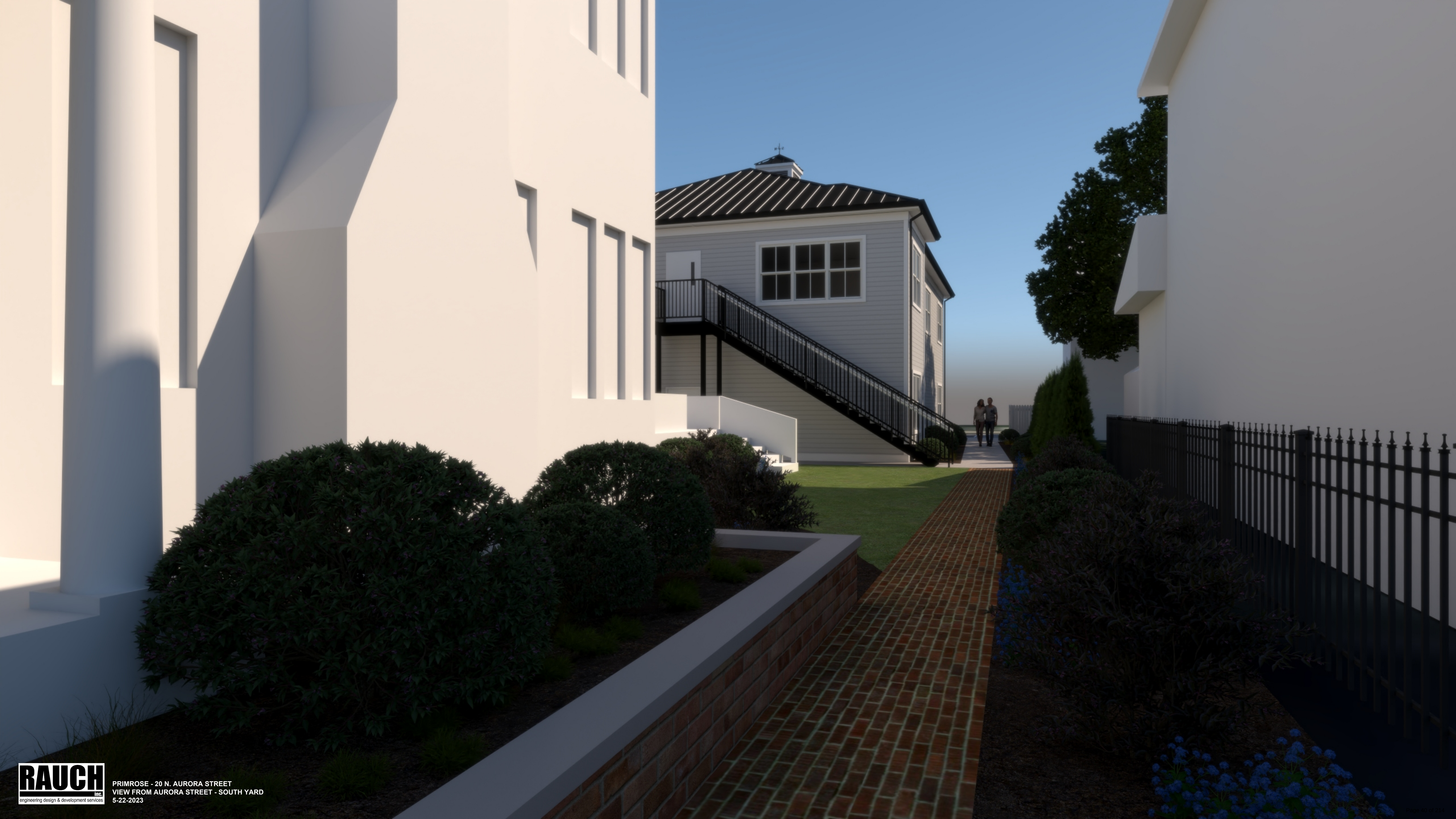
FOR REVIEW

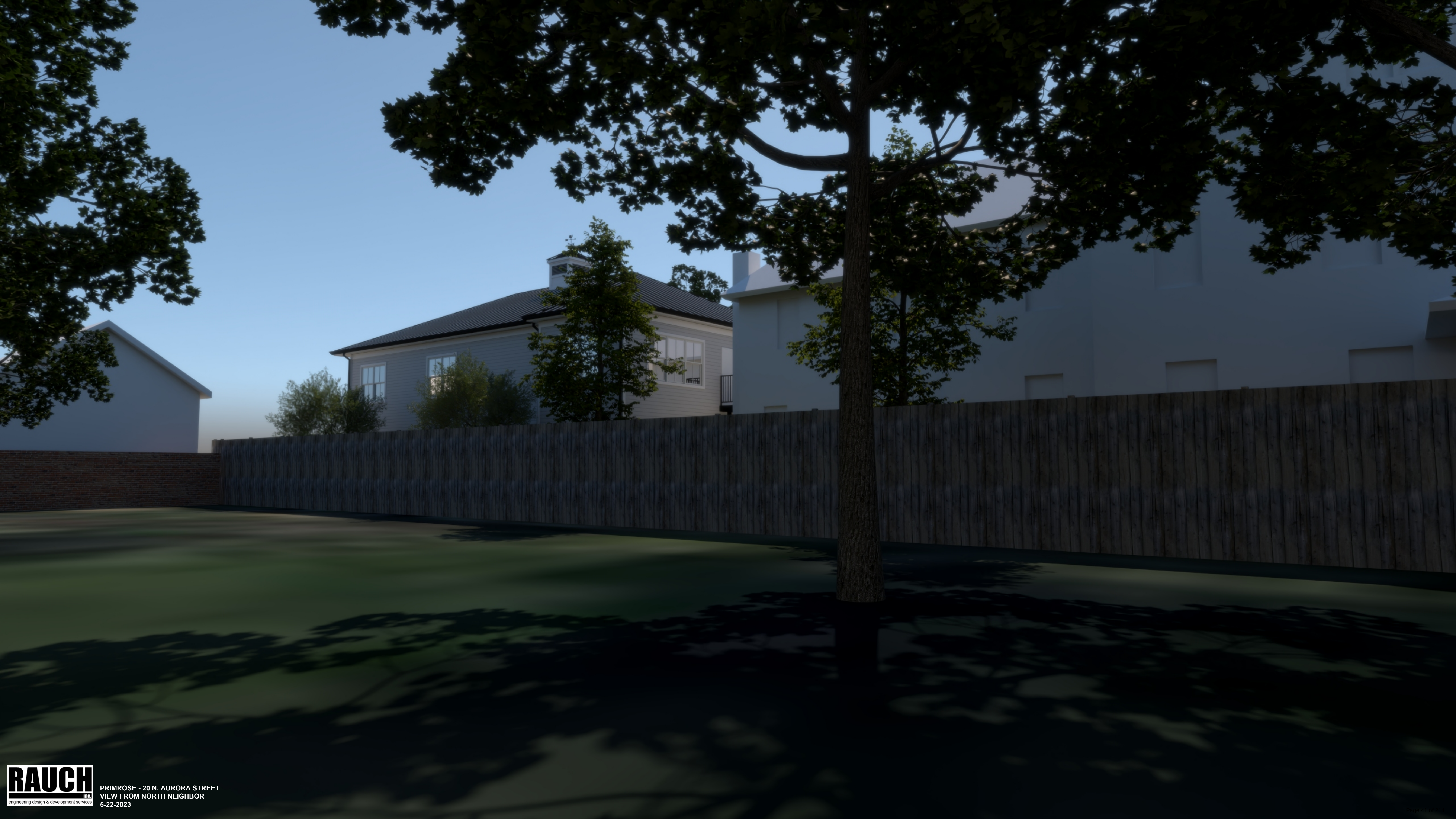
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TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - ENGINEER
DATE	DATE	DATE















1 message



Chesapeake Neighbors Primrose
20 N. Aurora St. Easton,
MD
Historic Commission Meeting
June 12, 2023



N. Aurora St. view of the main structure



Southeast view of the main structure



Northeast view of the main structure



Northeast side view of the North outbuilding



Alley view of the North outbuilding



Front view of the South outbuilding

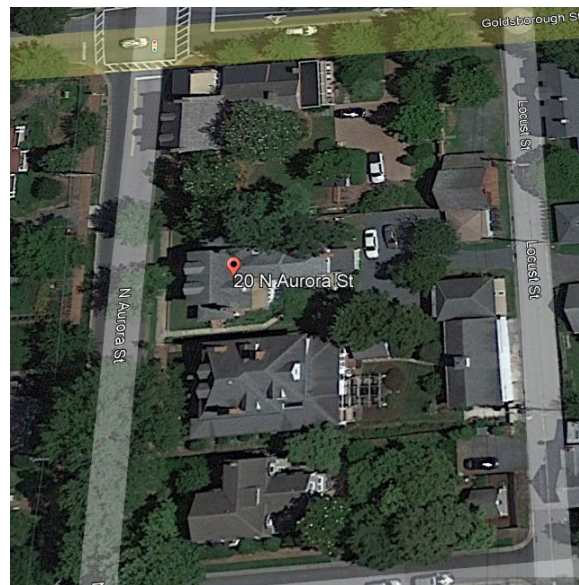


Alley view of the South outbuilding



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

Existing Conditions Assessment



Prepared by
Virginia Richardson, AIA

February 8, 2023
DRAFT

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

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

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



Sanborn Fire Insurance Map 1896



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

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





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



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



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

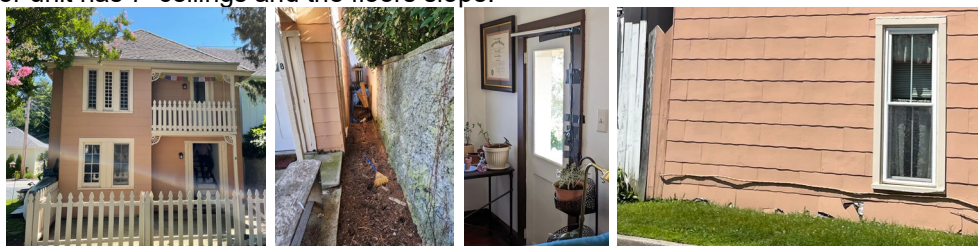
The North Outbuilding Single Story: The wood framed, single story, hipped roof, slab on grade structure houses a single studio apartment. The approximately 334 sf unit has an open kitchen/living/sleeping space and a separate full bath. The windows are modern. It appears to have once been a shed or barn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

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



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

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



END OF REPORT

Structural Solutions, Inc.
Consulting Structural Engineers

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

February 6, 2023

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

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

Dear Ms. Richardson:

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

OBSERVATIONS

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

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

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

DEFINITIONS

Wood Creep

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

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

CONCLUSIONS

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

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

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

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

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

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

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

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

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

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

Sincerely,



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



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

APPENDIX
PHOTOGRAPHS

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

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



PHOTOGRAPH 1

Site Plan of 20 North Aurora Street, Easton MD.



PHOTOGRAPH 2

West elevation (front) of the main building.

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



PHOTOGRAPH 3
North elevation of the main building.

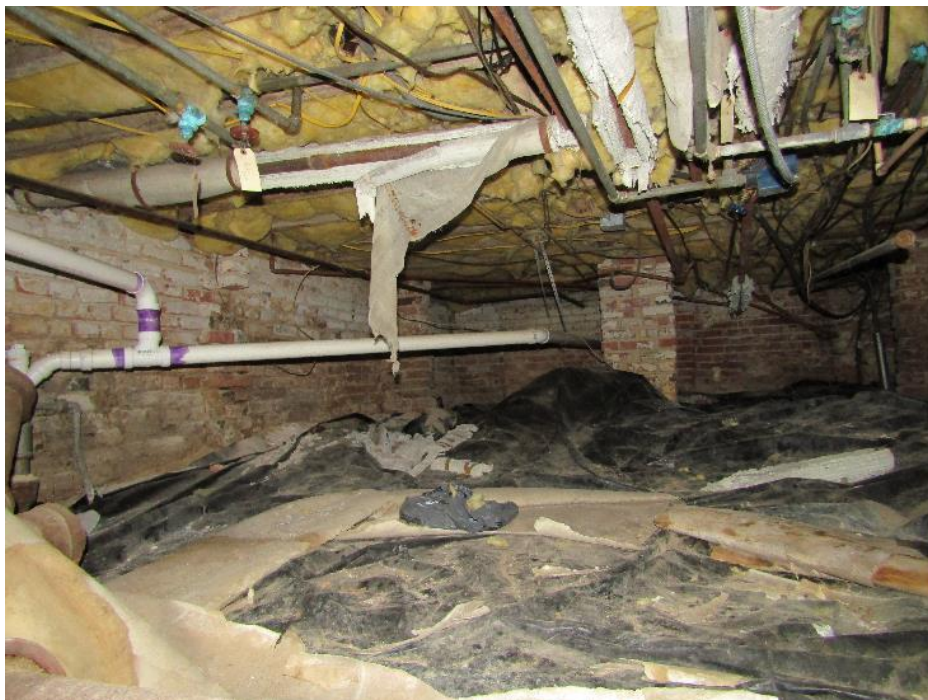


PHOTOGRAPH 4
East elevation of the main building.

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



PHOTOGRAPH 5
South elevation of the main building.



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



PHOTOGRAPH 7

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 8

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 9
East end of the main building.



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



PHOTOGRAPH 11

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



PHOTOGRAPH 12

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

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



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



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

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



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



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



PHOTOGRAPH 17

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



PHOTOGRAPH 18

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

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



PHOTOGRAPH 19

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



PHOTOGRAPH 20

West elevation of the one-story out-building.



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



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



PHOTOGRAPH 23

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



PHOTOGRAPH 24

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

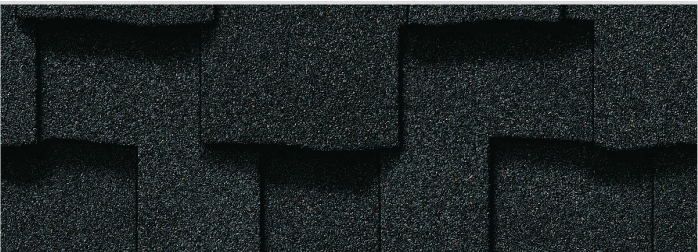


PHOTOGRAPH 25

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

Material Specification

Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Horizontal Lap Siding
Arctic White

HardiePlank®

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 1/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Select CedarMill®



Smooth



Beaded CedarMill®



Beaded Smooth

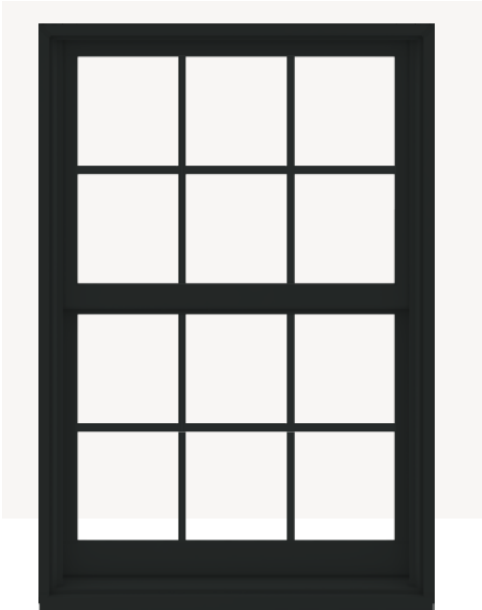


Custom Colonial Roughsawn®



Custom Colonial Smooth®

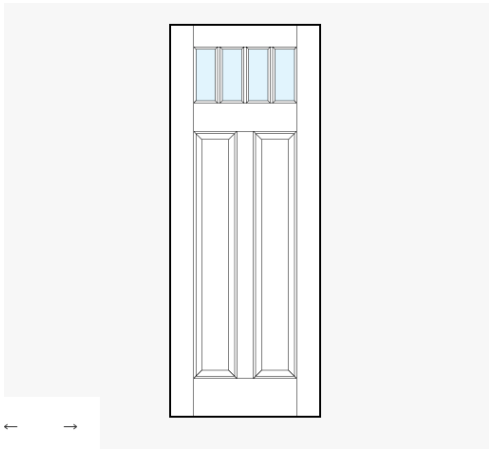
Windows: Andersen Series 400 - Wood Wright Double-Hung Full-Frame
Black



Gutter/Down Spout: K-Style
Black



DOOR: Trustile Panel Lite Series Wood- PL243



Strength with Style

PRESIDENTIAL SHAKE® TL

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

PRESIDENTIAL SHAKE®

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



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

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

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

Fire Resistance:

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

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

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

Quality Standards:

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

WARRANTY

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

See actual warranty for specific details and limitations.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

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

CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.
- B** For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

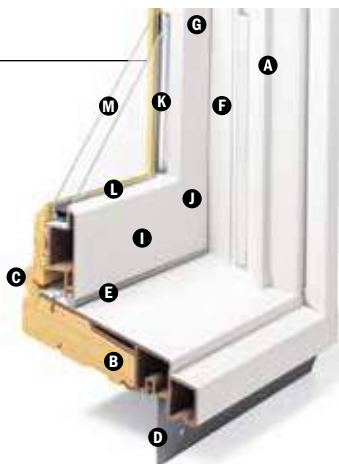
SASH

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

Wood Jamb Liner



- H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.
- I** Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.
- J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

- K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance options include:
- Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun HeatLock glass
 - Low-E4 Sun glass

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

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

Patterned Glass

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

HARDWARE



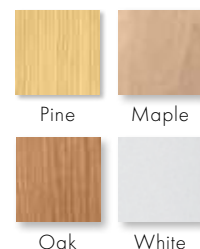
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

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

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

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

ESTATE™



Hand Lift

Finger Lifts

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

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

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

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

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

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

StormWATCH[®]

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright[®] windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit andersenwindows.com. Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability.

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

SHAPES

Woodwright windows are available in the following shapes.



Double-Hung



Springline[™]
Single-Hung



Arch Double-Hung



Unequal Leg Arch
Double-Hung

SASH OPTIONS*



Cottage



Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



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

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 1/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

HARDWARE

Window Opening Control Device



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

STORM/INSECT SCREEN COMBINATION UNIT**



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

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

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

INSECT SCREENS

Insect Screen Frames



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

TruScene[®] Insect Screens

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

Conventional Insect Screens

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

GRILLES

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

EXTERIOR TRIM

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

CAUTION:

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

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

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

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

Dimensions in parentheses are in millimeters.

Z:\Chesapeake Neighbors\Primrose\Architecture\Drawings\CAD Drawings



1 EAST ELEVATION

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



2 NORTH ELEVATION

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



3 WEST ELEVATION

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



4 SOUTH ELEVATION

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

CHESAPEAKE NEIGHBORS
PRIMROSE

20 N. AURORA ST.
TALBOT COUNTY, EASTON MD
PREPARED FOR CHESAPEAKE NEIGHBORS LLC

RAUCH
Engineering | Survey | Architecture | Environmental

Office: 410.770.9681 | Fax: 410.770.9687
www.raucheng.com
Maryland Office: 106 N. Harrison St. - Easton, MD 21601

PROFESSIONAL
CERTIFICATION
I CERTIFY THAT THESE
DOCUMENTS WERE
PREPARED BY ME
OR UNDER MY
SUPERVISION AND
I AM A DULY
LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF
MARYLAND.
LICENSE NUMBER: 20221
EXPIRATION DATE: 01/19/2024

REVISIONS		DESCRIPTION
REV. #	DATE	

DATE:	5-26-23
SCALE:	AS SHOWN
DRAWN BY:	MF
DESIGNED BY:	VR
APPROVED BY:	
SHEET NO.:	

A-200



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 5, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, June 12, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Historic District Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Chesapeake Neighbors LLC has filed a revised application for 20 N. Aurora Street - the Primrose. The applicant is seeking to demolish two (2) outbuildings in their entirety in conjunction with the removal of an addition that was added to the primary structure; and to construct a new two story, 3,840 square foot structure on the property.

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

Samantha N. Smith

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

June 7, 2023
Mr. Ernest Demby
Chairperson
Historic District Commission
Town of Easton
14 S. Harrison Street
Easton, Maryland 21601

Dear Chairperson Demby,

Unfortunately, I will be unable to attend the Historic District Committee Meeting on 6/12/23 but I wanted to provide some comments regarding the proposed redevelopment of 20 North Aurora Street aka Primrose.

Some of my fellow neighbors and I met with Chesapeake Partners yesterday and discussed many of these items so they should not be a surprise to the developers.

In my view, this new plan is certainly an improvement over the previous submission, but it still has several issues. I am happy to see that the property line setbacks have been honored in the new plan, that it is not as tall, and that it includes accessible units on the first floor. My issues with the proposal are that it does not meet the definition of urban infill, the new building is too large to be a secondary structure, and that the design is lackluster.

The plan is still contingent on approval for an urban infill PUD to allow the additional density. This is simply not a project that falls under the definition of urban infill. This is not an existing greenspace, an unused parking lot, or a condemnable building. This is an historic house-like property with two modest outbuildings. Does the HDC want to set the precedent that back yards are eligible greenspace to be redeveloped under the infill provisions?

A secondary structure should not be larger than the main building. The primary historic structure totals 3,186 ft², with a 1,415 ft² footprint according to their previous application. The proposed building is 3,840 ft², with an approximately 1,920 ft² floorplate. The new building and its footprint are 21% and 36% larger than the primary historic structure, respectively. This flips the narrative of the property from being primarily historic.

The design is not attractive or architecturally interesting. I believe that the proposed design would bring down the average beauty of the neighborhood. I ask that the developer challenge their architect to create something that elevates the charm of the block as this would benefit both the community and the appeal of the property to their renters.

The existing property already exceeds the number of units allowed by right. The property will need an approved urban infill PUD for the additional density. The property will probably require a variance for its parking. These are lot of exceptions. I understand the need for additional units in downtown Easton and I particularly admire that they are pushing for accessible units. If exceptions are to be granted to achieve these goals, they should be for something exceptional.

I ask that the commission either move to deny the application based on it not meeting the standards of an urban infill project, or to table the decision and request that the applicant amend the submission to be smaller than the existing structure and be a visually appealing addition to the neighborhood.

Respectfully,

Jonathan Ryan

RECEIVED
JUN 07 2023
TOWN OF EASTON

Bishop's House

Bed & Breakfast

June 7, 2023

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

Dear Chairman Demby:

I am writing in response to the third iteration for the Primrose Redevelopment Project, as submitted on behalf of the Chesapeake Neighbors, LLC to be brought to the HDC on June 12, 2023.

As I previously stated, I am the owner of 18 North Aurora, the adjacent property to the Primrose, located at 20 North Aurora, as well as the owner of the Bishop's House Bed and Breakfast, I am writing to express my opinion, thoughts and concerns regarding the Third Proposal of the Primrose Redevelopment. I have noted that the Property Set Back and Height Limitations are attempting to be addressed in this proposal.

Many of the items expressed in my prior communication continue to be unresolved issues:

1. The Redevelopment is an entirely New and Freestanding Structure on the existing lot. I don't believe that this is an appropriate "infill" project.
2. The New and Freestanding Structure is 3,840ft², with a estimated 1,920 ft² footprint is larger than the primary historic structure, which is 3,186 ft², with 1,415 ft² footprint, on a lot size of 12,512 SF. I believe that a limit exists regarding the size and number of buildings on a town lot located in a R-7-A Resident District.
3. Even assuming all the rental units are single occupancy, permitting 11 units to occupy the existing lot size seems serial. R-7-A 28-302.1 Residential District "eight dwelling units per acre", (43,560 SF).
4. The appearance of the New and Freestanding Structure proposed for the Primrose Redevelopment is devoid of any historic fabric or architecture interest, a square box (?), which is inconsistent with the R-7-A Residential District "in a manner that respects the existing character of the older, developed parts of the district".
5. The construction of such an extraordinarily large structure could negatively impact the integrity of my homes, cottage, carriage house, green spaces, (yards), and that of the adjacent properties

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

6. N. Locust Street as the only entrance & egress for the lot will be problematic for the stated number of vehicles coming and going. The Town will be required to post NO PARKING on Locust Street, as the alley way is extremely narrow for vehicle traffic, let alone Fire/Emergency Vehicles.

7. The number of parking spaces proposed is currently inadequate for the total number of apartment rentals now available and will not exist under the proposed New and Freestanding Structure. Available parking on North Aurora is currently problematic. All of our homes on North Aurora have made provisions for personal parking spaces. Our Residential Properties have made provisions for parking, why should a Commercial Property not be required to provide at least an equal number of spaces per rental unit? (Please note that under my Owner Occupied Bed and Breakfast Zoning Variance, I am required to provide at least one parking space per guest room and two additional spaces for personal vehicles).

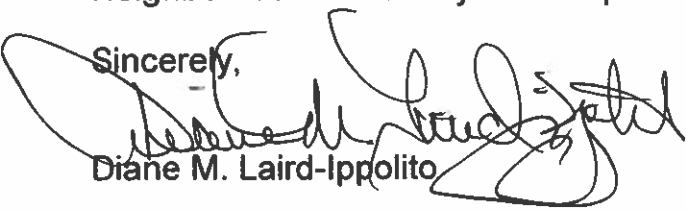
It is my opinion the Third Proposed Redevelopment of the Primrose, encroaches on the integrity of the historic fabric and appearance of the neighborhood. I believe that we the residents have raised our dissatisfaction with a Commercial Entity/Non/Not Profit in changing the residential character, serenity and openness of the all the adjoining properties and neighborhood.

While I appreciate the fact that Chesapeake Neighbors, LLC desire to maximize their rental income on their investment, I believe that as proposed, the current, (and prior), redevelopment plans will reduce property values and otherwise adversely impact all our homes and neighborhood. There are a number of empty and undeveloped lots currently available within the Historic District that would be a better fit for Chesapeake Neighbors, LLC needs.

I again request that any decisions made regarding a Primrose Redevelopment be made very carefully, to avoid damaging the historic district integrity forever.

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

Sincerely,


Diane M. Laird-Ippolito

cc: Commission Members
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor
Jim Sebastian
Dudley Greer
Michael Stuart
Miguel Salinas - Director of Planning and Zoning
Lynn Thomas - Town Planner
Joseph Mayer - Plan Reviewer
Nicholas Johnson - Planner
Samantha N. Smith - Administrative Specialist
Maureen Curry 1st Ward Councilwoman

RECEIVED

JUN 08 2023

TOWN OF EASTON



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

Tree Removal Request

Removal of Healthy Trees ☒

Removal of Dead / Dying Trees ☐

Name Gail Chisholm
Mailing Address 111 Goldborough St. Easton, MD 21601
Telephone No. 240-343-2445 Email gail.chisholm@gmail.com

Name Dave Piver License No. #572 Expiration Date 2021
Mailing Address P.O. Box 6, Wye Mills, MD 21679
Telephone No. Email dave.piver@davey.com

Address 111 Goldborough St. Easton MD 21601
Tax Map Grid Parcel Lot

Number of trees to be removed 2
Species of tree(s) to be removed Holly trees
Number of trees to be replanted 0
Species of tree(s) to be replanted

Is the property located in a subdivision?	Y ☐ N ☒	Name <u></u>
Is the property located in the Historic District?	Y ☒ N ☐	
Is/Are the tree(s) located within the Critical Area?	Y ☐ N ☒	* #572 is licensed
Is/Are the tree(s) located within a Forest Conservation Area?	Y ☐ N ☒	exp A tree #.
Is/Are the tree(s) located within any right-of-way?	Y ☐ N ☒	
Is/Are the tree(s) located within a landscape buffer?	Y ☐ N ☒	
Is/Are the tree(s) a Maryland State Champion Tree?	Y ☐ N ☒	
Is/Are the tree(s) fronting a public road ("street trees")?	Y ☐ N ☒	

Specific Requirements

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

Any modifications during review shall warrant an updated application.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


5/25/23
Gail Chisholm

For Office Use Only

Application Date	05/30/2023	Application No.	2023-951
HDC Approval Date		Fee Paid	
P & Z Approval Date			
Created 02-2019			

T 23-02

RECEIVED
MAY 30 2023
TOWN OF EASTON

Client	5/18/2023
Gail Chisholm 111 Goldsborough St Easton, MD 21601-3103	Proposal #: 20024652-1684438803 Account #: Mobile: (240) 393-3945 Email: gail.chisholm@gmail.com

Tree Care	Service Period	Price	Tax	Total
☐ Tree Risk Assessment		\$0.00		\$0.00

To Whom it may concern,

This letter is to certify that on May 17, 2023 I inspected two holly trees at the left side foundation of the home located at 111 Goldsborough street In Easton Maryland. Both trees are in direct conflict with the structure and foundational piers. I recommend having both trees removed to prevent damage from occurring. Please don't hesitate to call me at my office with any questions.

Sincerely,

David Piver
ISA Certified Arborist MA-4038
MD Lic. Tree Expert 572
The Davey Tree Expert Company

☐ Yes, please schedule the services marked above.

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

David Piver

David Piver

Authorization

Date

Client	5/18/2023
Gail Chisholm 111 Goldsborough St Easton, MD 21601-3103	Proposal #: 20024652-1684436870 Account #: Mobile: (240) 393-3945

Tree Care	Service Period	Price	Tax	Total
☐ Tree Pruning		\$720.00		\$720.00
Large Southern Magnolia tree at rear property line: For the purpose of obtaining unobstructed access for vehicles between brick retaining wall at rear property line and the trunk of the tree, prune to remove several lower limbs including a larger upright. Overhead clearance of 13-14' will be provided. Remove resulting wood and debris from the property.				
☐ Tree Removal		\$750.00		\$750.00
(2) Holly trees growing against left side foundation of home: Remove both trees to as close to grade as possible. Remove resulting wood and debris from the property.				
☐ Stump Grinding		\$175.00		\$175.00
*Grind (2) Holly stumps at left side foundation to approximately 6-8 inches below grade. Backfill holes to grade with grindings and then remove excess debris from the property. We will call Miss Utility to locate public utilities. We CAN NOT stump grind within 2 feet of any markings. We are not responsible for private utilities such as sprinkler systems, lighting systems, and underground dog fences. Stump grinding will be completed at a later date.				

*Note: A portion of each stump may be unable to be completely ground out due to its close proximity to the foundation.

☐ Yes, please schedule the services marked above.

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

David Piver

David Piver

Authorization

Date

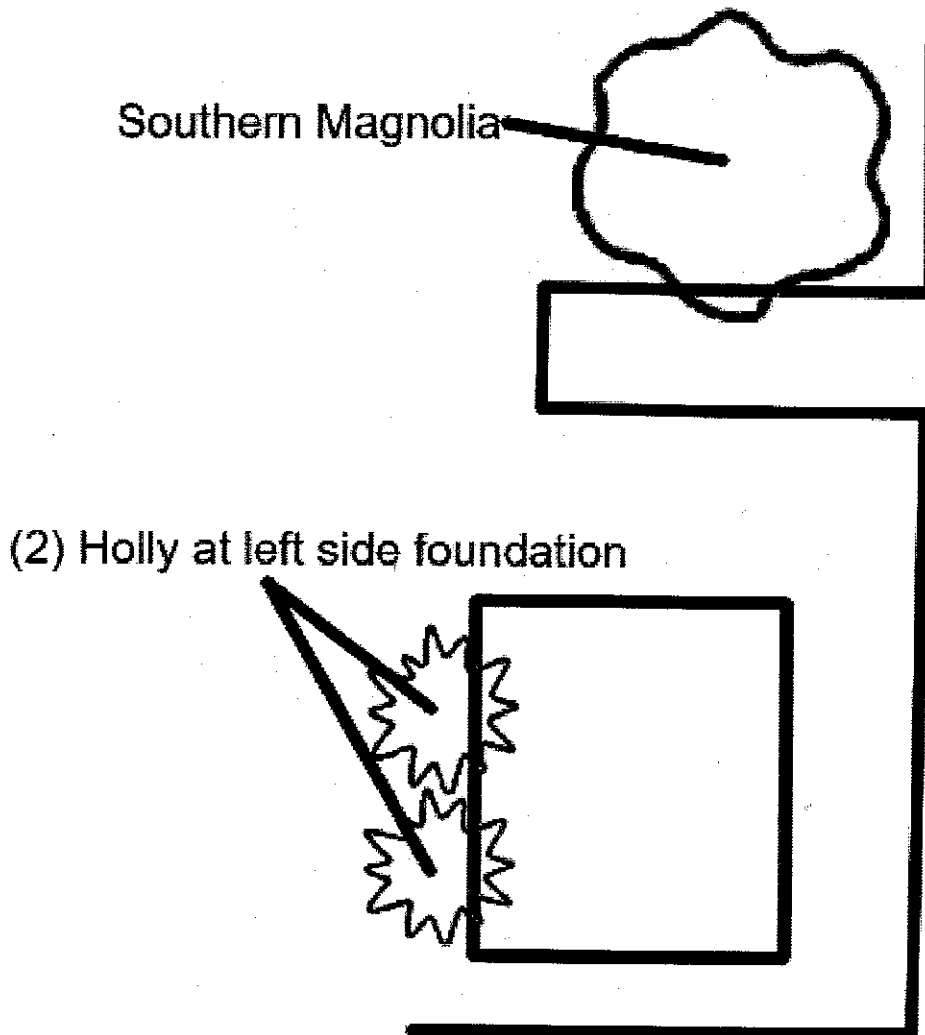
Client

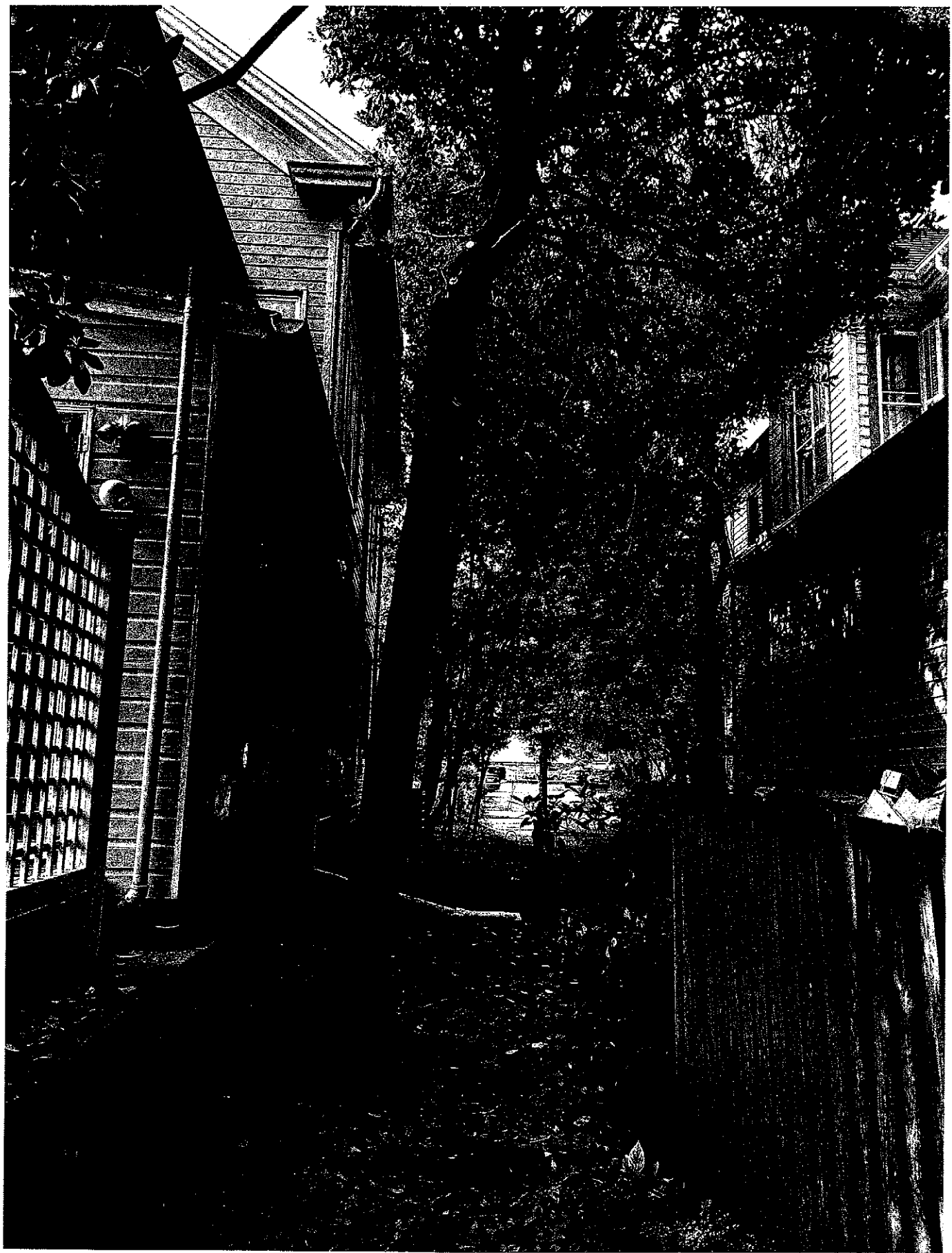
5/18/2023

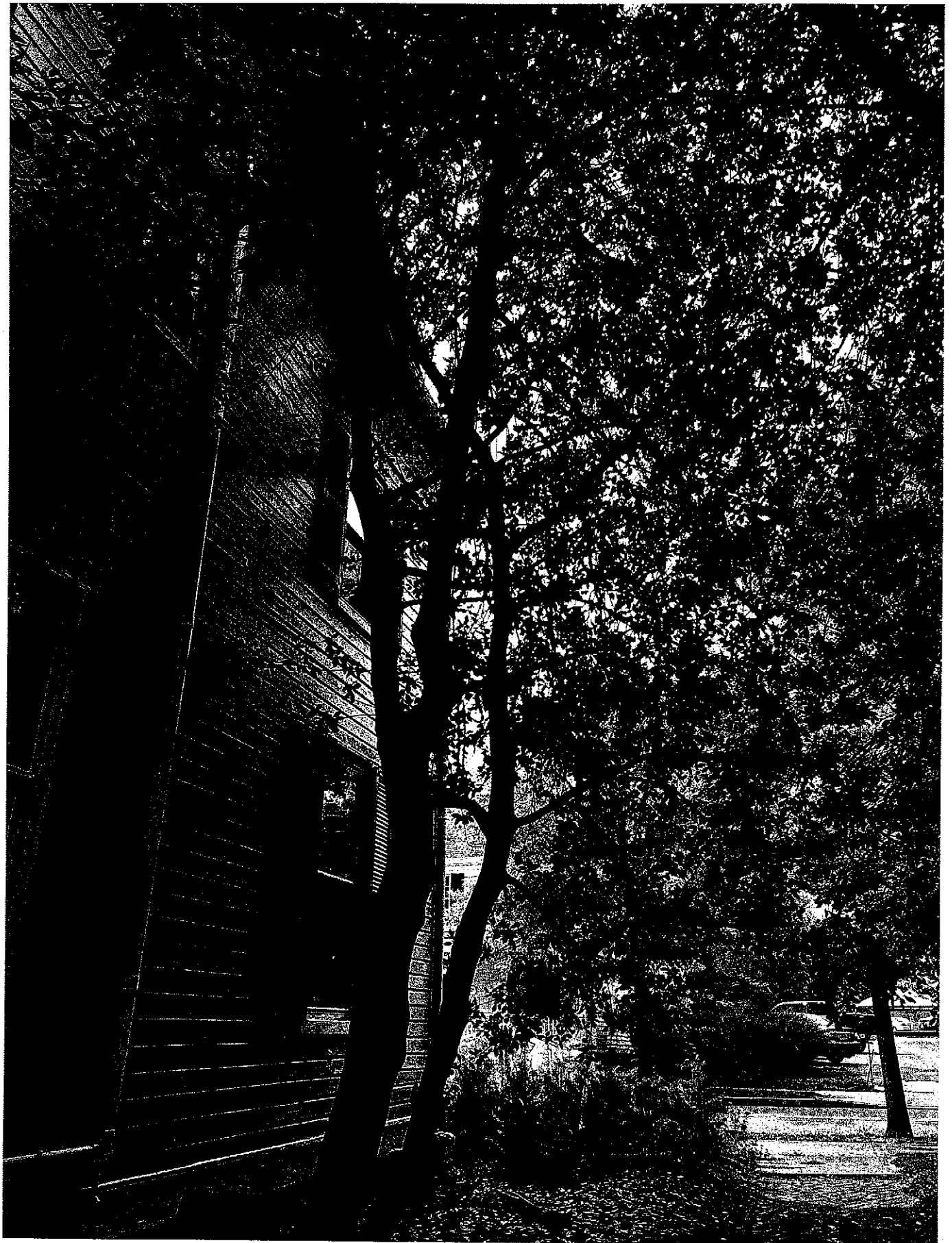
Gail Chisholm
111 Goldsborough St
Easton, MD 21601-3103

Proposal #: 20024652-1684436870
Account #:
Mobile: (240) 393-3945

Property Diagram









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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 116 Goldsborough Street

Application Number: 2023-948

Request: pre-fabricated shed

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to install a new 10'x14' prefabricated wooden shed in the back yard. The Commission may wish to clarify exactly what materials will be used on the outside of the proposed shed as this company offers a variety of options including vinyl siding, vinyl door, and metal roofs.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.
- c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Analysis: The proposed shed should not be visible from Goldsborough Street and plantings may help screen it from view on Center Lane. Due to a variety of vinyl products that may be included on a prefabricated shed from this company, the Commission may request additional specifications on materials for roofing, doors, trim, and siding to ensure that the materials are compatible with the existing structure.



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

STAFF RECOMENDATION:

Staff supports an HDC **continuance** of this application pending the receipt specifications on materials used on the shed.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the receipt of a revised specifications on materials used for the shed

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			
2101011197		116 GOLDSBOROUGH ST		RASMUSSEN, PATRICIA AND			
YEAR BUILT		PHYSICAL CONDITION					
1900		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NEO CLASSICAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THE FRONT PORCH HAS BEEN ENCLOSED BUT THIS REMAINS A STRIKING AND NICELY DETAILED HOUSE + VERY GOOD EXAMPLE OF NEOCLASSICAL ARCHITECTURE. NO OUTBUILDINGS.							



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

Application #: 2023-948
Date Received: 05/19/2023
Fee Paid: 05/19/2023
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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

116 Goldsborough St.



Contributing



Non-Contributing

YEAR BUILT:

1886

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Enid McKittrick

TELEPHONE NO.

301 706 6180

EMAIL

enidmck@gmail.com

Applicant or Agent

NAME

Enid McKittrick

TELEPHONE NO.

301 706 6180

EMAIL

enidmck@gmail.com

Description of Proposal (include additional sheets, as necessary)

See attached

Specific Requirements

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

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

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

Signature of Applicant or Agent

Enid McKittrick

Date

5/19/23

Printed Name of Applicant or Agent

Enid McKittrick

Revised 4.4.2022

To: Town of Easton Zoning and Planning Board

From: Enid McKittrick

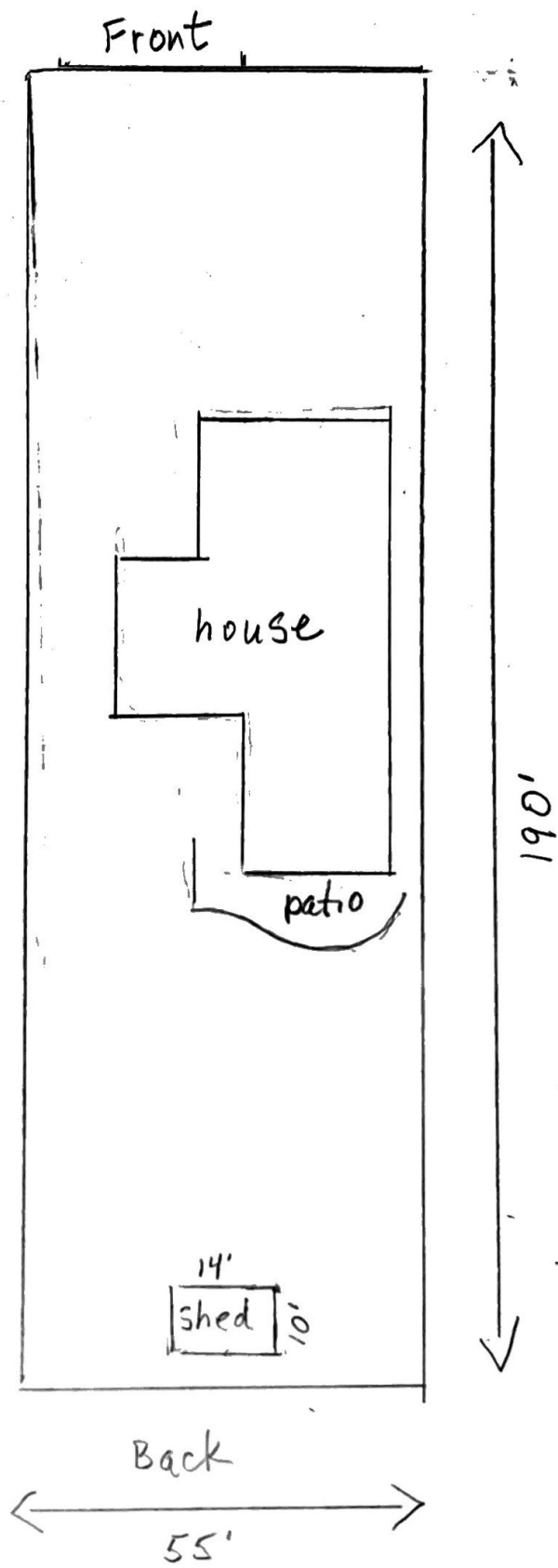
Re: Application to Erect Garden Shed

Date: May 12, 2023

I propose to purchase a 10'x14' Amish-built painted wooden shed from the Olde Sale Barn in Denton, and install it in the back yard of 116 Goldsborough St. It will be placed at the back of the lot, on a bed of crushed stone, prepared as directed by the Olde Sale Barn website. It will be painted Cream, which is actually a pale yellow, the closest shade they offer to the color of the house, and will have white trim, black shutters, and a white cupola. The shed will be positioned at the back of the lot and will be surrounded by small shrubs and plantings.

There is no photo on the Olde Sale Barn website of the exact shed I plan to purchase, but I have attached a photo of a similar one. The differences, other than the color, are that mine will have a double door, cupola, and shutters on the windows.

More information about the sheds can be found on the website, www.oldsalebarn.com.





Blog (<https://www.oldsalebarn.com/blog-post/>)

(<https://www.oldsalebarn.com>)

© 2023 The Olde



Windowboxes, skylights, dormers, lofts, ramps, cupolas, French doors, and extra windows. Accent your home with a shed that flatters your backyard and matches your home's exterior. There are a lot of little touches that can add sparkle to a shed.



(<https://www.oldsalebarn.com/wp-content/uploads/2022/11/image8.png>)

VII. What are common shed building materials?

1. Wood

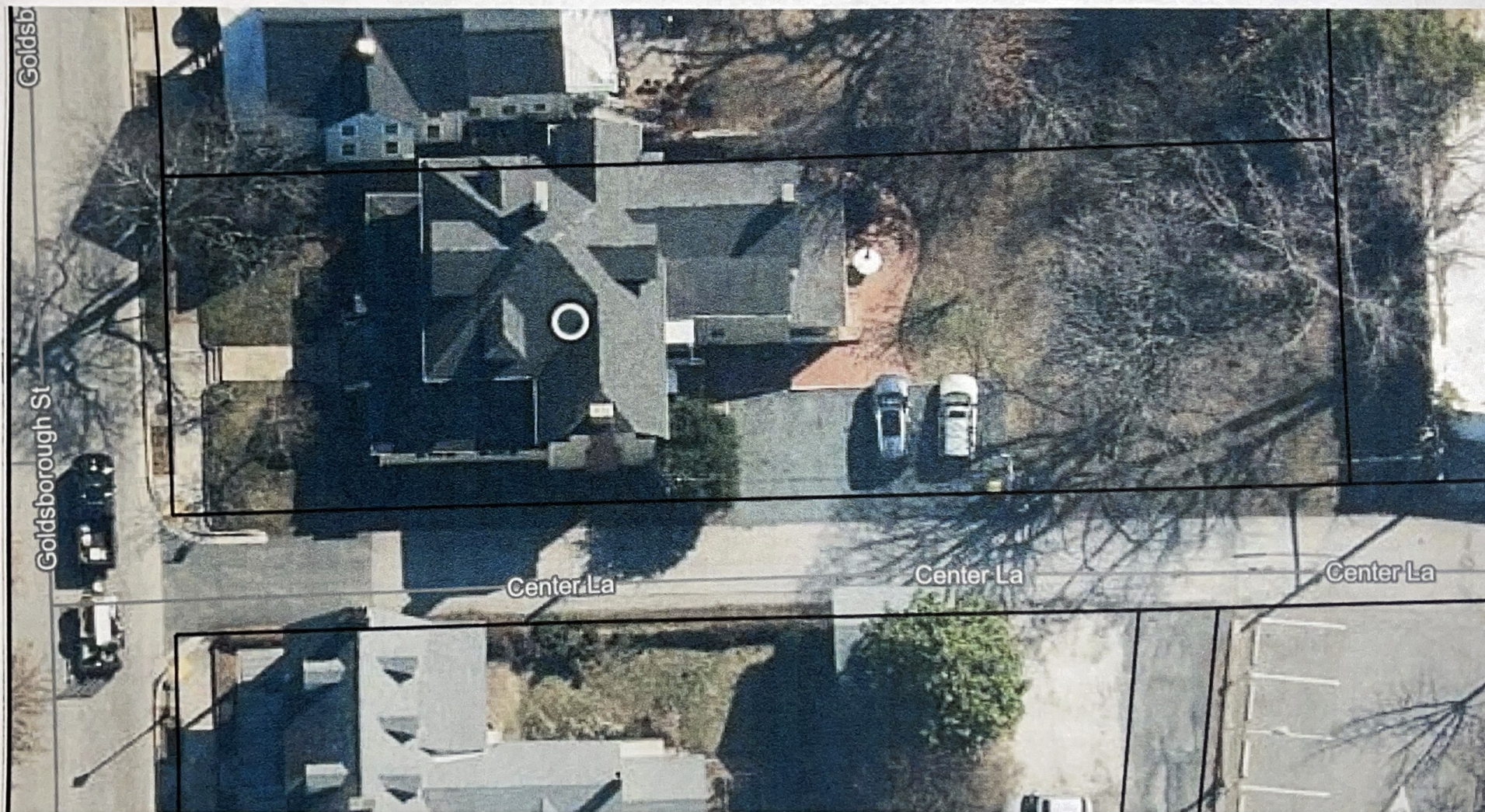
Wooden sheds typically have stud-framed walls covered with LP Smartside. They are typically capped with an asphalt shingle roof. Some high-end options use board and batten siding.

However, wooden sheds require more maintenance because they are more susceptible to rot and termites. You will need to repaint a wooden shed from time to time.

2. Vinyl

Vinyl sheds require little to no maintenance. They will last for a long time and are very durable. They won't cave to moisture, and insects won't chew them up. The only downside to vinyl is that it will be cold if not insulated. Choose from asphalt shingles or standard sheet metal for your roof.

At Olde Sale Barn, we highly recommend choosing a [vinyl shed](https://www.oldsalebarn.com/sheds/) (<https://www.oldsalebarn.com/sheds/>).





Historic District Commission MEETING AGENDA

Monday, June 12, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for June 12, 2023.

Old Business

- 1) **Application Number:** 2022-0773
Applicant: Zachary A. Smith
Location: 124 S. Aurora Street
Tax Map 104, Grid 0EA, Parcel 1875
Zoning District: CG
Request: Exterior Alterations
- 2) **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
- 3) **Application Number:** 2023-865
Applicant: Chesapeake Neighbors LLC
Location: 20 N. Aurora Street
Tax Map 103, Grid 000, Parcel 1130
Zoning District: R-7A
Request: Demolition/New Construction

New Business

- 1) **Application Number:** 2023-951
Applicant: Gail Crisholm
David Piver, Davey Tree Expert Co.
MD LTE No. 0572
Location: 111 Goldsborough Street
Tax Map 103, Parcel 0652
Zoning District: CB
Request: Tree Removal (Healthy)

2)	Application Number:	2023-948
	Applicant:	Enid McKittrick
	Location:	116 Goldsborough Street Tax Map 103, Grid 0EA, Parcel 1141
	Zoning District:	R-7A
	Request:	New Shed

3)	Application Number:	2023-949
	Applicant:	Scott Patterson
	Location:	211 Goldsborough Street Tax Map 103, Grid 0EA, Parcel 0667
	Zoning District:	R-7A
	Request:	In Kind Metal Roof Replacement and In Kind Asphalt Shingle Replacement

4)	Application Number:	2023-943
	Applicant:	Michael and Constance Pullen
	Location:	36 S. Washington Street Tax Map 104, Grid 000, Parcel 1460
	Zoning District:	CB
	Request:	In Kind Siding Replacement

5)	Application Number:	2023-944
	Applicant:	Maurice and Karen Schlesinger
	Location:	304 Winton Avenue Tax Map 105, Grid 0EA, Parcel 2158
	Zoning District:	R-7A
	Request:	Step and Metal Handrail Installation

6)	Application Number:	2023-945
	Applicant:	Zachary A. Smith
	Location:	216 E. Dover Street Tax Map 104, Grid 0EA, Parcel 1177
	Zoning District:	CB
	Request:	Window Replacement and Walk-In Cooler Addition.

Discussion Item

Approval of Minutes.

Administrative Approval

- 1) **Application Number:** 2023-946
 Applicant: Charles Goebel
 Location: 308 S. Hanson Street
 Tax Map 105, Grid 0EA, Parcel 2254

 Zoning District: R-10A
 Request: Roof and Accessory In Kind
 Replacement, and In Kind Porch
 Repair.
- 2) **Application Number:** 2023-947
 Applicant: Hiram Navarrete and Emily Chandler
 Location: 110 N. Aurora Street
 Tax Map 103, Grid 0EA, Parcel 0739

 Zoning District: R-7A
 Request: Gutter Replacement
- 3) **Application Number:** 2023-954
 Applicant: Town of Easton
 Location: 14 S. Harrison Street
 Tax Map 104, Parcel 1528

 Zoning: CB
 Request: Signage Replacement

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 116 Goldsborough Street

Application Number: 2023-948

Request: pre-fabricated shed

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to install a new 10'x14' prefabricated wooden shed in the back yard. The Commission may wish to clarify exactly what materials will be used on the outside of the proposed shed as this company offers a variety of options including vinyl siding, vinyl door, and metal roofs.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
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- c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Analysis: The proposed shed should not be visible from Goldsborough Street and plantings may help screen it from view on Center Lane. Due to a variety of vinyl products that may be included on a prefabricated shed from this company, the Commission may request additional specifications on materials for roofing, doors, trim, and siding to ensure that the materials are compatible with the existing structure.



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

STAFF RECOMENDATION:

Staff supports an HDC **continuance** of this application pending the receipt specifications on materials used on the shed.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the receipt of a revised specifications on materials used for the shed

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			
2101011197		116 GOLDSBOROUGH ST		RASMUSSEN, PATRICIA AND			
YEAR BUILT		PHYSICAL CONDITION					
1900		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NEO CLASSICAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THE FRONT PORCH HAS BEEN ENCLOSED BUT THIS REMAINS A STRIKING AND NICELY DETAILED HOUSE + VERY GOOD EXAMPLE OF NEOCLASSICAL ARCHITECTURE. NO OUTBUILDINGS.							

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-948
Date Received: 05/19/2023
Fee Paid: 05/19/2023
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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

116 Goldsborough St.



Contributing



Non-Contributing

YEAR BUILT:

1886

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Enid McKittrick

TELEPHONE NO.

301 706 6180

EMAIL

enidmck@gmail.com

Applicant or Agent

NAME

Enid McKittrick

TELEPHONE NO.

301 706 6180

EMAIL

enidmck@gmail.com

Description of Proposal (include additional sheets, as necessary)

See attached

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Enid McKittrick

Date

5/19/23

Printed Name of Applicant or Agent

Enid McKittrick

Revised 4.4.2022

To: Town of Easton Zoning and Planning Board

From: Enid McKittrick

Re: Application to Erect Garden Shed

Date: May 12, 2023

I propose to purchase a 10'x14' Amish-built painted wooden shed from the Olde Sale Barn in Denton, and install it in the back yard of 116 Goldsborough St. It will be placed at the back of the lot, on a bed of crushed stone, prepared as directed by the Olde Sale Barn website. It will be painted Cream, which is actually a pale yellow, the closest shade they offer to the color of the house, and will have white trim, black shutters, and a white cupola. The shed will be positioned at the back of the lot and will be surrounded by small shrubs and plantings.

There is no photo on the Olde Sale Barn website of the exact shed I plan to purchase, but I have attached a photo of a similar one. The differences, other than the color, are that mine will have a double door, cupola, and shutters on the windows.

More information about the sheds can be found on the website, www.oldsalebarn.com.



Samantha Smith <ssmith@eastonmd.gov>

Additional info

Enid McKittrick <enidmck@gmail.com>
To: Samantha Smith <ssmith@eastonmd.gov>

Mon, Jun 12, 2023 at 9:40 AM

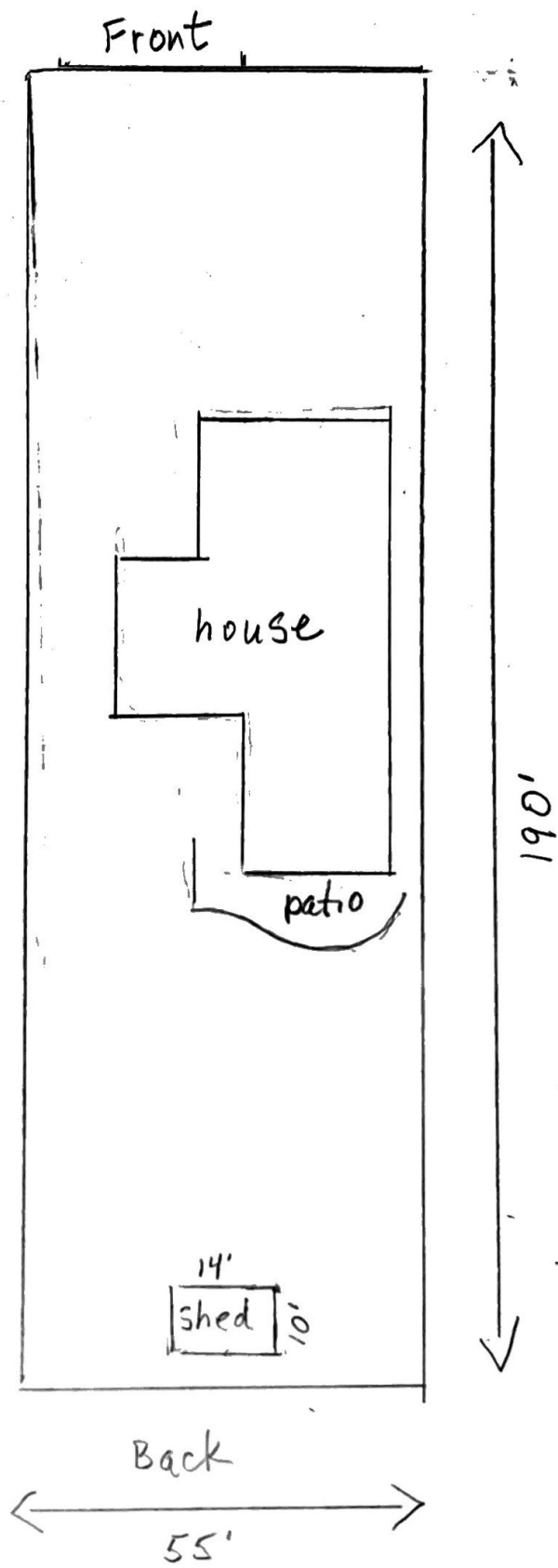
Hi Samantha,

As discussed, here is some additional information about the shed. The roof on the shed is architectural shingles, the trim on the shed is wood, composite, and the shutters are plastic. The shutters are an add-on, so if the committee doesn't like the idea of plastic shutters, I can always have them left off.

Thanks so much for your help.

Enid McKittrick

Sent from my iPhone





Blog (<https://www.oldsalebarn.com/blog-post/>)



(<https://www.oldsalebarn.com>)

© 2023 The Olde



Windowboxes, skylights, dormers, lofts, ramps, cupolas, French doors, and extra windows. Accent your home with a shed that flatters your backyard and matches your home's exterior. There are a lot of little touches that can add sparkle to a shed.



(<https://www.oldsalebarn.com/wp-content/uploads/2022/11/image8.png>)

VII. What are common shed building materials?

1. Wood

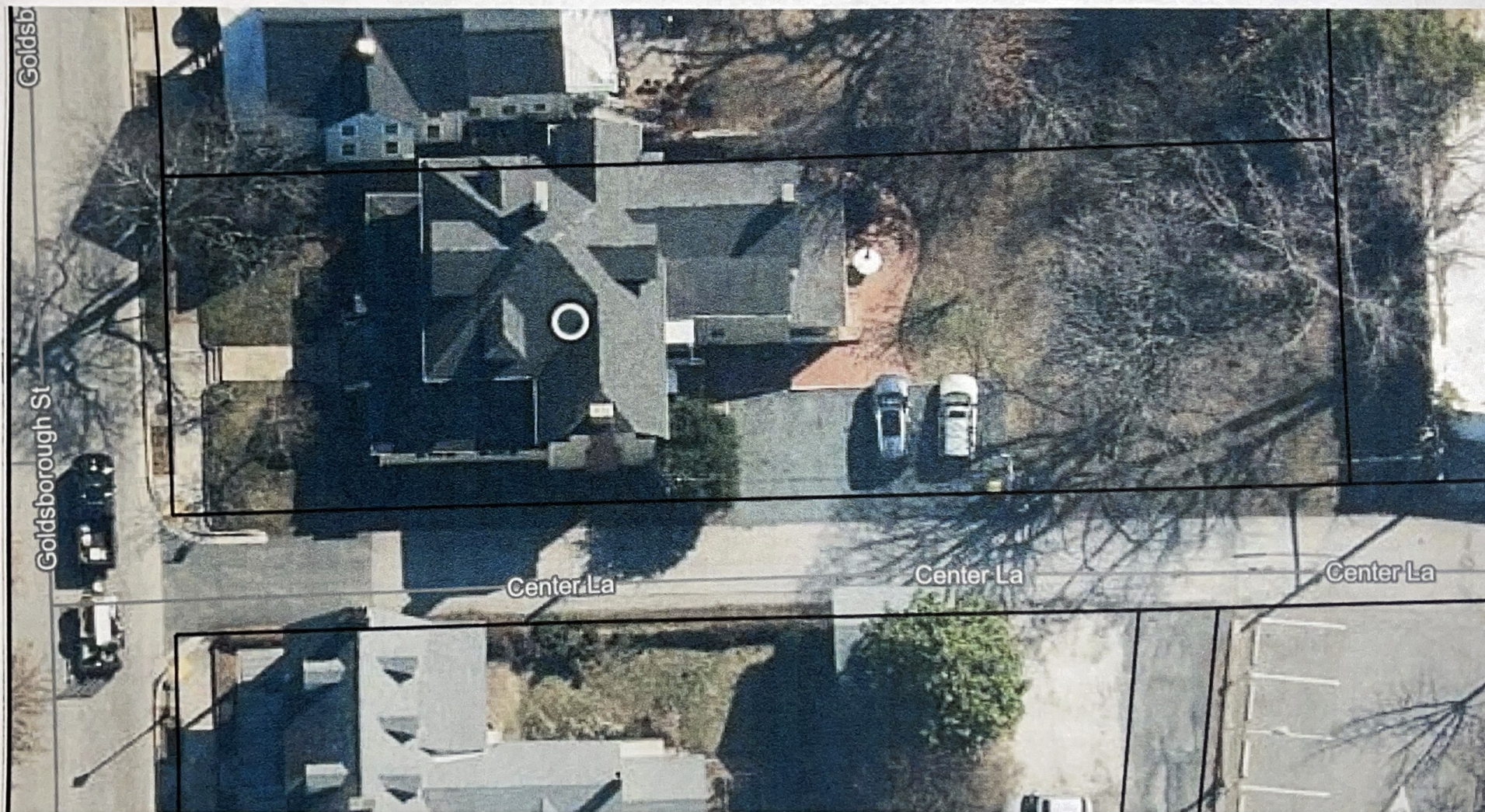
Wooden sheds typically have stud-framed walls covered with LP Smartside. They are typically capped with an asphalt shingle roof. Some high-end options use board and batten siding.

However, wooden sheds require more maintenance because they are more susceptible to rot and termites. You will need to repaint a wooden shed from time to time.

2. Vinyl

Vinyl sheds require little to no maintenance. They will last for a long time and are very durable. They won't cave to moisture, and insects won't chew them up. The only downside to vinyl is that it will be cold if not insulated. Choose from asphalt shingles or standard sheet metal for your roof.

At Olde Sale Barn, we highly recommend choosing a [vinyl shed](https://www.oldsalebarn.com/sheds/) (<https://www.oldsalebarn.com/sheds/>).





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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 211 Goldsborough Street

Application Number: 2023-949

Request: Metal Roofing and Asphalt Roof Replacement

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

The applicant is proposing to replace the existing standing seam metal roof over the front porch with a new standing seam metal roof with 17" wide panels and 1" rib heights. The asphalt shingle roof on the rear addition will be replaced with a new architectural asphalt shingle roof.

Historic District Guidelines:

Guideline 70. Rooftop 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.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Analysis: The proposed asphalt shingle roof replacement on the rear addition is consistent with Guidelines 70 b and c. The proposed standing seam metal roof violates Guideline 70e due to a



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

panel width of 17". The applicant's contractor states that this is due to the ridge heights for the 16" wide version of this particular product. However, the 16" wide version would be consistent with the specifications since the maximum rib height is 1.5".

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application contingent upon the submittal of a new product spec sheet for the standing seam metal roof that meets the specifications of Guideline 70e. The proposed standing seam roofing material meets the Guidelines specifications for rib height but not panel width.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** application contingent upon the submittal of a product spec sheet for the standing seam metal roof that meets the specifications of Guideline 70e.

OR

2. I move that the Historic District Commission **continue** the application to the June 26th meeting.

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			
2101051563		211 GOLDSBOROUGH ST		PATTERSON, SCOTT G			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
STICK INFLUENCE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LOVELY WELL PRESERVED/RESTORED I-HOUSE EMBELLISHED WITH WELL CRAFTED DECORATIVE DETAILS. KICKED EAVES ON PROJECTING FRONT BAY VERY WELL EXECUTED. DOUBLE ENTRANCE APPEARS TO RETAIN ORIGINAL DOORS							

RECEIVED

MAY 19 2023



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

TOWN OF EASTON

Application #: 2023-949
Date Received: 05/19/2023
Fee Paid: \$25
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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

211 GOLDSBOROUGH STREET

☐ Contributing

☐ Non-Contributing

YEAR BUILT: 1877

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

SCOTT PATTERSON

TELEPHONE NO.

410 9248129

EMAIL

tarheel@goeaston.net

Applicant or Agent

NAME

SAMZ

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

<u>REPLACE FRONT PORCH METAL ROOF</u>
<u>RE ROOF BACK SECTION (ASPHALT SHINGLE)</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>19 MAY 23</u>
<u>SCOTT PATTERSON</u>

Revised 4.4.2022



MHIC #BB640

ROOFING

SIDING

GUTTERS

04/12/2023

Proposal Submitted To:

Phone:

Phone:

Scott Patterson

(410) 924-8129

(410) 924-8129

Address:

Email:

211 Goldsborough Street

tarheel@goeaston.net

City:

State:

Zip:

Easton

Maryland

21601

Contract to install a new roof on the front porch or laundry room roof only as per the following specifications:

Please Note: Pictures will be taken throughout the duration of the job and available upon request

Front Porch Roof:

- Remove the existing metal, underlayment, flashing, and drip edge
- Inspect all plywood
- Install high temp underlayment using button caps
- Install drip edge
- Install rake trim
- Install 17" OC Drexel Metals DMC100SS .032 aluminum Standing Seam roof panels with 1" rib height. (Color of your choice) _____
- Install hip cap
- Install valleys
- Install all the necessary wall flashing
- Clean up and remove all debris

Laundry Room Roof:

- Remove the existing 1 layer of shingles, felt paper, flashing, and drip edge
- Inspect all plywood
- Install synthetic underlayment using button caps
- Install ice and water shield 3 ft. wide along eaves, rakes, valleys, and around all roof penetrations
- Install F 5 1/2" aluminum drip edge, (Color -White)
- Install starter strip along eaves and rakes
- Install Lifetime Tamko Heritage architectural shingles using 6 nails per shingle, (Color of your choice) _____
- Install ridge cap
- Install open valleys and all the necessary flashing using 4x4 aluminum
- Clean out gutters
- Clean up and remove all debris

Note: Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written change orders, and will become an extra charge over and above the original price

FRONT PORCH ROOF

THIS
ONLY



REAR ROOF



THIS
ONLY





PANEL DETAILS

AVAILABLE WIDTHS

13", 17", and 21"

STANDARD PANEL WIDTHS

17"

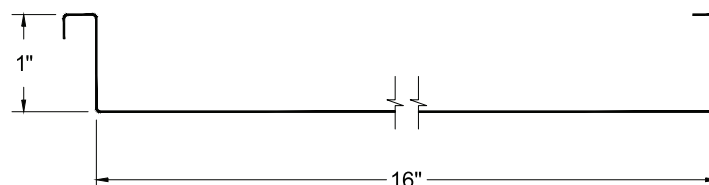
*Drexel Metals design pressures, wind uplifts and test reports are for specific deck attachments, material gauges, clip spacing and panel widths. A complete specification and listing is available online at www.drexelmetals.com

SUBSTRATES AVAILABLE

- Painted Galvalume® – 24ga and 26ga
- Drexlume™ – 24ga and 26ga
- Aluminum – .032"
- Copper – 16 oz and lead-coated copper
- Zinc

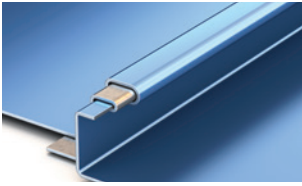
IDEAL APPLICATION COMMERCIAL & RESIDENTIAL

Quality materials and more than 100 years of successful design application govern the construction of our DMC 100SS 1" mechanically seamed metal roof system. Ideal for light commercial or residential applications, this smartly detailed profile can be curved for enhanced architectural appeal. Installed as full-length panels with no end laps helps provide the ultimate in all-weather and watertight protection curved installations.



DMC 100SS PROFILE

PROFILE OPTIONS

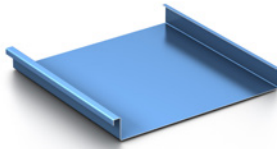


Single lock panel

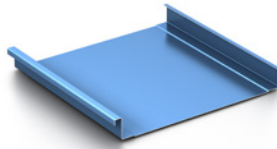


Double lock panel

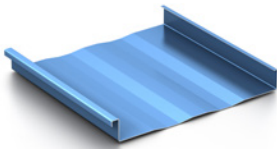
PANEL RIB OPTIONS



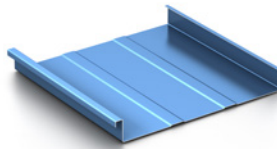
Flat Panel



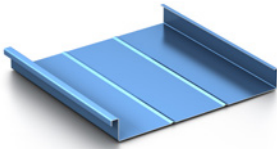
Clip Relief



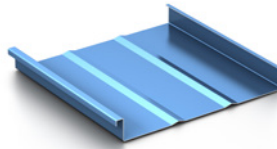
Striations



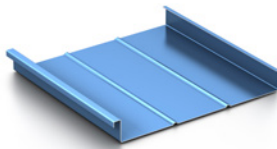
Bead



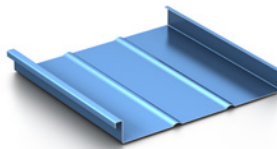
Small V



Large V



Small Pencil



Large Pencil



SHERWIN-WILLIAMS
Coil Coatings

PRODUCT INFORMATION

PROFILE OPTIONS

- Single lock panel
- Double lock panel
- Radius panel (single or double lock)

FINISHES

Available in a wide variety of coatings and colors. See the Drexel Metals color charts for standard colors and paint specifications.

PANEL RIB

Factory made or field rolled to exact lengths options

- Flat Panel
- Clip Relief
- Striations
- Bead
- Small and Large V
- Small and Large Pencil

INSTALLATION

Can be installed over plywood decking with approved underlayments. Please see Drexel Metals installation details for complete information.

SLOPE

Minimum slope 2:12

TESTING

- UL 580 Wind Uplift (Class 90)
- UL 2218 Class 4 Hail Impact
- UL 790 Class A Fire Rating
- UL Environmental - SRI Third Party Verified
- UL 263 Fire Certification

Testing in accordance with



WARRANTY

35 YEAR WARRANTY - GALVALUME AND ALUMINUM SUBSTRATES

35 year non pro-rated PVDF Paint Warranty

High-performance painted metal roofing product, carefully tensioned leveled for superior flatness.

25 YEAR WARRANTY - DREXLUME SUBSTRATE

Mill finished Galvalume with a two-sided, clear acrylic finish.

CORPORATE HEADQUARTERS: 1234 GARDINER LANE, LOUISVILLE, KY 40213 | 888-321-9630 TOLL-FREE | 502-690-6174 FAX | DREXELMETALS.COM

©2022 Drexel Metals, Inc. All rights reserved. Galvalume® is a registered trademark of BEIC International, Inc. Sherwin-Williams® Coil Coatings is trademark of The Sherwin-Williams Company. Drexlume™ is a trademark of Drexel Metals, Inc. Colors shown represent the actual color as closely as possible. To ensure exact color for final approval, a metal color chip is available. Warranty statements mentioned are outlines; complete Limited Warranty information is available on request. No other warranty expressed or implied is applicable. Please call or visit drexelmetals.com or residentialmetalroof.com for more details.



Mid-Shore Exteriors
09/17/2021 01:50 pm (EDT)
Scott Patterson / 2109-2656382-01
211 Goldsborough Street, Easton, Maryland, 21601



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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 36 S Washington Street

Application Number: 2023-943

Request: Siding Replacement

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

NOTE: The applicant submitted a revised cutsheet for HardiPlank HZ10 smooth fiber cement siding on June 5th, 2023.

The applicant is proposing to replace deteriorated T-11 siding with HardiePlank HZ5 fiber cement siding. The applicant will also be replacing portions of deteriorated clinker style siding on the front façade in-kind.

Historic District Guidelines:

Guideline 77. Make Sensitive Replacements

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

Analysis: The proposed in kind replacement of portions of deteriorated siding on the front façade appears consistent with Guideline 77a. The applicant provided a profile showing the new cedar siding that will be used on portions of the front façade.

Guideline 79. Fiber Cement Siding

Cementitious or fiber cement siding can be an appropriate alternative to vinyl or aluminum siding.

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not



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

historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.

c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.

e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.

f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Analysis – The proposed HardiPlank siding violates Guideline 79a which prefers smooth siding to the wood grain texture. HardiPlank HZ5 siding is a textured product according to product information found online. This information was conveyed via email to the applicant on May 25th but a revised application was never received. The Commission should also confirm what style joints will be used and whether the existing trim will remain.

STAFF RECOMENDATION:

Staff supports an HDC **continuance** of this application pending the receipt of a smooth fiber cement siding product and clarification on the joints and seams.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the receipt of a revised spec sheet for the HardiPlank siding.

OR

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



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

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			
2101024531		36 S WASHINGTON ST		PULLEN, MICHAEL L AND CONSTANCE W			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT (MAIN SECTION) FAIR (ELL)					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				2 OR 3 PART REAR ELL			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY SIDE PASSAGE GABLE FRONT DWELLING NARROW GAUGE HORIZONTAL SIDING ON FAÇADE + SHINGLES ON ELL. NICE BRACKETS ON FRONT PORCH 1/1 WINDOWS HAVE SOME OLD GLASS. GLAZED + PANEL FROM DOOR MAY BE ORIGINAL. FOUR PART MID 20TH CENTURY SHED ROOFED OUTBUILDING							



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

RECEIVED

MAY 12 2023

TOWN OF EASTON

Application #: 2023-943
Date Received: 05/12/2023
Fee Paid: \$75.00
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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 36 S. Washington St., Easton
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1895 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Michael / Constance Pullen
TELEPHONE NO. 410 822-1100 EMAIL Michael.pullen@gmail.com

Applicant or Agent

NAME same
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>See Attached description and photographs.</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>Michael Pullen</u>
<u>12 May 23</u>
<u>Michael Pullen</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

History: This rear section of the building (the “Addition”) is believed to have been added between 1970 and 1991 by the previous owners, Howard and Margaret Walker. Mr. Walker, a contractor, added it himself and sided it with T-111 siding, which has now outlived its lifespan.

The attached photograph of the Addition was taken from the rear yard, which is laid out as an interior courtyard bounded by fences, English boxwood, and trees. This area is accessed by a 10 ft. wide driveway opening onto Glenwood Ave. Extended, between the end of the Spurry-Curran parking lot and the transformer owned by Easton Utilities that’s surrounded by metal bollards on the south side of Glenwood Ave Extended. This interior courtyard area is not visible from the public way.

The Addition’s interior, south-facing side, shown in the attached photograph with the door, stoop, and bay window, is not visible from any public way.

The upper story of the Addition’s rear, east-facing façade is visible from Glenwood Ave. Extended. To view it, stand near the driveway entrance described above and look southwest over the Spurry-Curran parking area to the upper story of the Addition. The lower story is partially obscured by a fence, landscaping, and a small shed.

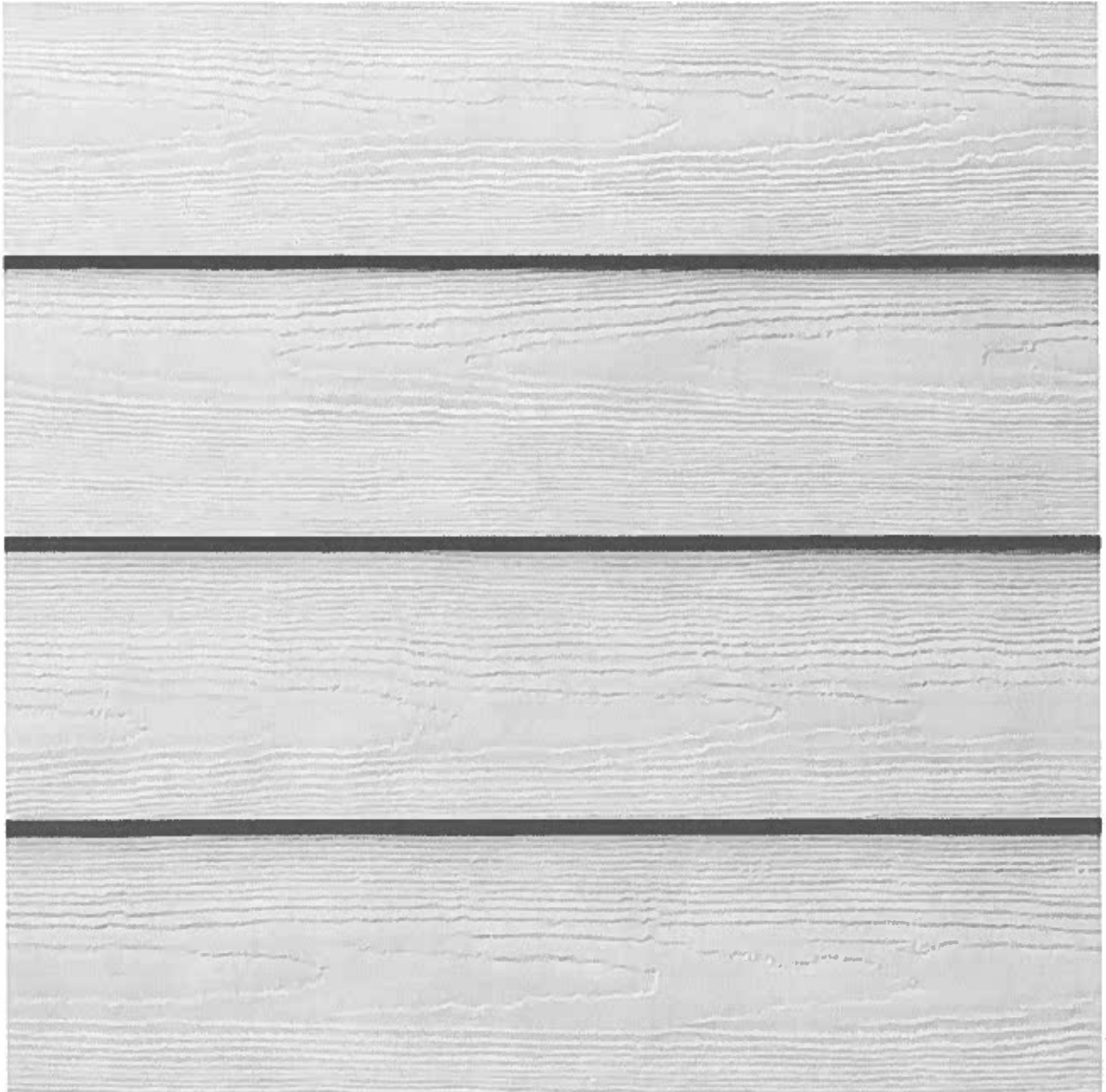
Project description. The owners propose to add HardiePlank™ siding to the interior and rear sides of the Addition. The existing ventilation vent at the peak of the rear side will remain as shown. The north side of the building adjacent to the Spurry-Curran building is finished with cedar shake siding and it will remain unchanged.

Materials: HardiePlank HZ5 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding. A photograph of the materials is shown (this may not be the actual color but is provided for informational purposes)

Historic District Commission
Application
May 12, 2023

36 South Washington St.
Easton, MD 21601

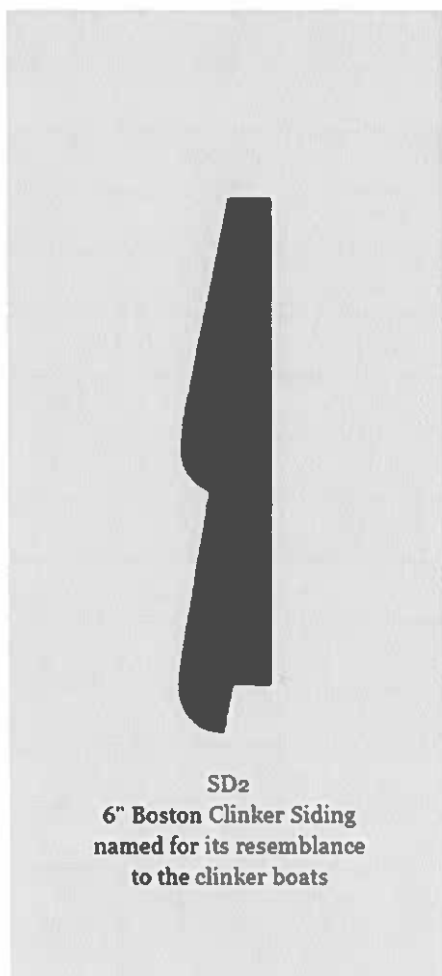
This sample photograph shows the HardiePlank proposed for use to side the Addition in the rear of the property:



Additional information: Replacement of deteriorated siding on front façade.

Applicants propose **NO CHANGES** to the appearance of the front façade of the building. But certain select sections of the existing siding on the front façade have deteriorated or are split or warped, or both, and must be replaced to restore the front façade to its original condition. Photographs showing some of these select sections are attached.

Applicants propose to remove and replace only those select sections of siding on the front façade that are deteriorated, warped, or split and in need of replacement. Replacement cedar siding has been custom milled by Warren's Woodworks, Inc., using an existing sample from the building to match the existing siding identically. This identical replacement siding will be selectively installed to replace only those deteriorated sections that require replacement.



This is limited to repairing the existing siding with **NO CHANGE** to the existing appearance except to restore the deteriorated siding to its original condition.

The sample profile shown on the left is not to scale or shown in the actual dimensions or size for this project but is attached for informational purposes only.

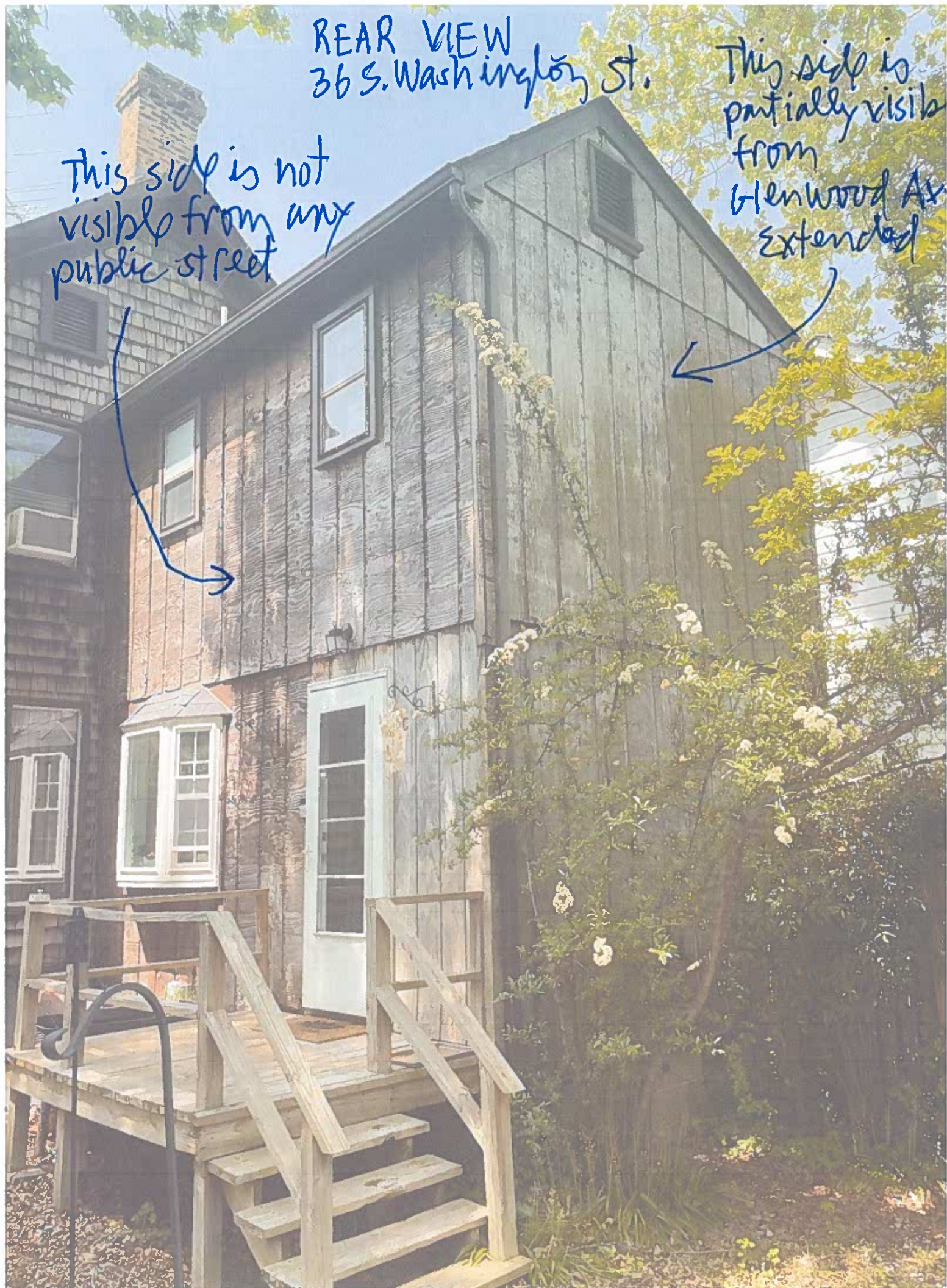
As mentioned, the actual cedar siding that will be used has been identically matched with existing siding by Warren's Woodworks, Inc., using an actual sample of the existing siding.

Photographs of this milled siding will be provided for the record. The actual siding to be used will be available for inspection, if required, to confirm that it is identical in size, dimensions, and profile to the original siding it will replace.

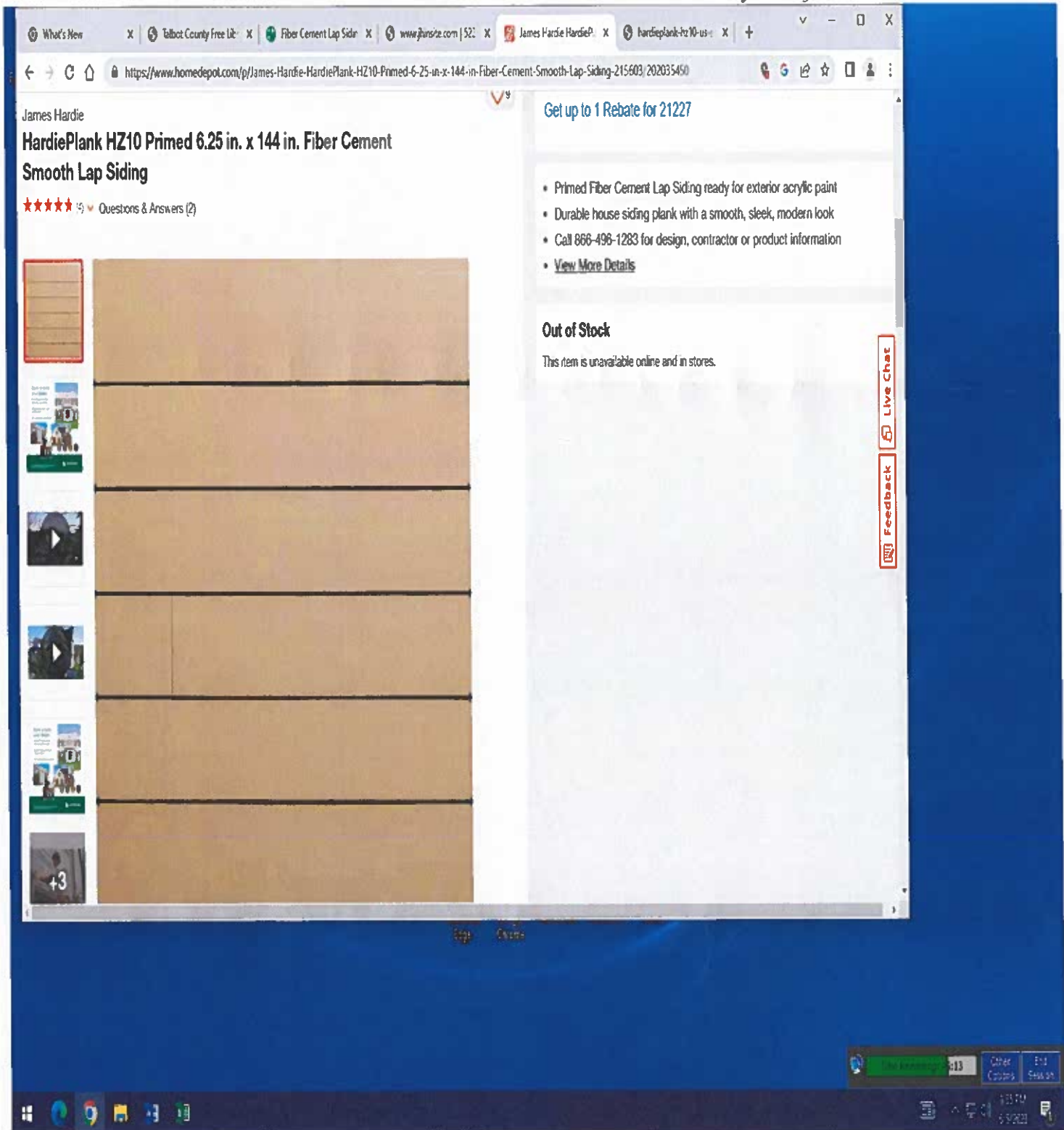
REAR VIEW
36 S. Washington St.

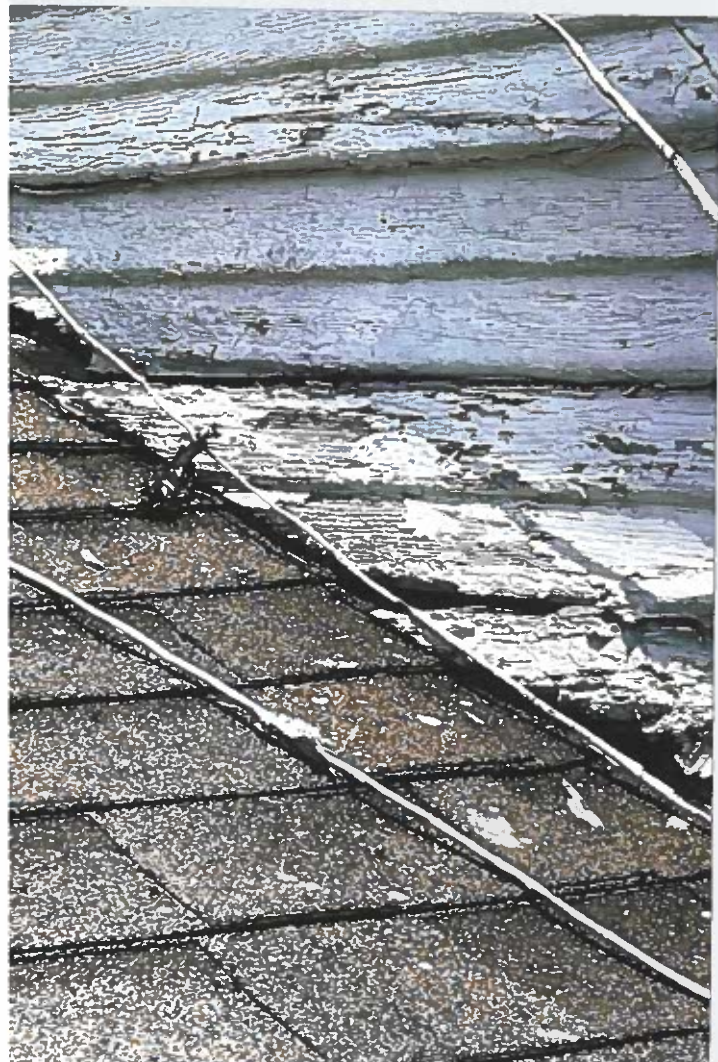
This side is not
visible from any
public street

This side is
partially visible
from
Glenwood Av.
Extended



Michael Pullen 365 Washington St.









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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 304 Winton Avenue

Application Number: 2023-944

Request: Front Porch Alterations

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

The applicant is proposing install new brick steps and a metal handrail on the existing front porch. The existing steps are concrete and there is no handrail. The HDC Survey states that the front porch posts are likely original. This property revied approval in June of 2022 for alterations and addition to an outbuilding in the rear yard.

Historic District Guidelines:

Guideline 65: Make Sensitive Replacements (Porches)

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

STAFF RECOMENDATION:

Staff supports an HDC **approval** of this application. Brick steps are commonly found throughout the Historic District and the existing steps are not wooden as preferred in Guideline 65b.



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

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005006		304 WINTON AVE		LEIBMAN, SUSAN H			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THE PITCH OF THE TRAY ROOF AND SLIGHTLY OVERHANGING EAVES GIVE THIS 4-SQUARE A MORE VERTICAL QUALITY THAN IS TYPICAL. 1/1 WINDOWS RETAIN WOODEN SURROUNDS PORCH POSTS PROBABLY ORIGINAL. ORIGINAL BACK DOOR VINYL SIDING. NONCONTRIBUTING OUTBUILDING.							



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

RECEIVED
MAY 12 2023
TOWN OF EASTON

Application #: 2023-944
Date Received: 05/12/2023
Fee Paid: \$75.00
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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 304 Winton Ave

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Maurice and Karen Schlesinger

TELEPHONE NO. 202-744-0459 EMAIL mzschlesinger@live.com

Applicant or Agent

NAME _____

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>Install Brick Steps and metal handrail.</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>Maurice S</u>
<u>MAY 12 2023</u>
<u>MAURICE SCHLESINGER</u>

Revised 4.4.2022

Application to add brick to front steps

304 Winton Ave.

Lot 0105 Parcel 2158

The existing house has two concrete steps up to the porch. These steps are poorly formed with irregular risers and have shallow treads. These steps existed prior to our ownership and may have been formed with the intention to be clad with brick.

This application is to install brick pavers on the existing concrete with brick clad risers between the two levels of treads. This will both improve the appearance of the steps, and make each tread deeper and each rise closer to equal, reducing a tripping hazard. We would also install a metal handrail similar to the attached photo.

The preference is to use reclaimed bricks if sufficient number of matching size and in good condition can be found. If not, the brick would be rose-red blend, hand formed; Glen Gerry Danish Paver or similar (cut sheet attached).

Maurice & Karen Schlesinger (owners, occupants)



Figure 1: 304 Winton Ave – Front



Figure 2: Existing Steps Closeup



Figure 3: Proposed Steps – Reclaimed Bricks preferred



Figure 4: New Brick Option



Figure 5: Proposed Metal Railing to be similar in material and appearance.



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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 216 E Dover Street

Application Number: 2023-945

Request: Window Replacement, Signage, and Outdoor Freezer Installation

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to replace four (4) existing vinyl windows with a combination of “fold up” aluminum clad windows and motorized aluminum overhead “doors”. The applicant is also proposing to install two (2) round internally lit bracket signs on the Aurora Street and Dover Street frontages. Finally, the applicant is proposing to install an outdoor walk in cooler similar to the one approved by the HDC for Rude Burger in 2020, along the eastern property line.

Construction of the subject property began in 2006 and was completed in July of 2007. Figure 1 shows the approved exterior elevations from the original building permit. This is a non-contributing structure to the Historic District due to the age of the structure.

OUTSTANDING ISSUE:

On May 11th, 2023 the Building Inspection Department issued an inspection notice and a fine for installing new windows on the structure without a building permit or COA. The window that was installed without a permit is shown in the applicant’s submittal as Exhibit B and replaced the window labeled as window 1 in Exhibit A. The Building Inspection Department then gave the contractor the option of replacing the existing opening with the old window or installing plywood until a permit and HDC approval had been obtained.



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

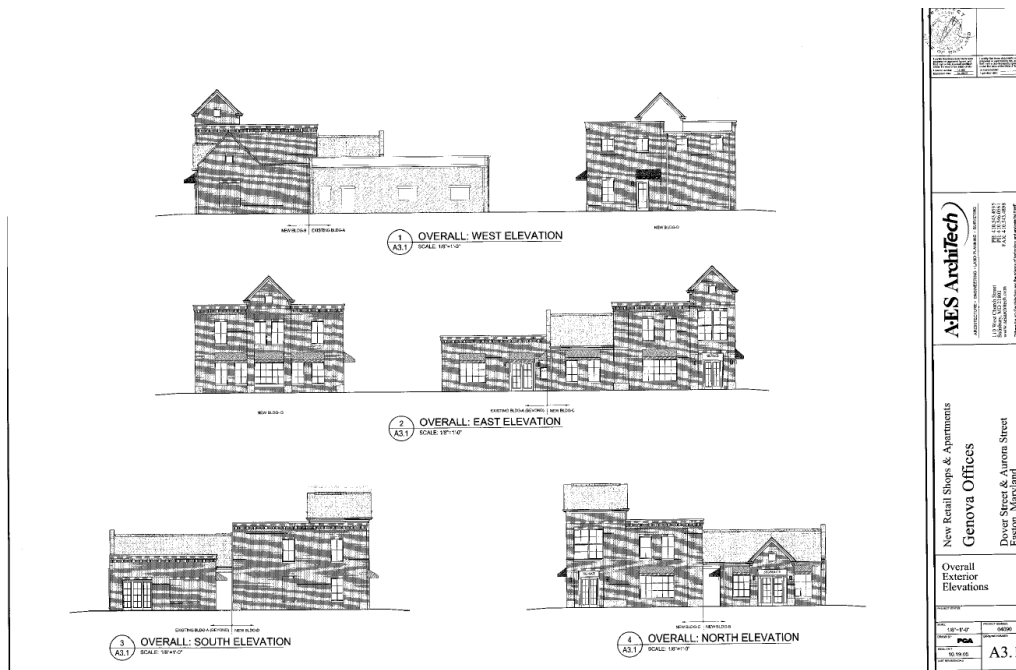


Figure 1: Original Elevations

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style...
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.



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

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Analysis: While the proposed windows do not match the existing windows in design, style, or type, the existing windows are inappropriate for the Historic District due to their material. Guideline 90e then directs the Commission to look at the surrounding structures to determine if the proposed windows are appropriate. The surrounding structures are mainly non-contributing due to their age and appear to use modern vinyl windows.

Guideline 25. General Guidelines for Signage

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

Guideline 30. Lighting for Signs

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



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

- e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Guideline 31. Hanging and Bracket Signs

Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 25 feet apart.

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Analysis – The proposed signage contradicts Guidelines 30a and 31g in regards to the internal illumination of the proposed signage. The Guidelines prefer the indirect lighting of hanging signs. The mounting position, style, and size of the sign appear to be consistent with the guidelines for signage.

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.



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

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

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

Analysis – The proposed outbuilding is located along the rear property line in a parking area/courtyard. There is an existing building between the proposed structure and Aurora Street as well as a landscaped bed and street trees.

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application due to the internal lighting on the proposed signage. Guidelines 30a and 31g clearly indicate that internally lit signs should not be used, and place a preference on non-lit or externally lit signage.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** application pending the receipt of a revised signage lighting exhibit.

OR

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

OR

3. I move an alternate motion.



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

Application #:	2023-945
Date Received:	05/24/2023
Fee Paid:	\$200.00
HDC Meeting Date:	06/12/2023
Date Property Posted:	06/05/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 216 E. Dover Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 2007 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@g/rw law.com

Description of Proposal (include additional sheets, as necessary)

Window replacement, signage, and walk-in cooler for Bodega
<u>Please 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


05-24-23
<u>Zach Smith</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

- ☒ A narrative fully explaining the request
- ☒ Photographs of all existing conditions and that will be affected by the proposed project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.

N/A Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

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

HDC Application for La Bodega

216 E. Dover Street

1. **Window Replacement:** Propose to replace the existing windows within the La Bodega tenant space. The existing building is noncontributing, and was constructed in 2007. All but one (1) of the existing windows are all vinyl with a flat SDL pattern. The one exception is a vinyl window with no SDL pattern. Pictures of the existing windows are attached hereto as **Exhibit A**. The windows are numbered 1 – 4 for reference purposes.

The proposed new windows are as follows:

- a. Existing Window No. 1 and Existing Window No. 2 are to be replaced with double hung wood windows with aluminum cladding. The replacement windows will be FoldUp Series 3000. The windows have been fabricated to fit the existing openings, there will be no change to the exterior trim. A picture of the proposed window to be used is attached hereto as **Exhibit B**. A cut sheet for the proposed window is attached hereto as **Exhibit C**.
 - b. Existing Window No. 3 and Existing Window No. 4 will be replaced with custom fabricated aluminum frame windows by Renlita, EVO-VUE series. The new windows will be fabricated to fit the existing openings, no change to the exterior trim is proposed. The windows will be 8' wide and 5'1" high. A representative photograph is attached hereto as **Exhibit D**. Shop drawings are attached hereto as **Exhibit E**. Specifications for the windows are attached hereto as **Exhibit F**. Note, these windows are designed to open by tilting outward from the bottom – which will allow fresh air into the restaurant when seasonally appropriate.
2. **Signage:** Propose to install two (2) projecting signs, one on each front façade. The sign frames will be aluminum, the sign faces will be acrylic. The sign faces will be round, with a diameter of 23.6'. The sign area of each face will be approximately three (3) square feet. The signs will be mounted high enough to comply with the minimum clearance requirements from the sidewalk below. A cut sheet for the signs is attached hereto as **Exhibit G**. Photo renderings showing the signs are attached hereto as **Exhibit H**. Note, these signs are designed to be internally illuminated. The owner would like to use this functionality, however if internal illumination is deemed inappropriate, the owner would still like to utilize the proposed signs and will agree not connect the signs to a power source. The signs have already been purchased. Accordingly, the owner would like to utilize such even if internal illumination is not permitted.
3. **Walk-in Cooler:** Propose to add a walk-in cooler to the property to support the restaurant. The walk-in will be placed on an existing concrete pad in the rear corner of the site, in the area generally shown and labeled on the site plan attached hereto as **Exhibit I**. The walk-in will be similar in appearance to the walk-in that is located at Rude Burger, though the new walk-in may be slightly larger. A photograph of the Rude Burger walk-in is attached hereto as **Exhibit J**. The proposed walk-in will be screened from view by the existing buildings, and therefore not generally

visible from a public right-of-way. Note, there is an existing shed in this location, shown in the photograph attached hereto as **Exhibit K**. The existing shed will be relocated to the area just west of the concrete pad to make room for the walk-in. The shed will be placed on gravel, and will be rotated 90 degrees relative to its existing orientation, so that the doors face into the site. The shed is used for storage for the Rude restaurants.



Existing Window No. 1



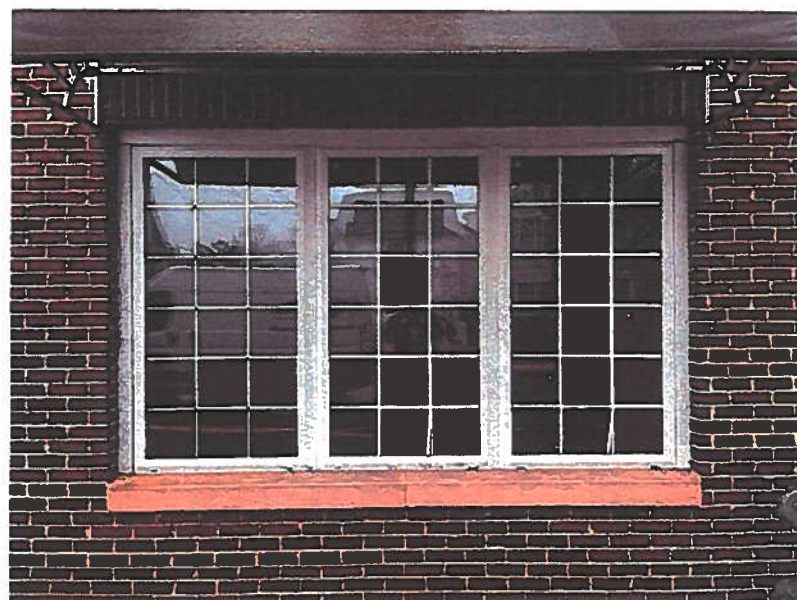
Existing Window No. 2

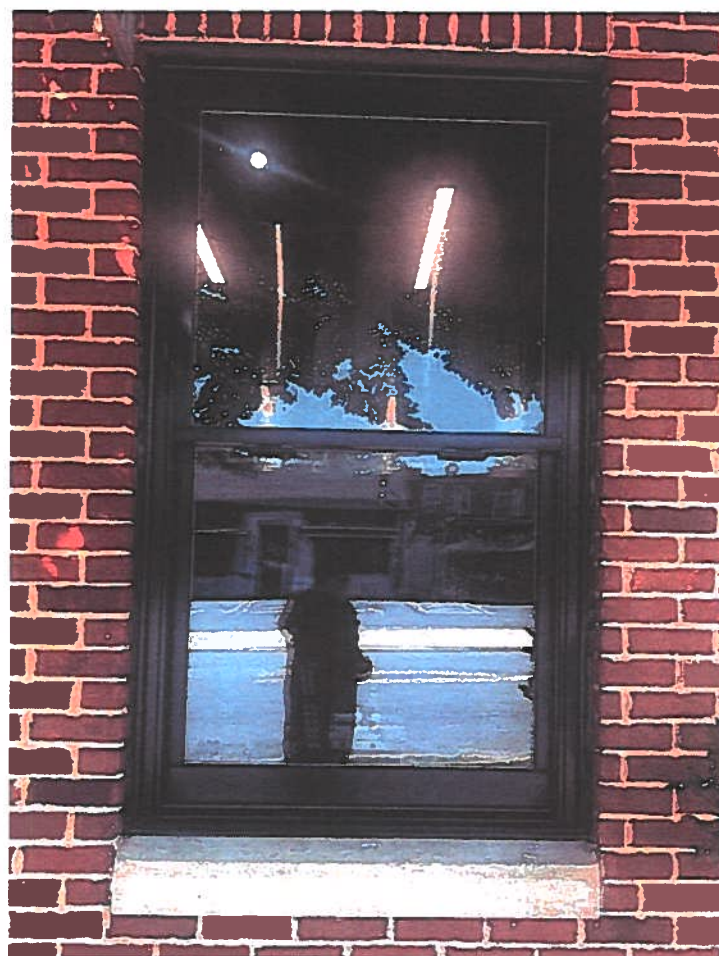


Existing Window No. 3



Existing Window No. 4







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)

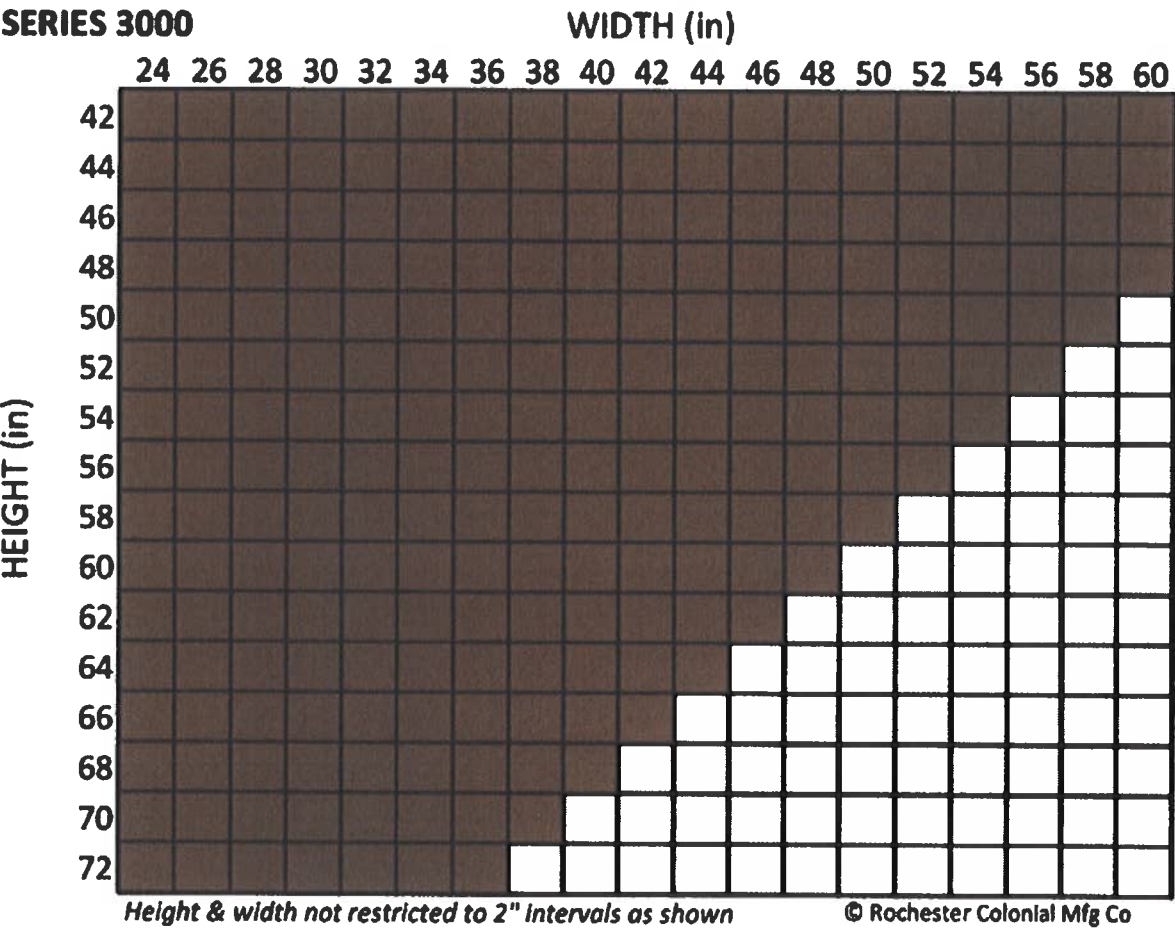
Max Height: 72"

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

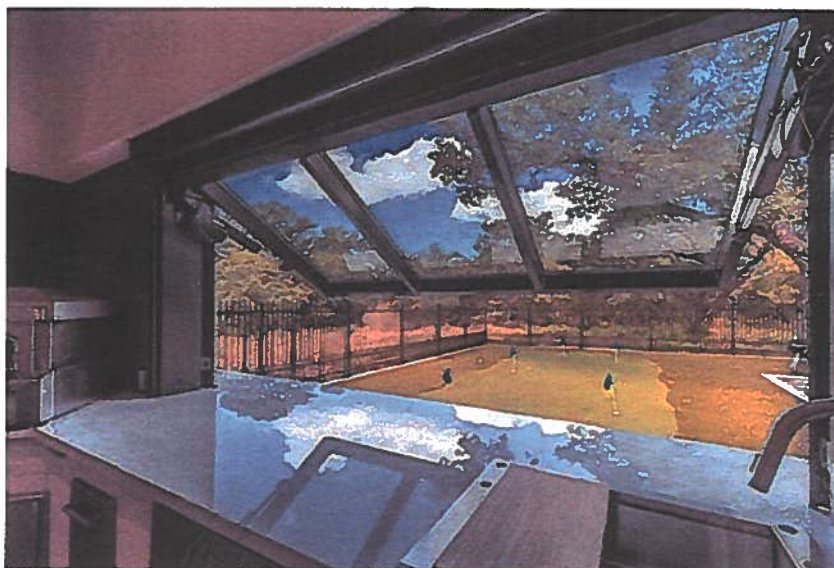
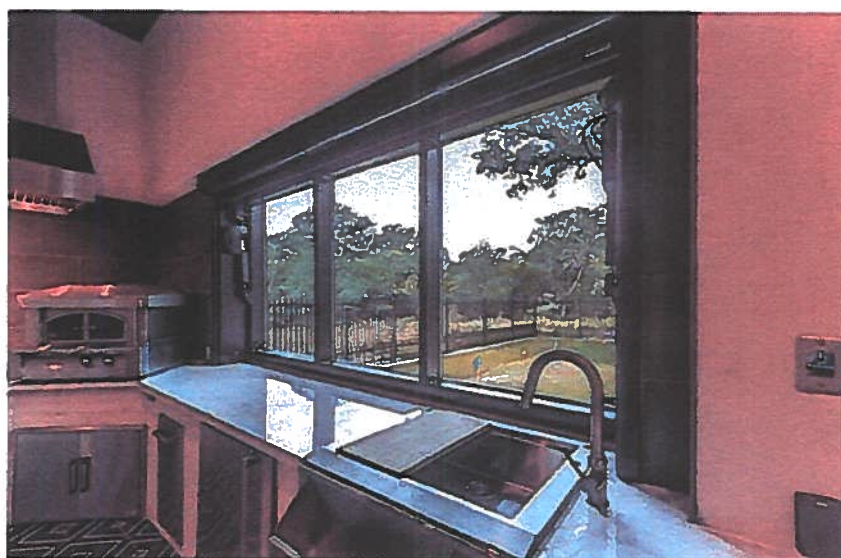
Tempered Low E IG w/ argon

Screen Options

Aluminum framed fiberglass in six standard colors

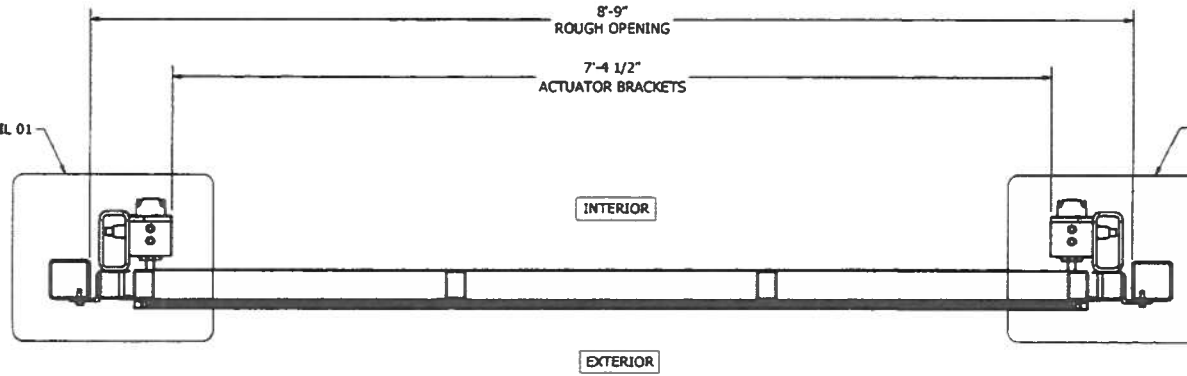
BetterVue

UltraVue

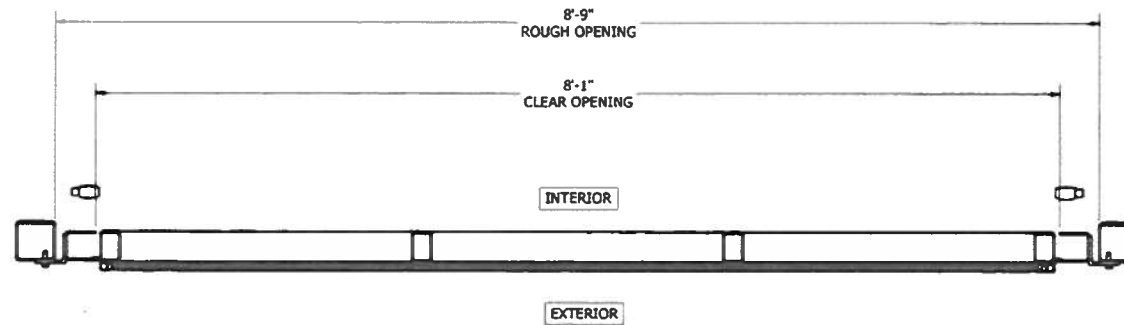


SEE SHEET 5 DETAIL 01

SEE SHEET 5 DETAIL 02



01 PLAN VIEW ABOVE ACTUATOR



02 PLAN VIEW BELOW ACTUATOR

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES.

TOLERANCES

.X = ± .050
.XX = ± .015
.XXX = ± .005
ANGULAR ± 5°

DRAWN JLF	2/23/2023	EVO-DOORS BY RENLITA	
CHECKED		TITLE	
QA		CURETON VUE - 19670	
MFG		SIZE	DWG NO
APPROVED		C	19670A
			REV
			1
		SHEET 2 OF 6	



SECTION 08360

SECTIONAL OVERHEAD DOORS

I. GENERAL

A. SECTION INCLUDES

1. Overhead doors.
2. Bi-fold doors.
3. EVO Motor Drive System

B. RELATED SECTIONS

1. Section 03300 - Cast-In-Place Concrete: Prepared opening in concrete. Execution requirements for placement of anchors in concrete wall construction.
2. Section 04810 - Unit Masonry Assemblies: Prepared opening in masonry. Execution requirements for placement of anchors in masonry wall construction.
3. Section 05500 - Metal Fabrications: Steel frame and supports.
4. Section 06114 - Wood Blocking and Curbing: Rough wood framing and blocking for door opening.
5. Section 07900 - Joint Sealers: Perimeter sealant and backup materials.
6. Section 08710 - Door Hardware: Cylinder locks.
7. Section 09900 - Paints and Coatings: Field painting.
8. Section 16050 - Basic Electrical Materials and Methods: Installation and requirements for electrical connections.
9. Section 16150 - Wiring Connections: Electrical service to door operator.
10. National Electric Manufacturers Association (NEMA): NEMA ICS 4 - Industrial Control and Systems: Enclosures.

C. REFERENCES

1. ASTM - C1048 Glass Tempered
2. AA-6063-T6 - Standards for Aluminum Alloy and Temper.
3. ASTM A513, Type 1 – Steel Tubes.
4. ASTM A1008 – Sheet Steel for Covers.
5. ASTM A36 – Steel Bars.
6. ASTM A36 – Sheet Steel for Tracks/Channels.

D. PERFORMANCE REQUIREMENTS

1. **Single-Source Responsibility:** Provide doors, tracks, motors, and accessories from one manufacturer for each type of door. Provide secondary components from source acceptable to manufacturer of primary components.
2. **Wind Loads:** Design and size components to withstand loads caused by pressure and suction of wind acting normal to plane of wall as calculated in accordance with applicable code.
 - a) Design pressure of 30 lb/sq ft.
 - b) Maximum deflection of 1/300 of opening width.

E. SUBMITTALS

1. Submit under provisions of Section 01300.
2. **Product Data:** Manufacturer's data sheets on each product to be used, including:
 - a) Preparation instructions and recommendations.
 - b) Storage and handling requirements and recommendations.
 - c) Installation manuals.
 - d) Owners Manual with service information
3. **Shop Drawings:** Indicate plans and elevations including opening dimensions and required tolerances, accessories and anchors, jamb details, connection details, anchorage spacing, hardware locations, and installation details.
4. **Selection Samples:** For each finish product specified, two complete sets of color charts representing manufacturer's full range of available colors and patterns.
5. **Verification Samples:** For each finish product specified, two samples, minimum size 3 inches (150 mm) square, representing actual product, color, and patterns.
6. **Operation and Maintenance Data.**
7. Submit written agreement in manufacturer's standard form signed by manufacturer and installer agreeing to repair or replace defective doors that are warped, twisted, bowed or damaged as a result of defective product.

F. QUALITY ASSURANCE

1. **Manufacturer Qualifications:** Company specializing in manufacturing products specified in this section with minimum five years documented experience.
2. **Installer Qualifications:** Authorized representative of the manufacturer with minimum five years documented experience and/or be a factory trained and authorized installation company.

G. DELIVERY, STORAGE, AND HANDLING

1. **Delivery:** Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer, material, and location of installation.
2. **Storage:** Store materials in a dry area indoor and protected from damage and in accordance with manufacturer's instructions.
3. **Handling:** Handle and lift all items carefully during installation to prevent damage and protect finishes.

H. PROJECT CONDITIONS

1. **Pre-Installation Conference:** Convene a pre-installation conference just prior to commencement of field operations, to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work.
2. **Environmental Conditions:** Prior to and during installation, environmental conditions shall be in accordance with door manufacturers latest published recommendations for temperature, rain, wind, humidity, ventilation, and illumination.
3. **Opening** shall be free and clear of debris, stored materials, scaffolding, and temporary walls as necessary for installers to perform the installation.

I. WARRANTY

1. Manufacturer warrants to the original purchaser within two years from date of installation, if a product sold under this warranty proves to be defective in material or workmanship through normal use and service according to maintenance and operations instructions, as verified by inspection by persons authorized by Renlita Doors, Renlita Doors will replace or repair (at Renlita Doors option) the defective product.
2. Manufacturer warrants the steel frame against rust, in painted non-damaged condition for a period of two years from original purchase. This warranty does not apply to scratched, dented, damaged or corroded areas of the frame.

II. PRODUCTS

A. MANUFACTURERS

1. **RENLITA DOORS NORTH AMERICA, LLC**
 - a) 2430 ALBERT BROADFOOT ST. BONHAM, TX 75418
 - b) www.evo-doors.com

c) Phone: 903-583-7500

2. Substitutions: Not Permitted

B. Overhead Doors

1. Single Leaf Hinged Electric Vertical Doors: Single horizontal panel; tilting vertically on axle and linear electric actuator system fixed to building structure to tilt outwards and upwards to the open position.

a) Approved Product: EVO-VUE by Renlita

2. Framework: Welded construction fabricated from rolled hollow section steel members with minimum wall thickness of 0.125 inch (3.1 mm). Beams shall be designed for maximum dead load deflection of 1/300th part of the span.

3. Construct steel door sections from carbon steel hot rolled tube complying with ASTM A-500 Grade B and ASTM A-36.

4. Size:

a) As indicated on Drawings

b) Height: _____ feet (_____ meters). Maximum Height is 8 feet

c) Width: _____ feet (_____ meters). Maximum Width is 12 feet

C. Glazing and Cladding

1. Glazing: Glazed in accordance with AS1288

a) Glass: 1/4 inch (6.35 mm) laminated safety glass

b) Glass: 3/8 inch (9.5 mm) laminated safety glass

c) Glass: 1 inch (25 mm) dual pane insulated glass

d) Tempered Glass: 1/4 inch (6.35mm)

e) Glazing Wedges: Co-extrusions, fitted between aluminum profiles

f) Glazing Beads: PVC Extrusions.

2. Panels

a) Architect / Customer specified material: Less than 5 lbs. per sq. ft. And less than 2" thick.

3. Thermal Ratings/Performance

D. Finishes

1. Finish, Ferrous Metals: All surfaces except working machine parts shall receive the following factory applied finish:

- a) Powder Coating - AAMA 2604 or better.
 - b) Abrasive Blast and Clean to SSP-SP6
- 2. Finish, Aluminum: Provide factory finish as follows:
 - a) Clear Anodized Aluminum
 - b) Powder Coat finish - AAMA 2604 or better
- 3. Finish, Color:
 - a) As selected from manufacturers range of standard colors
 - (1) Sandstone
 - (2) Satin Black
 - (3) Bone White
 - (4) Chestnut Bronze
- E. Optional Features:
 - 1. Integrated bug screen / sun screen manufactured by Fenetex.
 - 2. Screen system will be mounted to interior face of door jamb channels.
 - 3. Controls will be integrated into touch screen control panel.
 - 4. Bug screen operates via DC electric motor equipped with obstruction sensing technology. Screen will reverse upon contact with an obstruction.
 - 5. Screen available from Manufacturer in available standard finishes.
 - 6. Bug Screen components to be powder coated to match door system.
- F. MOTORS - Coordinate with Division 11 for control systems and Division 16 for electrical work.
 - 1. Model: EVO-Drive System, 12 Volt DC linear actuator motor mounted to each side of door panel and jamb operating channel. Motor is provided with control panel (mounted separately) and is controlled by a touch screen control station, photo eyes, and hardware necessary for installation of motor and control panel.
 - 2. Motor Travel: Motor up and down travel is set via limit switches mounted to one actuator (master actuator)
 - 3. Battery Backup: Control panels to include battery operation in the event of power outage. Battery will operate entire door system for a minimum of 5 operations. Backup system to include an audible and visual warning when the battery requires service or replacement.

4. Control Station: Touch Screen control station will provide up, down and stop functions. Touch screen will be capable of being mounted into a triple gang electrical box.
5. Primary Entrapment Safety Device: NEMA 4 monitored photo sensor mounted at a maximum of 6" above the finished floor. Any object that enters the path of the photo sensors will cause the door to stop within 1 second and reverse to the open position.
6. Operating Temperature Ratings: -15 F to 125 F
7. Duty Cycle: 6 cycles per hour. One cycle is defined as one full open action and one full closed action.
8. Power Requirements: 110V AC, Single Phase, 6 Amps.
9. Power is provided to motor control unit only. All accessory and motor power is provided and controlled from the EVO control panel.

G. Accessories

1. Universal Radio Receiver: Liftmaster 850LM.
 - a) Capable of integrating with 310 Mhz, 315 Mhz or 390 Mhz transmits with Security + 2.0 remotes.

H. Quality Control

1. Factory Inspections:
 - a) All door frame and channel dimensions will be maintained to 1/16" as provided on the engineering / production drawings.
2. Factory Tests:
 - a) Each motor control unit will be powered up in the factory to ensure proper operation prior to shipping.
 - b) Each touch screen will be powered up in the factory and tested for proper orientation prior to shipping.

3. EXECUTION

- a) Notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result under the project conditions. Commencement of installation constitutes acceptance of conditions.

- b) Complete installation and wiring in accordance with Renlita installation manual for motor system. Ensure proper orientation for motor system in accordance with written instructions. All safety systems will be checked for proper adjustment prior to turn over.

4. EXAMINATION

- a) Do not begin installation until the openings have been properly prepared in accordance with architectural drawings and approved shop drawings.
- b) Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits.
- c) Verify electric power is available and of correct characteristics.
- d) If preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

5. PREPARATION

- a) Clean surfaces thoroughly prior to installation.
- b) Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

6. INSTALLATION

- a) Inserts and Anchorages: Furnish inserts and anchoring devices suitable for the installation of the units and consistent with the manufacturer's installation requirements. Coordinate delivery with other work to avoid delay.
- b) Install overhead doors, operating equipment, hardware, seals, stops, anchors, inserts, supports and track in accordance with approved shop drawings and the manufacturer's printed instructions.
- c) Coordinate installation with adjacent work to ensure proper clearances and allow for maintenance.
- d) Anchor assembly to wall construction and building framing without distortion or stress.
- e) Securely brace door tracks suspended from structure. Secure tracks to structural members only.
- f) Fit and align door assembly including hardware.
- g) Coordinate installation of electrical service. Complete power and control wiring from is connect to unit components.

- h) Install in accordance with manufacturer's instructions and in proper relationship with adjacent construction. Test for proper operation and adjust until satisfactory results are obtained.
- i) Demonstrate operation to owner's personnel.

7. CLEANING AND ADJUSTMENT

- a) Lubricate, test and adjust door assembly to smooth operation free from warp twist or distortion and in full contact with weather-stripping.
- b) Clean doors, frames and glass.
- c) Remove temporary labels and visible markings.

8. PROTECTION

- a) Do not permit construction traffic through overhead door openings after adjustment and cleaning.
- b) Protect installed products until completion of project.
- c) Touch-up, damaged coatings and finishes and repair minor damage before Substantial Completion.

9. MAINTENANCE

- a) Post Installation Maintenance:
- b) Contractor and installer shall provide Owner with complete company name, address phone number, fax number and assigned contact for emergency re-pairs and scheduled maintenance for the installed door(s).
- c) Manufacturer shall instruct Owner's representative in regular tenant provided maintenance and operation of installed doors.

END OF SECTION

MEDIUM ROUND LIGHT BOX SIGN

MATERIAL	Aluminum, Acrylic	
COLOR	White Black	
WEIGHT	8.65kg / 19lbs	
MOUNTING SURFACE	Drywall, Brick, Concrete, Wood	
MAGNETIC	No	
ENVIRONMENT	Suitable For Outdoor Use	
COMPONENTS	1 X Light Box Round Sign Frame 2 X Acrylic Sign Panels 1 X Instructions 4 X Wood/Drywall Screws 4 X Adapters 1 X Driver, Dimmer, Cable	

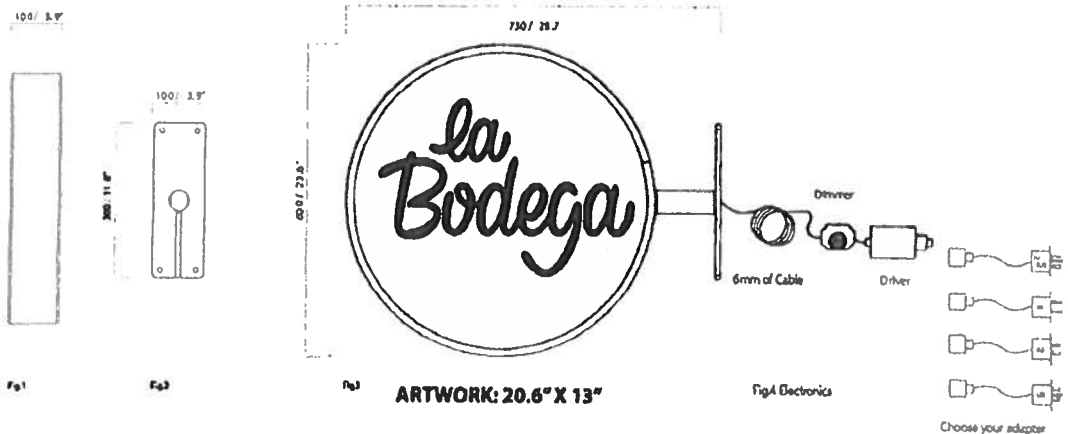
DIMENSIONS	Sign Face: 600mm / 23.6" x 600mm / 23.6"
	Mounting Bracket: 300 / 11.8" x 100 / 3.9"
	Acrylic Panel (Can we changed): 596 / 23.4"

Fig. 1 - Sign End

Fig. 2 - Wall Bracket

Fig. 3 - Sign Panel View

Fig. 4 - Electronics



POWER ADAPTER
AC/DC ADAPTER
Model: RS150DU-120100
Input: 100-240V, 50/60Hz, 2.5A
Output: 12V 10.0A
CERTIFICATIONS
UL
CE

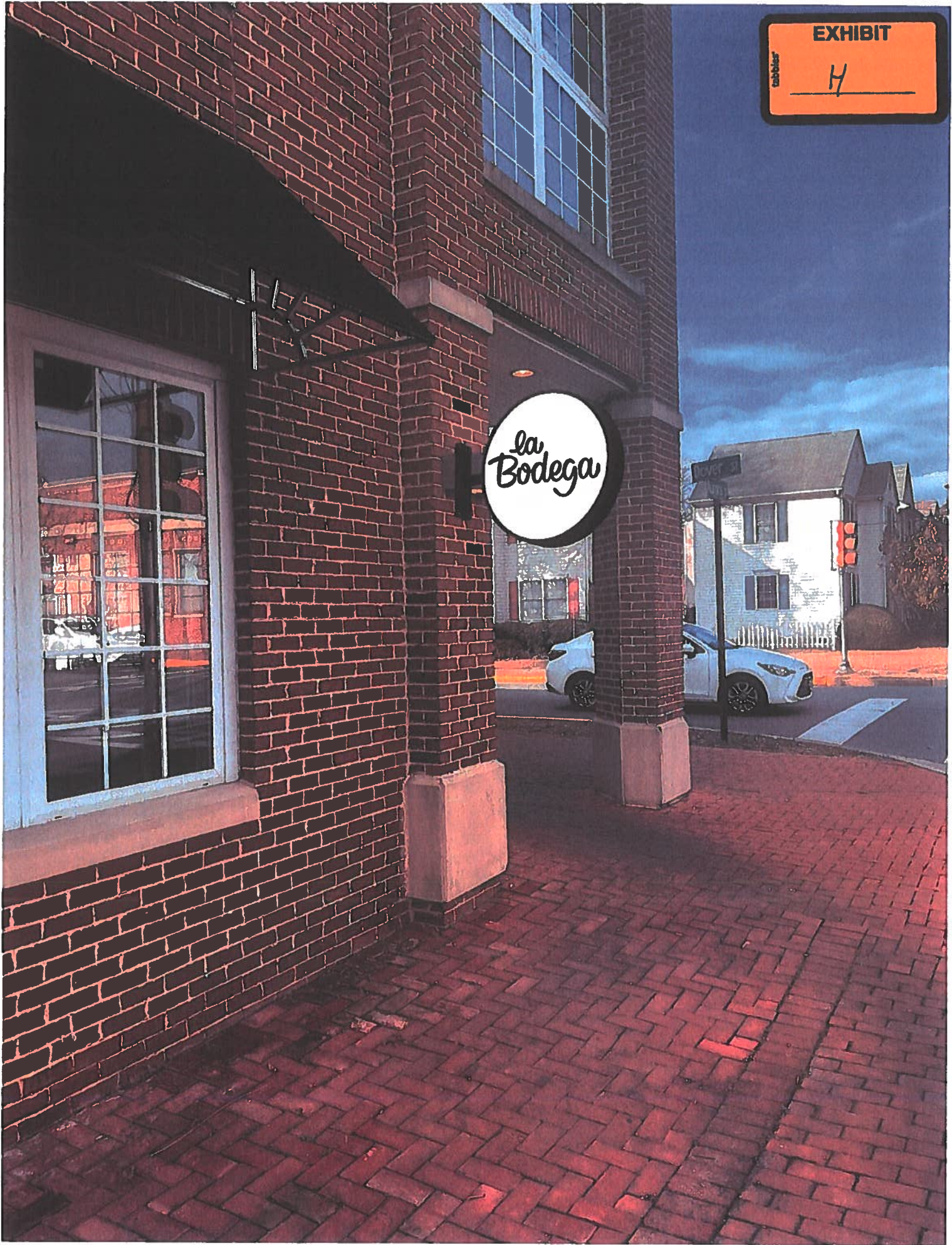
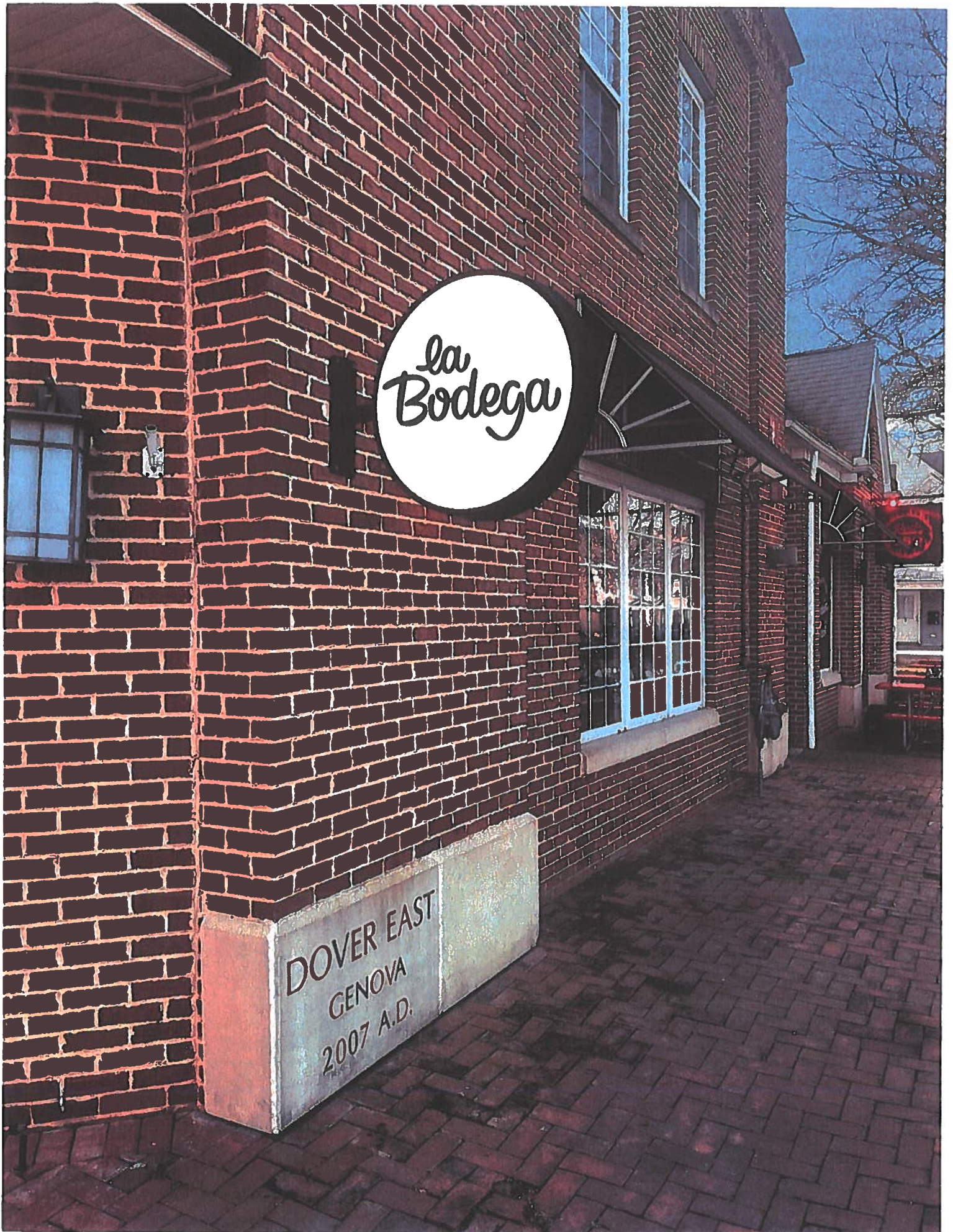
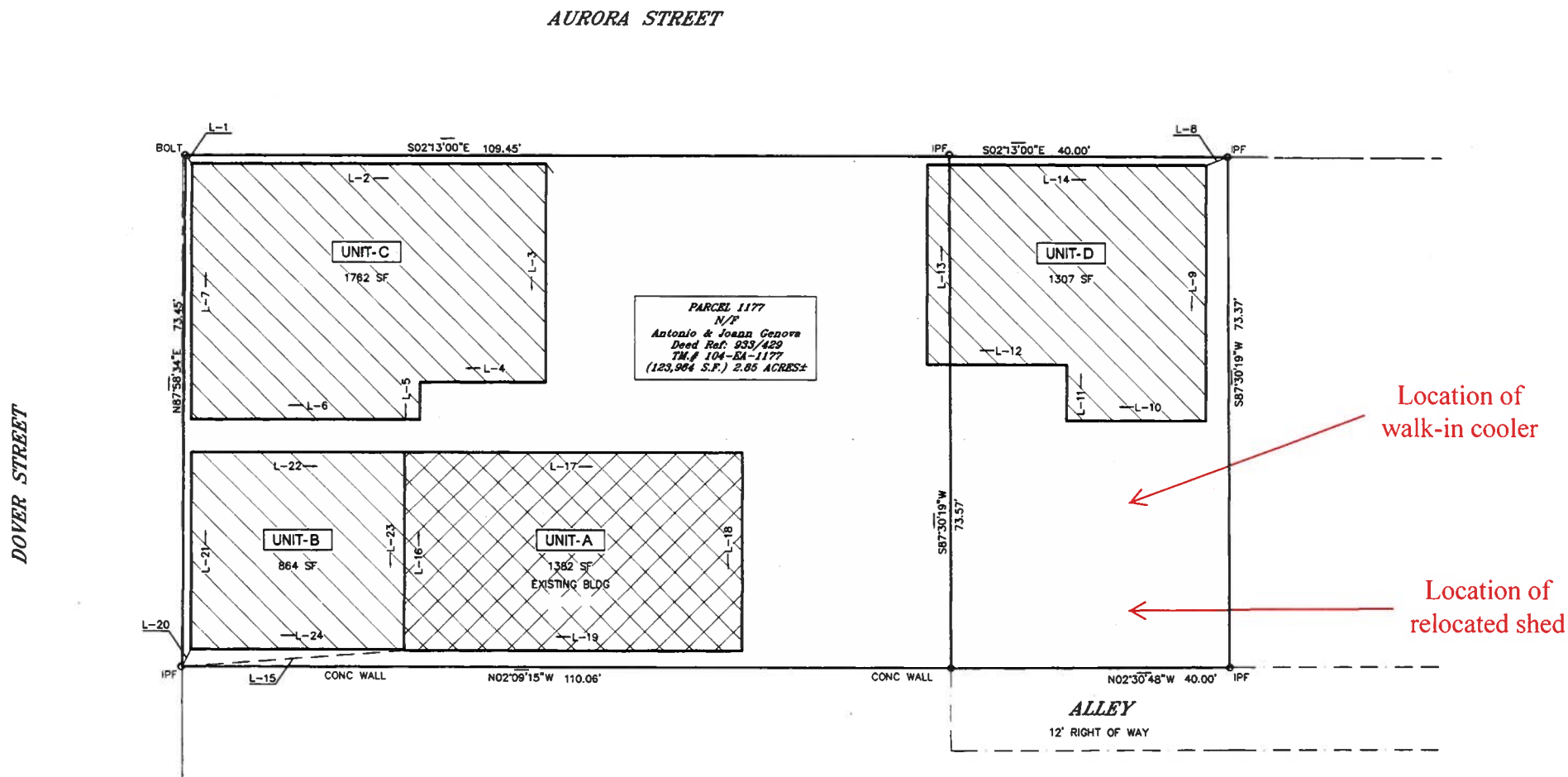
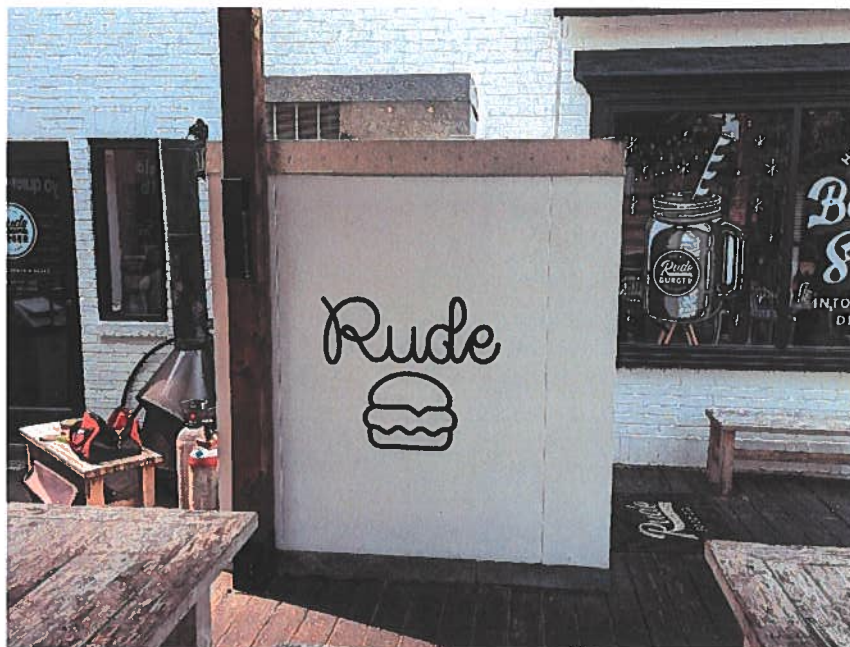


EXHIBIT
H





The existing walk-in cooler at Rude Burger is shown below. The proposed walk-in for Bodega will be similar in appearance, but may be slightly larger. The new walk-in will be placed on an existing concrete pad, and connected to existing electrical service.



The existing shed is shown below. The shed will be relocated to the area just west of the existing concrete pad. The shed will be placed on gravel, and will be rotated 90 degrees relative to its existing orientation, so the doors face into the site.





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

Monday, May 22, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://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

Absent:

Staff:

Nicholas Johnson, Planner
Samantha Smith, Administrative Specialist

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

2. Agenda Summary Review—

**Commissioner Sebastian moved to approve the May 22, 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 –

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

Request: The applicant is proposing to replace the existing steps of the back door. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Appendix B.2. Common Substitute Materials (Doors)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Donald M. Bailey Sr.

Public Comment— None

**Vice Chairperson Brophy moved to approve the application as submitted.
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

- b. Applicant:** 1616 Elkins Lane LLC
File No.: 2019-168
Location: 34 South West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1442
Zoning: CB

Request: This project first came before the Historic District Commission in December of 2019 with a request to demolish the rear wooden portion of the building, replace windows, install a ductless HVAC system, and to replace the metal roof. This application was approved by the HDC and demolition of the wooden portion was completed in 2020. In March of 2021, an extension of the original COA was approved with the addition of an ADA accessible ramp to the original scope of the work. The applicant is now applying to continue the most

recently approved scope of work for the Neighborhood Service Center. This is a non contributing building 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:

- i. The Architect will need to reseal and sign all plans showing his current License expiration date.*
- ii. The Constructions Plans refer to the 2015 IBC Code which is not current. The Town adopted the 2018 IBC in 2019.*
- iii. It appears that this project is a renovation of an existing Building, as such your Architect should be using the International Existing Building Code 2015(sic) in the Code analysis. It will help us shorten our review.*
- iv. Provide a copy of your current business license, we are unable to verify the number provided.*

The plans that were rejected by the Building Inspection Department are the same plans that were submitted for the Historic District Commission’s review.

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Noah Matten

Public Comment— None

Commissioner Bateman moved to approve the Certificate of Appropriateness extension request in conjunction with the originally approved scope of work with the condition that the applicant shall obtain all relevant building permits and approvals from the Town of Easton’s Building Inspection Department. 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

- c. Applicant:** West and Callahan
File No.: 2022-760
Location: 27 S. Harrison, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1522
Zoning: CB

Request: On May 9, 2023, it was brought to the staff’s attention that the window sills and trim at 27 S. Harrison Street had been inadvertently altered. The original wooden trim was removed from all of the windows (excluding 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. The applicant modified their application with this proposed scope of work, and approval was granted under the condition that the existing trim would remain. The certificate of appropriateness provided to the contractors listed both the proposed PVC window trim and sills; and the approved scope of work which required the existing trim to remain. The contractors misread a line on the COA that stated: “ [the] proposal is for a new PVC sill for the windows along with 5 quarter by 4 PVC trim.” and subsequently installed the trim on one side elevation of the building. Following an inspection, staff informed the contractor that the work appeared to be in accordance with the COA after misreading the same line. The contractor subsequently replaced all of the window trim with PVC and installed PVC sills.

The Commission shall determine whether the PVC trim and sills can remain as installed, or if the trim must be removed and installed to its original condition. This is a contributing building to the Historic District.

Staff Presentation:
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:
Chuck Callahan, West and Callahan
Larry Skylar, West and Callahan

Public Comment: - None

Commissioner Pezor moved to table the application pending the submission of an amended application to substitute the replacement of the PVC window trim for wood. 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

4. New Business –

- a. **Applicant:** Town and Country Roofing
File No.: 2023-939
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1032
Zoning: R-7A

Request: In early May, the Planning and Zoning Department received an anonymous tip that work on the front porch of 514 & 516 Goldsborough Street was being done without a certificate of appropriateness. A stop work order was issued after a Building Inspection Department site visit and until a COA could be obtained. This property was also issued a stop work order on February 6, 2023 for installing a handrail on the front porch without a COA or building permit. An 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 to replace the existing wood fascia with a new PVC fascia. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Jeff Goodman

Public Comment— None

**Commissioner Sebastian moved to approve the application as submitted.
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

- b. **Applicant:** Dana Preister
File No.: 2023-935
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1146
Zoning: CB

Request: The applicant is proposing an in-kind replacement of the deteriorated cedar shingles on the lower-level front roof. 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. In March, this property received an administrative certificate of appropriateness to replace the existing flat membrane roof on the rear façade of the structure. The Historic District Survey notes that the existing first floor façade and front porch are modern alterations; and the porch hood is not original. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 64. Preserve Historic Porches*
 - ii. *Guideline 65. Make Sensitive Replacements*
 - iii. *Guideline 70. Roof Material*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:
Dana Preister

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the second floor cornice along Harrison Street and minor areas along the side of the structure shall be wood or Borel; 2) the first floor roof shall be cedar shingle; 3) any replaced trim elements shall be wood. Vice Chairperson Brophy seconded the motion.

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

- c. **Applicant:** C.M. Dayton Architect, P.A.
File No.: 2023-940
Location: 1-7 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning: CB

Request: 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. The proposed addition will match the roof height to the north of the existing structure; and will use cementitious siding and trim, Marvin Ultimate windows, and a standing seam metal roof. A new door will be added to the rear elevation for egress. This is a

contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 102. Rooftop Additions*
- ii. *Guideline 103. Materials*
- iii. *Guideline 106. Details and Ornamentation*
- iv. *Guideline 126. Arrangement*
- v. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Joshua Startt

Public Comment— None

Commissioner Pezor moved to table the application pending the submission of window cut sheets, and additional information on the rooftop addition and parapet wall. 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:** C.M. Dayton Architect, P.A.
File No.: 2023-941
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0628, Lot 1
Zoning: CB

Request: 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 is proposing to remove the existing door and shift the door toward the rear of the structure. Finally, the applicant is proposing to demolish the rear stair and enclosure to reopen the historic alley and to construct 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.

Historic District Guideline references:

- i. *Guideline 129. Partial Demolition & 2.9 Demolition Review Procedures*

- ii. *Guideline 100. Rear Additions*
- iii. *Guideline 103. Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Joshua Startt

Public Comment— None

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

Vote	<u>6-0-1</u>
FOR:	6- Demby, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Brophy

5. Discussion Item –

- a. 128 S. West Street Demolition Project - Mr. Noah Matten, the owner of 128 S. West Street opened discussion with the Commission with a brief narrative of the plan review process for this project pursuant to receiving approval for a building permit. The Commission and Mr. Matten held a discussion regarding the Town's authority to require an applicant to use a Maryland Licensed Architect or Engineer to prepare construction plans. Mr. Matten suggested the possibility of an alternative proposal to demolish the structure, and to reconstruct a larger mixed-use residence with a commercial aspect.
- b. The Commission discussed an inquiry from the Academy Art Museum in regard to removing a damaged brick pathway along Talbot Street and replacing the pathway with grass. There are also two (2) doorways that are not currently in use for egress. The Commission discussed sufficient landing requirements per the HDC guidelines, and concluded that the Museum shall submit an application to appear before the Commission to further pursue these requests.

6. Decision Summary Review –

May 8, 2023 - The Commission noted the following corrections to the May 8, 2023 draft decision summary:

- a. Item 4a.: Review for corrections to the applicant request.
- b. Item 4b.: Grammatical corrections to the motion.

- c. Item 4d.: Clarity to the motion made.

**Commissioner Sebasitan moved to approve the amended Decision Summary.
Commissioner Pezor seconded the motion.**

<u>Vote</u>	<u>6-0-1</u>
FOR:	6- Demby, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Brophy

7. Administrative Approval

- a. Applicant:** Town and Country Roofing
File No.: 2023-942
Location: 214 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1133
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements 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.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*
- ii. Guideline 69. Perform Regular Roof Maintenance*
- iii. Guideline 70. Roof Material*

- b. Applicant:** Brinsfield Fence Co.
File No.: 2022-773
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: At the October 10, 2022 Historic District meeting, the applicant received approval for a five foot fence that extended to the front from the north property line to the front façade. The applicant is requesting to revise the previously approved fence from five feet to six feet. The style and material of the fence shall not change.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

- c. Applicant:** Zachary A. Smith
File No.: 2023-945

Location: 216 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1177
Zoning: CB

Request: The application was amended and is scheduled to appear on the June 12, 2023 Historic District Commission agenda.

8. **Adjournment**– Commissioner Pezor moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:43 p.m.



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

RECEIVED

MAY 17 2023

TOWN OF EASTON

Application #: 2023-946
Date Received: 05/17/2023
Fee Paid: \$75
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

308 S. HANSON ST., EASTON, MARYLAND 21601



Contributing



Non-Contributing

YEAR BUILT:

1929

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

CHARLES PAUL GOEBEL

TELEPHONE NO.

(410) 829-5153

EMAIL

CHARLES@CPGOEBEL.COM

Applicant or Agent

NAME

SAME AS ABOVE

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

1. REPLACE ASPHALT ROOFING SHINGLES, ALUMINUM K-STYLE GUTTERS AND RECTANGULAR ALUMINUM DOWNSPOUTS IN-KIND. ROOFING TO BE OWENS CORNING "TruDEFINITION DURATION" SHINGLES OR EQUAL. ROOF ACCESSORIES: STAINED/DISCOLORED DRIP EDGE, FASCIA, RAKE AND SOFFIT TO BE REPLACED IN-KIND - ALL ARE NON-ORIGINAL, NON-HISTORIC MATERIALS. TWO EXTERIOR PHOTOS VIEWED FROM S. HANSON STREET ARE ATTACHED.
2. REPAIR PORCH FRAMING AND RE-SECURE TO MASONRY SUPPORTS. ANY TRIM OR DECKING TO BE REPLACED TO BE IN-KIND WOOD. TWO DETAIL PHOTOS OF FRONT PORCH ARE ATTACHED.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

17 MAY 2023

CHARLES PAUL GOEBEL

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017756		308 S HANSON ST		PRETTYMAN, HARVEY N. JR.			
YEAR BUILT		PHYSICAL CONDITION					
1929		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
CRAFTSMAN INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

1 1/2 STORY 2 BAY DWELLING WITH LOW PITCHED SIDE GABLE ROOF. ENGAGED FRONT PORCH WITH FLARED EAVE. 1/1 WINDOWS ARE ARRANGED IN PAIRS ARE NOT ORIGINAL. ROBUST CRAFTSMAN PIERS REST ON RUSTICATED CONCRETE BLOCK BASE. CONTRIBUTING OUTBUILDING.

308 SOUTH HANSON

EXTERIOR PHOTOGRAPHS



308 SOUTH HANSON

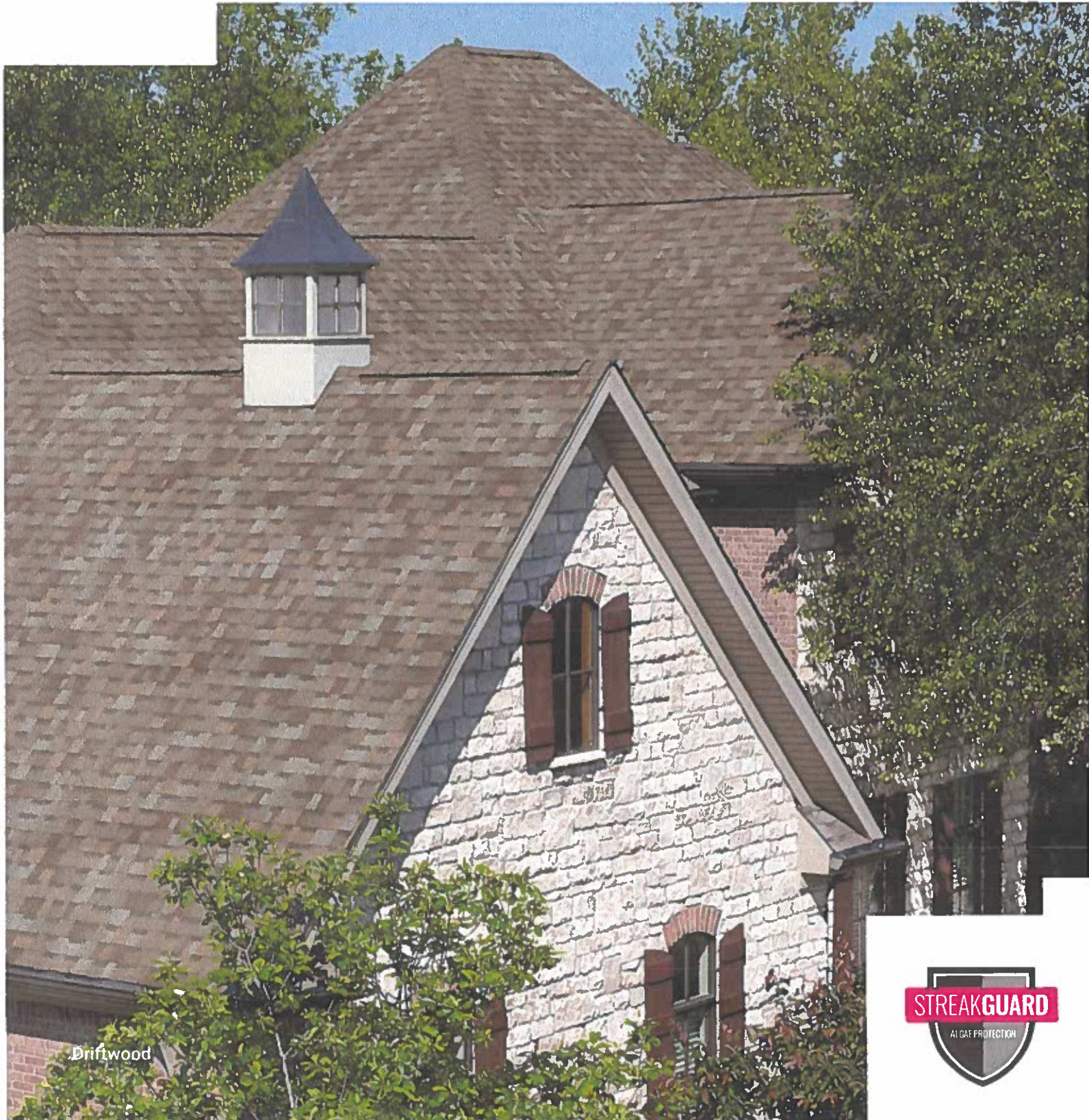
PORCH DETAIL PHOTOGRAPHS





TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology
Tejas con tecnología patentada SureNail®



Driftwood



THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.[®]

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail[®] Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail[®], una exclusividad de Owens Corning.

1

Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.



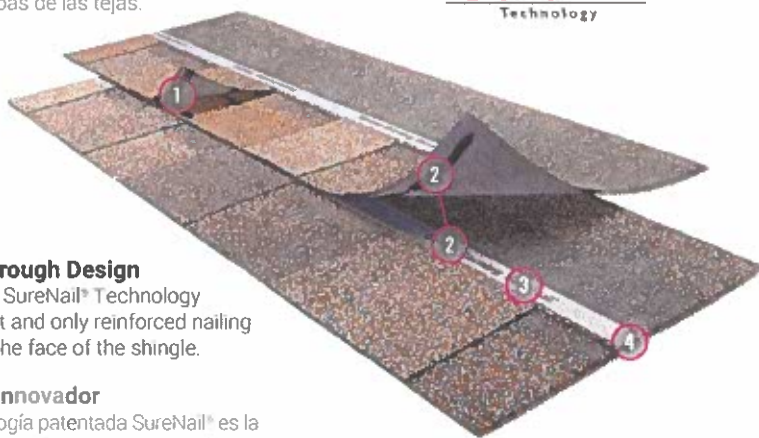
2

Breakthrough Design

Patented SureNail[®] Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador

La tecnología patentada SureNail[®] es la primera y la única que provee un área de clavado reforzada en la cara de la teja



4

Triple Layer Protection^{®*}

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection^{®*}

Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip

The SureNail[®] strip enhances the already amazing grip of our proprietary Tru-Bond^{***} sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional

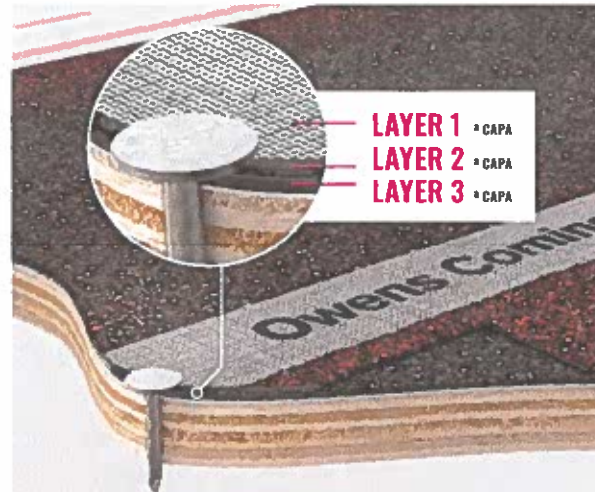
La banda SureNail[®] mejora el excelente agarre de nuestro sellador patentado Tru-Bond^{***} con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Double the Common Bond

SureNail[®] features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común

En comparación con las tejas comunes, SureNail[®] ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



LAYER 1 *CAPA
LAYER 2 *CAPA
LAYER 3 *CAPA

THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH
RESISTANCE

Hasta
2.5
VECES MEJOR
RESISTENCIA A LA
TRACCIÓN DE LOS
CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH
RESISTANCE

Hasta
9
VECES MEJOR
RESISTENCIA AL
DESPRENDIMIENTO
DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION
RESISTANCE

Hasta
2
VECES MEJOR
RESISTENCIA A
LA DELAMINACIÓN

TruDefinition®

DURATION® DESIGNER COLORS COLLECTION

Shingles with Patented SureNail® Technology



Aged Copper®



Black Sable^{1/4}®



Bourbon®



Merlot®



Pacific Wave®



Sand Dune®



Sedona Canyon®



Storm Cloud®



Summer Harvest®

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.



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: June 12, 2023
Application Number: HD-23-946
Location: 308 S Hanson Street
Applicant: Charles Gobel
Request: In-Kind Roof Replacement and Routine Maintenance to Porch

The applicant, Charles Gobel, requested approval for residential improvements at 308 S Hanson Street. The request is to remove and replace in-kind the existing asphalt shingle roof. **The existing soffit, fascia, and gutters shall be replaced in-kind.** The request is also to perform routine maintenance to the front porch framing. 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: 64, 65, 70, and 73

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

6/12/2023
Date



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

RECEIVED
MAY 18 2023
TOWN OF EASTON

Application #: 2023-947
Date Received: 05/18/2023
Fee Paid:
HDC Meeting Date: 06/12/2023
Date Property Posted: 06/05/2023

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 110 N AURORA ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME HIRAM NAVARRETE
TELEPHONE NO. 410-253-9420 EMAIL hramnavarrete@gmail.com

Applicant or Agent

NAME HIRAM NAVARRETE
TELEPHONE NO. 410-253-9420 EMAIL hramnavarrete@gmail.com

Description of Proposal (include additional sheets, as necessary)

Removal and replacement of existing gutters with like in-kind due to all around damage. Chalf round gutters & full round downspouts - white aluminum

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.
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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Hiram Navarrete</u>
<u>5/18/23</u>
<u>HIRAM NAVARRETE</u>

Revised 4.4.2022















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: June 12, 2023
Application Number: HD-23-947
Location: 110 N Aurora Street
Applicant: Hiram Navarrete
Request: In-kind gutter and downspout replacement

The applicant, Hiram Navarrete, requested approval for residential improvements at 110 N Aurora Street. The request is to remove and replace in-kind the existing half-round style gutters and downspouts. 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: 73

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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Nicholas Johnson
Representative, Historic District Commission

6/12/2023
Date



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

RECEIVED
MAY 30 2023
TOWN OF EASTON

Application #: 2023-954
Date Received: 05/30/2023
Fee Paid: -
HDC Meeting Date: 06/12/2023
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 14 South Harrison St.
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # -

PROPERTY INFORMATION

OWNER NAME TOWN OF EASTON
TELEPHONE NO. 410-822-2535 EMAIL townofeastonmd.gov

Applicant or Agent

NAME TOWN OF EASTON c/a T. Newcomb
TELEPHONE NO. 410-824-2276 EMAIL townofeastonmd.gov

Description of Proposal (include additional sheets, as necessary)

Replacement of aluminum "Town of Easton"
Lettering w/ new "Relief" mounted
"TOWN OF EASTON" LETTERING.
"14"

Specific Requirements

- The payment of fees is due at the time of application submittal.
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- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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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

T. Newcomb
5/30/23
Town of B. Newcomb

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs-

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

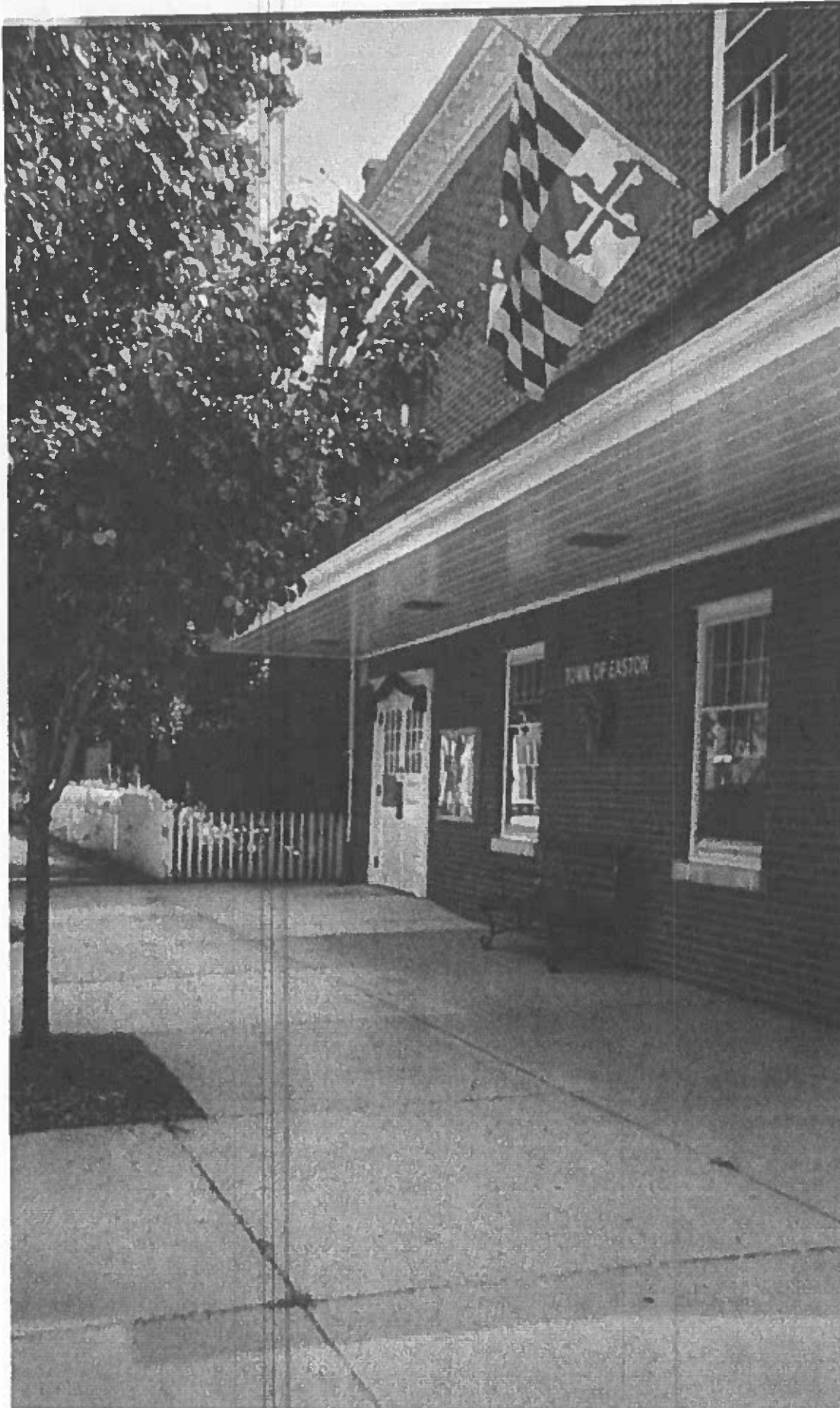
Other

- ☒ Attach all documentation supporting request

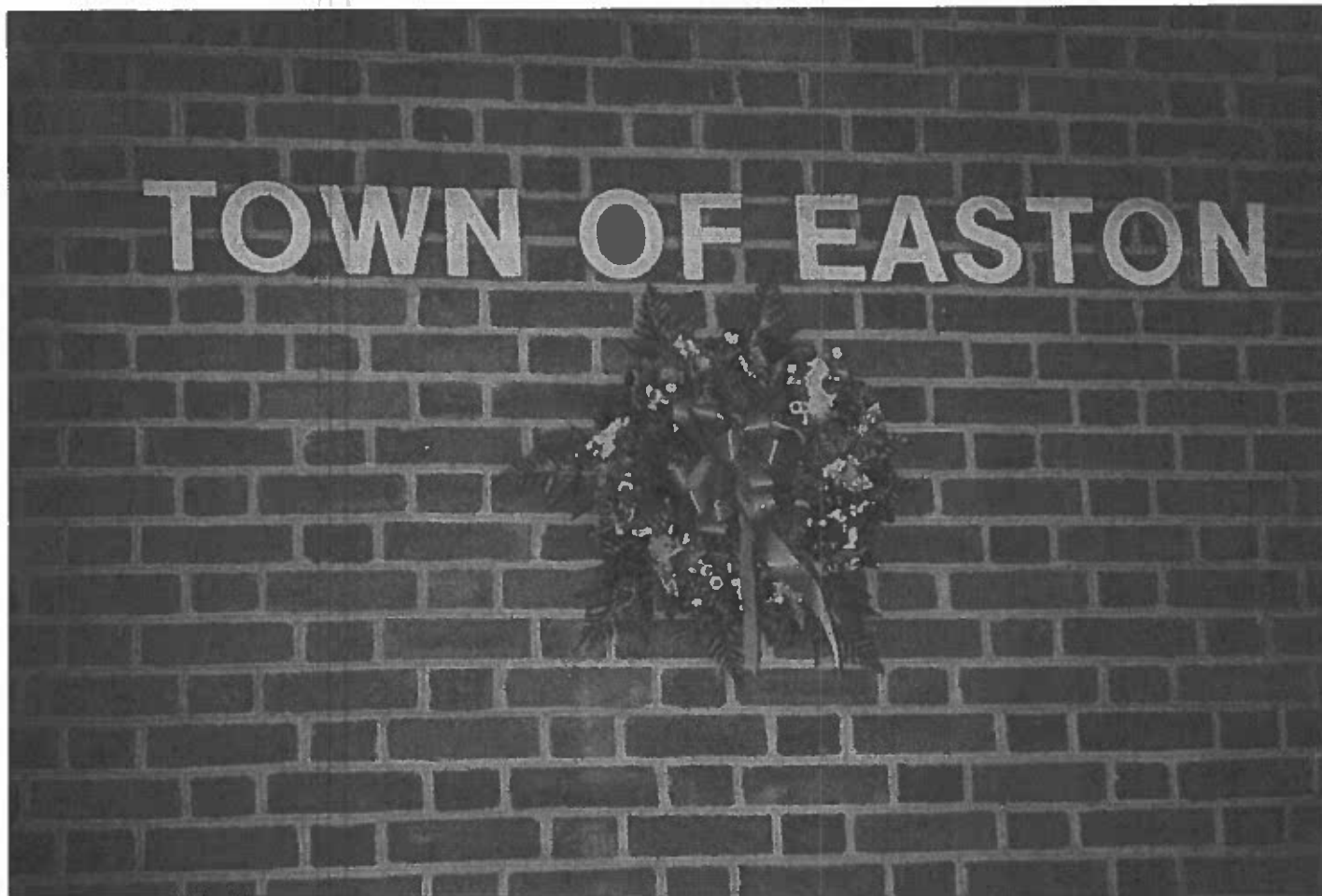
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

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

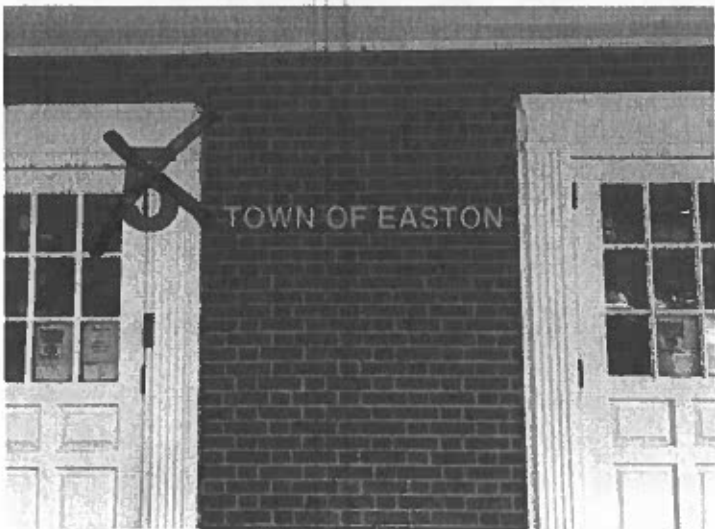
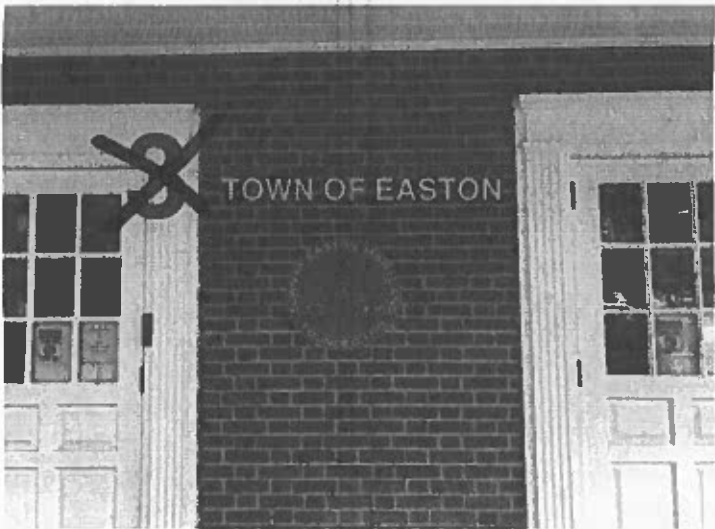
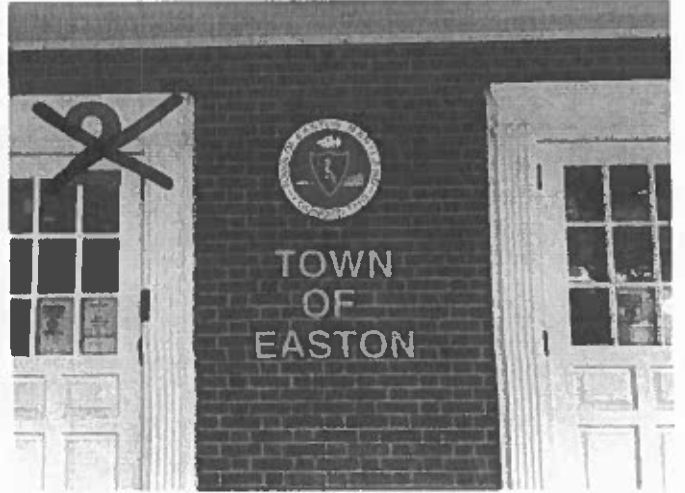
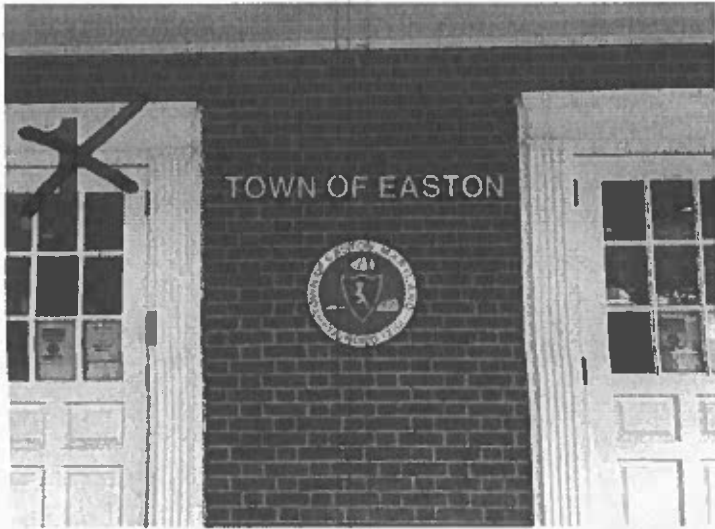
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



PREVIOUS
#1



PREVIOUS #2



↑
PROPOSED

HELVETICA HEAVY
STROKE WEIGHT 1.3"

65.1875"

5" TOWN OF EASTON

5"

TOWN

22.625"

OF

PROPOSED

EASTON

28.75"

HELVETICA BOLD
STROKE WEIGHT .86"

63.375"

5" TOWN OF EASTON

5"

TOWN

21.5"

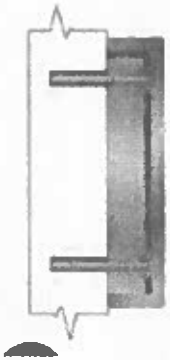
OF

EASTON

27.875"

MOUNTING OPTIONS

Stud



Stud/Nut



Stud/Spacer



Corrugated



↑
MOUNT



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 31, 2023
Application Number: HD-23-954
Location: 14 S Harrison Street
Applicant: Trevor Newcomb on behalf of the Town of Easton
Request: In-Kind Signage Replacement

The applicant, Trevor Newcomb on behalf of the Town of Easton, requested approval for improvements at 14 S Harrison Street. The request is to remove the existing aluminum letters and replace in-kind with new aluminum relief mounted letters. 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: 25 and 35

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

6/12/2023
Date