



Historic District Commission MEETING AGENDA

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

Call to Order

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

Old Business

New Business

- 1) **Application Number:** 2023-966
Applicant: David A. Douglas
Location: 214 S. Washington Street
Tax Map 105, Grid 0EA, Parcel 2091
Zoning District: R-10A
Request: Privacy Wall and Fence Installation.
- 2) **Application Number:** 2023-967
Applicant: Blair and Julia Alley
Location: 223 S. Hanson Street
Tax Map 105, Grid 0EA, Parcel 2125
Zoning District: R-10A
Request: Porch Addition.
- 3) **Application Number:** 2023-968
Applicant: Mid-Shore Exteriors
Location: 114 S. Harrison Street
Tax Map 104, Grid 0EA, Parcel 1958
Zoning District: R-7A
Request: Roof Replacement.
- 4) **Application Number:** 2023-965
Applicant: Helen Herman
Location: 333 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1103
Zoning District: CB
Request: New Exterior Signage.
- 5) **Application Number:** 2023-969

Applicant: Talbot 3 LLC
Location: 9 S. Harrison Street
Tax Map 104, Grid 000, Parcel 1527,
Lot 9
Zoning District: CB
Request: Walkway Resurfacing.

- 6) **Application Number:** 2023-970
Applicant: Waterfowl Festival Inc.
Location: 40 S. Harrison Street
Tax Map 104, Grid 000, Parcel 1535
Zoning District: CB
Request: Window Restoration.

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the June 26, 2023 meeting.

Administrative Approval

- 1) **Application Number:** 2023-975
Applicant: For All Seasons
Location: 300 Talbot Street
Tax Map 104, Grid 0EA, Parcel 1874
Zoning District: CG
Request: This application will be rescheduled pending the submission of a completed application.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 214 S Washington Street

Application Number: 2023-966

Request: Fencing

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new 6-foot-tall brick privacy wall along the rear and southern property lines. The applicant is also proposing to install a 6-foot-tall wooden privacy fence in the rear yard.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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

Analysis: The proposed fencing appears to meet the height requirements outlined in the Easton Zoning Ordinance. The material is consistent with that of the neighboring fence and others privacy walls throughout the Historic District.



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The proposed fencing is consistent with the neighboring fencing and other fences found in Easton's historic district.

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.



RECEIVED

JUN 16 2023

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

Application #: 23-966
Date Received: 06/16/2023
Fee Paid: \$75.00
HDC Meeting Date: 07/10/2023
Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

214 S. Washington Street Easton, MD 21601

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1929

NATIONAL REGISTAR #

N/A

PROPERTY INFORMATION

OWNER NAME

David A. Douglas

TELEPHONE NO.

443-7867538

EMAIL

davedoug12@gocaston.net

Applicant or Agent

NAME

David A. Douglas

TELEPHONE NO.

443-786-7538

EMAIL

davedoug12@gocaston.net

Description of Proposal (include additional sheets, as necessary)

We plan to install a privacy wall and fence around our rear yard. A clay brick wall will be installed along the rear and south side of our property. This wall will match the brick on our home and coordinate with our neighbor's wall which is also brick. We will install a new wood privacy fence between the house and garage. There will be gates by our kitchen door, garage and patio. Our hope is to contain our pets, minimize noise, and prepare for a pool in the future.

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 2 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

6/16/23
David A. Douglas

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.
- ☒ 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

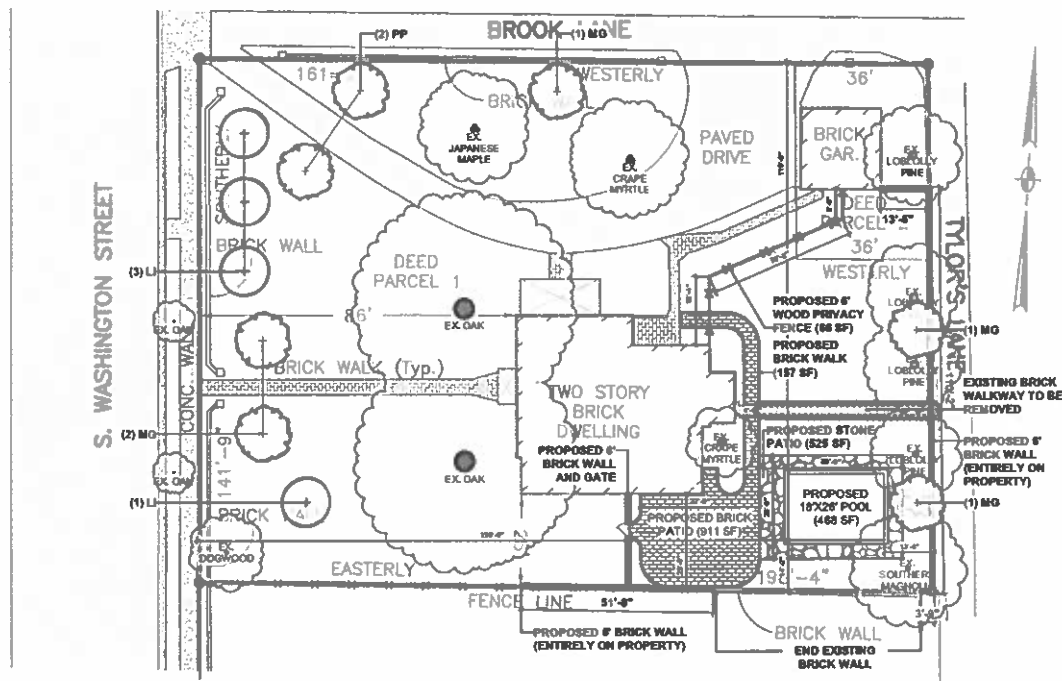
Other

- ☐ 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.



SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE MADE, OR SUPERVISED AN INSPECTION OF THE PROPERTY SHOWN, FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON ONLY, INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY IN CONNECTION WITH THE CONTEMPLATED TRANSFER OF FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES AS SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

CHRISTOPHER D. WATERS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

GENERAL NOTES

1. PROPERTY: 214 S. WASHINGTON STREET
ADDRESS: EASTON, MARYLAND 21601
2. TAX MAP: 105, PARCEL 2091
3. CURRENT DEED REF: 534 / 214
4. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. 24041C0189D DATED 07/20/2016
5. ALL DIMENSIONS SHOWN TO THE APPARENT PROPERTY LINES ARE MEASURED TO THE NEAREST FOOT.

DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

LOCATION DRAWING

ON THE LANDS OF
NORRIS L. HARRISON

AND

SARAH F. HARRISON

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date: 8/19/21 Scale: 1" = 40' Proj.No.: 2725

PROPOSED TREE PLANTINGS

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
PP	2	PRUNUS PENDULA	WEeping CHERRY	2" CALIPER
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CALIPER
LI	4	LAGERSTROEIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	2" CALIPER

PROPOSED FEATURES

BRICK PATIO AND WALKS	1,068 SF
STONE POOL DECK	525 SF
6' BRICK WALL	1790' LF
6' WOOD PRIVACY FENCE	657' LF

DATE: 4/19/2022

SCALE: 1" = 40'-0"

REVISION DATE:

04/22/22

06/03/22

SHEET NO.:
1 of 1

DOUGLAS RESIDENCE
214 S. WASHINGTON ST.
EASTON, MD 21601

SITE PLAN



McHALE
LANDSCAPE
DESIGN, INC.
811 WEST 8 STREET
ANNAPOLIS, MD 21401
(410) 800-0004
FAX: (410) 800-0007
www.mchalelandscape.com

McHale Landscape Design, Inc.











Part 4: Contractor Information**Fencing Contractor**

For Multiple Contractors, provide information by attaching additional sheets

Brad Duncan - Duncan Masonry
27960 Tred Avon Drive
Easton, MD 21607
wduncan@goeaston.net 410-310-2971

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Electricians License Number

Part 5: Permit Information

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

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

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

Part 6: Description of Proposed Work

Part 7: Total Project Information

/ /
Estimated Start Date

/ /
Estimated Finish Date

/ /
Estimated Project Value

FEMA Flood Plain
Y or N

Revised April 2021



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 223 S Hanson Street

Application Number: 2023-967

Request: Screened Porch Construction

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to construct a new 130 square foot screened porch on the rear façade of the home. The proposed porch will use a flat roof, hardwood flooring, reclaimed turned posts, brick piers, and tongue and groove ceiling. The applicant is also proposing a new combination brick and wrought iron fence. The applicant received a COA in 2022 to replace the flat membrane roof on the left-wing addition that this porch will connect to. The applicant also received a COA in 2022 for window and door replacements.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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



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

Analysis: The proposed fencing appears to meet the height requirements outlined in the Easton Zoning Ordinance. The fencing is located in a front yard and will be held to a 4 foot maximum height. The material is consistent with that of other fences within the Historic District

Guideline 66. Adding New Porches

- a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.
- b. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.

Guideline 67. New Rear Decks and Patios

- a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.
- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.

Analysis: The proposed porch is located within a side yard and will be easily visible from Earle Avenue. The proposed porch seems to be compatible with the architectural style and the materials on the main structure.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The Commission may wish to get clarity on additional details such as fascia, railing, trim, and soffit materials. The Commission may also request the porch be screened from view via plantings.

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...



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

OR

3. I move an alternate motion.

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008137		223 S HANSON ST		INGRAHAM, MARY ANN L/E			
YEAR BUILT		PHYSICAL CONDITION					
1930		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				RIGHT SIDE WING LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WINDOWS AND DOOR SEEM ORIGINAL. BRICK MAY HAVE BEEN SANDBLASTED. MODERN GARAGE.							



RECEIVED

JUN 20 2023

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

TOWN OF EASTON

Application #: 23-967
Date Received: 06/20/2023
Fee Paid: \$75.00
HDC Meeting Date: 07/10/2023
Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

223 S. Hanson Street

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

1930

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Blair and Julia Alley

TELEPHONE NO.

410-829-5128

EMAIL

jballey20030413@gmail.com

Applicant or Agent

NAME

Blair Alley

TELEPHONE NO.

410-829-5128

EMAIL

jballey20030413@gmail.com

Description of Proposal (include additional sheets, as necessary)

See attached documents.

Specific Requirements

- The payment of fees is due at the time of application submittal.
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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

Blair Alley
06-19-23

Blair Alley

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.

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

New Construction / Addition

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

Landscaping & Trees

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

Fence

☒ Application must Include:

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

Renovations

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

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

Roofing

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

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

Signs

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

TOWN OF EASTON
HISTORICAL DISTRICT COMMISSION HEARING APPLICATION
PROPOSAL DESCRIPTION

June 11, 2023

PROPERTY INFORMATION

223 S Hanson St
Tax Map Lot 36 and 37
Easton, MD

OWNERS NAMES: Blair and Julia Alley
EMAIL ADDRESS: iballey20030413@gmail.com

Overview: Add Porch

We'd like to add a screened in porch to the southeast side of our home at 223 S. Hanson St. The porch will be 10 feet by 13 feet with a roof and enclosed with a Mesh Guard Infill screen system. It will have a screen door and step down to access the backyard and will be attached to the newer section of the house that was built in the sixties.

Background:

We purchased the 1930's house at 223 S Hanson St. in 2018 with the purpose of bringing it into the 21st century by renovating the house and property. Since then, we have put on new roofs, and upgraded the electricity and plumbing. We've also removed the old concrete driveway and created a paver laid driveway in the front. All work has been completed in accordance with Town of Easton Building Department Codes and Easton Historical Society Guidelines.

Proposal:

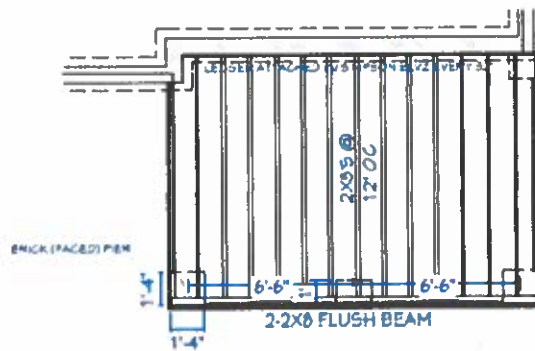
This porch will be built in keeping with neighboring colonial styled Easton properties. The porch floor will be built one step lower than the interior floor thus permitting the roof to have a slope while retaining an 8-foot interior ceiling height. A double French door will replace the existing 60s style Anderson manufactured double sash windows. The roof will be made from the same material as the existing flat roof. The ceiling will be enclosed with tongue and groove boards. There will be 3 turned posts placed in the corners to provide support for the roof structure. These posts have been reclaimed from the porch of a historic home in Easton. The floors will be made from tongue and groove hardwood flooring, also reclaimed from an estate in Baltimore. The piers will be made from Easton brick. Openings between the piers will be enclosed with wood lattice.

To augment the porch, a 12-inch brick wall will be built next to the sidewalk. Every seven feet a brick pillar will be built that will support wrought iron fencing reclaimed from a Virginian estate. This will start at the corner of the existing room and continue the length of the property on Earle St.

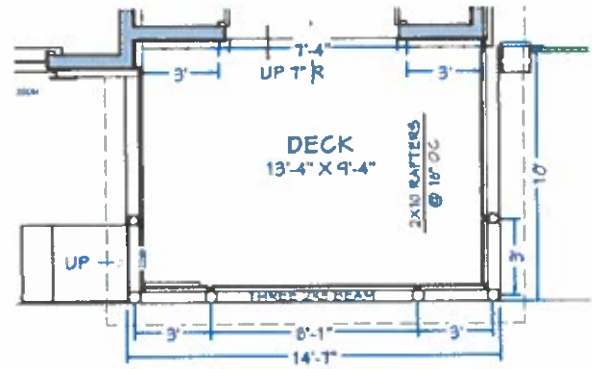
Attached are:

Survey of property with location of new porch
Examples of Brick Wall with wrought iron fencing in Easton
Boundary Survey of 223 S Hanson St with location of new porch
Mesh Guard Screen Specifications

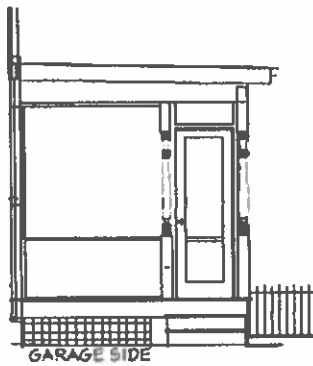
Porch Plans
New French Door Information
Post Design
Roof Material Specifications



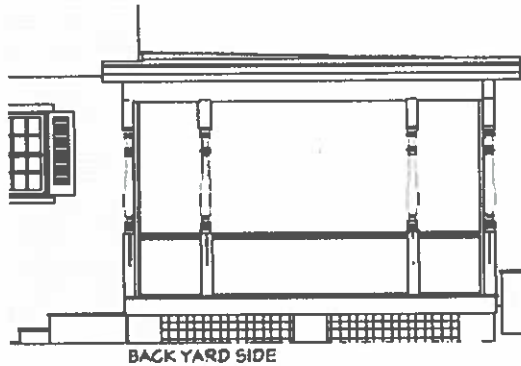
FOUNDATION PLAN



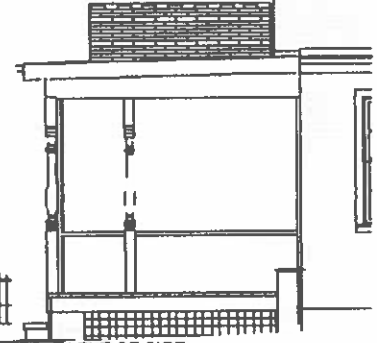
1ST FL ARCHITECTURAL PLAN



GARAGE SIDE



BACK YARD SIDE

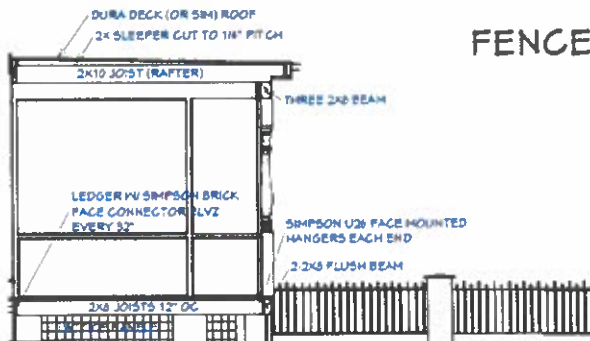


EARLE ST SIDE

PLANS & ELEVATIONS

1/4"=1'-0"

5-25-23



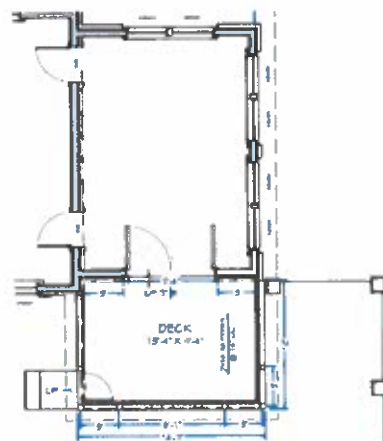
SECTION

1/4"=1'-0"

FENCE PLAN, SECTION & VIEWS

1/4"=1'-0"

5-25-23



FENCE PLAN

1/8"=1'-0"



EARLE ST SIDE

VIEWS

NTS



BACK YARD SIDE

Examples of existing brick wall and pillars with metal fencing that exists throughout the neighborhoods of Easton:



Pillar and Wrought Iron on Harrison St – downtown.

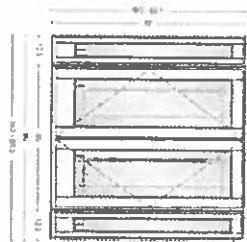


Brick wall at edge of sidewalk with pillars and Wrought iron fencing on Goldsborough St.



Our wrought iron fencing to be installed between brick columns, next to the sidewalk on Earle St.

Anderson E-Series French doors with Sidelight Panels Specifications:



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Stationary - Active Left-Passive Right - Stationary	None Assigned	\$7,131.22	\$7,131.22

RO Size = 86 1/2" x 82 1/2" Unit Size = 86" x 82"

Mull: Factory Mullied, Andersen Ribbon Mull, 1/2 Inch Mull Material
AFDI10610 - AFDI50610 - AFDI10610, Unit, Unit 1, 3: E-Series Inswing Door Sidelight-French, Unit 2: E-Series Inswing Door-2
Panel-French, Standard Panel, 4 9/16" Frame Depth, Factory Assembled, Variable Setback Metal Installation Flange, Sash Set,
Clear Anodized On-Floor Drainage Sill, Unit 1, 3: 2 3/4" Sill Width, Unit 2: 4 11/16" Top Rail Height, 8" Bottom
Rail Height, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished
Interior Sash/Panel, Unit 1, 3: Stationary, Unit 2: Active Left-Passive Right, Dual Pane Low-E4 Tempered Argon Fill Full Divided
Light (FDL) Unit 1 Glass, 3: 3-Light High Division, Unit 2 Glass 1, 2 Glass 2: 9-Light Division, Unit 1 Glass, 3: 3 Total Grille Lights,
Unit 2 Glass 1, 2 Glass 2: 9 Total Grille Lights, Prairie A Pattern, White, 2604, Pine w/Unfinished, Charlier Exterior Grille Bar/ Ovalo
Interior Grille Bar, 5/8" Grille Bar, Ovalo Glass Stop Stainless Glass / Grille Spacer, Multi-Point - Installed, Tribeca, White, White

Trim Set 1: AFDI Active Left-Passive Right Tribeca White PN:2577556
156IN, VAW CAFDI ADJ DRIP CAP 13-0#24593 PN:0064865
Mull Cover: AFDI, 84IN, White, PN:9081886
Mull Cover: AFDI, 84IN, White, PN:9081886
ENERGY STAR Clear Opening/Unit #
Unit # U-Factor SHGC NO B1 Width Height Area (Sq. Ft) Comments:
A1 0.32 0.21 53.8125 78.3750 29.2886
B1 0.31 0.21
C1 0.32 0.21

SUB-TOTAL:	\$14,286.39
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$857.18
TOTAL:	\$15,143.57

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Anderson E-Series French Doors Brochure:



HINGED PATIO DOORS

FEATURES

HINGED PATIO DOORS

FRAME & PANEL

① Select wood components are 1 1/2 in. deep and treated with water-resistant repellent and preservative. Interior wood surfaces are available in a fine wood grain Douglas fir, cherry, hickory, mahogany, maple, oak, rubber, alder, or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of paint and stains.

② Wood components are fitted with aluminum extrusions on the exterior. 30 x 30 mm extrusions that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a variety of seven exterior anodized options.

③ The frame perimeter consists of a high-quality foam-filled weatherstrip. Inswing and outswing doors receive a factory applied vinyl insulation flange with drip cap. Some inswing patio doors require an adjustable vinyl insulation flange. Optional aluminum flanges and metal weatherstrips are available.

GLASS

④ Premium grade aluminum framing with built-in threshold. Sills have a hidden drainage channel that allows water to drain away from the interior of the door. A top plate is removable for easy channel cleaning. A polyurethane thermal barrier helps reduce heat loss. Available in clear anodized or dark bronze anodized finish. Shown below.



Drainage sill for inswing



4 1/2 in. x 6 1/2 in. low threshold sill for outswing



4 1/2 in. low threshold sill for outswing



Inswing Patio Door with Contemporary Finish

On-Floor Sill for Outswing Patio Doors

⑤ Premium grade aluminum framing with built-in threshold. Outswing doors sit on a low sill with a compression foam weatherstrip. Available in clear anodized or dark bronze anodized finish. Shown below.



Outswing Patio Door with French Panel



Outswing Patio Door with French Panel

HARDWARE

Multi-Point Locking System
Available* stands as steel multi-point locking system locks the panel in three locations to provide a secure weather-resistant entry system. Some door heights lock the panel in four locations.



Hardware

Heavy-duty commercial grade hinges are available in finishes of antique brass, black, bright brass, satin chrome, polished gold, dark, oil rubbed bronze, bright chrome, stainless steel, and white to go with your handle set. Hinges are complete with matching screws. An innovative large bearing system allows for minor adjustments.

*Anodized wood grain is either Sapele or Teak, both with a staggered grain pattern. Also, with oak and chestnut, a solid or Colonial American mahogany.



E-SERIES

HINGED PATIO DOORS

FEATURES

HINGED PATIO DOORS

RAISED PANEL INSERTS



Available in 16 wood, light opaque, and wood-grain finishes in all wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

SIDELIGHTS



Outswing, inswing, and fixed sidelights are available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

COMMERCIAL DOOR PANELS



Available in single or double door panels. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

CONCEALED PANEL SYSTEM DOOR



Available in single or double door panels. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

DESIGNS



Designs

CENTER POST DOOR



Center Post Door

Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

ACCESSORIES

HINGED PATIO DOORS

HARDWARE

Contemporary Hardware



Contemporary hardware is available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

INSECT SCREENS

Removable Insect Screens



Removable Insect Screens

Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

PRIVACY OPTIONS

Black Between-the-Glass



Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

OBSCURE

Multi-Point Locking System



Multi-Point Locking System

Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

Standard Divided Light



Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

Removable Insect Screens

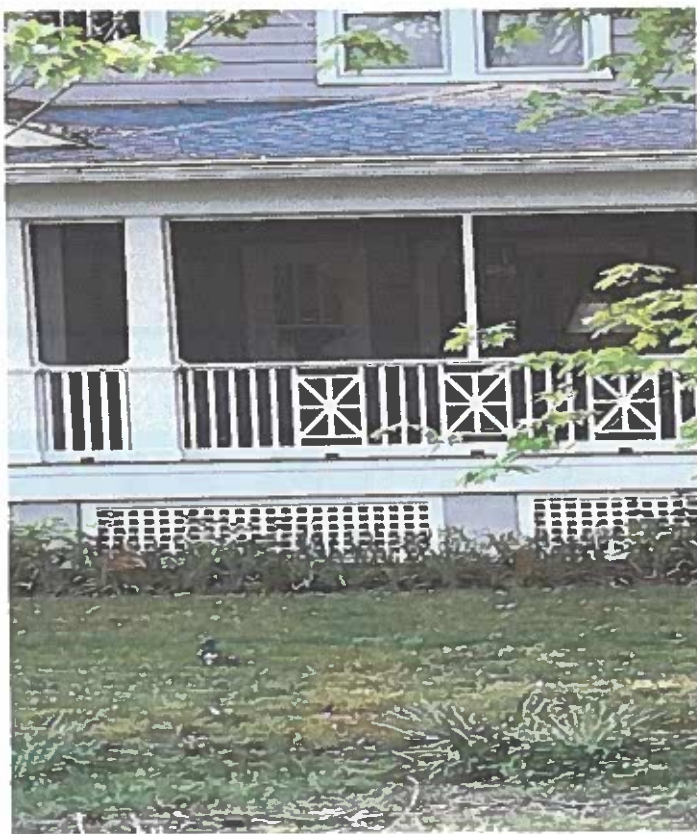
Removable Insect Screens



Removable Insect Screens

Available in 16 wood, light opaque, and wood-grain finishes. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide. The insert panel must be a minimum of 1/2 in. thick and 1/2 in. wide.

Examples of Porch Posts and corner location examples:



Porch railings will not be placed on our porch.

Link to Mesh Guard Infill Screen System:



MeshGuard Infill
Screen Porch System

MESHGUARD FEATURES & BENEFITS

Wide-Open View to the Outdoors

MeshGuard can be used in 6-ft x 3-ft openings below the porch handrail to create an unobstructed view to the outdoors.

Design Freedom for Architectural Details

Designers and architects have been severely limited by guardrail building codes. MeshGuard literally creates a blank canvas for new architectural details below the rail.

Premium Hardware

MeshGuard is made of high density vinyl, steel and a special polyester screen to deliver unrivaled strength.

Seamless Integration with Original Screen Tight

Use MeshGuard below the rail and Screen Tight above. The systems use the same trim cap to create a cohesive finished appearance.

Approved by Building Codes

ESR-3938 – MeshGuard has been confirmed by the ICC Evaluation Service (ICC-ES) that it is satisfactory to resist loads specified in Section 1607.8.1.2 of the 2015 and 2012 IBC (Section 1607.7.1.2 of the 2009 IBC) and Table R301.5 of the IRC, when installed at the maximum clear span distance of 72 inches (6-ft, 1828.8 mm) between the posts.



1.5-in Base & Cap, 8-ft lengths
Approved for 6-ft x 3-ft Infill
White, Grey, Beige and Brown Caps with No Painting Required
Usable on Existing Porch Frames
Withstands 2x the designed pressure for guardrail infill

MESHGUARD RESOURCES & FREQUENTLY ASKED QUESTIONS

- Is MeshGuard approved in my local area?
- How does MeshGuard integrate with Screen Tight?
- Can MeshGuard be used with other screening systems?
- Is the MeshGuard base the same as Screen Tight?
- Can I mount MeshGuard on the inside of my porch instead of the outside?
- What do I need to show my code inspector for them to “approve” MeshGuard?
- Can the 3.5” wide Screen Tight cap be used with MeshGuard?
- Is MeshGuard safe for kids and pets?
- Can MeshGuard be used on second floors?
- Can I use the MeshGuard screen with my existing enclosure system?
- What is the tear strength of the MeshGuard screen?
- Does MeshGuard base come in 3.5” inch widths?

Previously Approved and Installed Roofing System:

TECHNICAL INFORMATION SHEET



UltraPly™ TPO Membrane

Typical Properties (Meets or exceeds ASTM D 6675 Specification)				
Property	ASTM Standard	Performance Minimum	Typical Performance 85 gsf	Typical Performance 60 gsf
Overall Thickness	D 751	0.030" (1 mm)	0.045" (1.14 mm) ± 10%	0.060" (1.52 mm) ± 10%
Coating over Seams	D 7835	0.015" (0.38 mm)	0.017" (0.43 mm)	0.021" (0.53 mm)
Breaking Strength	D 751, Grab Method	220 lbf (979 N)	340 lbf (1,512 N)	300 lbf (1,335 N)
Elongation at Reinforcement Break	D 751, Grab Method	15%	25%	25%
Tearing Strength	D 751	56 lbf (245 N)	120 lbf (534 N)	120 lbf (534 N)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass	Pass
Ozone Resistance, No Cracks	D 1149	Pass (No Cracks)	Pass	Pass
Protection After Heat Aging (Minimum Values) ASTM D 574-2007 in 1224 days at 247 °F (125 °C)				
Breaking Strength	D 751, Grab Method	90% Minimum	> 90%	> 90%
Elongation at Break	D 751, Grab Method	90% Minimum	> 90%	> 90%
Tearing Strength	D 751	60% Minimum	> 60%	> 60%
Weight Change	D 1194, 8 h at 158 °F (70 °C)	± 1% Maximum	< 1%	< 1%
Linear Dimension Change	D 471	± 3% Maximum	< 3%	< 3%
Water Absorption	D 471	± 3% Maximum	< 3%	< 3%
Weather Resistance, 178 °F (80 °C) Black Panel, no cracking, crazing when wrapped around a 3" (75 mm) mandrel and inspected at 7X magnification	D 155	10,000 kJ/m² Minimum	> 60,000 kJ/m²	> 60,000 kJ/m²
Puncture Resistance	F150, 15 lbf, Method 303.3	---	205 (1,180)	300 (1,300)
Dynamic Puncture Resistance MD	D 5635	---	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	---	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	---	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2118*	< 0.0049 CFM (0.0013 m³/m²)	Pass	Pass

- *1. The ASTM 2118 values listed above are for the air permeance of the UltraPly TPO Membrane component only.
 2. When system design includes an air barrier, please consult your Firestone Technical Services Advisor for additional roof system component enhancements.
 3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.



TECHNICAL INFORMATION SHEET

UltraPly™ TPO Membrane

Product Sizes			
Membrane Thickness: 0.045" (1.14 mm)		Membrane Thickness: 0.060" (1.52 mm)	
Membrane Weight: 0.23 lb/ft² (11.1 kg/m²)		Membrane Weight: 0.31 lb/ft² (15.1 kg/m²)	
Available Sizes	Available Colors	Available Sizes	Available Colors
5' x 100' (1.5 x 30.5 m)	White, Tan, Gray	5' x 100' (1.5 x 30.5 m)	White, Tan, Gray
6' x 200' (1.8 x 61 m)	White	6' x 200' (1.8 x 61 m)	White
6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray	6' 2" x 100' (1.9 x 30.5 m)	White, Tan, Gray
8' x 100' (2.4 x 30.5 m)	White, Tan, Gray	8' x 100' (2.4 x 30.5 m)	White, Tan, Gray
8' x 200' (2.4 x 61 m)	White	8' x 200' (2.4 x 61 m)	White
10' x 100' (3.0 x 30.5 m)	White, Tan, Gray	10' x 100' (3.0 x 30.5 m)	White, Tan, Gray
10' x 200' (3.0 x 61 m)	White	10' x 200' (3.0 x 61 m)	White
12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray	12' 4" x 100' (3.8 x 30.5 m)	White, Tan, Gray
12' 4" x 200' (3.8 x 61 m)	White	12' 4" x 200' (3.8 x 61 m)	White

Radiative Properties

Color	White	Tan	Gray
Color Rating Council (CRC) 13 year	White	Tan	Gray
Solar Reflectance	0.79 / 0.69	0.61 / 0.55	0.34 / 0.34
Thermal Emittance	0.85 / 0.83	0.81 / 0.84	0.89 / 0.88
Solar Reflectance Index (SRI)	98 / 83	71 / 63	37 / 30
Rated Product ID	0008	0016	0032
Licensed Manufacturer ID	0008	0008	0008
Classification	Production Line	Production Line	Production Line
ENERGY STAR rated (3 yr)			
Solar Reflectance	0.79 / 0.69	---	---
Thermal Emittance	0.85 / 0.83	---	---
* White membrane sample cleaned prior to age test.			
Initial Solar Reflectance Index (SRI)	Pass (98)	---	---
3 year Aging Solar Reflectance Index (SRI)	Pass (83)	---	---



ENERGY STAR is only valid in the United States



Please contact Firestone Technical Services at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for supplying quality materials which meet published Firestone product specifications. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damage. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 114 S Harrison Street

Application Number: 2023-968

Request: Asphalt and Corrugated Metal Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to replace the corrugated metal roof on the rear porch and the existing asphalt shingles on the main portion of the structure with architectural asphalt shingles. The standing seam roof on the front porch will remain. This property is listed on the Maryland Register of Historic Places but no mention is made of roofing materials on the survey form.

Historic District Guidelines:

Guideline 70. Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Analysis: Given that the proposed roofing material for the rear porches does not match the existing corrugated metal, the Commission must determine whether asphalt shingles are consistent with the building's architectural style. Appendix B of the Guidelines states "Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles." Given that this is a metal roof the Commission may request a more appropriate replacement material be proposed such as corrugated metal or standing seam metal.



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

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application pending the submission of an alternate material for the rear porches.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending a revised submission that utilizes an appropriate material for the rear porches.

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005715		114 S HARRISON ST		MASON, JACK M			
YEAR BUILT		PHYSICAL CONDITION					
1880*		GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
NATIONAL FOLK			REAR KITCHEN WING				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-494	Y	
NOTES							
WOOD SIDING ORIGINAL WINDOWS + PORCH NICE DOOR TRANSOM + SIDELIGHTS.							



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

RECEIVED
JUN 22 2023
TOWN OF EASTON

Application #: 2023-968
Date Received: 06/22/2023
Fee Paid: \$75.00
HDC Meeting Date: 07/10/2023
Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 114 S. Harrison St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Jackie Whisman
 TELEPHONE NO. 410-463-1111 EMAIL _____

Applicant or Agent

NAME Julie Houdon of Mid Shore Exteriors
 TELEPHONE NO. 410-673-7939 EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Roof replacement on main house + lower rear porches excluding front porch to remain as is. Remove existing shingles, felt paper, flashing, drip edge from main house. Remove existing corrugated metal from rear porches, flashing. Install 1/2 CDX plywood on roofs being replaced on tongue & groove due to gaps. Install underlayment, drip edge, ENVS. Flashing, pipe collars, ridge caps and ridge vent along with GAF Timberline HDZ shingles. Clean up + remove all debris. * All gutters, soffits, fascia, trim, and molding to remain as is.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Julie Houdon
6-20-23
Julie Houdon of Mid Shore Exteriors

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.
- ☐ 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





Mid-Shore Exteriors, LLC
29349 W. Maple Ave. Suite 1
Trappe, MD 21673



Presented to:

Tim Bishoff

Location:

114 South Harrison Street, Easton, Maryland, 21601

SUITE1, 29349 WEST MAPLE AVE., TRAPPE, MD 21673 | TEL: 410-673-7939 | EMAIL: INFO@MIDSHOREEXTERIORS.COM

WWW.MIDSHOREEXTERIORS.COM

GAF Timberline® HDZ™
High Definition® Lifetime Shingles



Barkwood

America's #1-selling shingle just got better

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

GAF

We
protect
what
matters
most



Charcoal



Slate



Fox Hollow Gray



Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



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



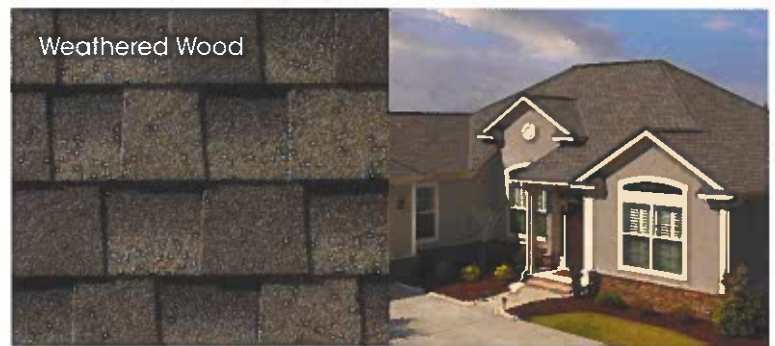
Barkwood



Hickory



Shakewood



Weathered Wood



Mission Brown



Patriot Red

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



Explore colors and styles with our Virtual Home Remodeler at gaf.com/VHR

Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.²
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty¹** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.

Installation:



The StrikeZone™ Nailing Area

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



LayerLock™ Technology

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



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



Visit gaf.com/LayerLock

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

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

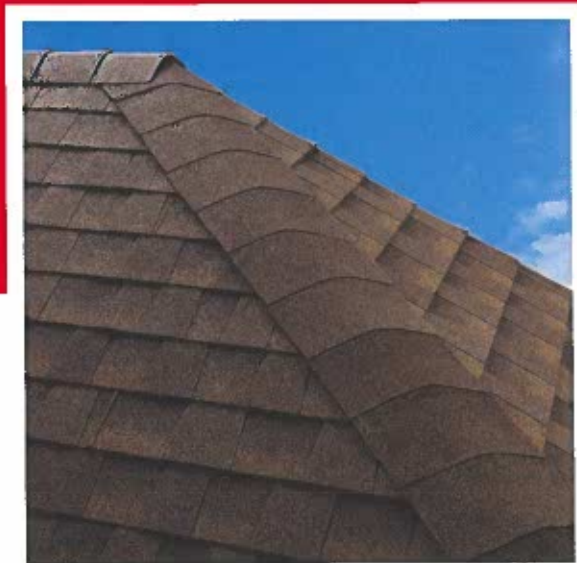
We protect what matters most™





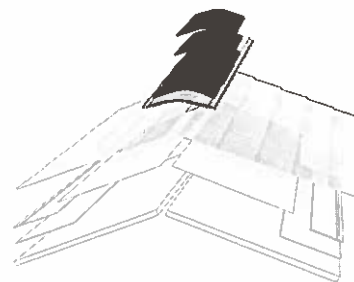
Seal-A-Ridge® Ridge Cap Shingles

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



- Protects against leaks and shingle blow-off at your roof's hips and ridges
- Provides a high-quality and less labor-intensive alternative to using cut-up 3-tab strip shingles as your ridge cap
- An integral part of the GAF Lifetime Roofing System¹

Seal-A-Ridge® Ridge Cap Shingles



Benefits:

- **Manufactured by GAF to complement** the color of your GAF shingles (unlike typical cut-up 3-tab strip shingles)
- **Traditional look** provides a clean, finished touch on your new roof
- **Dura Grip™ Adhesive** seals each piece tightly and reduces the risk of shingle blow-off
- **Machine-cut design** provides a cleaner finished look than cut-up 3-tab strip shingles
- **StainGuard® Protection** helps ensure the beauty of your ridge cap shingles against unsightly blue-green algae²
- **Eligible for up to a Lifetime limited warranty** when installed on Lifetime Shingle roofs.¹ They're also an eligible component of GAF residential enhanced warranties
- **Pre-scored design** eliminates the need for time-consuming cuts

Also available:

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

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

Product Details:

Seal-A-Ridge® Ridge Cap Shingles

Nominal Specifications:

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

Code Approvals:

- UL Listed to ANSI/UL 790 Class A⁴
- Meets ASTM D3462⁵
- ASTM D3018 Type 1
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- Miami-Dade County Product Control Approved
- State of Florida approved
- CSA A123.5

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

Nominal Specifications:

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

Code Approvals:

- UL Listed to ANSI/UL 790 Class A⁴
- UL 2218 Class 4
- Meets ASTM D3462⁵
- ASTM D3018 Type 1
- ASTM D3161 Class A
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- State of Florida approved
- CSA A123.5

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

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

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

⁴ Refer to UL Online Certification Directory for actual assemblies.

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

Note: See gaf.com/ridgecapavailability for regional availability

To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



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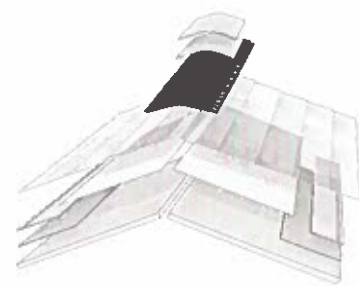
Cobra® Snow Country® Exhaust Vent for Roof Ridge

Remove excess heat and moisture from your attic and protect your roof system from premature deterioration



- Improve energy efficiency by reducing attic heat and reducing your summer air-conditioning load
- Limit the growth of harmful mold and mildew
- Minimize peeling of paint inside and out

Cobra® Snow Country® Exhaust Vent for Roof Ridge



Benefits:

- Allows heat and moisture to **escape** at the most effective location—the ridge
- **Shingle-over design** blends into the ridge line
- **Engineered for durability** with high-impact UV-resistant polymers
- **External baffles** with crush-resistant internal structure
- **Snow Guard™ Filter** helps resist snow infiltration in harsh winter climates
- **Unique EasyTear® Sizing Feature** allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- **Passes the 110 mph wind-driven rain test¹**
- **Eligible for up to a Lifetime limited warranty.²** It's also an eligible component for GAF residential enhanced warranties.

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must never exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always

consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® Snow Country® Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended Length of Cobra® Snow Country® Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation exceed the amount of intake ventilation. Visit www.gaf.com/ventcalculator for more details.

Product details:

For use in colder climates

- 11.5" (292 mm) width - For 12" (305 mm) width ridge caps shingles
- 18 sq. inches per lineal foot (38,100 mm² per lineal meter) of net free ventilating area
- Hand nail installation
- For roof pitches 3:12 to 16:12

Code Approvals & Standards:

- Miami-Dade County Product Control approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Classified³



1. Warm, moist air escapes attic through Cobra® Snow Country® Exhaust Vent for Roof Ridge (installed under ridge cap shingles)

2. Fresh air enters attic through intake vent at the soffit or eave

¹ Under controlled laboratory testing conducted by GAF

² See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Limited Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime limited warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

³ Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™



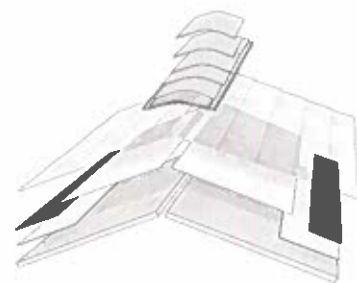
Pro-Start® Eave/Rake Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



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

Pro-Start® Eave/Rake Starter Strip Shingles



Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- At least 50% more coverage per bundle (vs. typical 3-tab strip shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strips.¹
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs¹ and is an eligible component for GAF residential enhanced warranties.

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

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

Packaging

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

Coverage

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

Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved²
- ICC-ES ESR-1475
- Meets ASTM D3462³, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A⁴

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

² Excludes Shafter, CA product.

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

⁴ Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™



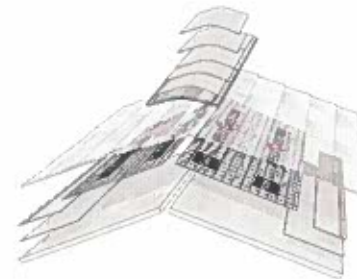
FeltBuster® High-Traction Synthetic Roofing Felt

Help protect your home and roof system from damaging moisture with roof deck protection



- Provides a critical layer of extra protection between your shingles and roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to your roof structure
- A durable, long-lasting upgrade over conventional asphalt felts that can tear or degrade over time
- Avoids water absorption that can lead to ugly wrinkling that “telegraphs” through the shingles

FeltBuster® High-Traction Synthetic Roofing Felt



Benefits:

- **Special spunbond surface provides excellent traction** for installers versus typical asphalt felts
- **Tough, synthetic construction** helps resist tearing underfoot and in high winds
- **Competitively priced** with typical asphalt felts (price varies by market)
- **Non-asphaltic polypropylene construction delivers long-lasting performance** and won't rot or degrade like conventional asphalt felts
- **Super-lightweight** 10 square roll is easy to handle on the roof
- **Medium-gray surface is cooler** to work with versus conventional black asphalt felts and the leading black low-cost synthetic underlayment
- **Eligible for up to a Lifetime limited warranty** when used on Lifetime Shingle roofs¹ and it's an eligible component of GAF residential enhanced warranties



Product Details:

Nominal Specifications:

For use with asphaltic shingles

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 23 lb. (10.4 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 90 days²

Code Approvals:

- Meets or exceeds the physical requirements of ASTM D226 and D4869
- Miami-Dade County Product Control approved
- State of Florida approved
- CSA A123.3
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment

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

² 90-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is NOT related to withstanding water, snow, or wind. While FeltBuster® High-Traction Synthetic Roofing Felt is water resistant, it is NOT WATERPROOF. DO NOT USE FeltBuster® High-Traction Synthetic Roofing Felt as a temporary roof to protect property or possessions.

Note: Always install FeltBuster® High-Traction Synthetic Roofing Felt using plastic cap nails or plastic cap staples. Do NOT use nails or staples without caps.



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™



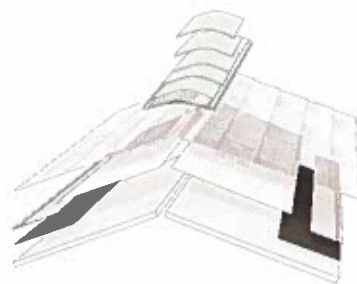
WeatherWatch[®] Mineral-Surfaced Leak Barrier

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



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

WeatherWatch® Mineral-Surfaced Leak Barrier



Benefits:

- **Excellent protection** at the eaves and rakes, in valleys, and around chimneys and skylights, which guards against leaks caused by wind-driven rain, ice dams, backed-up gutters, and roof settling
- **Self-seals** around fasteners to help avoid leaks
- **Durable** fiberglass-reinforced construction
- **Traditional mineral surfacing** for use with asphalt shingle roof systems
- **Split-back release film** peels off in layers for fast installation
- **Eligible for up to a Lifetime limited warranty** when used on Lifetime Shingle roofs² and it's an eligible component of GAF residential enhanced warranties

In the "North," most building codes require the use of leak barriers at the eaves:³

- Protection against ice dams is required by most building codes¹ at the eaves where the January average temperature is 25°F (-4°C) or lower or where there is a possibility of ice forming in the eaves — i.e., areas labeled "North"³ (see map).
- Ice dams can still occur in areas where the average temperature is above 25°F (-4°C)
- In warmer/Southern climates, leak barriers provide critical protection against wind-driven rain

Meets or exceeds the following requirements of ASTM D1970

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

Product Details:

Nominal Specifications:
For use with asphalt shingles

1.5 square roll:^{*}

- 150 ft² (13.94 sq. m) per roll[†]
- Roll width: 36" (.914 m)
- Roll length: 50' (15.24 m)

2.0 square roll:^{*}

- 200 ft² (18.58 sq. m) per roll[†]
- Roll width: 36" (.914 m)
- Roll length: 66' (20.33 m)
- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

^{*}Excludes laps

Code Approvals:

- Meets or exceeds the performance criteria of ASTM D1970
- Miami-Dade County Product Control Approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁴
- ICC-ES Evaluation Report (ESR-1322)

[†] Check local building codes for requirements in your area.

² Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty see the GAF Shingle & Accessory Limited Warranty.

³ Source: International Building Code (IBC) and International Residential Code (IRC)

⁴ Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™



How Does GAF Protect Its Customers...



Golden Pledge® Limited Warranty



The Legal Stuff

What Is Covered/Excluded. This *Golden Pledge® Limited Warranty* covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, and **GAF-labeled Ultimate Pipe Flashing® with EASYSleeve® (manufactured by Lifetime Tool® & Building Products LLC)** in the unlikely event that they contain a manufacturing defect. Misapplication of your GAF Products and flashings at valleys, dormers, chimneys, and plumbing vents (the "Covered Flashings") is also covered. Note: This limited warranty does not cover low-slope membranes, Master Flow® Ventilation Products, ShingleMatch™ Roof Accessory Paint, or GAF Cornell Ventilated Nail Base Roof Insulation.

Please go to gaf.com for a copy of the limited warranties covering these products. See the GAF Ultimate Pipe Flashing® Ltd. Warranty for complete coverage and restrictions. When used on GAF Golden Pledge®, Silver Pledge®, or System Plus® Ltd. Warranties, the use of Ultimate Pipe Flashing® is optional and will not fulfill a required accessory category.

WITH A GREAT WARRANTY & GREAT PIPE FLASHINGS

- **GAF endorses the Ultimate Pipe Flashing® in the warranty**
- **Lifetime Tool has the **ONLY** pipe flashing endorsed by a shingle manufacturer**
- **Applicable on the Golden Pledge, Silver Pledge, and System Plus warranty**



THE **ULTIMATE**® PIPE FLASHING

- **Available in both 24ga galvanized steel with Kynar® paint finish or 316L Stainless Steel**
- **PVC compression collar keeps boot tight to the pipe for the life of the roof**
- **Large plate helps prevent leaking**
- **Flat to very steep slopes (handles most roof pitches)**
- **50 Year Warranty**



**LIFETIME TOOL
& BUILDING
PRODUCTS LLC**

**LIFETIMETOOL.COM
877-904-1002**

The **EASYSleeve** & **EASYFit** Work Seamlessly With The **ULTIMATE PIPE FLASHING**





LIFETIME TOOL & BUILDING PRODUCTS LLC
 LIFETIMETOOL.COM
 877-904-1002



Golden Pledge®
Limited Warranty



The Legal Stuff

What Is Covered/Excluded. This *Golden Pledge® Limited Warranty* covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, and **GAF-labeled Ultimate Pipe Flashing® with EASYSleeve® (manufactured by Lifetime Tool® & Building Products LLC)** in the unlikely event that they contain a manufacturing defect.

Please go to gaf.com for a copy of the limited warranties covering these products. See the GAF Ultimate Pipe Flashing® Ltd. Warranty for complete coverage and restrictions. When used on GAF Golden Pledge®, Silver Pledge®, or System Plus® Ltd. Warranties, the use of Ultimate Pipe Flashing® is optional and will not fulfill a required accessory category.

EASYSleeve®

CAST IRON			COPPER		
CAST IRON ALL TYPES	EASYSleeve	ULTIMATE PIPE FLASHING	COPPER	EASYSleeve	ULTIMATE PIPE FLASHING
			1½" & 1¼"	150	150
1½"	200	200	2"	200	200
2"	300	300	3"	300	300
3"	400	400	4"	400	400

Note: 2" EASYSleeve has both a cap for cast iron on one end and a cap for copper on the other. Choose the correct cap and cut to length.
Note: Use same number flashing as sleeve

- **Lifetime weathertight seal**
- **Exceptional U/V protection**
- **Acrylic/PVC Pipe**
- **50 Year Warranty**

EASYFit™

3" AND 4" CAST IRON SOLUTIONS				
CAST IRON PIPE	EASYSleeve or EASYFit?	EASYSleeve	EASYFit	ULTIMATE PIPE FLASHING
SLEEVE OVER EXISTING 3" CAST IRON PIPES				
3"	4"EASYSleeve	400	400	400
COMPLETE CAST IRON PIPE REPLACEMENT				
3"	3"EASYFit		300	300
4"	4"EASYFit		400	400

- **Strength in extreme environments**
- **Quick and simple solution for cast iron vents**
- **Improves appearance of existing vents**
- **50 Year Warranty**





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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 333 E Dover Street

Application Number: 2023-965

Request: Hanging Sign

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new metal hanging sing from an existing metal bracket. The proposed sign is 4.63 square feet per side and is composed of a metal frame surrounding a “metal substrate” sign. Exterior alterations were approved by the HDC for this property in 2021. The scope of work included replacing rotten siding and painting the siding, trim, and doors.

The original submission proposed installing an internally lit cabinet sign above the front door. This sign was similarly sized and used a metal frame with a translucent plastic face. After working with staff, an amended application was submitted on June 29th that better fit the HDC’s guidelines and the lighting standards of the Zoning Ordinance.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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



Guideline 31. Hanging and Bracket Signs

- 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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of the amended application with recommended conditions regarding lighting and clearance.

RECCOMENDED CONDITIONS:

1. Any external lighting shall comply with the lighting standards for signage found in the Easton Zoning Ordinance.
2. There shall be a minimum of 8 feet of clearance between the surface of the sidewalk and the bottom edge of the signage.

DRAFT MOTIONS:

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

OR



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

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

OR

3. I move an alternate motion.

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-965

Date Received: 06/15/2023

Fee Paid: \$75.00

HDC Meeting Date: 07/10/2023

Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION**APPLICATION TYPE**

(PLEASE CIRCLE)

ROOFING

DEMOLITION

☒ SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

333 DOVER STREET EAST



Contributing



Non-Contributing

YEAR BUILT:

2008

NATIONAL REGISTAR #

n/a

PROPERTY INFORMATION

OWNER NAME

CHESAPEAKE MULTICULTURAL RESOURCE CENTER

TELEPHONE NO.

877-772-9832

EMAIL

MATEO@CHESMRC.ORG

Applicant or Agent

NAME

Helen Herman

TELEPHONE NO.

516-637-2983

EMAIL

helen@helenherman.me

Description of Proposal (include additional sheets, as necessary)

New exterior signage for a new ice cream shop called La Michoacana. No other exterior work is planned.

Sign will be constructed by others of a metal base with a plastic screen. The screen will have a printed logo on it and will be backlit with an LED light. The sign will be bracket mounted to the exterior wall above the front entrance. Please see the attached SK-01 for more information.

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**

Helen Herman

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.
- ☐ 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.



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



PROPOSED SIGN TO
BE HUNG FROM
EXISTING BLACK,
METAL HANGING
BRACKET

1 FRONT FACADE
NTS

Project | **LA MICHOCANA**
333 DOVER ST. E.
EASTON, MD 21601
Drawing | HDC APPLICATION
NEW SIGNAGE

Date | JUNE 29, 2023

Scale | VARIES

Drawing # | **SK-02**



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 9 S Harrison Street and 42 E Dover Street

Application Number: 2023-969

Request: Walkway

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to pour a new concrete walkway in the between the Avalon Theater and 9 S Harrison Street. The applicant is proposing to pour the concrete directly over the existing concrete walkway.

Historic District Guidelines:

Guideline 15. Preserve Historic Sidewalk and Curb Materials

- a. Preserve and maintain historic sidewalk surface materials in both the residential and commercial areas. Removing historic sidewalk and walkway materials in good condition is not recommended.
- b. New sidewalk surface materials in the commercial areas should be compatible with the historic character of the surrounding area and compatible with surrounding sidewalk materials.
- c. Historic private walkways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material matching the dimension, texture and finish of the original.
- d. New private walkways should be designed to be compatible with the historic walkways and buildings on the property.



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

OUTSTANDING ISSUES:

The Avalon Theater property on which part of this project takes place, has a preservation easement administered by the Maryland Historic Trust. The easement generally prohibits exterior alterations without written approval by the MHT.

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application pending written approval by the MHT authorizing the proposed alterations to the Avalon Theater property.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** application pending written approval from the Maryland Historic Trust.

OR

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

OR

3. I move an alternate motion.



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

RECEIVED

JUN 26 2023

TOWN OF EASTON

Application #: 2023-969
Date Received: 06/26/2023
Fee Paid: \$200.00
HDC Meeting Date: 07/10/2023
Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

9 South Harrison St

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Talbot 3 LLC

TELEPHONE NO.

410-340-8776

EMAIL

Tom@Haschen8.com

Applicant or Agent

NAME

Tom Haschen

TELEPHONE NO.

410-340-8776

EMAIL

Tom@Haschen8.com

Description of Proposal (include additional sheets, as necessary)

<u>See attached</u>

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Thomas Haschen</u>
<u>June 26, 2023</u>
<u>Thomas Haschen</u>

Revised 4.4.2022

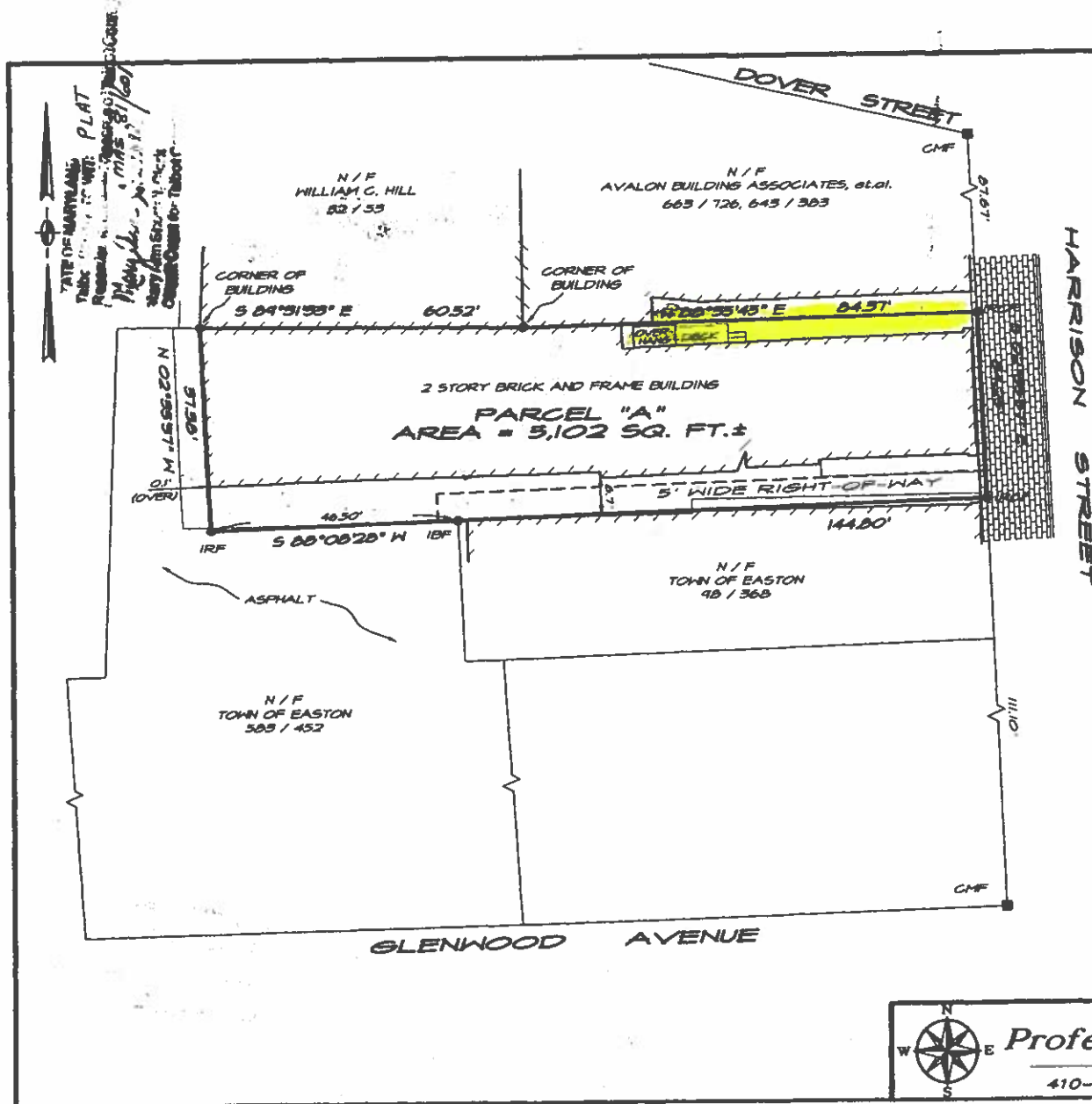
DESCRIPTION OF THE PROPOSAL

This is a proposal to resurface the walkway located between the Avalon Foundation and 9 South Harrison Street (See attached plat). The walkway is owned by the Avalon Foundation and Talbot 3 LLC, each owning approximately 50%. This proposal is supported by both the Avalon Foundation management and the owners of Talbot 3 LLC.

The area to be resurfaced is approximately 850 sq. ft. and is currently covered with very old and deteriorating concrete. (See attached pictures.)

The new surface for the walkway will be poured concrete applied over the existing surface. There will be no excavation required. There are no stormwater lines under the walkway as confirmed by Colin Jones stormwater inspector for the town of Easton (See attached map). Easton Utilities has been contacted and there are no electrical, gas, water or sewage services buried under the walkway.

The work will be done by Ferguson Concrete Works of Easton. Rainwater will be handled by existing gutters and downspouts. The walkway will have an 8-inch grade over the full length to assure that incidental rain falling between the buildings will not collect. The material used will be a 3500-psi concrete with a fiber net reinforcement. The surface will have a light broomed finish.



NOTES

1. ADDRESS: 7-9 HARRISON STREET EASTON, MARYLAND
2. CURRENT DEED REF: 1015 / 341
3. PLAT REFERENCE: 63 / 33
4. TAX MAP: 104, PARCEL 1527
5. THE LAND SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "C", AS SCALED FROM F.I.R.M. 240067 0002 B DATED SEPTEMBER 28, 1984.
6. IRCF = IRON ROD W/ CAP FOUND
CMF = CONCRETE MONUMENT FOUND
IBF = IRON BAR FOUND



SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, WITHOUT REVIEW OF AN ABSTRACT OF TITLE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

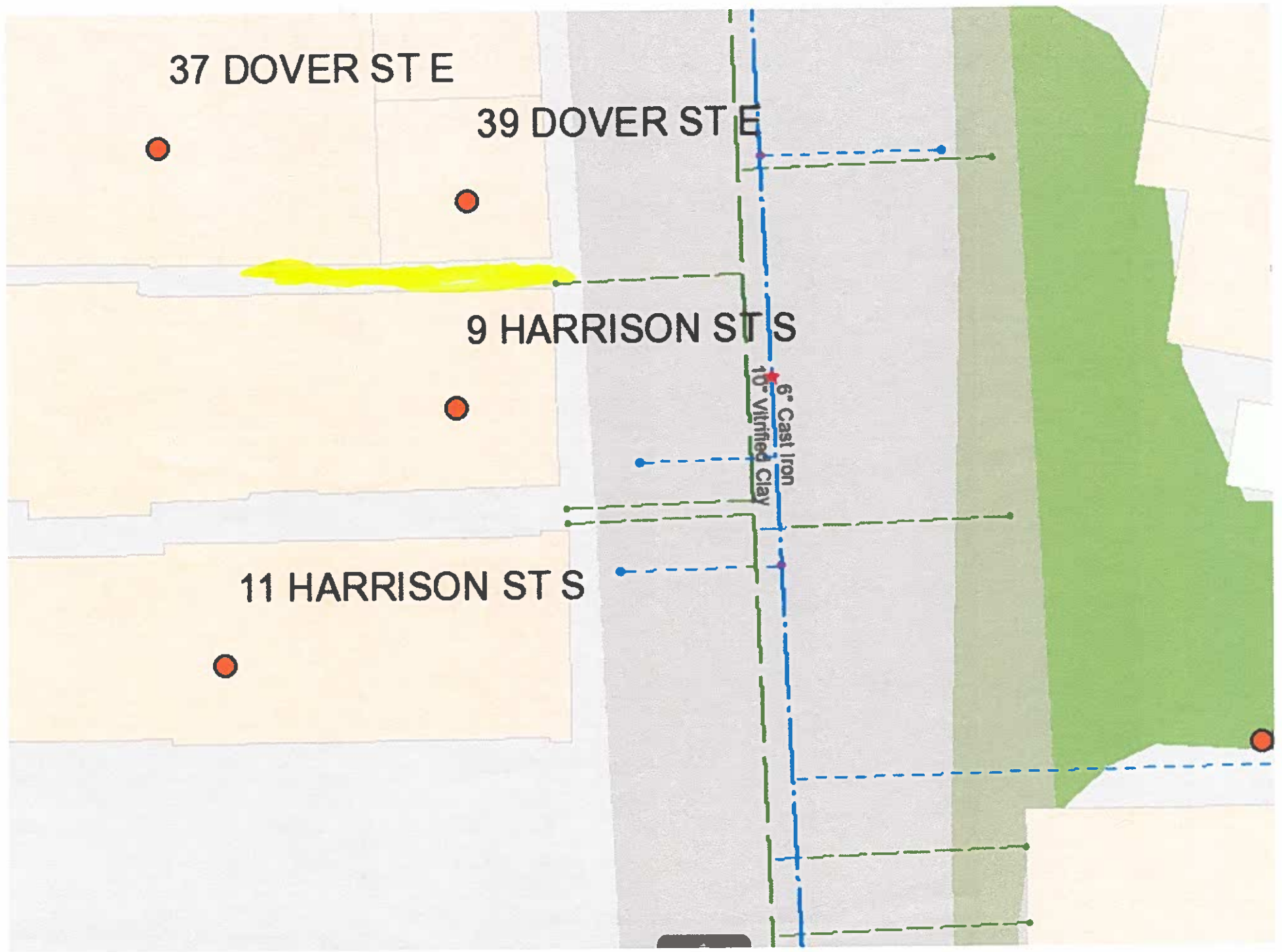
Robert M. Hughes 10.13.05
ROBERT M. HUGHES DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21049

PLAT SHOWING
THE LAND OF
NOBLE SQUARE, LTD.
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

	C & R	DATE: 10/11/05
	Professional Land Surveyors	SCALE: 1" = 20'
	LLC	DRAWN BY: SHN
	410-819-0333 - FAX 410-476-9957	JOB No. 05714

P114576

MSA Csm 2399 13692



Looking west from
Harrison Street



Looking east from
walkway



Apartment entrance



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 40 S Harrison Street

Application Number: 2023-970

Request: Window Restoration

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to remove and restore 39 historic steel windows from the Armory building. This structure is listed on the Maryland Register of Historic Places and has a MHT easement. The application is accompanied by a letter from the MHT director authorizing the scope of work.

Historic District Guidelines:

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application conditioned upon the items listed in the MHT approval letter.

RECCOMENDED CONDITIONS:

1. **Should any existing utilities and/or security features be removed, adjacent masonry must be repaired and repointed in-kind and match the size, design, color, texture, composition, strength, joint width, joint profile, and other visual qualities of the historic masonry per Standard #6. Any new replacement masonry must match the historic in-kind, matching the size, texture, finish, color, and scale.**
2. **If any utilities will be relocated as part of this project, additional information must be provided for review and approval prior to installation regarding their new locations and how the impact to historic features and finishes will be avoided.**

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** with conditions
OR
2. I move that the Historic District Commission deny the application based on the following findings...
OR
3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101026631		40 S HARRISON ST		WATERFOWL FESTIVAL, INC			
YEAR BUILT		PHYSICAL CONDITION					
1927		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NEO MEDIEVAL				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-484	Y	
NOTES							
EXCELLENT AND HIGHLY INTACT EXAMPLE OF WHAT IS LIKELY A U.S. TREASURY DEPARTMENT, OFFICE OF SUPERVISING ARCHITECT, DESIGN. NICE STONE/CAST STONE DETAILS ON FAÇADE.							



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

RECEIVED

JUN 26 2023

TOWN OF EASTON

Application #: 2023-970
Date Received: 06/26/2023
Fee Paid: \$200.00
HDC Meeting Date: 07/10/2023
Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 40 S. Harrison Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Waterfowl Festival Inc
 TELEPHONE NO. 410-822-4567 EMAIL lzeller@waterfowlfestival.org

Applicant or Agent

NAME Lyndee Zeller Megan Ott, Office Manager
 TELEPHONE NO. 828-329-6652 EMAIL As above mott@waterfowlfestival.org

Description of Proposal (include additional sheets, as necessary)

410-793-2759

<u>See attached</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Lyndee Zeller</u>
<u>4/7/23</u>
<u>Lyndee Zeller, Development Director</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.



**PROPOSAL FOR CONSIDERATION BY EHDC
RESTORATION OF HISTORIC STEEL FRAME WINDOWS
at the
WATERFOWL BUILDING (a.k.a. historic Easton Armory)
40 S. Harrison St., Easton MD 21601**

INTRODUCTION/ BACKGROUND

Built in 1927 to serve as the Maryland National Guard Armory, the Waterfowl Building (a.k.a. the historic Easton Armory) has also served as a location for community activities and events such as dances, basketball games, public meetings, art shows and more over its history. It has also served for a time as the regional offices of the MD Department of Natural Resources and has been owned by the Town of Easton. Waterfowl Festival has owned and occupied the building since acquiring it from the Town in 1997.

Waterfowl Festival (WFF) uses the spaces at the front of the building on the 2nd and 3rd floors as year-round offices for its operations, rents the large (58'x96') Festival Hall to community groups for special events, and uses the 1st floor (basement) primarily as storage. The annual Waterfowl Festival, now in its 52nd year, is the signature event for which the building serves as a headquarters each fall. The Festival brings 14-16,000 people to Easton each November. Our organization expects to continue to use and occupy the building as usual during the project period. The building is located in the Historic District of downtown Easton, Maryland.

MARYLAND HISTORICAL TRUST (MHT) has awarded Waterfowl Chesapeake a \$100,000 capital grant for this project, which will be executed with their involvement and oversight. MHT holds a perpetual preservation easement on the property's exterior which restricts alterations to the windows included in this project. The MHT Easement Committee has provided conditional approval of this project, pending review of the responses to their questions by the final contractor – see MHT questions at end of the Scope of Work.

SCOPE OF WORK

Ultimately, WFF intends to restore all the windows in the Waterfowl Building. Phase 2 will include restoration of the 1st floor (or basement) windows and remaining windows in the Festival Hall and will be undertaken in the future when funding permits.

Phase 2 - Restoration of the 12 remaining windows on the 2nd and 3rd floors of the building. Waterfowl Festival expects to remain open for business during this project period and to continue use of its offices and public spaces during restoration. This will mean work should be undertaken in phases, to be mutually agreed upon by WFF and the final contractor or subcontractors.

A PDF of images of windows to be restored is provided as a second attachment. The approximate number of steel-frame windows and their rough dimensions are:

- 12, 44x104" (approx.) windows on the south side of the large Festival Hall

Detail Scope of Work:

1. Remove window units and temporarily close openings during the restoration process.
2. Remove glazing and putty from fixed and operating units.
3. Remove all paint from sashes and frames (interior and exterior).
4. Adjust and service operable window sashes to open, close, and lock properly.
5. Furnish matching steel sections and weld into place for repair of cutouts for air conditioning units.
6. Remove any structurally deteriorate sections and weld in replacement sections of matching profile.
7. Prime exposed steel with rust-inhibiting industrial grade primer paint.
8. Apply two finish coats (interior and exterior) of industrial grade finish paint.
9. Furnish and install new 5/8" clear insulated glass units in all restored window units.
10. Clean and adjust operating hardware for proper operation.
11. Paint window hardware to match window frames.
12. Re-install windows after restoration, and apply exterior perimeter waterproofing, and tool in place.
13. Thorough clean-up of work areas and all job related debris.
14. 5-year warranty against defects in workmanship, glass, and paint.
15. Provide interior dust containment and cleaning, in accordance with the EPA's RRP regulations, during window removal.

Additional MHT Required info, provided by the contractor, Architectural Window Restoration.

MHT Q: Contractor to provide a description of how existing paint on windows will be removed.

A: The paint is removed by blasting with mixture of glass bead and volcanic ash.

MHT Q: Provide a description of how the windows will be removed and any effects on masonry.

A: The window units will have the mounting screws removed and the perimeter sealants removed. Then the windows are moved to one side of the opening with the flange moving deeper into the wall pocket, allowing the opposite side flange to move out of the wall pocket and the unit out of the opening. No damage is done to the brick openings.

MHT Q: Provide clarification of exterior perimeter waterproofing, if proposed

A: Upon reinstallation of the restored window units, we finish around the perimeter of the exterior with a bead of polyurethane sealant that matched the color of the window units. This is neatly tooled and finished to a clean line, that prevents water leaks. We use BASF NP1 sealant.

All work will be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation. Architectural Window Restoration has extensive work with historic structures and windows and is well versed in these standards.

TIMETABLE

We hope to begin the project in Fall 2023 and have it mostly complete by early spring 2024. The entire project *must be completed by June 1, 2024* in accordance with WC's MHT Grant Agreement.

Attachment: Photos of existing conditions



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

May 11, 2023

Lyndee Zeller
Waterfowl Festival, Inc.
40 South Harrison Street
Easton, Maryland 21601

Re: Easton Armory, Talbot County – Change/Alteration
Maryland Historical Trust Preservation Easement
FY2022 MHT Capital Grant

Dear Ms. Zeller:

The Maryland Historical Trust (MHT) is in receipt of your application, received on April 17, 2023, in conjunction with the FY2022 MHT Capital Grant, requesting approval to restore the remaining 39 historic steel windows with associated masonry repairs at the Easton Armory. MHT's Easement Committee (Committee) reviewed the information on April 18, 2023.

Based on the review and recommendation of the Committee, I conditionally approve the request to restore the remaining 39 historic steel windows with associated masonry repairs at the Easton Armory, provided the following conditions are met:

- Should any existing utilities and/or security features be removed, adjacent masonry must be repaired and repointed in-kind and match the size, design, color, texture, composition, strength, joint width, joint profile, and other visual qualities of the historic masonry, per Standard #6. Any new replacement masonry must match the historic in-kind, matching the size, texture, finish, color, and scale.
- If any utilities will be relocated as part of this project, additional information must be provided to MHT for review and approval prior to installation regarding their new locations and how the impact to historic features and finishes will be avoided.

This work is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 2, 5, 6, and 7*.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact MHT Easement Staff via email at mht.easements@maryland.gov.

Sincerely,

A handwritten signature in cursive script, reading "Elizabeth Hughes", followed by a horizontal line.

Elizabeth Hughes
Director
Maryland Historical Trust

EH/CF

cc: Barbara Fisher, MHT

Waterfowl Building (historic Easton Armory), Easton MD

2020-21 Window Restoration Project

Reference Sheet for Images, Taken by Margaret Enloe, 3/13/18 & 3/17/2020

1. Waterfowl Building West side, Harrison St.: Front, main entrance, offices & mtg rooms
(**Provided for reference only; restoration in process, not part of this request)
2. Waterfowl Building East side, South Lane: Rear, storage & emergency exits from main hall
3. Waterfowl Building South side, South St.: Offices & main hall
(**Provided for reference only; restoration in process, not part of this request)
4. Waterfowl Building North side, faces public parking lot: Offices & main hall
5. Waterfowl Building North side, Interior: Main hall windows (10)
6. Detail, exterior: Main hall windows showing window size, rust issues, inability to close (right window)
7. Detail (interior): Main hall, inappropriate repair/putty
8. Detail (interior): Main hall, window sash deterioration
9. Detail (interior): Main hall, no putty, window sash deterioration
- 10a/b. Detail (exterior): Peeling paint, rust

Exterior of facility showing windows

1. Reference only: West side, Harrison St.: Front, main entrance, offices & mtg rooms



3. Reference only: South side, South St.: Offices & main hall

2. East side, South Lane: Rear, storage & emergency exits from main hall
Ph 2 – Current Request



4. North side, public park: Offices & main hall
Ph 2 – Current Request



5. North side, Interior:
Main hall windows (10)



6. Detail, exterior: Main hall windows showing window size, rust issues,
inability to close (right window)



7. Detail (interior): Main hall, inappropriate repair/putty



8. Detail (interior): Main hall, window sash deterioration



9. Detail (interior): Main hall, no putty, window sash deterioration



10a/b. Detail (exterior): Peeling paint, rust





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

Monday, June 26, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Nicholas Johnson, Planner
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review —

**Commissioner Sebastian moved to approve the June 26, 2023 Agenda Summary.
Commissioner Bateman 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

3. Old Business —

a. Applicant: Alan Silverstein
File No.: 2022-787

Location: 18 & 20 West Street, Easton, MD 21601
Zoning: GI

Request: This application first came before the Historic District Commission on October 24, 2022 for an in-kind roof replacement request. The application was approved with the condition that: 1) the fencing shall be extended to meet the existing building; 2) wooden shingles shall be used; 3) the gutters shall be replaced with new half-round style gutters; 4) the new HVAC system shall remain in the same location; 5) the chimney shall remain as is; and 6) the diverter on the roof shall remain as is. The applicant is now applying for an extension to the Certificate of Appropriateness to continue the scope of work. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- iv. *Demolitions*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Alan Silverstein

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Bateman 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

b. Applicant: Sharon P. Williamson
File No.: 2020-257 / 2023-957
Location: 522 August Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1027
Zoning: CB

Request: This application first came before the Historic District Commission on June 22, 2020 for a request to install a fence with a lattice. The application was approved with the condition that: 1) the Park Street portion shall be a 4' solid fence with a 1' section of lattice; 2) the remainder of the fence may be up to 6'

tall, and consist of solid fencing, or solid with an optional lattice top; and 3) the front portion of the fence shall be set behind the plane of the front façade of the house. The applicant is now proposing to extend the previously approved fence to the front façade of the house. This is a contributing building to the Historic District.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Sharon P. Williamson

Public Comment — None

Commissioner Stuart moved to approve the application as submitted. Commissioner Greer 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

- c. Applicant:** **The Mercantile in Easton**
File No.: **2022-669**
Location: 33 N. Harrison Street, Easton, MD 21601
 Tax Map 103, Grid 0EA, Parcel 1196, Lot 1
Zoning: CB

Request: This application first came before the Historic District Commission on May 26, 2022 to request approval for a hanging sign. The originally approved sign was designed as a 3.5 sqft. metal boot silhouette. The sign that was installed is approximately 4.4 sqft., and is designed as the business name in vinyl lettering. The applicant is now requesting approval for a revised hanging signage exhibit. This is a contributing building to the Historic District.

Historic District Guideline references:

i. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Joan Hoge-North

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Stuart 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

- d. Applicant:** Andrew and Pamela Smith
File No.: 2023-863
Location: 203 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2118
Zoning: R-10A

Request: This application first came before the Historic District Commission on February 27, 2023 for a request to add an addition, and renovation to the front porch. The application was approved with the condition that: 1) the first floor windows shall be wood; 2) the front porch decking shall be wood; 3) the porch ceiling shall be PVC tongue and groove boards; 4) the shutters shall be wood or a heavy composite material to match; 5) the trim of the addition shall match the existing structure; 6) the addition shall have Anderson doors; 7) the addition shall have window grills; and 8) the addition shall have a brick façade to match the existing structure.

A building permit was submitted on May 22, 2023 where staff subsequently noticed that the building permit proposed an entirely different footprint for the addition than what was originally approved by the HDC. The applicant is requesting approval of a new proposal that includes a new footprint of approximately 154 sqft, with a new setback to the addition that is pushed forward past the front façade of the primary structure and is approximately 4' from the front of the porch. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 101. Lateral Additions*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Andrew Smith

Public Comment — None

Commissioner Sebastian moved to approve the application with the condition that the eaves of the addition shall align with the eaves of the existing house.

Commissioner Bateman 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

4. New Business —

- a. Applicant:** Asbury U.M. Church
File No.: 2023-956
Location: 18 S. Higgins Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1612
Zoning: R-7A

Request: This structure has a preservation easement as it is listed on the Maryland Registry of Historic Places. The applicant is requesting a continuance of their application pending the submission of an approval letter from the Maryland Historical Trust.

Commissioner Pezor moved to table the application. Commissioner Sebastian 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

- b. Applicant:** Dover Station LLC
File No.: 2023-960
Location: 500 Dover Road, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1055
Zoning: CB

Request: At the April 25, 2023 Historic District meeting, the Commission found that buildings 2, 4, and 5 were non contributing structures; and buildings 1 and 3

were found as contributing structures. The Commission also approved a partial demolition of building 2, and a request to install a corrugated metal roof on buildings 3, 4, and 5. The applicant is now proposing an in-kind replacement of 2 (two) garage doors, the installation of 2 (two) steel doors, and the installation of a corrugated metal siding on building 4.

Historic District Guideline references:

- i. *Guideline 44. Adding New Doors*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Sevan Topjan

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Greer 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

5. Discussion Item —

- a. 109 South Lane Demolition Project — Mr. Bo Oristian opened discussion with a chronological timeline of the abandoned structure leading to its subsequent condemnation by Code Enforcement in August, 2018. As the current owner of the property located at 109 South Lane, Mr. Oristian is intending to pursue a demotion request with a replacement plan to return the area to green space. Any subsequent plans for new construction shall be brought before the Commission at that time. To further pursue this request, the Commission made a recommendation to submit a formal application for the demolition that includes a landscape plan for the green space that will be created.

Prior to the adjournment of the meeting, the Commission further expanded on the topic by addressing abandoned properties as public safety hazards. The Commission explored how property maintenance may be enforced per the current HDC guidelines, and preventing demolition by neglect with new or revised guidelines. The Commission and staff also discussed the demolition by neglect

and order to restore sections of the Easton Zoning Ordinance.

6. Decision Summary Review — June 12, 2023

Commissioner Bateman moved to approve the June 12, 2023 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 — None

8. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:47 p.m.