



Historic District Commission MEETING AGENDA

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

Call to Order

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

Old Business

- 1) **Application Number:** 2023-923
Applicant: Frances Forster
Location: 204 S. Hanson Street
Tax Map 105, Parcel 2136
Zoning District: R-10A
Request: Front Porch Renovations.
- 2) **Application Number:** 2021-506
Applicant: Laurence Claggett, TLLI, LLC
Location: 120 S. Hanson Street
Tax Map 104, Grid 0EA, Parcel 1918
Zoning District: R-7A
Request: New Egress Windows.

New Business

- 1) **Application Number:** 2023-981
Applicant: VP Construction
Location: 15 S. Higgins Street
Tax Map: 104, Grid 000, Parcel 1601
Zoning District: CB
Request: Fence Installation.
- 2) **Application Number:** 2023-980
Applicant: Ryan Showalter
Location: 101 N. West Street
Tax Map: 104, Grid 0EA, Parcel 1259
Zoning District: CB
Request: Illuminated Sign Installation.
- 3) **Application Number:** 2023-977

Applicant: CRM Home Improvement
Location: 101 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1195
Zoning District: CB
Request: Alterations to Existing Canopy.

4) **Application Number:** 2023-974
Applicant: Caldwell Building, LLC
Location: 15 S. West Street
Tax Map 104, Grid 0EA, Parcel 1317
Zoning District: CB
Request: Facade Alterations.

5) **Application Number:** 2023-979
Applicant: Greg and Catherine Zimmerman
Location: 319 August Street
Tax Map 103, Grid 0EA, Parcel 1077
Zoning District: R-7A
Request: Shed Alterations

Discussion Item

Approval of Minutes.

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

Administrative Approval

1) **Application Number:** 2023-957
Applicant: Sharon P. Williamson
Location: 522 August Street
Tax Map 104, Grid 000, Parcel 1027
Zoning District: CB
Request: Pool Installation.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 7/24/2023

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

Property Address: 204 S Hanson Street

Application Number: 2023-923

Request: Front Porch

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing alterations to the existing front porch to install screening on the existing frame. The proposal is to install new wood railing and a wooden door to accommodate nylon screening. The Building Inspection Department has indicated that they may not require a landing in this instance but would prefer that the door opens inwards from the steps.

This applicant recently received a COA for an in-kind garage door replacement and the installation of ceiling fans on the front porch.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 45. Screen, Storm, and Garage Doors

- d. Metal screen and storm doors may be used. Full light storm doors are preferred when used on the front facade.



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

RECOMMENDED CONDITIONS:

1. The screen shall be installed in such a way as to not damage or destroy original details.
2. The storm door shall open inward from the outside.
3. The new railing shall match the existing railing in profile, style, height, and material.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The guidelines do not cover the topic of screening in existing porches other than Guideline 64d which prohibits altering or destroying original details during the installation of the screening. The proposed door appears to be consistent with the Guidelines requirements for new storm doors.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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



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



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

Meeting Date: 4/24/2023
Application Number: 2023-923
Location: 204 S Hanson Street
Applicant: Frances Forester

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

Historic District Guideline references:

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

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

Vice Chairperson Brophy moved to approve the amended application with the condition that:

- 1) the proposed front porch screening shall be eliminated from the application pending the submission of a new proposal; and
- 2) the existing concrete apron shall extend approximately 6' to the north along the fence line.

Commissioner Pezor seconded the motion.

Vote 5-0-1

FOR: 5- Demby, Brophy, Greer, Pezor, Sebastian

ABSENT: 1- Bateman

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/9/2023
Date



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

RECEIVED
APR 12 2023
TOWN OF EASTON

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

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

Applicant or Agent

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

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

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

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

Revised 4.4.2022



File Number: _____

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

Application for Work Permit

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

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

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

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

Type of Work (Check all that apply)

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

File Number: _____

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

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

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

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

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



Signature of Owner, Applicant/Agent

2/22/23

Date

Office Use Only:

The Commission has reviewed the above project and finds:

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

Talbot County Historic Preservation Commission

Date

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

SUGGESTED IMPROVEMENTS AT 204 SOUTH HANSON ST

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

The two main areas of possible improvement are:

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

FRONT PORCH AREA

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

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

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



BACK GARAGE AREA

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



garage doors

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



Worn concrete

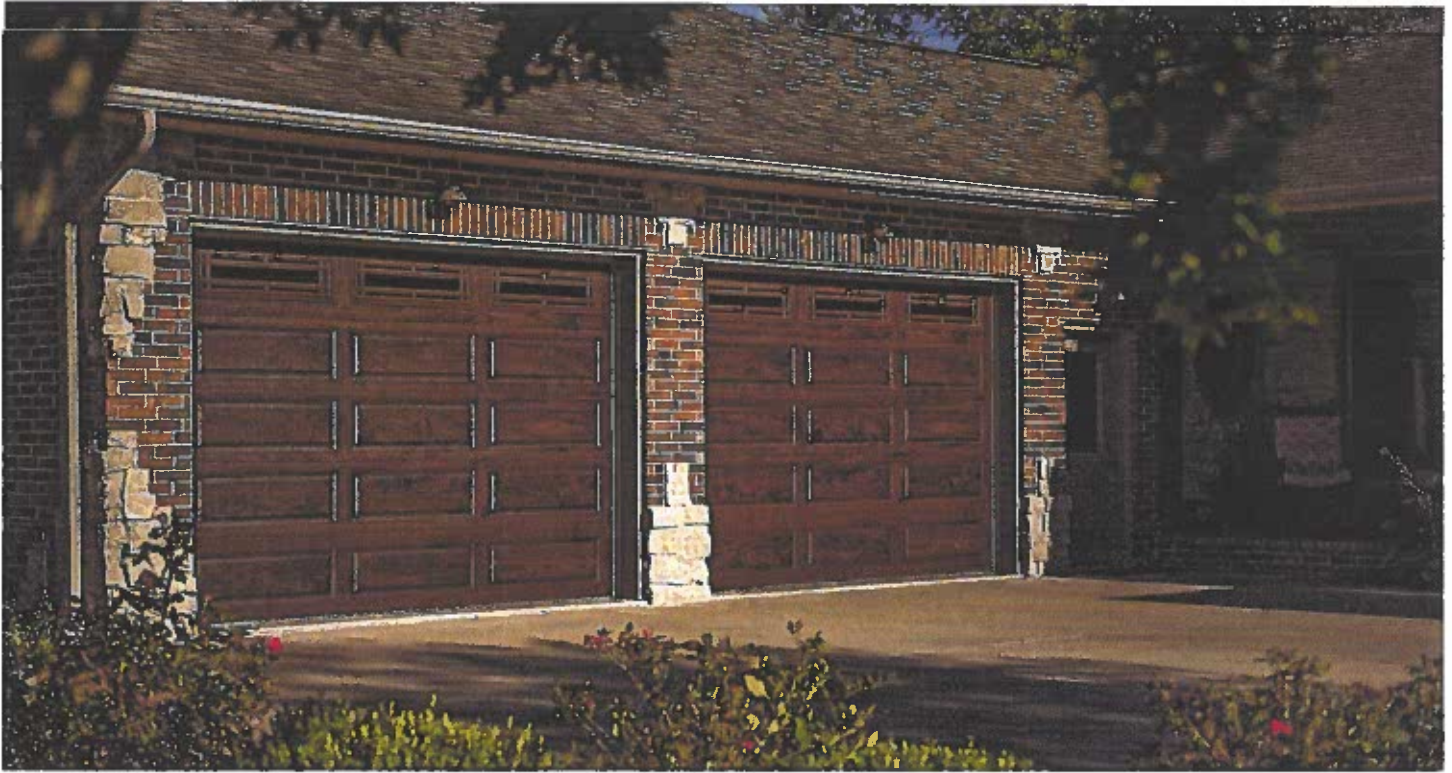
The concrete over much of the driveway surface is eroded. We would like to fix this.

204 S. Hanson St.



Pickup area

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

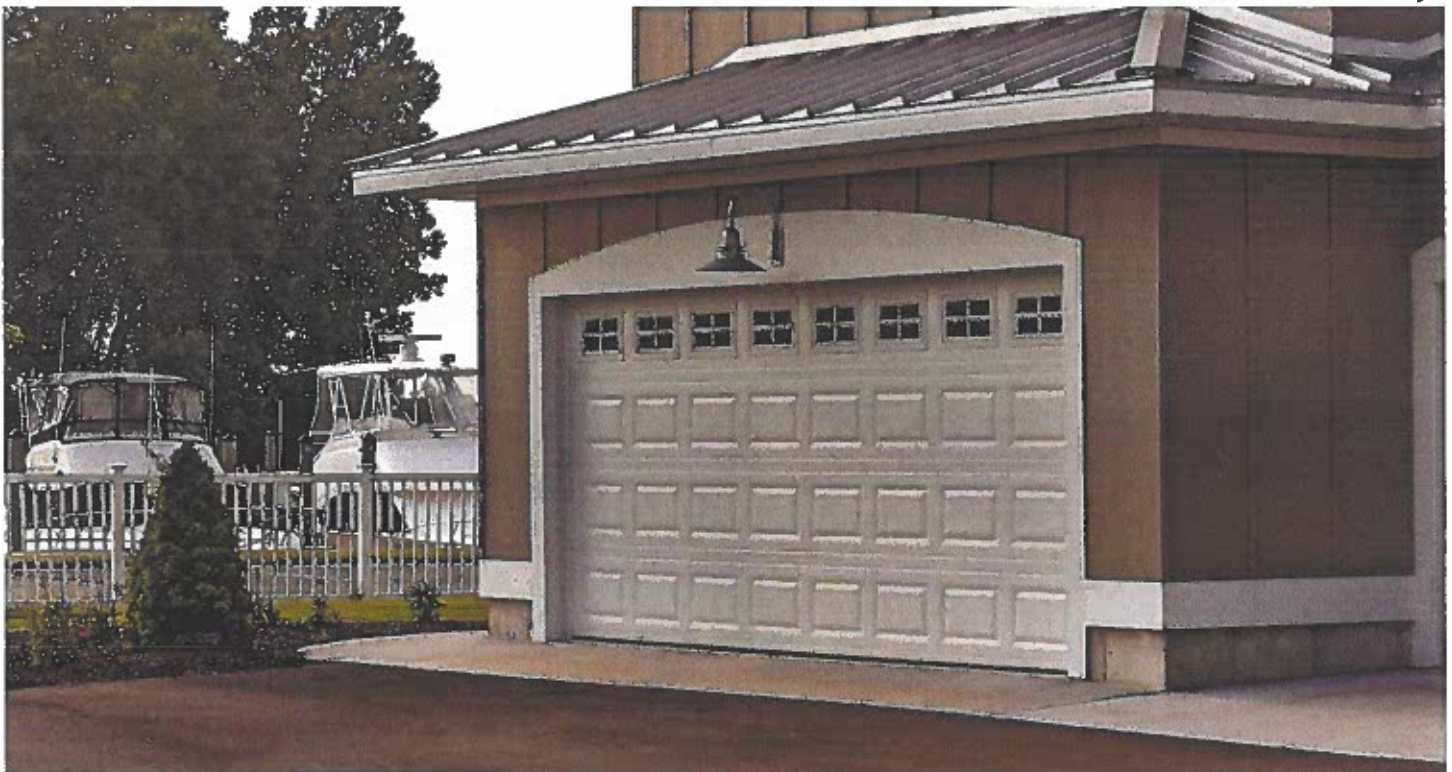


Long Raised Panel shown in accents woodtones walnut with optional prairie window inserts and plain glass.

Raise the Standard

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

IN WHITE WITH NO WINDOW PANEL. ✓



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

204 S. HANSON ST.

#1 Home Improvement Retailer



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Delivering to
21804

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Cart | 0 items

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

Home / Lighting / Ceiling Fans / Ceiling Fans With Lights

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

CARRO

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

★★★★★ (3) Questions & Answers (5)



Hover Image to Zoom

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

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

Fixture Color/Finish: **White**





204

Proposed screening:





Frances Forster

to Samantha, me, rheckler@eastonmd.gov ▼

Thu, Jul 13, 12:02PM (23 hours ago)



The door will be Mahayana, the rails will be fir and all will be painted white. The screen will be gray nylon and I will bring a sample to the meeting. Please let me know if you have any questions.

Thanks,

Frances Forster



Frances Forster

to Samantha, me, rheckler@eastonmd.gov ▼

Thu, Jul 13, 1:59 PM (21 hours ago)



Make that mahogany. Sorry, I wrote this quickly and obviously did not proofread before hitting "send".





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

Historic District Commission Staff Report

Meeting Date: 7/24/2023

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

Property Address: 120 S Hanson Street

Application Number: 2021-506

Request: Windows

Staff Recommendation: Approve ☐ Deny ☒ Table ☐

Staff Comments:

This application first came before the HDC on June 28, 2021. At that time, the applicant requested approval to replace the two second story windows with Anderson 100 series casement windows and fill in the remaining space with vinyl siding. That request was unanimously tabled by the Commission pending the return of a new window design that would fill the entire existing window opening. At this meeting, Commissioners requested that the applicant use a wooden clad window instead of a vinyl product. The applicant has returned with a nearly identical request to install two casement style Anderson 100 series windows. The remaining space will be filled using window AC units and an unspecified material.

On June 29th, 2023 a letter was sent to the property owner following a rental housing inspection that listed necessary repairs. The letter states "All bedroom windows must meet code. The 2nd floor windows do not meet code of the 5.7 square foot opening. They also must meet the minimum opening, 24" height & 20" width without any obstructions. You will need to make an application for new windows with the Building and Historic District by July 11, 2023." This application was subsequently submitted to Planning and Zoning on July 10th, 2023.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements:

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three



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

dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Analysis – The proposed windows are significantly smaller than the existing windows. The size, proportion, design, and style of the proposed windows significantly differs from the existing windows. Guideline 90d states that window openings should not be altered to accommodate larger or smaller windows. The applicant’s proposal to install a smaller window and alter the remaining space using a window AC unit and an unspecified material directly conflicts with this guideline. Finally, the proposed window is a vinyl material (Fibrex) and conflicts with the HDC’s previous request and guideline 90e.

DRAFT FINDINGS:

- 1. The proposed alteration fails to take into account the HDC’s request from the June 28th, 2021.
- 2. The proposed windows conflict with Guidelines 90a, 90d, and 90e

STAFF RECOMMENDATION:

Staff supports a HDC **denial** of the application based on the findings listed above. The HDC may choose to deny this application instead of tabling it since it fails to take the HDC’s previous feedback into account. The proposal also conflicts with the HDC’s guidelines on window replacements since the proposed windows are made of a vinyl material, significantly alter the window opening size, and are a different size and style from the existing windows. A denial should be based on findings in case an appeal of the HDC’s decision is made.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **deny** the application and adopt the staff's findings.

OR

2. I move that the Historic District Commission **table** the application pending a revised submission of a window that is a wood or wooden clad product, fits the existing window opening, and matches the existing window in original windows in size, proportion, design, and style.

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023187		120 S HANSON ST		TAYLOR, NORRIS E. AND JOYCE W.			
YEAR BUILT		PHYSICAL CONDITION					
1960		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
CONCRETE BLOCK BUILDING WITH RECYCLED WOODEN WINDOWS. MODERN SHED.							



Samantha Smith <ssmith@eastonmd.gov>

120 S Hanson Street Historic Application

4 messages

Nicholas Johnson <njohnson@eastonmd.gov>

Wed, Jul 12, 2023 at 8:57 AM

To: **Larry Claggett/Claggett Engineering**

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>

Good morning,

I got the chance to take a more detailed look at your application this morning and I wanted to make you aware of a few issues I have noticed. The main issue is, you submitted a nearly identical application in 2021 that was unanimously tabled by the HDC. At that time, the Commission requested that you return with a new window design that would fill the entire existing window opening. Your revised application does not take this request into consideration and at this time, the staff's recommendation to the HDC will be to deny the application. I wanted to give you the opportunity to revise your application before the meeting on the 24th to take the Commission's previous request into account. You are welcome to continue with what you have already submitted but the staff's recommendation to the HDC will be to deny the request.

Sincerely,

--

Nicholas Johnson

Planner

Town of Easton

Planning & Zoning

Larry Claggett/Claggett Engineering

Wed, Jul 12, 2023 at 10:09 AM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>

Nicholas:

Thank you for looking into this. The problem is, and I stated this at the HDC meeting, there is no commercial, egress window that fills the entire window opening. After that HDC meeting I became involved in renovations to a house in Connecticut. They were replacing the old metal frame casement windows with new casement windows. Attached is some product information. I gathered from the HDC meeting they were looking for something like this and I can probably get these windows to fill the entire opening at the Hanson Street house. They would be custom and, based on the Connecticut house price, be about \$8,000 apiece, plus labor. Is this the direction the Town is requiring?

Larry Claggett

[Quoted text hidden]

**Custom Casement Windows.pdf**

897K

Nicholas Johnson <njohnson@eastonmd.gov>

Wed, Jul 12, 2023 at 10:24 AM

To: Larry Claggett/Claggett Engineering <lgc@claggett-eng.com>

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>

Larry,

Based on comments from the Commissioners at the 2021 meeting, a custom casement window seemed to be the direction the Commission was heading. I was not working for the Town at the time but I went back and watched that portion of the meeting and the Commission had significant concerns regarding the Anderson 100 series windows you are proposing. They mentioned that they wanted to see a wood or wooden clad product and a window that better fit the existing opening. Price was also brought up at that meeting and the Commission indicated that it would not be a factor in their decision. With that said, only three of the Commissioners who were on the HDC at the time are still on the Commission so their thoughts may have changed since 2021. You are welcome to continue with the request for Anderson 100 series windows but based on previous comments by the Commission and their motion, it seems they were looking for a significantly different size and type of window.

Sincerely,
Nicholas Johnson
[Quoted text hidden]

Larry Claggett/Claggett Engineering

Wed, Jul 12, 2023 at 11:45 AM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <:ssmith@eastonmd.gov>

Nicholas:

I understand the HDC's concerns as they narrowly focus on one construction feature. And I know cost of the work is of no concern to the HDC. But there is nothing about the house that is historic, other than it existed before there was an HDC. The guidelines prefer the window type and window opening be maintained. But in this case they can't be maintained and still achieve the required egress. As I look at the larger picture, custom windows for this house makes no sense and I would expect the HDC to see that too. I would like to continue with my application and any assistance your office can provide to make consideration of the application better for all parties would be appreciated..

[Quoted text hidden]

While the Historic District Guidelines do not recommend the painting of historic masonry, the Commission discussed that the building in question was "built outside the district's period of significance", and therefore, is, according to the Easton Historic District Survey, a non-contributing structure within the Historic District. Article 7 of the TOE Zoning Ordinance instructs the commission to be lenient in its judgement of plans for sites or structures of little historic significance, and in addition, there already exists precedence of other non-contributing masonry buildings being painted within the Historic District. The Commission found that The Historic District guidelines will support in this particular situation that the painting of the existing masonry will be acceptable.

Mr. Benson was receptive to the Historic District Commission's input on color as it pertains to historic structures.

Upon motion by Mr. Gibson seconded by Vice Chair Mayhew, Application Number:2021-00505 was approved 6-1.

Guidelines:
Chapter 28, Article 7, E, 2 d

Application Number:	2021-00506
Location:	120 South Hanson Street
Applicant:	Laurence Claggett, TLLI, LLC
Request:	New Egress Windows

Laurence Claggett, TLLI, LLC was present on behalf of the New Egress Windows for 120 South Hanson Street, a **non-contributing** building in the Historic District.

It was discussed that the applicant will return with a new window design that will fill the entire existing window opening.

Upon motion by Mr. Bateman second by Vice Chair Mayhew and carried unanimously, 2021-00506 was tabled.

Historic District Guideline References:

Discussion Item

Updated Draft of Zoning Code - Posted to Town Website (See Pending Legislation page) for 07-06-2021 Town Council Meeting

Administrative Approval

331 E Dover Street - Painting and Siding Repairs

Consent Docket

Meeting Adjournment



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

2021-506

Historic District Commission Hearing Application

Application Type

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

Property Information

Address 120 S. HANSON STREET
Tax Map Grid Parcel Lot

Owner

Name TCLL, LLC
Mailing Address P.O. BOX 1746 EASTON, MD 21601
Telephone No. 410-714-0668 Email LGC@CLAGGETT-ENG.COM

Applicant or Agent

Name LAURENCE CLAGGETT
Mailing Address SAMS
Telephone No. Email

Architect - Engineer - Contractor

Name LAURENCE CLAGGETT License No. Expiration Date
Mailing Address SAMS
Telephone No. Email

Description of Proposal (include additional sheets, as necessary)

REPLACE TWO SECOND FLOOR WINDOWS
WITH EGRESS WINDOWS.

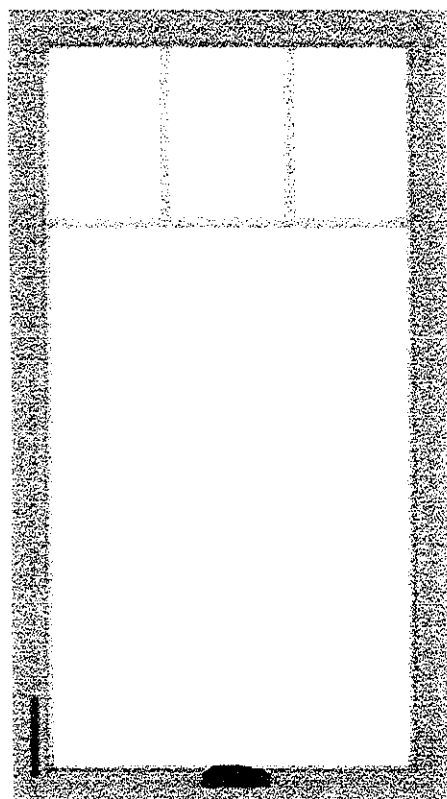
Specific Requirements

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

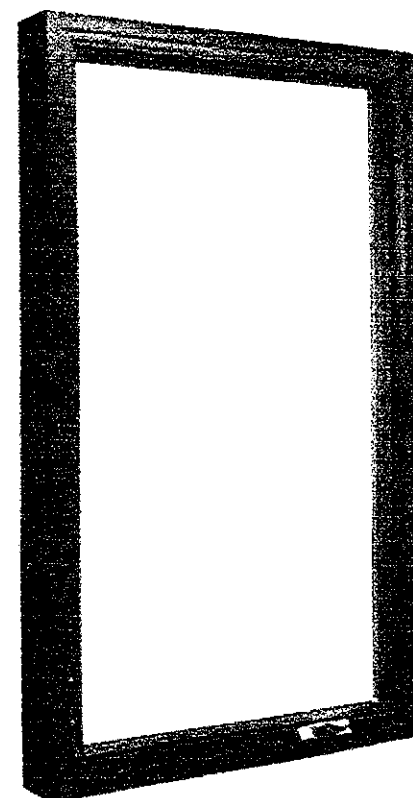
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional

120 S. HANSON ST.





Exterior



100 SERIES

CASEMENT WINDOW

★★★★ 3.8 (19)

100 Series casement windows are not only low-maintenance and energy-efficient, they're also available in dark colors both inside and out. Made with revolutionary Fibrex® composite material, this budget-friendly window is the smart alternative to vinyl.

100 SERIES CASEMENT WINDOWS

Table of Casement Window Sizes

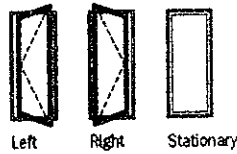
Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"
	(445)	(597)	(749)	(902)
Minimum Rough Opening	1'-6"	2'-0"	2'-6"	3'-0"
	(457)	(610)	(762)	(914)
Unobstructed Glass	11 1/4"	17 1/4"	23 1/4"	29 1/4"
	(286)	(438)	(591)	(743)

CUSTOM WIDTHS – 17 1/2" to 35 1/2"				
1'-11 1/2"	1620	2020	2620	3020
2'-5 1/2"	1626	2026	2626	3026
2'-11 1/2"	1630	2030	2630	3030
3'-5 1/2"	1636	2036	2636	3036 ^o
3'-11 1/2"	1640	2040	2640 ^o	3040 ^o
4'-5 1/2"	1646	2046	2646 ^o	3046 ^o
4'-11 1/2"	1650	2050	2650 ^o	3050 ^o
5'-5 1/2"	1656	2056	2656 ^o	3056 ^o
5'-11 1/2"	1660	2060	2660 ^o	3060 ^o

CUSTOM HEIGHTS – 23 1/2" to 71 1/2"				
1'-11 1/2"	1620	2020	2620	3020
2'-5 1/2"	1626	2026	2626	3026
2'-11 1/2"	1630	2030	2630	3030
3'-5 1/2"	1636	2036	2636	3036 ^o
3'-11 1/2"	1640	2040	2640 ^o	3040 ^o
4'-5 1/2"	1646	2046	2646 ^o	3046 ^o
4'-11 1/2"	1650	2050	2650 ^o	3050 ^o
5'-5 1/2"	1656	2056	2656 ^o	3056 ^o
5'-11 1/2"	1660	2060	2660 ^o	3060 ^o

Custom-size windows are available
in 1/8" (3) increments.



Choose left, right or stationary as viewed from
the exterior. Right venting shown in table.

* "Window Dimension" always refers to outside frame to frame dimension.
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panelling, brackets, fasteners or other items.
 • Dimensions in parentheses are in millimeters.
 • Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m²; clear opening width of 20" (508) and clear opening height of 24" (610).



RECEIVED

JUL 10 2023

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

Application #:	2021-506
Date Received:	07/10/2023
Fee Paid:	-
HDC Meeting Date	07/24/2023
Date Property Posted:	07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

120 S. HANSON STREET

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTER #

PROPERTY INFORMATION

OWNER NAME

TLLI, LLC

P.O. BOX 1746 EASTON, MD

TELEPHONE NO.

410.303.169

EMAIL

LCL@CLAGGETT-ENG.COM

Applicant or Agent

NAME

LAURENCE CLAGGETT

TELEPHONE NO.

SAME

EMAIL

SAME

Description of Proposal (include additional sheets, as necessary)

REPLACE TWO SECOND FLOOR BEDROOM
WINDOWS WITH EGRESS CASEMENT WINDOWS
PER TOWN INSPECTION.

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, 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

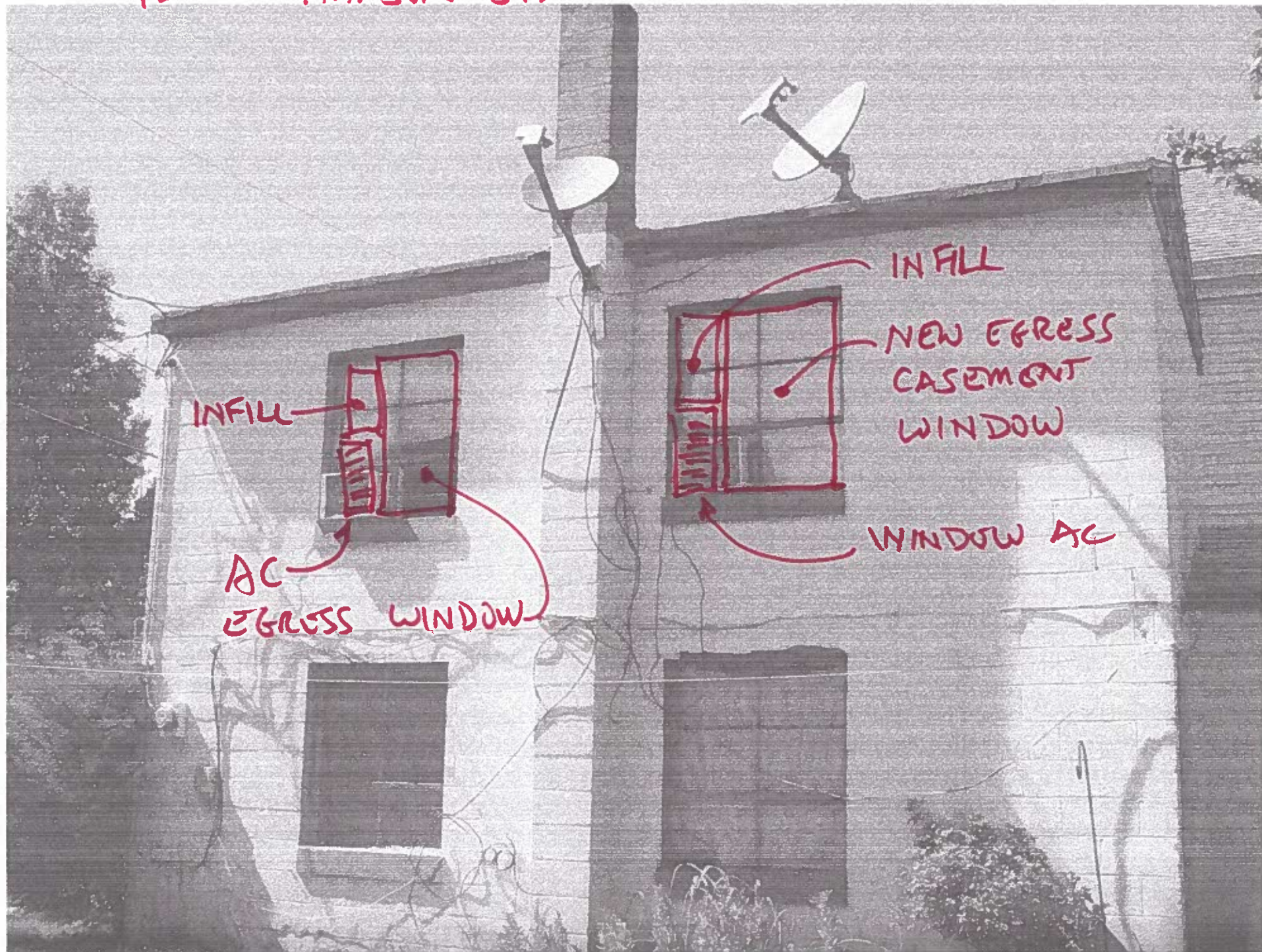
Date

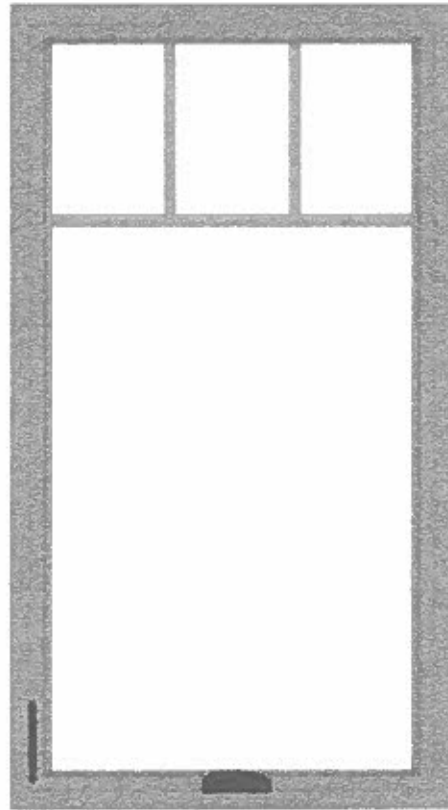
Printed Name of Applicant or Agent

L.C. Claggett
7-9-23
LAURENCE CLAGGETT

Revised 4.4.2022

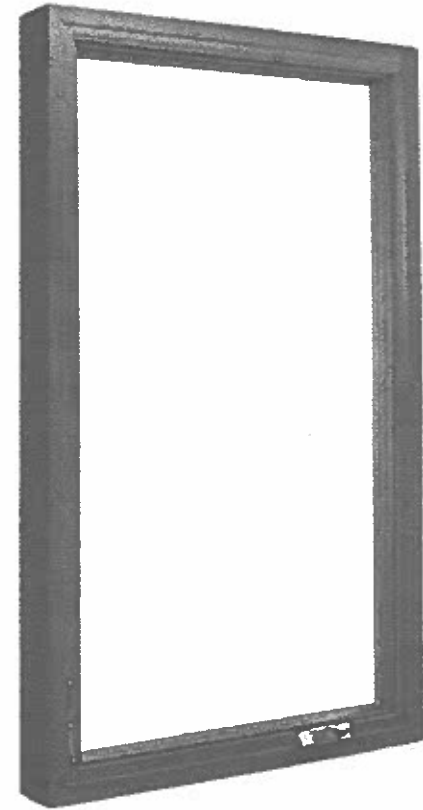
120 S. HANSON ST.





Interior

Exterior



100 SERIES

CASEMENT WINDOW

★★★★ 3.8 (19)

100 Series casement windows are not only low-maintenance and energy-efficient, they're also available in dark colors both inside and out. Made with revolutionary Fibrex® composite material, this budget-friendly window is the smart alternative to vinyl.

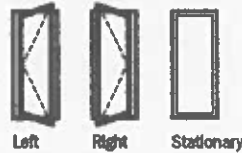
100 SERIES CASEMENT WINDOWS

Andersen

Table of Casement Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5 1/2" (445)	1'-11 1/2" (597)	2'-5 1/2" (749)	2'-11 1/2" (902)
Minimum Rough Opening	1'-6" (457)	2'-0" (610)	2'-6" (762)	3'-0" (914)
Unobstructed Glass	11 1/4" (286)	17 1/4" (438)	23 1/4" (591)	29 1/4" (743)
CUSTOM WIDTHS – 17 1/4" to 35 1/4"				
CUSTOM HEIGHTS – 23 1/4" to 71 1/4"	1'-11 1/2" (597)	2'-0" (610)	2'-5 1/2" (749)	2'-11 1/2" (902)
	1620	2020	2620	3020
	2'-5 1/2" (749)	2'-6" (762)	2'-11 1/2" (902)	2'-11 1/2" (902)
	1626	2026	2626	3026
	2'-11 1/2" (902)	3'-0" (914)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
	1630	2030	2630	3030
	3'-5 1/2" (1054)	3'-6" (1067)	4'-0" (1207)	4'-5 1/2" (1359)
	1636	2036	2636	3036 ^a
CUSTOM HEIGHTS – 23 1/4" to 71 1/4"	3'-11 1/2" (1207)	4'-0" (1219)	4'-5 1/2" (1359)	5'-0" (1524)
	1640	2040	2640 ^a	3040 ^a
	4'-5 1/2" (1359)	4'-6" (1372)	5'-0" (1524)	5'-5 1/2" (1664)
	1646	2046	2646 ^a	3046 ^a
	4'-11 1/2" (1511)	5'-0" (1524)	5'-5 1/2" (1664)	6'-0" (1829)
	1650	2050	2650 ^a	3050 ^a
	5'-5 1/2" (1664)	5'-6" (1676)	6'-0" (1829)	6'-5 1/2" (1964)
	1656	2056	2656 ^a	3056 ^a
CUSTOM HEIGHTS – 23 1/4" to 71 1/4"	5'-11 1/2" (1816)	6'-0" (1829)	6'-5 1/2" (1964)	7'-0" (2130)
	1660	2060	2660 ^a	3060 ^a

Custom-size windows are available
in 1/8" (3) increments.



Choose left, right or stationary as viewed from
the exterior. Right venting shown in table.

* "Window Dimension" always refers to outside frame to frame dimension.
** "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panelling, brackets, fasteners or other items.
† Dimensions in parentheses are in millimeters.
‡ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

FRIGIDAIRE

Home Comfort

FFRS0822S1

10 22R5



Signature Features

Effortless™ Temperature Control

Our air conditioners maintain the preset room temperature, so you will remain comfortable at all times.

Programmable 24-Hour On/Off Timer

With the 24-Hour On/Off Timer, you can ensure your home will be cool and comfortable when you want it to be without having to worry about running up your utility bills. The built-in timer allows you to preset the unit to turn on and off in half-hour increments.

Energy Saver Mode

Reduce your utility bills in this mode. It cools similarly to central air, with the unit turning on and off at different intervals to ensure the room temperature stays at the set temperature.

Multi-Speed Fan

Features three different fan speeds, for more cooling flexibility.

Slider/Casement Air Conditioner

Product Dimensions

Height	20-1/4"
Width	14-1/5"
Depth	23-1/2"

More Easy-To-Use Features

Sleep Mode

With Sleep Mode, the temperature gradually increases a few degrees over the evening, saving energy and creating a comfortable environment during the evening hours.

Remote Control

Offers you the flexibility to control the temperature and fan speed from anywhere in the room.

SpaceWise® Adjustable Side Panels

With the Adjustable Side Panels, the side panels will extend to best fit your window.

Power Cord

Comes with an extra long three-prong cord — makes extension cords unnecessary.

Effortless™ Restart

Automatically resumes operating at its previous settings when power is restored to your unit.

Clean Filter Alert

Alert notifies you when your filter needs to be cleaned so you don't have to keep track of it yourself.

Ready-Select® Controls

Easily select options with the touch of a button.

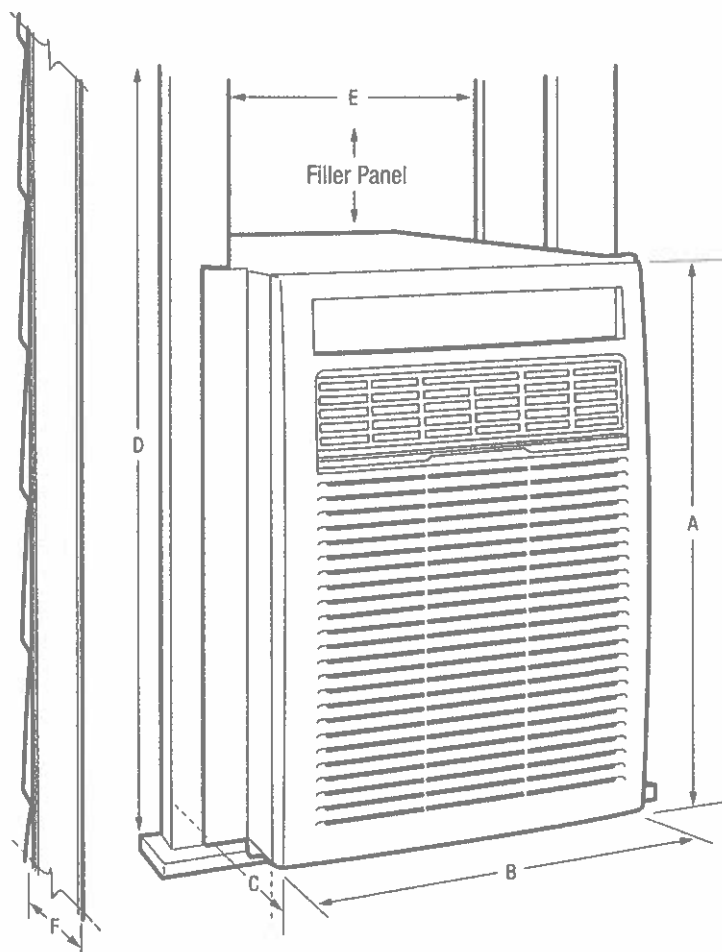
Performance	BTUs
Cool	8,000

Performance	
BTU (Cool)	8,000
Dehumidification (Pints/Hour)	3.0
Cool Area (Up To Sq. Ft.)	350
Energy Efficiency Ratio	10.8
Electrical	
Volts	115
Amps (Cool)	6.6
Watts (Cool)	740
Length of Power Cord (Min./Max.)	6' / 6-1/2'
Plug Type (NEMA)	LCD1 (5-15P)
Features	
Electronic Controls	Ready-Select® Controls
Fan Speeds (Cool/Fan)	3/3
Low Voltage Start-Up	Yes
Auto Cool Function	Yes
Energy Saver Mode	Yes
Sleep Mode	Yes
Filter Check	Yes
24-Hour On/Off Timer	Yes
Clean Air Ionizer	
Remote Control	Full-Function
Air CFM (High/Med/Low)	263/228/199
Air Direction Control	4-Way
Fresh Air/Exhaust Vent/Closed	No/ Yes/ Yes
Filter Type	Washable
Filter Access	Slide-Out
Slide-Out Chassis	
Window Mounting Kit (Included)	Pleated Quick Mount
Warranty¹	Yes
Certifications	
Performance	AHAM
Specifications	
Refrigerant	R410a
Shipping Weight (Approx.)	79 Lbs.

¹Warranty 5 year sealed system/1 year full parts and labor.



Plug Type (NEMA)
5-15P



NOTE: For planning purposes only. Always consult local and national electric codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.com.



Product Dimensions		Window Dimensions	
A - Height	20-1/4"	D - Height (Min.)	21-1/2" / 40"
B - Width	14-1/5"	E - Width	15-1/2"
C - Depth	23-1/2"	Wall Cutout Dimensions	
		F - Max. Wall Thickness	8-1/2"

Accessories information available
on the web at frigidaire.com



RECEIVED

JUL 11 2023

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

TOWN OF EASTON

Application #: 2023-981
Date Received: 07/11/2023
Fee Paid: \$75.00
HDC Meeting Date: 07/24/2023
Date Property Posted: 07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 15 S HIGGIN ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 15 S HIGGINS ST, LLC
TELEPHONE NO. 7034340001 EMAIL TIM.VPBUILD@GMAIL.COM

Applicant or Agent

NAME TIM VANVONNO
TELEPHONE NO. 7034340001 EMAIL TJM.VPBUILD@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

ADD FENCING TO REAR YARD, LEFT FRONT + RIGHT SIDE REAR PER ATTACHED SITE/SURVEY DRAWINGS

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

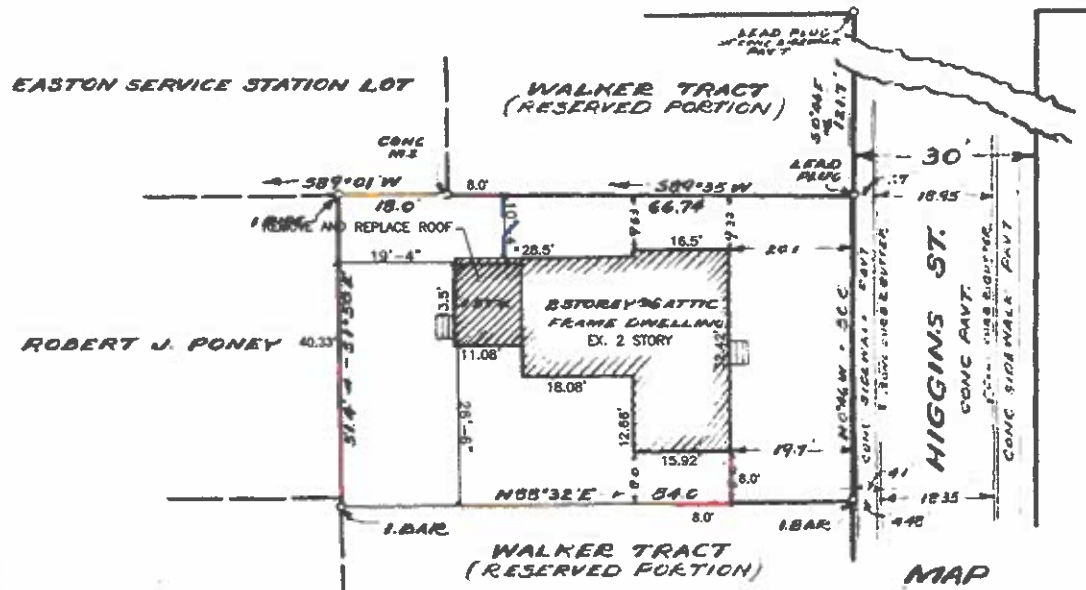
Printed Name of Applicant or Agent

[Signature]
7-7-2023
K. TIM VANVONNO

Revised 4.4.2022

15 S Higgins St., Easton, MD 21601 -- Fence Permit Submission -- 07_10_23

SITE PLAN (Existing & Proposed)



ADDRESS: 15 S HIGGINS ST
EASTON, MD 21601

MAP: 0104
LOT AREA: 4,268 SF

SCOPE OF WORK:
-INTERIOR ALTERATIONS
-REMOVE AND REPLACE ROOF ON REAR ONE STORY



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23081 EXPIRATION DATE: 04/24/2023

15 S HIGGINS ST
EASTON, MD 21601
RENOVATION AND STAIR ADDITION

C1

SITE PLAN

ARENCO, LLC
ARCHITECTURAL ENGINEERING CONSULTANTS
12430 MILL CREST
FULTON, MD 20759

SCALE: 1" = 20' WORK REQUEST: R22-107 SHEET: 1 OF 1 DRAWING NO.: R22-107-01

FILE DATE:

FILE NAME:

FORM 45-02-0

Existing Right Fence Location



Existing Rear Fence Location



Existing Left Fence Location



Proposed Materials

6' Fence Sections --

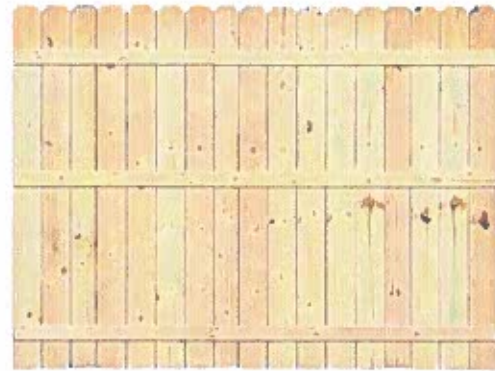
<https://www.homedepot.com/p/Outdoor-Essentials-6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Dog-Ear-Fence-Panel-158083/203733689>

Best Seller

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

★★★★☆ 159 Questions & Answers (283)



Specifications

Dimensions

Actual backer rail length (in.)	96 in.	Actual backer rail thickness (in.)	1.5 in.
Actual backer rail width (in.)	2.5 in.	Actual panel height (in.)	72 in.
Actual panel thickness (in.)	2.25 in.	Actual panel width (in.)	96 in.
Nominal backer rail length (in.)	96 in.	Nominal backer rail thickness (in.)	2 in.
Nominal backer rail width (in.)	3 in.	Nominal panel height (ft.)	6 ft.
Nominal panel width (ft.)	8 ft.		

Details

Chemical retention (lb./cu. ft.)	.04 lb./ft ³	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	2.25 in.
Number of pickets for panels	17	Number of rails for panels	3
Panel Assembly	Assembled Panel	Panel Design	Privacy
Panel Top Shape	Flat	Picket Top Style	Dog-Eared
Pressure treatment chemical	MCA - Micronized Copper Azole	Product Weight (lb.)	130 lb.
Recommended Fastener	Nails	Structure Type	Ornamental

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------

Proposed Materials

3.5' Fence Sections --
[https://
www.homedepot.com/
p/3-1-2-ft-x-8-ft-
Pressure-Treated-Pine-
Spaced-French-Gothic-
Fence-
Panel-320037/304045604](https://www.homedepot.com/p/3-1-2-ft-x-8-ft-Pressure-Treated-Pine-Spaced-French-Gothic-Fence-Panel-320037/304045604)

3-1/2 ft. x 8 ft. Pressure-Treated Pine Spaced French Gothic Fence Panel

★★★★☆ (143) Questions & Answers (27)



Specifications

Dimensions

Actual backer rail length (in.)	96.0 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	2.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.25 in	Actual panel width (in.)	96 in
Nominal backer rail length (in.)	96.0	Nominal backer rail thickness (in.)	2.0
Nominal backer rail width (in.)	3.0	Nominal panel height (ft.)	3.5 ft
Nominal panel width (ft.)	8.0 ft		

Print

Details

Chemical retention (lb./cu. ft.)	.06 lb-ft3	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	3.0 in
Number of pickets for panels	14.0	Number of rails for panels	2.0
Panel Assembly	Assembled Panel	Panel Design	Spaced Picket
Panel Top Shape	Flat	Picket Top Style	French Gothic
Pressure treatment chemical	MCA - Microsized Copper Azole	Product Weight (lb.)	75 lb
Recommended Fastener	Screws	Structure Type	Ornamental

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------



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

Historic District Commission Staff Report

Meeting Date: 4/24/2023

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

Property Address: 101 N West Street

Application Number: 2023-980

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new externally lit hanging sign on the front porch of the structure. The proposed sign is constructed of PVC and has raised letters. Illumination will be from two new gooseneck lamps.

This property recently came before the HDC in January of 2023 and received approval to replace existing windows with new fiberglass clad and wood windows. In April of 2023, the HDC issued a COA to install a new brick walkway, steps, and porch skirt.

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.



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

Guideline 30. Lighting for Signs

- c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.
- d. Lighting sources and associated conduit for signs should generally be concealed from view.

Guideline 31. Hanging and Bracket Signs

- 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.
- 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.
- 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 this application. The proposed signage is mounted between porch posts as shown in the diagram on page 65 of the Guidelines. The signage is externally lit as preferred by Guideline 31h.

DRAFT MOTIONS:

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



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101015966		101 N WEST ST		D & M PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1910*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
OTHERWISE PLAIN SIDE PASSAGE DWELLING DISTINGUISHED BY SERIES OF PROJECTING SIDE BAYS. NICELY MAINTAINED NARROW GAUGE WOOD SIDING GLAZED AND PANELED FRONT DOOR ALSO APPEARS ORIGINAL PAIRED CONCRETE PORCH FLOOR							

RECEIVED

JUL 10 2023

TOWN OF EASTON



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-980
Date Received: 07/10/2023
Fee Paid: \$75.00
HDC Meeting Date: 07/24/2023
Date Property Posted: 07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 101 N. West St, Easton
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 101 West Street, LLC
 TELEPHONE NO. (410) 820-0259 EMAIL rshowalter@mdswlaw.com

Applicant or Agent

NAME Ryan Showalter
 TELEPHONE NO. (410) 820-0259 EMAIL rshowalter@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

New title company sign and sign lighting. Sign (6'-6" x 2'-2") to be constructed from 3/4" PVC with raised letters, all surfaces to be painted. Sign to be centered on front porch and attached to porch header and columns with black steel brackets. Sign to be illuminated using two gooseneck lights finished in black and mounted to porch header.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
7/15/23
RYAN SHOWALTER

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.

**Easton Historic District
Design Guidelines
Section 6.3 (p. 61)**

Wall sign mounted
between porch posts



101 N. West Street, Easton



- Sign mounted to porch header and posts
- Gooseneck lights attached to porch header to illuminate sign area



<https://www.rablighting.com/feature/led-commercial-gooseneck-lights>



13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with 35" Goose Arm Style 2.

Color: Black

Weight: 14.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.3A
208V	0.3A
240V	0.3A
277V	0.15A
Input Watts	15.2W

LED Info

Watts	13W
Color Temp	4000K (Neutral)
Color Accuracy	87 CRI
L70 Lifespan	100,000 Hours
Lumens	388 lm
Efficacy	25.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 75W Incandescent, 50W Metal Halide or 18W CFL

Construction

Fixture:

The GN2LED13NRAC11B comes with the GOOSE2B Arm

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:

High-temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Shades:

11" Angled Cone Shade offered

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Single multi-chip, 13W high-output, long-life LED

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Technical Specifications (continued)

LED Characteristics

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Surge Protection:

4kV

Other

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

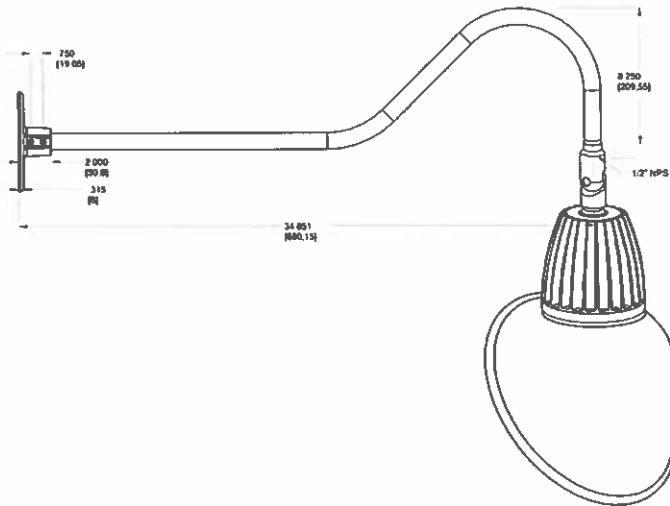
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Reflector	Shade	ShadeSize	Finish
GN2LED	13	N	R	AC	11	B
	13 = 13W 26 = 26W	Y = 3000K Warm N = 4000K Neutral	Blank = Flood R = Rectangular S = Spot	AC = Angled Cone	11 = 11" Blank = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red



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

Historic District Commission Staff Report

Meeting Date: 7/24/2023

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

Property Address: 101 E Dover Street

Application Number: 2023-977

Request: Canopy Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing an in-kind replacement of the existing fabric canopy over the outdoor dining area. The existing fabric awning, patio, and fireplace were approved by the HDC in August of 2006 and constructed in 2007.

Historic District Guidelines:

Guideline 38. Awnings for Commercial Buildings

- a. Fit awning frames within the opening to which it is attached. Awnings for upper story windows should be fitted to conform to the size and shape of the window head and upper surround.
- b. The shape of the awning (round, sloped, square, etc.) should compliment the design of the storefront or window to which it is attached. Simple sloped awnings are typically most appropriate for buildings within Easton's historic district.
- c. Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.
- d. Awning colors should complement those of the façade to which it is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.
- e. Use canvas duck or matt finished vinyl as the awning material.



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

f. Avoid installing an awning in such a manner that it destroys architectural details or ornamentation.

RECCOMENDED CONDITIONS:

1. The vinyl fabric shall have a matt finish.
2. No architectural details may be covered, damaged, removed, or altered during installation.
3. Any decals shall require a revision and signage permit.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. This is simply an in-kind replacement of a modern canopy. The existing framing will not be altered or expanded upon from what was installed in 2007. There is at least 8 feet of clearance between the ground and the canopy. The Commission may wish to impose conditions on the finish of the material, restrictions on decals, and installation methods

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



RECEIVED

JUL 06 2023

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-977
Date Received: 07/06/2023
Fee Paid: \$200.00
HDC Meeting Date: 07/24/2023
Date Property Posted: 07/13/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

101 East Main Street

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1948

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Deidra Willis

TELEPHONE NO.

410-820-1300

EMAIL

Applicant or Agent

NAME

CRM Home Improvement

TELEPHONE NO.

443-496-2360

EMAIL

CRMHomeImprovement@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace Existing canopy over Terrace
using same material & color.

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.

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

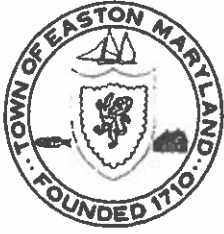
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

CRM
7.6.23
Charles R. Martin

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:

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All Applications to Include:

- ☒ A narrative fully explaining the request
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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
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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

Patio 500®

Specifications

Description:	Vinyl laminated on a woven synthetic fabric.
Weight:	17.5 oz. per lineal yard
Width:	61 inches / 154.94 centimeters
Transparency:	Opaque (some light color shades do offer illumination)
Abrasion Resistance:	Excellent
Dimensional Stability:	Excellent
Flexibility:	Excellent in both hot and cold environments
Flame Resistance:	Meets California State Fire Marshall Title 19, NFPA-701-99 (Large Scale) ASTM E84-81A Flame Spread Rating Class A (15)
Mildew Resistance:	Excellent
Chemical Resistance:	Excellent
Water Repellency:	Excellent – Water Proof
Oil Resistance:	Excellent
Sewability:	Excellent
Heat Sealability:	Excellent. Can be sealed by hot air weg welder or radio frequency bar type.



Powered by Innovation • Proven by Performance

P.O. Box 435, Emigsville, PA 17318 USA

717-764-1192

800-772-0036

Fax: 717-764-5211

www.herculite.com

EMAIL: customercare@herculite.com



September 2019

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Patio® 500

TYPICAL PROPERTIES REPORT

PROPERTY	TEST METHOD	AVERAGE TEST RESULTS	
English Metric		English	Metric
Weight, oz. per sq. yd. g/m ²	ASTM D3776	18 oz. +/- 10%	610 g +/- 10%
Adhesion (lbs./2 in.) N/50 mm	ASTM D751 (Free Peel)	10.6 min.	47 min.
Breaking Strength (lbs./in.) N/25 mm	ASTM D5034	W 244 F 219	W 1085 F 974
Tear Strength (lbs.) N	ASTM D2261	W 105 F 110	W 467 F 489
Hydrostatic Burst (PSI) kPa	ASTM D751, D3776	410	2827
Flame Resistance	CSFM Reg. # F-86501 MVS 302, ASTM E84 NFPA 701 Test 2 Large Scale ASTM D6413	Pass	

The information contained in this report is believed to be reliable. It is offered in good faith and intended for use as a general guide. Herculite makes no guarantee of results and assumes no obligation or liability whatsoever in connection with the possible use of this information. This report, including any statements concerning the possible use of our products, is not a license to operate under, or intended to suggest infringement of any existing patents.

HERCULITE PRODUCTS, INC.
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566 Sunflower
858566
PREMIUM



562 Emerald
858562



510 Dark Green
858510



570 Summer Ivy
858570
PREMIUM



514 Lime Green
858514
PREMIUM



567 Jade
858567
PREMIUM



564 Teal
858564



565 Reef Blue
858565



539 Bay Blue
858539



503 Royal Blue
858503



518 Dusky Blue
858518



536 Cobalt Blue
858536



Patio 500®

Roll Width: 61 inches • Weight: 17.5oz/yard²
Put Up: 50 yards

Patio 500® has exceptional resistance to mildew and UV rays making this waterproof fabric the perfect choice for awnings, canopies and commercial installations in sunny, high humidity areas. Made with wick and craze resistant polyester weft-inserted warp knit scrim, Patio 500 has a matte, linen-like finish that combines long-lasting good looks with exceptional dimensional stability and superior strength. It accepts graphics including heat-sealed and inset fabrics, silk screening, hand painting, appliqué and more. Pressure sensitive adhesive vinyl graphics are not recommended. Made in the USA. 5-Year Limited Warranty (excluding pattern 513 Clear).

Flame retardant: CSFM Title 19, NFPA-701-99,
ASTM E84-81A Flame Speed Rating Class A

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.

TRIVANTAGE
ORDER. DONE. GOOD CALL. 

523 White
858523



528 Pewter
858528



516 Brown
858516



529 Bright Red
858529
PREMIUM

541 Designer White
858541



506 Slate Gray
858506



525 English Brown
858525



524 Eggshell
858524

538 Parchment
858538



543 Spruce
858543



527 Burgundy
858527
PREMIUM



537 Champagne
858537

513 Clear
858513



508 Black
858508



526 Terra Cotta
858526



522 Beige
858522

546 Stone Gray
858546



540 Timber
858540



545 Ruby
858545
PREMIUM



515 Buff
858515









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

Historic District Commission Staff Report

Meeting Date: 7/24/2023

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

Property Address: 15 S West Street

Application Number: 2023-974

Request: Windows, Lighting, and Fencing

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install two new mailboxes, gooseneck lamps, and video doorbells on the front façade. The applicant is also proposing to add one fiberglass-clad window to the north and south elevations. Lastly, the applicant is proposing to install a 6-foot-tall wooden privacy fence in the back yard.

This property recently submitted a building permit to convert the commercial space on the first story into a second dwelling unit. On February 24, 2020 a COA was issued to install new aluminum siding on the rear façade and the installation of new windows and doors.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

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

Guideline 52. Choose Appropriate New or Replacement Fixtures

b. Modern light fixtures may be appropriate as replacement or where light fixtures did not exist. They should be unobtrusive and not damage or obscure architectural features.



Guideline 53. Façade Illumination

- d. Illuminate doors, porch ceilings, and entries to driveways and sidewalks on residential properties.
- e. The design, scale and materials of external fixtures should complement the design of the façade that they are illuminating.
- f. Use unshielded floodlights to illuminate a building façade. Ensure that lighting remains on the property and does not shine onto neighboring properties.

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.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The proposed windows are similar in style and material to the new windows approved by the HDC in 2020. The fence is a simple wooden privacy fence that appears to meet the Zoning Ordinance's height requirements. The proposed lighting is simple and is similar in appearance to other lighting fixtures found throughout the 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.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004352		15 S WEST ST		DESHIELDS, CHARLENE C			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
2 1/2 STORY 3 BAY GABLE FRONT PARTIALLY BRICK COMMERCIAL BUILDING RUNNING BOND FAÇADE WINDOWS APPEAR ORIGINAL DOORS REPLACED 10- LIGHT CASEMENTS IN UPPER LEVEL OF SIDE WALLS							

RECEIVED

JUL 03 2023



TOWN OF EASTON
PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2023-974
Date Received:	07/03/2023
Fee Paid:	\$75.00
HDC Meeting Date:	07/24/2023
Date Property Posted:	07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 15 S West Street, Easton, MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME Caldwell Building, LLC
 TELEPHONE NO. 202-907-8686 EMAIL tduffy@summitcre.com

Applicant or Agent

NAME Tom Duffy
 TELEPHONE NO. 202-907-8686 EMAIL tduffy@summitcre.com

Description of Proposal (include additional sheets, as necessary)

Install two (2) windows. ~48" x 24" on North elevation;
~30" x 40" on South. Marvin Ultra Fiberglass B;
Match existing windows previously approved by HPB & installed
Blink (or Ring) Doorbell Camera (Corresponding Cameras)
Fence (Wood picket) in rear
Mailboxes & barn lighting as shown on diagram

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

Thomas M. Duffy
6/30/23
Thomas M. Duffy

Revised 4.4.2022

HISTORIC APPLICATION

15 S West Street
Easton, MD 21601

Narrative

I propose to improve the building at 15 S West Street with the following improvements:

Front façade:

- Install two (2) new matching, period mailboxes (1 for each door)
- Install two (2) matching “barn” lights (1 over each door)
- Install Blink (or Ring) Doorbell (& associated camera)

North façade:

- Install new (approx.) 48” x 24” Marvin window, consistent with existing windows which were previously approved by HPRB.

South façade:

- Install new (approx.) 30” x 40” Marvin window, consistent with existing windows which were previously approved by HPRB.

Rear:

- Install 6’, wood picket privacy fence



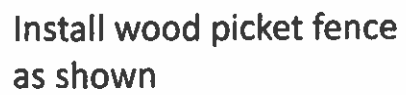
Install Barn light
over each door



Replace mailboxes



Install Blink (or Ring)





North facade

Install (approx.) 48" x 24" window

MARVIN[®]



As Viewed From The Exterior

MO 48 1/2" x 23 3/8"

FS 48" x 23 1/8"

RO 49" x 23 5/8"

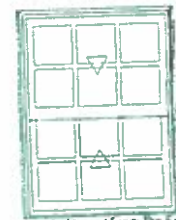
Egress Information A1, A2



South facade

Install (approx.) 30" x 40" window

MARVIN[®]



As Viewed From The Exterior

MO 30" x 40"

CR 30x40

FS 24 1/2" x 39 3/4"

RO 30 1/2" x 40 1/4"

Egress Information

Width 26 3/8" Height 34 11/16"

Net Clear Opening 27 1/4" x 34 1/4"

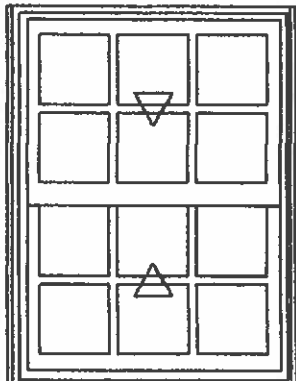
Performance Information

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional Quotes. Additional charges, tax or Terms and Conditions may apply. Details

Line #1	Mark Unit: (W07) 1st Flr Bath
Qty: 1	

MARVIN 



As Viewed From The Exterior

MO 30" X 40"
CN 3040
FS 29 1/2" X 39 3/4"
RO 30 1/2" X 40 1/4"
Egress Information
Width: 26 3/8" Height: 14 31/32"
Net Clear Opening: 2.74 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-00944-00001
ENERGY STAR: NC
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

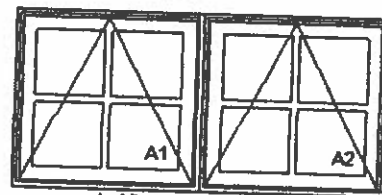
Stone White Exterior
White Interior
Elevate Double Hung
CN 3040
Rough Opening 30 1/2" X 40 1/4" 2.8
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
White Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be
OMS drawing. Please consult your local repres
***Note: Unit Availability and Price is Subject

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional Quotes. Additional charges, tax or Terms and Conditions may apply. Details

Line #1	Mark Unit:
Qty: 1	

MARVIN 



As Viewed From The Exterior

MO 48 1/2" X 23 3/8"
FS 48" X 23 1/8"
RO 49" X 23 5/8"
Egress Information A1, A2
No Egress Information available.
Performance Information A1, A2
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 57
CPD Number: MAR-N-251-00938-00001
ENERGY STAR: N, NC
Performance Grade A1, A2
Licensee #899
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1197 mm (37X47.7 in)
LC-PG50 DP +50/-50
FL9686
Ultrex Fiberglass: AAMA 624

Stone White
White Interior
2W1H - Re
Assembly R
49" X 23 5/8"
Unit: A1
Elevate A1
CN 2523
Rough Opening
Stone
White
IG
Lo
Stair
7/8" S
Rectar
Stone
White Fold
Interior Al
Charcoal
White Sur

Unit: A2
Elevate Awa
CN 2523
Rough Opening
Stone v
White
IG
Low
Staink
7/8" SD
Rectang
Stone V
White Foldi
Interior Alu
Charcoal F
White Surr
4 9/16" Jamb
Nailing Fin w/
***Note: This
***Note: Divi
OMS drawing. f
***Note: Unit

Line #2	Mark Unit: (W08) 1st Flr Bath
Qty: 1	

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung
CN 3056
Rough Opening 30 1/2" X 56 1/4" 2.1
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Processed on: 3/31/2020 10:12:1

OMS Ver. 0003.01.01 (Current)

OMS Ver. 0003.02.01 (Current)

Processed



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

Historic District Commission Staff Report

Meeting Date: 7/24/2023

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

Property Address: 319 August Street

Application Number: 2023-979

Request: Shed Alterations

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing alterations to a historic shed located at the corner of N Higgins Street and an alley. Proposed alterations include adding a pvc water band along the bottom of the shed, installing wood trim around the doors, installing new hinges, and installing new Hardieplank siding.

Historic District Guidelines:

Guideline 10. Preserve Historic Outbuildings

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

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.



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

Guideline 78. Substitute Materials for Siding

- a. Contributing buildings with original wood siding are to continue with wood siding.

Guideline 79. Fiber Cement Siding

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

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.
- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Analysis: Guidelines 77 and 78 discourage the replacement of wooden siding with alternative materials such as Hardiplank. The Commission must first determine how severely damaged the existing wooden siding is and if it is original to the structure. If the Commission determines that the siding is not original and damaged beyond repair, smooth Hardiplank siding may be appropriate per Guideline 79b. If the wooden siding is determined to be original, it should be replaced in-kind per Guideline 77b.



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

STAFF RECOMENDATION:

Staff supports a HDC approval of this application if the Commission finds that the existing siding is severely deteriorated and non-original. Photos of the south façade clearly show extensive deterioration around ground level due to water damage. If the Commission finds that the siding is original or not deteriorated beyond repair, the Commission may request the applicant choose a substitute material that is more consistent with the existing siding.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application based on the findings that the existing siding is damaged beyond repair and is non-original.

OR

2. I move that the Historic District Commission **table** the application pending the submittal of a siding material that more closely resembles the existing siding.

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			
2101007491		319 AUGUST ST		O'HANLON, BRIAN P.			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LARGELY UNALTERED. WOODEN SIDING NEEDS REPAINTING. ORIGINAL 2/2 WINDOWS, PORCH PARTIALLY REBUILT BUT INCORPORATES HISTORIC ELEMENTS. NEW FRONT DOOR AND SURROUND. HISTORIC GARAGE.							



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

RECEIVED

JUL 10 2023

TOWN OF EASTON

Application #: 2023-979
 Date Received: 07/10/2023
 Fee Paid: \$75.00
 HDC Meeting Date: 07/24/2023
 Date Property Posted: 07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 319 AUGUST ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900? NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME GREG and Catherine ZIMMERMAN
 TELEPHONE NO. 484-678-4361 EMAIL gzimmerman@watsenblack.com

Applicant or Agent

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Install PVC "waterboard" trim around perimeter of shed
Install wood trim casings around doors
Install Hardie plank beveled siding over plywood
REMOVE plywood from all doors
Install strap hinges on doors
(see attached letter)

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.
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 If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
 Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

GREG and Catherine ZIMMERMAN
7/19/23
GREG and Catherine ZIMMERMAN

Revised 4.4.2022

July 9, 2023

319 August Street
Easton, MD

Historical Commission
Town of Easton, MD

Dear Commission Members,

Our shed is situated at the lowest elevation of our property at the corner of East Lane and North Higgins Street. Moisture gravitates to this area and our shed has been exposed to flooding several times.

1. Install PVC "Waterboard" trim with smooth finish around perimeter of shed at ground level ($\frac{3}{4}$ " x $7\frac{1}{4}$ ")
2. Install wood trim casings around doors ($\frac{3}{4}$ "x $3\frac{1}{2}$ ")
3. Install Hardieplank fiber cement beveled siding with smooth finish over existing plywood (7" reveal)
4. Remove exterior plywood from all doors. Repair, rebuild or replace doors depending on condition after plywood has been removed.
5. Install strap hinges on doors.

The above alterations will improve the historic character, cosmetic appeal of the structure, and the neighborhood. Using materials in items 1 and 3 will ensure the shed does not deteriorate due to the wet conditions. A sample of items 1 and 3 will be available at the hearing. It is our understanding that the historic guidelines allow the commission to make substitutions of materials when it is determined that it is acceptable for a given situation. We believe this situation is appropriate for the proposed substitutions. We are requesting a COA to move forward on this plan.

Thank you for your consideration.

Sincerely,

Greg and Catherine Zimmerman

Enclosures:

1. James Hardieplank data sheet/ product information
2. Azek PVC Trim data sheet/product information



South Side



North Side

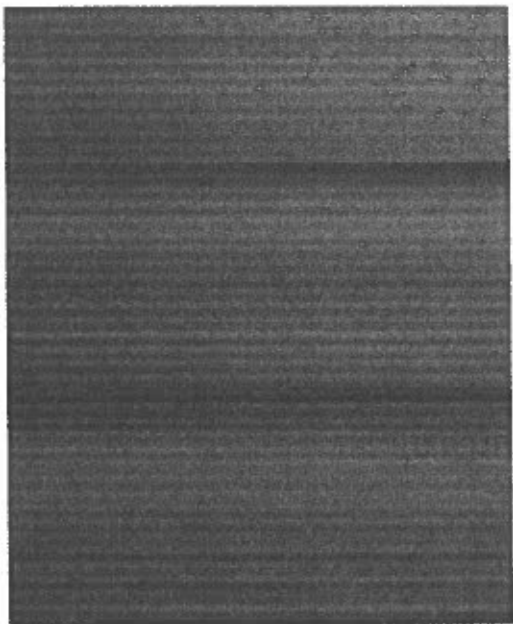
East Side



WEST SIDE

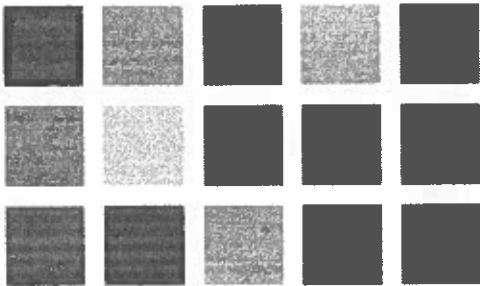
THE STATEMENT COLLECTION™

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



SIDING COLORS

Gray Slate



[Request a Quote >](#)

[Request a Sample >](#)

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

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 8.25"
LENGTH: 144" boards	EXPOSURES: 7"

[Warranty Information >](#)

Date of Issue: 04/11/22

SAFETY DATA SHEET

Section 1. Identification	
Product Identifier:	Exterior Fiber-Cement (Medium Density) – Includes all HZ5 and HZ10 products with the following product names: HardiePlank® lap siding, HardiePanel® vertical siding, HardieSoffit® panel, HardieSoffit®, Beaded Porch Panel, HardieShingle® siding, HardieShingle® notched panels, HardieShingle® individual shingles, Hardie® Reveal™ Panel, 7/16" HardieTrim® boards, Prevail® lap siding, Prevail® panel, Cemplank lap siding, Hardie® Architectural Panel
Manufacturer Name, Address and Phone Number:	James Hardie Building Products 231 S. LaSalle Street, Suite 2000 Chicago, IL 60604 1-800-942-7343 (1-800-9HARDIE)✓
Emergency Phone Number:	1-800-942-7343 (1-800-9HARDIE)
Recommended Use:	Exterior Fiber-Cement (Medium Density) is used as an external wall cladding
Restrictions on Use:	None known
Section 2. Hazards Identification	
GHS Classification:	Carcinogenity, Category 1A Target Organ Systemic Toxicity Repeated Exposure, Category 1
GHS Label Element(s): Symbol	
Signal Word	DANGER
Hazard Statement(s)	May cause cancer if dust from product is inhaled Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product
Precautionary Statement(s)	Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from product. Wash hands and face thoroughly after handling. Use personal protective equipment as required. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.



Date of Issue: 04/11/22

Precautions of safe handling and storage:	Fiber-cement boards in their intact state do not present a health hazard. The controls below apply to dust generated from the boards by cutting, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. James Hardie® recommended best practices for handling fiber-cement: Keep exposure to dust as low as reasonably possible. Respirable crystalline silica limits are specified by OSHA and MSHA and identified in Section 8 of this SDS. Exposure to respirable (fine) silica dust depends on a variety of factors, including activity rate (e.g. cutting rate), method of handling (e.g. electric shears), environmental conditions (e.g. weather conditions, workstation orientation) and control measures used. Practices likely to generate dust should be performed outside if possible, or in a well ventilated area. The work practices and engineering controls set out in Section 8 should be followed to reduce silica exposures. Keep away from reactive products. Do not store near food, beverages or smoking materials. Avoid spilling and creating dust. Maintain appropriate dust controls during handling. Use appropriate respiratory protection during handling as described in Section 8.
Incompatibilities:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.



Date of Issue: 04/11/22

Cutting Indoors	• Cut only using score and snap method or with fiber-cement shears (manual, electric or pneumatic) • Position cutting station in well-ventilated area to allow for dust dissipation
Sanding / Grinding / Drilling / Other Machining	If sanding, grinding, drilling or other machining is necessary, you should always wear a NIOSH-approved dust mask or respirator (e.g. N-95) and warn others in the immediate area.
Clean-Up	During clean-up of dust and debris, wet debris down with a fine water mist, apply a dust reducing sweeping compound in sufficient quantities, or use a vacuum to collect dust and debris. NEVER used compressed air or dry sweep without first applying a dust reducing control measure.
Personal Protective Equipment	
• Respiratory – If respirators are selected, use and maintain in accordance with ANSI Standard (Z88.2) for particulate respirators. Select respirators based on the level of exposure to crystalline silica as measured through exposure monitoring. Use respirators that offer protection to the highest concentrations of crystalline silica if the actual concentrations are unknown. Put in place a respiratory protection and monitoring program that complies with MSHA or OSHA (e.g. 29CFR1910.134) standards, which include provisions for a user training program, respirator repair and cleaning, respirator fit-testing and other requirements. Comply with all other applicable federal and state laws. • Eye – When cutting material, dust resistant safety goggles / glasses should be worn and used in compliance with ANSI Standard Z87.1 and applicable OSHA (e.g. 29CFR1910.133) standards. • Skin – Loose comfortable clothing should be worn. Direct skin contact with dust and debris should be avoided by wearing long sleeved shirts and long trousers, a cap or hat, and gloves. Work clothes should be washed regularly.	
Section 9. Physical and Chemical Properties	
Appearance and odor: Solid gray boards with varying dimensions according to product. Some product may have a surface coat of water-based acrylic paint or acrylic sealer	
Vapor Pressure: Not relevant	Flash Point: Not relevant
Specific Gravity: Not relevant	Autoignition Temperature: Not relevant
Flammability Limits: Not relevant	Volatility: Not relevant
Boiling Point: Not relevant	Solubility in water: Not relevant
Melting Point: Not relevant	Evaporation rate: Not applicable
Section 10. Stability and Reactivity	
Stability:	Crystalline silica and fiber cement are stable under ordinary conditions
Conditions to Avoid:	Excessive dust generation when cutting
Materials to Avoid:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such

Date of Issue: 04/11/22

	Specific target organ toxicity (repeated exposure) – causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product
Carcinogenicity:	California Proposition 65 Warning: WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. International Agency for Research on Cancer (IARC): Crystalline silica inhaled in the forms of quartz or cristobalite from occupational sources is carcinogenic to humans Carbon black is possibly carcinogenic to humans The National Toxicology Program (NTP): NTP has concluded that respirable crystalline silica is a known human carcinogen LD50 (Silicon dioxide): Rat oral >22,500 mg / kg Mouse oral > 10,500 mg/kg
Section 12. Ecological Information	
There is a very limited amount of ecological data available on the effects of releases that may occur from this product being released into the environment. Clean up of the spilled product would not be expected to leave any hazardous material that could cause a significant adverse impact. There is a limited amount of ecological data available on crystalline silica, primarily because it is a naturally occurring mineral. An adequate representation of these data is beyond the scope of this document.	
Section 13. Disposal Considerations	
Dispose of material as inert, non-metallic mineral in conformance with local, state and federal regulations. Fiber cement and crystalline silica are not RCRA hazardous wastes.	
Section 14. Transport Information	
There are no special requirements for storage and transport	
UN No:	None allocated
Dangerous goods class:	None allocated
Hazchem code:	None allocated
Poisons schedule:	None allocated
Packing group:	Not applicable
Label:	Not a DOT hazardous material. Local regulations may apply
Section 15. Regulatory Information	
DOT hazard classification:	None



Date of Issue: 04/11/22

Placard requirement:	Not a DOT hazardous material. Local placarding regulations may apply
California Proposition 65:	WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information
CERCLA hazardous substance (40CFR Part 302):	Listed substance: No Unlisted substance: No Reportable quantity (RQ): None Characteristic(s): Not applicable RCRA waste number: Not applicable
SARA. Title III. Sections 302 / 303 (40CFR part 355 – Emergency Planning and Notification):	Extremely hazardous substance: No
SARA. Title III. Section 311 / 312 (40CFR part 370 – Hazardous Chemical Reporting: Community Right-To-Know):	Acute: Yes Chronic: Yes Fire: No Pressure: No Reactivity: No
SARA. Title III. Section 313 (40CFR part 372 – Toxic Chemical Release Reporting: Community Right-To-Know	Not a RCRA hazardous waste
TSCA Inventory List:	Yes
TSCA 8(d):	No
Section 16. Other Information	
Prepared by Lou Hoffman	Issue Date: 03/01/21 Updated: 04/11/22

This form has been prepared to meet the current Federal OSHA Hazard Communication Standard and is offered without any warranty or guarantee of any type. James Hardie Building Products cannot control the use of its products, and therefore specifically disclaims liability and responsibility arising from the use, misuse and alteration of its products.

The information contained within this SDS was produced without independent scientific or medical studies analyzing the effects of silica upon human health. The information contained herein is based upon scientific and other data James Hardie Building Products believes is valid and reliable and provides the basis for this SDS. The information contained herein relates only to specific materials listed in the document. It does not address the effects of silica when used in combination with other materials or substances, or when used in other processes. Because conditions of use are beyond James Hardie Building Products control, the company makes no representation, guarantee or warranty of any kind in this SDS, either express or implied, including the implied warranties of merchantability or fitness of the

THE VALUE OF AZEK® PREMIUM TRIM

AZEK Trim provides long-term value through trusted durability and beautiful flexibility. Unlike wood, AZEK Trim doesn't need paint or stain for protection. Our trim comes in a beautiful semimatte white and has exceptional resistance to moisture, no matter the climate. Leave constant maintenance behind. Creatively curve and easily shape AZEK Trim through heat moulding. Get truly premium value backed by our industry-best Lifetime Limited Warranty.

AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- **Moisture-resistant**

AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

- **Unprecedented durability**

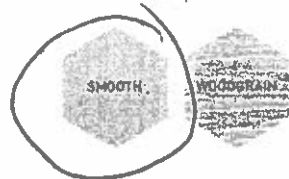
Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.

- **Rot-resistant**

Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.



Finish Options



Trim Boards

- AZEK CLASSIC TRIM
- AZEK TRIM WITH PAINTPRO™ TECHNOLOGY
- AZEK RABBETED TRIM
- FLANGE SLOTTED WINDOW TRIM



SECTION 06 65 00 – Simulated Wood Trim

Plastic Simulated Wood Trim

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Cellular PVC trim boards for:
 - 1. Corner boards
 - 2. Soffits
 - 3. Fascia
 - 4. Battens
 - 5. Door pilasters
 - 6. Frieze boards
 - 7. Rake boards
 - 8. Architectural millwork
 - 9. Door trim
 - 10. Window trim
 - 11. Wainscoting
 - 12. Pergolas
 - 13. Cupolas
 - 14. Porch Ceilings
 - 15. Arbors
 - 16. Fencing
 - 17. Column Wraps
 - 18. Skirtboards
 - 19. Water tables
 - 20. Pilasters

1.2 RELATED SECTIONS

- A. Section 06 11 16 – Mechanically Graded Lumber
- B. Section 06 20 00 – Finish Carpentry
- C. Section 06 30 00 – Exterior Carpentry
- D. Section 06 40 00 – Architectural Woodwork
- E. Section 06 43 16 – Wood Railings
- F. Section 06 64 00 - Plastic Paneling
- G. Section 06 65 00 – Plastic Simulated Wood Trim
- H. Section 06 66 00 – Custom Ornamental Simulated Woodwork
- I. Section 09 90 00 – Painting and Coating

1.3 REFERENCES

- A. ASTM D792 - Density and Specific Gravity of Plastics by Displacement.
- B. ASTM D570 - Water Absorption of Plastics.
- C. ASTM D638 - Tensile Properties of Plastics.
- D. ASTM D790 - Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.
- E. ASTM D1761 - Mechanical Fasteners in Wood.
- F. ASTM D5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by means of a Striker Impacted by a Falling Weight.
- G. ASTM D256 - Determining the Pendulum Impact Resistance of Plastics.
- H. ASTM D696 - Coefficient of Linear Thermal Expansion of Plastics Between -30°C and 30°C with a Vitreous Silica Dilatometer.
- I. ASTM D635 - Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
- J. ASTM E84 - Surface Burning Characteristics of Building Materials.
- K. ASTM D648 - Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position.
- L. ASTM D3679 - Standard Specification for Rigid Poly Vinyl Chloride (PVC) Siding.

1.4 SUBMITTALS

- A. General: Submit under provisions of Section 01 30 00 – Administrative Requirements.
- B. Product Data: Manufacture's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation instructions and methods.
 - 4. Code compliance reports.
- C. LEED Submittals: Provide documentation of how the requirements of Credit will be met:
 - 1. List of proposed materials demonstration that each material was extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.
- D. Samples: For each product specified, two samples, minimum size 6 inches long, representing actual product, color, finish.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer with a minimum of 15 years producing PVC trim products.
- B. Installer Qualifications: Installer with a minimum of 3 years experience with the installation of PVC trim products.
- C. Regulatory Requirements: Check with Local Building Code for installation requirements.
- D. Allowable Tolerances:
 - 1. Variation in component length: -0.00 / +1.00"
 - 2. Variation in component width: $\pm 1/16$ "

3. Variation in component thickness: $\pm 1/16''$
 4. Variation in component edge cut: $\pm 2^\circ$
 5. Variation in Density -0% + 10%
- E. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designed by Architect.
 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by architect.
 3. Refinish mock-up area as required to produce acceptable work.
 4. Accepted mock-ups shall be comparison standard for remaining work.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Trim materials should be stored on a flat and level surface on a full shipping pallet. Handle materials to prevent damage to product edges and corners.
- B. Store materials under a protective covering to prevent jobsite dirt and residue from collecting on the boards.

1.7 WARRANTY

- A. Provide manufacturer's Limited Lifetime warranty against defects in manufacturing that cause the products to rot, corrode, delaminate, or excessively swell from moisture.

PART II PRODUCTS

2.1 MANUFACTURES

- A. Acceptable products: AZEK® Trimboards manufactured by The AZEK® Company, which is located at: 888 N Keyser Ave Scranton, PA 18508
- B. Substitutions: Not permitted
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 – Product Requirements

2.2 MATERIALS

- A. PVC: Free foam cellular PVC material with a small cell microstructure and density of .55 grams/cm³.
- Material shall have a minimum physical and performance properties specified in the following Section C.
- C. Performance and physical characteristic requirements:

Property	Units	Value	ASTM Method
PHYSICAL			
Density	g/cm3	0.55	D 792
Water Absorption	%	0.15	D 570
MECHANICAL			
Tensile Strength	psi	2256	D 638
Tensile Modulus	psi	144,000	D 638
Flexural Strength	psi	3329	D 790
Flexural Modulus	psi	144,219	D 790
Nail Hold	Lbf/in of penetration	35	D 1761

Property	Units	Value	ASTM Method
Screw Hold	Lbf/in of penetration	680	D 1761
Staple Hold	Lbf/in of penetration	180	D 1761
Gardner Impact	in-lbs	103	D5420
Charpy Impact (@23°C)	ft-lbs	4.5	D256
THERMAL			
Coefficient of Linear Expansion	in/in/°F	3.2 x 10-5	D 696
Burning Rate	in/min	No burn when flame removed	D 635
Flame Spread Index	—	25	E 84
Heat Deflection Temp 264 psi	°F	150	D 648
Oil Canning (@140°F)	°F	Passed	D 648

2.3 SIMULATED WOOD TRIM

- A. PVC Trimboard: AZEK® Trimboard with Sealed Edge, designed with a natural appearance to compliment fiber cement and natural cedar.

1. Size:

a. Nominal Width:

- 1) 2 inches
- 2) 4 inches
- 3) 5 inches
- 4) 6 inches
- 5) 8 inches
- 6) 10 inches
- 7) 12 inches
- 8) 16 inches

b. Nominal Thickness:

- 1) 5/8 inch (5/8 inch actual size)
- 2) 1 inch (3/4 inch actual size)
- 3) 5/4 inch (1 inch actual size)
- 4) 6/4 inch (1-1/4 inch actual size)
- 5) 8/4 inch (1-1/2 inch actual size)

c. Length:

- 1) 12 feet
- 2) 18 feet

2. Finish:

- a. Traditional/Smooth finish
- b. Reversible with Traditional (Smooth)/Frontier (Woodgrain) finish

- B. Sheet Board: AZEK® Traditional (Smooth)/Frontier (Woodgrain) finish Sheet. For use as sheet materials or to create columns and gingerbread millwork.

1. Size:

a. Width/Length:

- 1) 4 foot by 8 foot
- 2) 4 foot by 10 foot
- 3) 4 foot by 12 foot
- 4) 4 foot by 18 foot
- 5) 4 foot by 20 foot

b. Thickness:

- 1) 3/8 inch
- 2) 1/2 inch
- 3) 5/8 inch

- 4) 3/4 inch
 - 5) 1 inch
 - 6) 1-1/4 inch
 - 7) 1-1/2 inch
 - 2. Finish:
 - a. Smooth/Traditional finish
 - b. Reversible with Traditional (Smooth)/Frontier (Woodgrain) finish
- C. PVC Cornerboard: AZEK® Corners: Folded, 90-degree, one-piece assembly produced with a Traditional or Frontier appearance to compliment fiber cement and natural cedar.
 - 1. Size:
 - a. Nominal Corner Size:
 - 1) 4 inches
 - 2) 6 inches
 - 3) 8 inches
 - b. Nominal Thickness:
 - 1) 5/4 inch (1 inch actual size)
 - c. Length:
 - 1) 10 feet
 - 2) 20 feet
 - 2. Finish:
 - a. Traditional (Smooth)
 - b. Frontier (Woodgrain)
- D. PVC Bead Board: AZEK® Beadboard: Tongue-and-Groove and Beaded Sheets.
 - 1. Size:
 - a. Thickness/Width/Length:
 - 1) Regular 5/8 inch by 4 Inches (Actual size 5/8 inch by 3-1/2 inches). Length 18 feet.
 - 2) Regular 1/2 inch by 6 inches (Actual size 1/2 inch by 5-1/2 inches). Length 18 feet.
 - 3) Regular 1 inch by 6 inches (Actual 3/4 inch by 5 1/2 inch). Length 18 feet.
 - 4) Sheet 1/2 inch by 4 feet (Actual size 1/2 inch by 48-1/8 inches) Length 8 feet.
 - 5) 1/2 inch by 4 Inches (Actual size 1/2 inch by 3-1/2 inches). Length 18 feet.
 - 6) 1/2 inch by 6 inches (Actual size 1/2 inch by 5-1/2 inches). Length 18 feet.
 - 7) 1 inch by 6 inch (Actual size 3/4 inch by 5 1/2 inches). Length 18 feet.
 - 8) WP4 T & G board 3/4 inch by 5-7/16 inch. Length 18 feet.
 - 9) Shiplap 1 inch by 6 inches (Actual Size 3/4" by 5 1/2"). Length 18'
 - 10) Shiplap 1 inch by 8 inches (Actual size 3/4" by 7 1/4"). Length 18'
 - 2. Finish:
 - a. Traditional/Smooth finish.
- E. Mouldings: AZEK® Mouldings designed to complement exterior trim.
 - 1. Crowns:
 - a. 3 inches.
 - b. 4 Inches.
 - c. 5 inches.
 - d. 6 inches.
 - e. 8 inches.
 - f. Bed Mould.
 - g. Rams Crown.
 - h. Solid Crown.
 - i. Imperial Rake Crown.
 - j. Crosshead Pediment.
 - 2. Casings:
 - a. Base Cap.
 - b. Brick Mould.
 - c. Back Band.
 - d. Rake Moulding.

- e. Adams Casing.
 - f. Crosshead Pediment.
 - g. Fluted/Reeded Casing.
- 3. Cove:
 - a. Quarter Round.
 - b. Bed Moulding.
 - c. Baluster Moulding.
 - d. Scotia Cove.
 - e. Cove Moulding
- 4. Sill:
 - a. Sill.
 - b. Sill Nose.
 - c. Heavy Sill.
 - d. Sub Sill Nose.
 - e. Historic Sill.
 - f. Large Historic Sill.
 - g. Window Sill Nose
- 5. Specialty:
 - a. Drip Cap.
 - b. Shingle Mould.
 - c. Garage Door Thermostop.
 - d. Water Table.
 - e. Beaded Cap.
 - f. Panel Mould.
 - g. Wainscot Cap.
- 6. J-Channel Series.
 - 1) J-Brick
 - 2) 4" J-Casing
 - 3) 6" J-Casing
 - 4) 4" QuickCorner
 - 5) 6" QuickCorner
- 7. Length:
 - a. 12 feet.
 - b. 16 feet.
 - c. 18 feet.
- 8. Finish:
 - a. Smooth finish.

2.4 SIMULATED WOOD TRIM

- A. PVC Trimboard: AZEK® Rabbeted Trimboard, designed with 3/4 inch pocket to accommodate any siding product including fiber cement, cedar, hardboard and vinyl.
 - 1. Size:
 - a. Nominal Width:
 - 1) 4 inches
 - 2) 6 inches
 - 3) 8 inches
 - b. Nominal Thickness:
 - 1) 5/4 inch (1 inch actual size)
 - c. Length:
 - 1) 18 feet
 - 2. Finish:
 - a. Traditional/Smooth finish
 - b. Frontier (Woodgrain) finish
- B.
- C. PVC Cornerboard: AZEK® Rabbeted Corners. Folded 90 degree one piece corner assembly designed with 3/4 inch pocket to accommodate any siding product including fiber cement, cedar, hardboard and vinyl.
 - 1. Size:
 - a. Nominal Corner Width:

- 1) 4 Inches
 - 2) 6 inches
 - b. Nominal Thickness:
 - 1) 5/4 inch (1 inch actual size).
 - c. Length:
 - 1) 10 feet.
 - 2) 20 feet.
- D. PVC Skirtboard: AZEK® 1-Piece Skirtboard. Precut trim providing grade clearance and starter strip for fiber cement sidings as well as composite sidings.
 - 1. Size:
 - a. Nominal Width:
 - 1) 5/4 inch x 4 inches
 - 2) 5/4 inch by 6 inches
 - 3) 5/4 inch by 8 inches
 - 4) 1 inch by 4 inches
 - 5) 1 inch by 6 inches
 - 6) 1 inch by 8 inches
 - 7) 1 inch by 10 inches
 - b. Length:
 - 1) 18 feet.
 - 2. Finish:
 - a. Traditional/Smooth finish.
 - b. Frontier/Woodgrain finish.
- E. PVC Skirtboard: AZEK® Universal Skirt Board, A two-piece reversible trimboard with integrated z-flashing and starter.
 - 1. Size:
 - a. Nominal Width:
 - 1) 5/4 inch by 6 inches
 - 2) 5/4 inch by 8 inches
 - 3) 5/4 inch by 10 inches
 - b. Length:
 - 1) 18 feet.
 - 2. Finish:
 - a. Traditional/Smooth finish.
 - b. Frontier/Woodgrain finish.
- F. PVC Bandboard/Skirtboard: AZEK® Integrated Drip Edge, A two-piece reversible trimboard with integrated z-flashing.
 - 1. Size:
 - a. Nominal Width:
 - 1) 5/4 inch by 6 inches
 - 2) 5/4 inch by 8 inches
 - 3) 5/4 inch by 10 inches
 - b. Length:
 - 1) 18 feet.
 - 2. Finish:
 - a. Traditional/Smooth finish.
 - b. Frontier/Woodgrain finish.
- G.
- H. PVC Columnwrap: AZEK® one-piece column wraps.
 - 1. Size:
 - a. Nominal Width:
 - 1) 4 inches by 4 inches (inside dimensions 3-3/4 inches)
 - 2) 6 inches by 6 inches (inside dimensions 5-3/4 inches)
 - 3) 8 inches by 8 inches (inside dimensions 7-1/2 inches)
 - b. Length:

- 1) 8 feet 6 inches
 - 2) 10 feet
 - c. Thickness:
 - 1) 1/2 inch
- 2. Finish:
 - a. Traditional/Smooth finish.

2.5 SIMULATED WOOD TRIM

- A. Paintable PVC Trimboard: AZEK® PaintPro® Trimboard, designed with a natural appearance to compliment fiber cement, engineered wood, natural cedar and is engineered to be painted.
 - 9. Size:
 - a. Nominal Width:
 - 1) 4 inches
 - 2) 6 inches
 - 3) 8 inches
 - 4) 10 inches
 - 5) 12 inches
 - 6) 4 feet
 - b. Nominal Thickness:
 - 1) 1 inch (3/4 inch actual size)
 - 2) 5/4 inch (1 inch actual size)
 - c. Length:
 - 1) 16 feet
 - 2) 8 feet
 - 3) 10 feet
 - 10. Finish:
 - a. Reversible with Traditional (Smooth)/Frontier (Woodgrain) finish
 - b. Painting
 - 1) Must be painted within 180 days of UV exposure
 - 2) For lighter colors with a Light Reflective Value (LRV) 55 or greater: paint must be 100% acrylic latex.
 - 3) For darker colors with an LRV less than 55: Paint must be vinyl-safe from a vinyl-safe color palette.
 - 4) For custom color, use a coating with solar reflective pigments

2.6 ACCESSORY PRODUCTS

- A. Fasteners:
 - 1. AZEK® Cortex for Trim
 - 2. Use fasteners design for wood trim and wood siding (thinner shank, blunt point, full round head) with AZEK®.
 - 3. Use a highly durable fastener such as stainless steel or hot-dipped galvanized.
 - 4. Staples, small brads and wire nails must not be used as fastening members.
 - 5. The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 1/2".
 - 6. Standard nail guns work well with AZEK® trim products.
 - 7. Use 2 fasteners per every framing member for trimboard applications. Trimboards 12" or wider, as well as sheets, will require additional fasteners.
 - 8. Fasteners must be installed no more than 2" from the end of each board.
 - 9. AZEK® should be fastened into a flat, solid substrate. Fastening AZEK® into hollow or uneven areas must be avoided.
 - 10. Pre-drilling is typically not required unless a large fastener is used or product is installed in low temperatures.
 - 11. 3/8" and 1/2" sheet product is not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened.

B. Adhesives:

1. Glue all AZEK® to AZEK® joints such as window surrounds, long fascia runs, etc. with AZEK® Adhesive, a cellular pvc cement, to prevent joint separation.
2. The glue joint should be secured with a fastener and/or fastened on each side of the joint to allow adequate bonding time.
3. AZEK® Adhesive has a working time of 10 minutes and will be fully cured in 24 hours.
4. If standard pvc cements are used, keep in mind these products typically cure quickly which will result in limited working time and may reduce adhesive strength.
5. Surfaces to be glued should be smooth, clean and in complete contact with each other.
6. To bond AZEK® to other substrates, various adhesives may be used. Consult adhesive manufacturer to determine suitability.

C. Sealants:

1. Use urethane, polyurethane or acrylic based sealants without silicone.

2.7 FINISHES

A. AZEK products do not require paint for protection but may be painted to achieve a custom color.

B. Preparation:

1. No special surface preparations are required prior to painting - sanding is not necessary for paint adhesion.
2. Surface must be clean and dry.
3. Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.
4. Follow the paint manufacturer's recommendations to apply.

PART III EXECUTION

3.01 INSTALLATION

A. Manufacturer instructions:

1. Comply with manufacturer's product catalog installation instructions and product technical bulletin instructions.

B. Cutting:

1. AZEK® products can be cut using the same tools used to cut lumber.
2. Carbide tipped blades designed to cut wood work well. Avoid fine tooth metal cutting blades.
3. Rough edges from cutting may be caused by excessive friction, poor board support, or worn or improper tooling.

C. Drilling:

1. AZEK® products can be drilled using the same tools used to drill lumber.
2. Drilling AZEK® products is similar to drilling a hardwood. Care should be taken to avoid frictional heat build-up.
3. Use standard woodworking drills. Do not use drills made for normal rigid pvc.
4. Periodic removal of AZEK® shavings from the drill hole may be necessary.

D. Milling:

1. AZEK® products can be milled using standard milling machines used to mill lumber.
2. Relief Angle 20° to 30°
3. Cutting speed to be optimized with the number of knives and feed rate.

E. Routing:

1. AZEK® products can be routed using standard router bits and the same tools used to rout lumber.
2. Carbide tipped router bits are recommended.

F. Edge Finishing:

1. Edges can be finished by sanding, grinding or filing with traditional woodworking tools.

G. Nail Location:

1. Use 2 fasteners per every framing member for trimboard applications.
2. Trimboards over 12" or wider, as well as sheets, will require additional fasteners.
3. Fasteners must be installed no more than 2" from the end of each board.

H. Thermal Expansion and Contraction:

1. AZEK® products expand and contract with changes in temperature.
2. Properly fastening AZEK® material along its entire length will minimize expansion and contraction.
3. When properly fastened, allow 1/8" per 18 foot of AZEK® product for expansion and contraction.
4. Joints between pieces of AZEK® should be glued to eliminate joint separation. When gaps are glued on a long run of AZEK®, allow expansion and contraction at ends of the run.

END OF SECTION



North Side

East Lane

East Side

North Higgins



Plywood on
door





North Side

East Lane



East Side

North Higgins



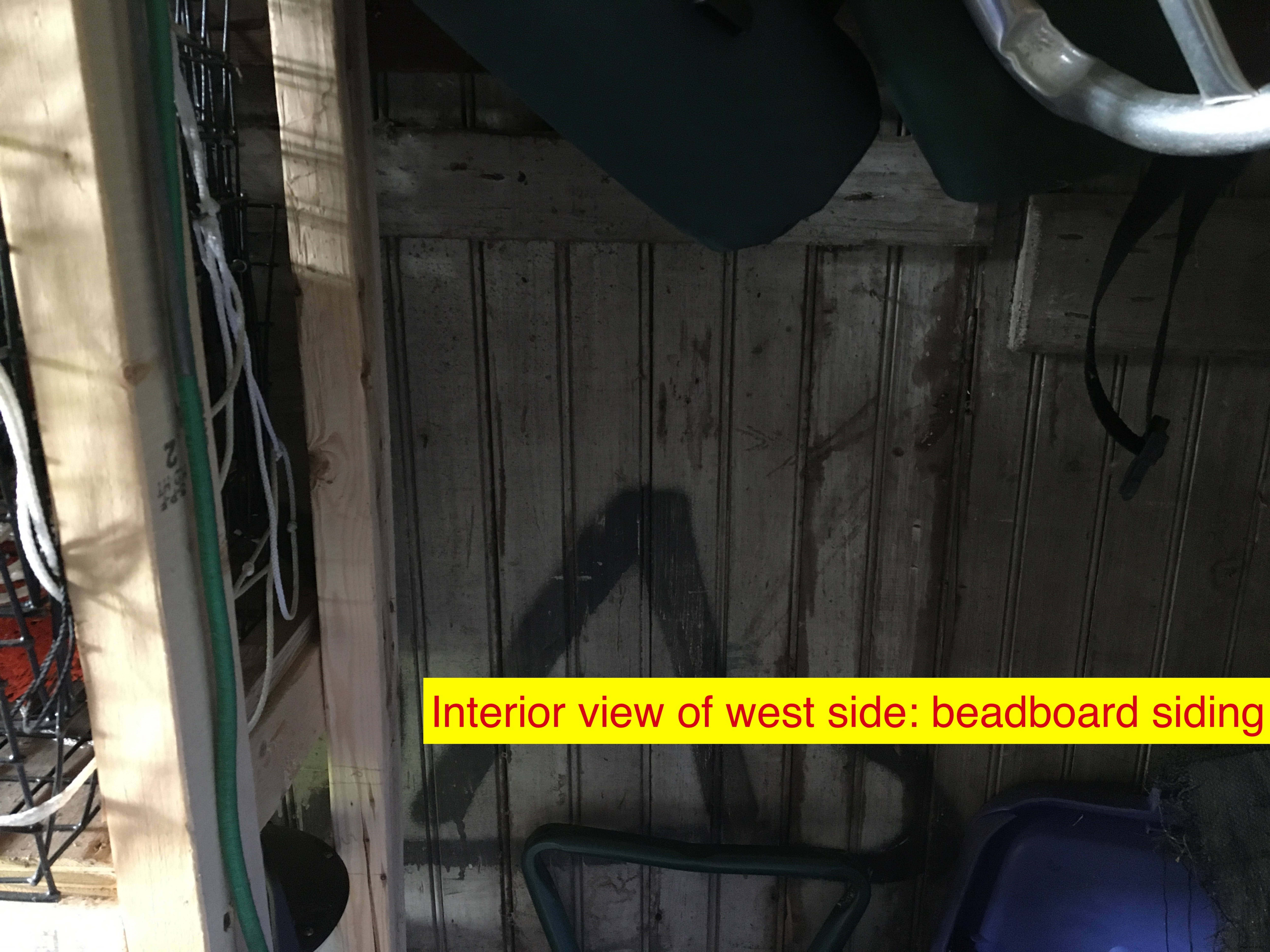
South Side



West Side

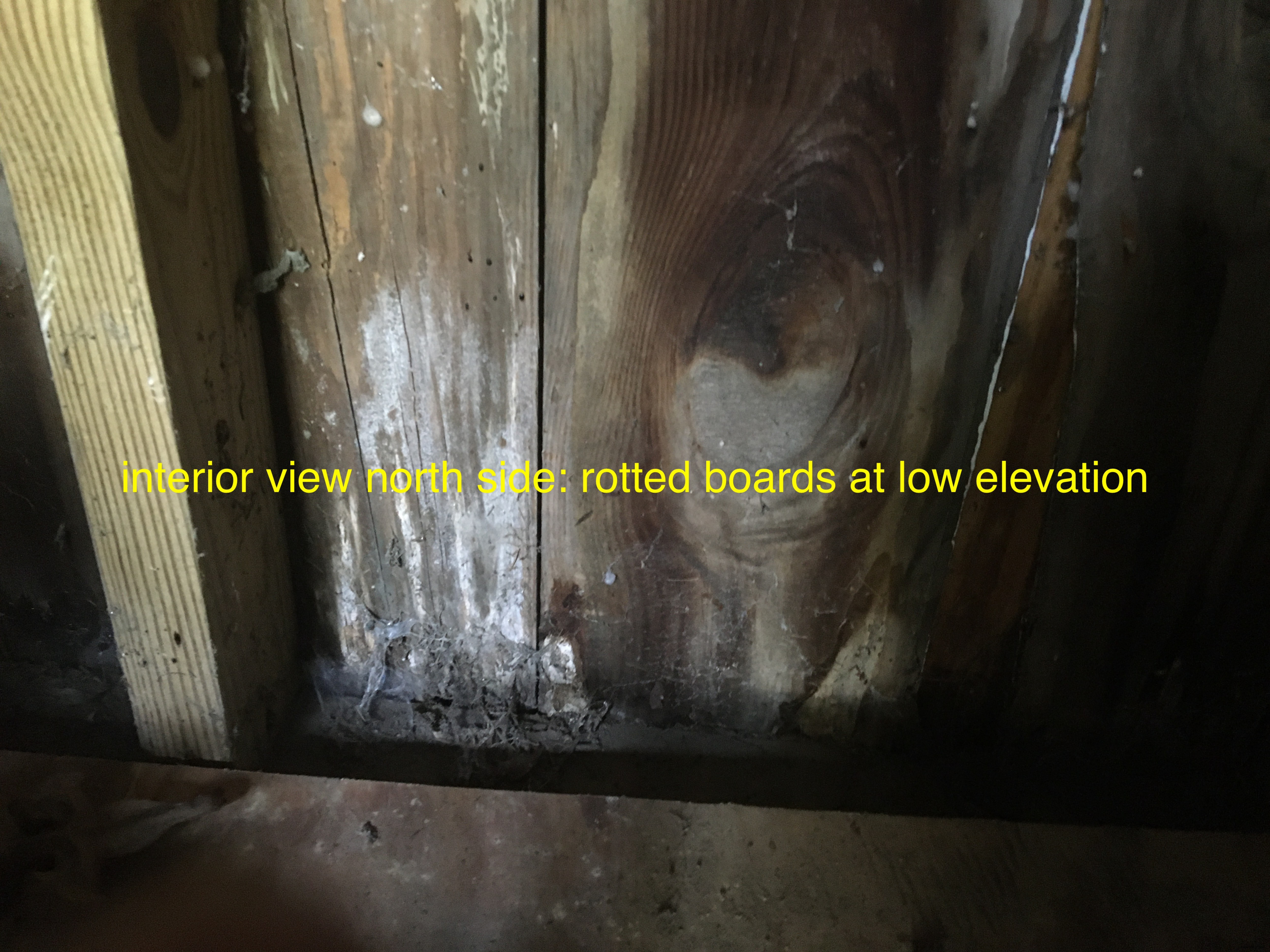
Waterboard example on Aurora and August Streets





Interior view of west side: beadboard siding

[illegible]



interior view north side: rotted boards at low elevation

The image shows the interior of a wooden structure, likely a shed or a small building. The walls are constructed from plywood and wooden planks. On the left, there is a vertical wooden plank with a prominent grain. To its right, a section of the wall is covered in plywood, showing some staining and a small red mark. Further right, another vertical wooden plank is visible. The floor is also made of plywood, with some debris and a small pile of green grass or weeds in the bottom right corner. The lighting is somewhat dim, and the overall appearance is that of a rustic or unfinished interior.

interior view south side: plywood only



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

Monday, July 10, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor

Staff:

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

Absent:

Commission Members:

Maria Brophy, Vice Chairperson
Michael Stuart

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

2. Agenda Summary Review —

Commissioner Greer moved to approve the July 10, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

3. Old Business — None

4. New Business —

- a. Applicant:** David A. Douglas
File No.: 2023-966
Location: 214 S. Washington Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2091
Zoning: R-10A

Request: The applicant is proposing to install a new 6' brick privacy wall along the rear and southern property lines. The applicant is also proposing to install a 6' wooden privacy fence in the rear yard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

David A. Douglas
Lyndsey Ryan Esq.

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- b. Applicant:** Blair and Julia Alley
File No.: 2023-967
Location: 223 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2125
Zoning: R-10A

Request: The applicant is proposing to construct a 130 sq ft screened porch on the rear façade of the building. 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 to install a combination brick and wrought iron fence. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*
- ii. *Guideline 66. Adding New Porches*
- iii. *Guideline 67. New Rear Decks and Patios*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Julia Alley

Public Comment:

Michael Bickford

Jim Carr

Commissioner Pezor moved to approve the application with the condition that 1) the porch framing and flooring shall be wood; 2) the porch roof shall match the existing sunroom's membrane roof; 3) the foundation shall be brick piers, with lattice in between; 4) the steps from the screen porch shall be brick, wood, or a combination of both; 5) the custom wrought iron fencing shall run from the rear corner of the sunroom to the corner of the property; 6) the fence shall consist of brick columns with custom wrought iron fencing in between; 7) the new door leading from the existing structure to the screen porch shall be Pella Lifestyle Series aluminum clad door; and 8) the new porch will align with the existing sunroom. Commissioner Greer seconded the motion.

Vote	4-0-2
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- c. Applicant:** Mid-Shore Exteriors
File No.: 2023-968
Location: 114 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1958
Zoning: R-7A

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

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jackie Whisman

Public Comment:

Jim Carr

Commissioner Pezor moved to table the application pending the submission of an amended application with details on the proposed roof's pitch and the guttersls. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- d. Applicant:** **Helen Herman**
File No.: **2023-965**
Location: 333 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1103
Zoning: CB

Request: The applicant is proposing to install a new metal hanging sign from an existing metal bracket. The proposed sign is 4.63 sqft and is composed of a metal frame surrounding a “metal substrate” sign. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Helen Herman

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- e. Applicant:** Talbot 3 LLC
File No.: 2023-969
Location: 9 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1527, Lot 9
Zoning: CB

Request: The applicant is proposing to lay new concrete over the existing concrete walkway between the Avalon Theatre and 9 S. Harrison Street. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 15. Preserve Historic Sidewalk and Curb Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Tom Haschen

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- f. Applicant:** Waterfowl Festival Inc.
File No.: 2023-970
Location: 40 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1535
Zoning: CB

Request: The applicant is proposing to remove and restore 39 historic steel windows. This structure is listed on the Maryland Register of Historic Places, and has a Maryland Historic Trust easement. This application includes a letter from the MHT director authorizing the scope of work. This is a contributing building to the Historic District.

Historic District Guideline references:
i. Guideline 89. Maintain Historic Windows

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Lyndee Zeller, Director
Anthony Kern, Board of Directors and Building Committee Chairman

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

5. Discussion Item —

- a. 109 South Lane Demolition Project — the Commission briefly revisited this discussion item held at the June 26, 2023 meeting with added discussion of developing the property as a Commercial Use.

6. Decision Summary Review —

Commissioner Pezor moved to approve the June 26, 2023 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0

ABSENT: 2 - Brophy, Stuart

7. Administrative Approval

- a. Applicant:** For All Seasons
File No.: 2023-975
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1874
Zoning: CG

Request: This application will be rescheduled pending the submission of a completed application.

- 8. Adjournment** — Commissioner Greer moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:02 p.m.