



Historic District Commission MEETING AGENDA

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

Call to Order

- 1) Approval of the Agenda for August 14, 2023.

Old Business

- 1) **Application Number:** 2019-168
Applicant: 1616 Elkins Lane LLC
Location: 34 South West Street
Tax Map 104, Grid 0EA, Parcel 1442
Zoning District: CB
Request: Soffit and Fascia Replacement.
- 2) **Application Number:** 2023-844
Applicant: Lee Weldon, Chesapeake Green Design, Inc.
Location: 318 Goldsborough Street
Tax Map 103, Grid 000, Parcel 1093
Zoning District: R-7A
Request: Amendment to Previously Approved Exterior Alterations.

New Business

- 1) **Application Number:** 2023-991
Applicant: East Meets West LLC
Location: 22 S. Harrison Street
Tax Map 104, Grid 0EA, Parcel 1530
Zoning District: CB
Request: Demolition.
- 2) **Application Number:** 2023-995
Applicant: Gant & Associates
Location: 31 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1563
Zoning District: R-7A
Request: Roofing Repair and Rear Addition.

- | | | |
|----|----------------------------|---|
| 3) | Application Number: | 2023-982 |
| | Applicant: | Kevin Guarino |
| | Location: | 121 S. Hanson Street
Tax Map 104, Grid 000, Parcel 1932 |
| | Zoning District: | R-7A |
| | Request: | Window and Window Casing Replacement. |
| 4) | Application Number: | 2023-1004 |
| | Applicant: | Mid-Shore Exteriors |
| | Location: | 106 South Street
Tax Map 104, Grid 0EA, Parcel 1960 |
| | Zoning District: | CB |
| | Request: | EMERGENCY APPROVAL for Membrane Roof Replacement. <i>(as per the Historic District Commission Chairperson)</i> |

Discussion Item

Approval of Minutes.

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

Administrative Approval

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 8/14/2023

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

Property Address: 34 S West Street

Application Number: 2019-168

Request: Amendment

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing a revised concept for the siding, soffit, and fascia to provide 1 hour fire separation. Due to this structure's close proximity to the neighboring structure, the Building Inspection Department requires additional fire separation. The applicant has submitted a revised rendering that uses wooden siding, soffit boards, and fascia to create a 1-hour rated wall and eave overhang.

Historic District Guidelines:

Guideline 77. Make Sensitive Replacements

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



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. In order for this renovation to be completed, this section of the wall needs to be altered in order to meet the Building Department's requirements for fire separation. The applicant has stated that the siding, trim, and facia will be wood.

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

Picture:



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



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

Meeting Date: 5/22/2023
Application Number: 2019-168
Location: 34 S West Street
Applicant: 1616 Elkins Lane LLC

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

Vote 7-0

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

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. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton's building codes.

Nicholas Johnson
Representative, Historic District Commission

6/13/23
Date



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

RECEIVED
JUL 07 2023

TOWN OF EASTON

Application #: 2019-168
Date Received: 07/07/2023
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 34 West. Easton MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1995 NATIONAL REGISTAR # 010

PROPERTY INFORMATION

OWNER NAME Neighborhood Service Center
TELEPHONE NO. 410-443-7702 EMAIL MatterHoldings@gmail.com

Applicant or Agent

NAME Donatt Matter
TELEPHONE NO. 410-443-8702 EMAIL MatterHoldings@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace front of ~~façade~~ facade / soft / facade clean
with fire retardant material of ~~like~~ like profiles
Will email - Designer Section ASAP.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

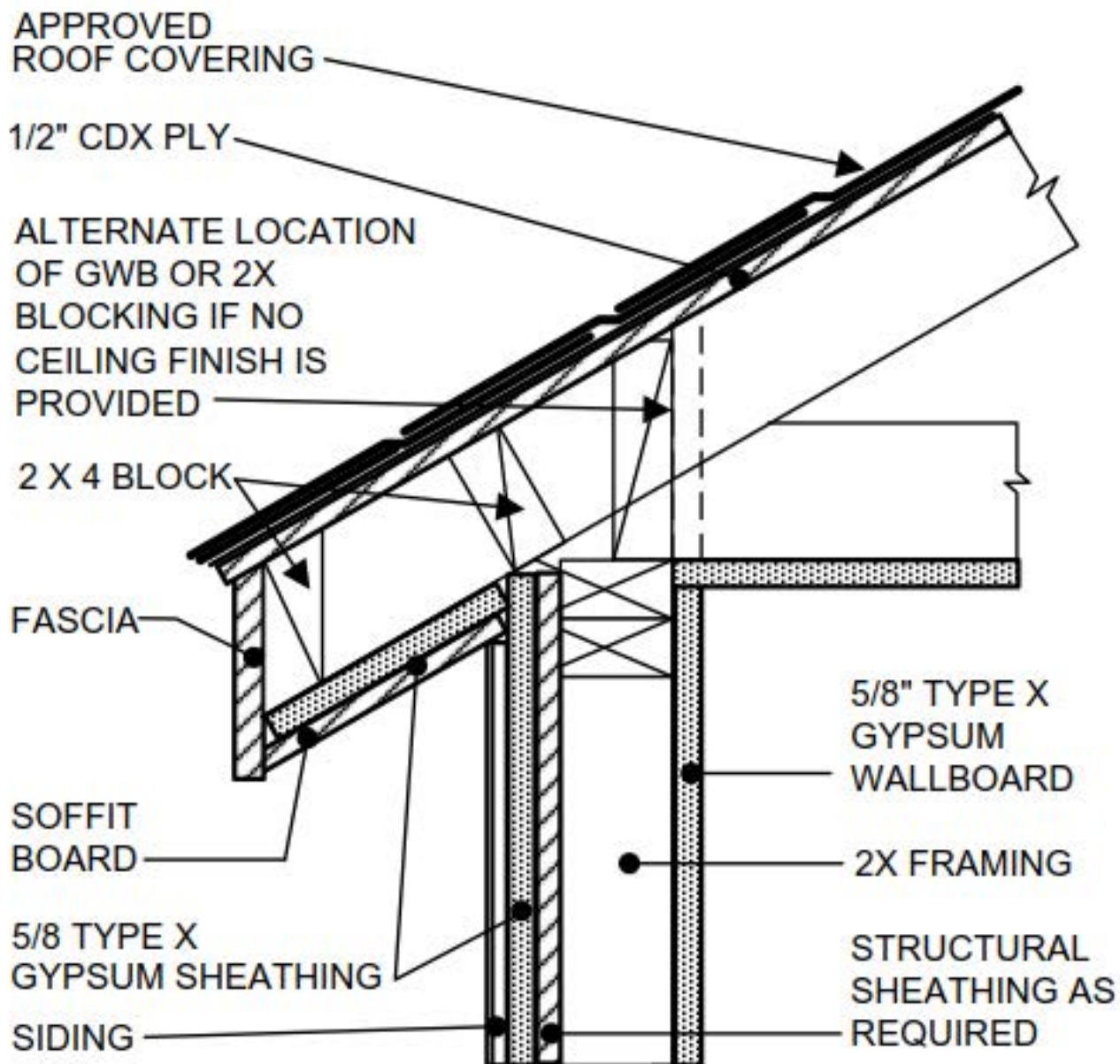
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Donatt Matter
7/7/23

Revised 4.4.2022



1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG

S

Samantha Smith

to Matten, me ▼

Jul 31, 2023, 11:48AM (4 days ago)



Hi Noah, just circling back on the material specs that we still need for the fascia, soffit and siding. I'll need them no later than COB for you to stay on the 08/14 agenda unless you choose for your application to continue as submitted.

Thanks!

Sam

Samantha N. Smith

Administrative Specialist

Planning & Zoning Department

Town of Easton, MD

410-822-1943



N

Matten Holdings

to Samantha, me ▼

Jul 31, 2023, 3:04 PM (4 days ago)



Sam it will be wood

N. A. Matten

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Planner

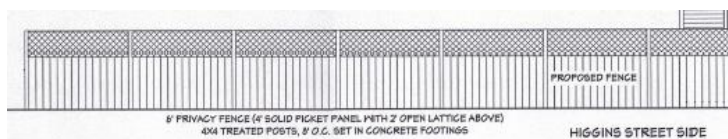
Date: 8 August, 2023

Re: 318 Goldsborough Street Fence

On February 13, 2023 the HDC approved the installation of a wooden fence and composite wood deck for the rear yard of 318 Goldsborough Street. The approved fencing plan showed three different styles of fencing that would be used for different portions of the yard. The first was a four-foot-tall solid wooden fence with two feet of lattice above that was located along the Higgins Street frontage. The second was a four-foot-tall scalloped picket fence running from the front façade of the home to the western property line. The third was a six-foot-tall wooden privacy fence running along the western property line. Both the four-foot-tall fence with lattice and the six-foot-tall privacy fence were depicted using vertical boards.

Upon installation of the fencing, it was observed that the Higgins Street fencing was installed as a six-foot-tall privacy fence using horizontal boards without the two-foot lattice depicted in the plans. This section of the fencing violated §28-1006.D of the Zoning Ordinance which prohibits fences that exceed four feet in height in any front yard. This section of fencing was subsequently altered into a four-foot-tall solid fence (using horizontal boards) with an additional two feet of lattice. The six-foot privacy fence currently remains a six-foot-tall fence using horizontal wooden boards.

The Commission is now tasked with determining whether the fencing can remain as installed. With the lattice being added to the Higgins Street frontage, the only remaining issue is the horizontal boards. The original plans approved by the HDC showed vertical boards for both six-foot tall portions of the fence.



Higgins Street Fence as Approved



Higgins Street Fence as Installed



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

Meeting Date: 2/13/2023
Application Number: 2023-0844
Location: 318 Goldsborough Street
Applicant: Lee Weldon- Chesapeake Green Design Inc.
Request: Fence and Rear Deck

Request: The applicant is proposing to install a perimeter fence composed of three different fencing types around the back yard. The north and south sides of the fence will be a 4-foot-tall scalloped picket fence. The Higgins Street side will be a solid 4-foot-tall fence with an additional 2-foot lattice. The western side will have a 6-foot-tall solid fence. The applicant is also proposing a rear deck made of a composite wooden material. 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

Commissioner Bateman moved to approve the application as submitted. Vice Chair Brophy seconded the motion.

Vote 5-0-1

FOR: 5 - Demby, Brophy, Bateman, Harrington, Pezor

ABSENT: 1 – Sebastian

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

2/28/2023
Date



Historic District Commission MEETING AGENDA

Monday, February 13, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Old Business

New Business

- 1) **Application Number:** 2023-848
Applicant: Derick Daly
Location: 209 Port Street
Tax Map 104, Grid 000, Parcel 1483
Zoning District: R-7A
Request: Roof Solar Panels
- 2) **Application Number:** 2023-846
Applicant: Josey Tucker, Marasun LLC
Location: 11 South Street
Tax Map 104, Grid 000, Parcel 1515
Zoning District: R-7A
Request: In-Kind Metal Roof Replacement and New Chimney Flashing
- 3) **Application Number:** 2023-844
Applicant: Lee Weldon, Chesapeake Green Design, Inc.
Location: 318 Goldsborough Street
Tax Map 103, Grid 000, Parcel 1093
Zoning District: R-7A
Request: Exterior Alterations
- 4) **Application Number:** 2023-853
Applicant: BRM LLC
Location: 305 Brooklets Avenue
Zoning District: R-7A
Request: Roof and Siding
- 5) **Application Number:** 2023-854
Applicant: Moshie Holtzberg
Location: 313 North Street

Zoning District:
Request:

R-7A
HVAC

Discussion Item

Approval of Minutes.

Administrative Approval

- 1) **Application Number:** 2023-845
Applicant: Julie Howden, Mid-Shore Exteriors
Location: 120 North West Street
Tax Map 104, Grid 0EA, Parcel 1268
CB
Zoning District: In-Kind Roof Replacement
Request:
- 2) **Application Number:** 2022-760
Applicant: Katherine and Kyle Bounds
Location: 27 S. Harrison Street
Tax Map 104, Grid 0EA, Parcel 1522
CB
Zoning District: Revisions
Request:
- 3) **Application Number:** 2023-849
Applicant: Donald M. Bailey Sr.
Location: 641 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 780
R-7A
Zoning District: In-Kind Roof Shingles Replacement
Request:
- 4) **Application Number:** 2023-847
Applicant: Mike Hand, Wilder Trees, Lawn and Landscapes
Location: MD LTE No. 1701
229 S. Aurora Street
Tax Map 105, Grid 0EA, Parcel 2151
Zoning District: R-10A
Request: Tree Removal
- 5) **Application Number:** 23-850
Applicant: Charles Sedgwick, Tree Experts of Maryland

Location:

MD LTE No. 1860 ; Certified Arborist
MA-4691A

Zoning District:

18 West Glenwood Ave
Tax Map 104, Grid 0EA, Parcel 1446

Request:

CB
Tree Removal

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 2/13/2023

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

Property Address: 318 Goldsborough Street

Application Number: 2023-844

Request: Fence and Rear Deck

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a perimeter fence around the back yard made up of three different fencing types. The north and south sides of the fence will be 4-foot-tall scalloped picket fence. The Higgins Street side will be a solid 4-foot-tall fence with an additional 2-foot lattice. The western side will have a 6-foot-tall solid fence. The applicant is also proposing a rear deck made of a composite wooden material. This property recently received approval to do an in-kind asphalt shingle roof replacement in November of 2022. In 2021, the HDC gave approval to replace the existing windows and front porch.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- 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.



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

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.

Guideline 66. Adding New Porches

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

STAFF RECCOMENDATION

Staff recommends **approving** this application. The proposed fence meets the Zoning Ordinance's requirements regarding height and placement. The Commission may choose to require a different style of fence along Higgins Street since the proposed style of fence is not commonly found within the historic district. The proposed deck should not be visible from any public right of way with the addition of the new fencing.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008560		318 GOLDSBOROUGH ST		HALLIDAY, DOUGLAS O			
YEAR BUILT		PHYSICAL CONDITION					
1880*		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							
ASBESTOS WALL SHINGLES ONLY OBVIOUS CHANGE. DWELLING PROBABLY HAD PORCH AT ONE TIME. ORIGINAL FABRIC INCLUDES NARROW DOOR TRANSOM + SURROUND, 2/2 WINDOWS + CORNICE. EXTERIOR STACK CHIMNEY ON LEFT SIDE. NO OUTBLDG							



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

Application #: **2023-844**
Date Received: **01/23/2023**
Fee Paid: **\$25 DAIS**
HDC Meeting Date: **02/13/2023**
Date Property Posted: **02/01/2023**

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS - ADD DECOR

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

PROPERTY INFORMATION

ADDRESS

318 GOLDSBOROUGH ST

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

BRAINARD H. WARNER

TELEPHONE NO.

301-928-8826

EMAIL

hank-warner@yahoo.com

Applicant or Agent

NAME

LEE WELDON - CHESAPEAKE GREEN DESIGN, INC

TELEPHONE NO.

443-205-9104

EMAIL

lweldon@chESAPEAKEgreendesign.com

Description of Proposal (include additional sheets, as necessary)

CONSTRUCT A DECK AT REAR OF EXISTING HOUSE
BUILD PRIVACY FENCE AT SIDE LOT LINES
BUILD DECORATIVE 4' FENCE AT FRONT AND REAR

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]
1-23-2023
LELAND C. WELDON

TOWN OF EASTON

Revised 4.4.2022

RECEIVED
JAN 23 2023



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

Restoration of existing windows is the 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.



FENCE AND DECK Proposed for

318 GOLDSBOROUGH
STREET
EASTON, MD 21601

PRESENTED BY
CHESAPEAKE GREEN DESIGN, INC.

443-205-9104

LWELDON@CHESAPEAKEGREENDSIGN.COM

PROJECT OVERVIEW – The Existing House

- Original residence constructed circa 1900
- Frame construction with modest details, a brick chimney, partial furnace basement, and approx. 1800 square feet of living space
- Similar in form and size to numerous homes in the surrounding neighborhood.
- Work has proceeded since 2021 on rehabilitating the house under HDC COA 2021-00515



GOLDSBOROUGH STREET FAÇADE

6' privacy fence separates property from adjoining lot, extended to the line of the front wall of the house.

4' scalloped picket fence extends from house to property line, parallel to the street

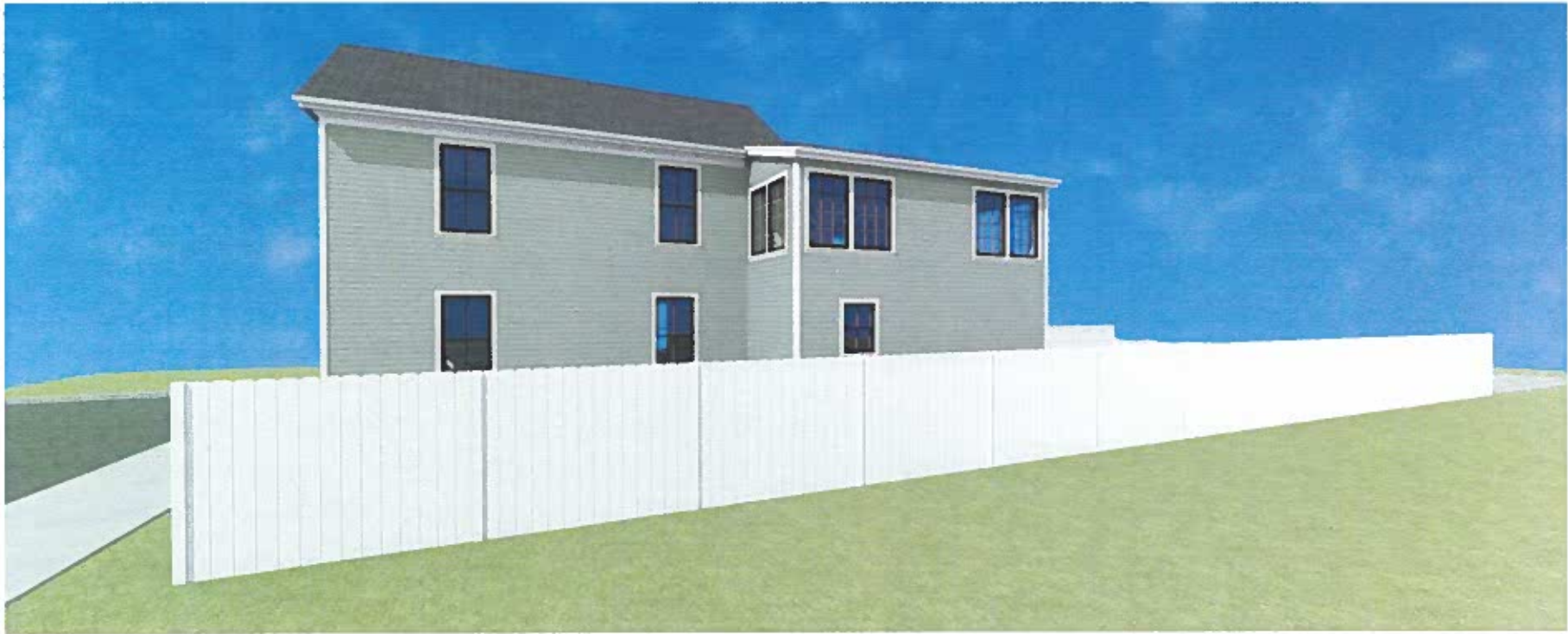
EXTERIOR VIEWS



N. HIGGINS STREET FAÇADE

Beginning at the side entry sidewalk, a 6' high privacy fence extends to parking area at the rear of the property. The fence is comprised of a 4' high lower section of solid wood pickets with a 2' high section of open lattice above. (The illustration above is not to scale – see scale drawings)

EXTERIOR VIEWS



WEST FACING VIEW
6' HIGH SOLID PICKET WOOD PRIVACY
FENCE ALONG PROPERTY LINE.
FRONT END OF FENCE ALIGNS WITH FRONT
WALL OF HOUSE.

EXTERIOR VIEWS



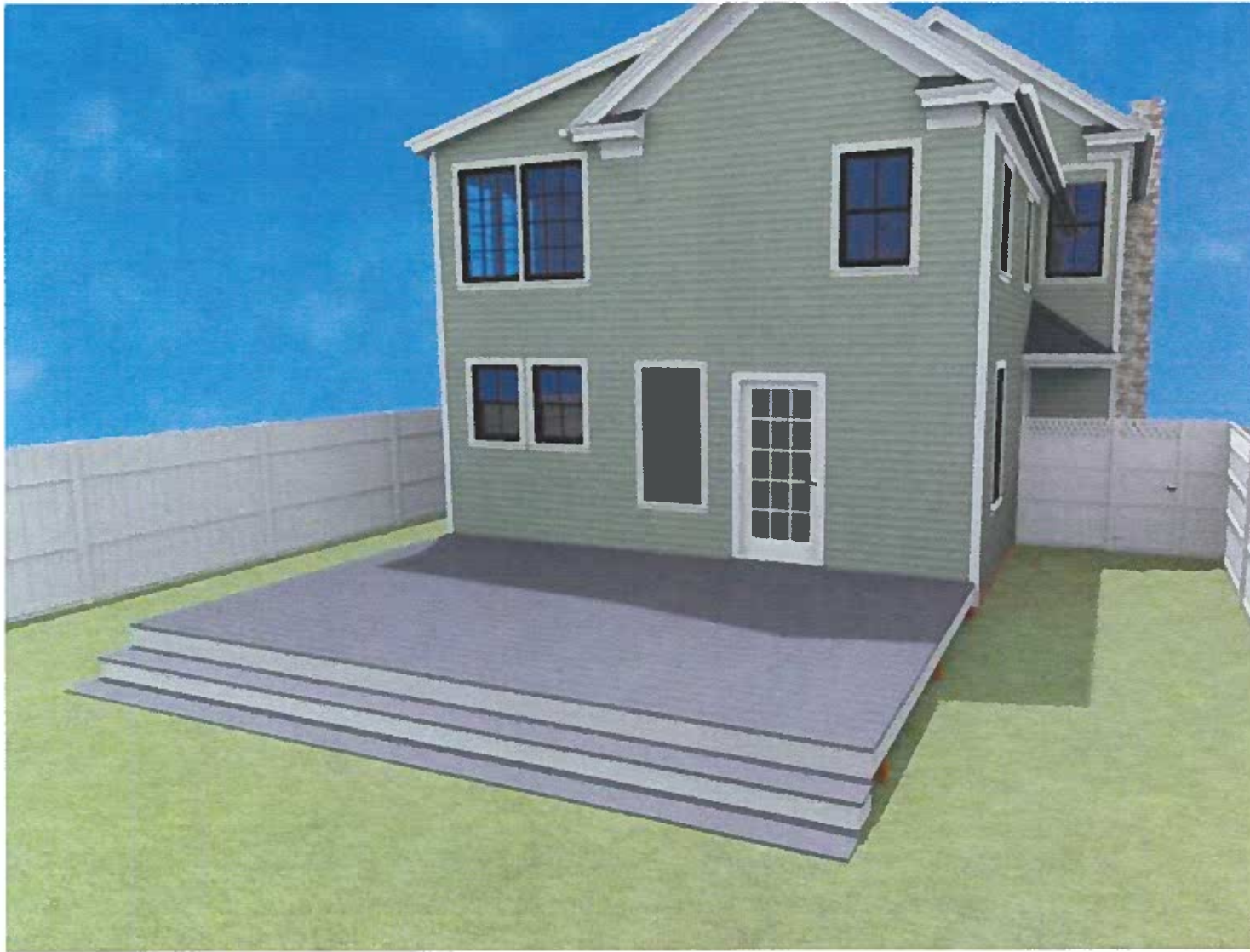
REAR FACING VIEW
4' HIGH OPEN PICKET FENCE (MATCHING FRONT FENCE)
GATE MATCHES FENCE STYLE

EXTERIOR VIEWS

PROPOSED IMPROVEMENTS:

Fences and Gates– General Notes

- FENCING
 - Generally:
 - Horizontal Rails are treated 2x4 on inside surface, painted
 - Posts are 4x4 Treated, painted
 - Gate Hardware – Black finished steel or iron
 - Strap hinges 6" to 8" span as needed
 - Gate latches
 - Front and Rear Fences
 - Painted treated wood pickets with pointed tops, spaced 6" o.c.
 - Top of fence scalloped 6" – 8" in each section
 - Gates to match fence line
 - Higgins Street Fence
 - 6' overall height
 - 4' solid pickets at bottom section
 - 2' open lattice at top section
 - Gates to match fence line
 - West Side Privacy Fence
 - 6' overall height
 - Solid Dog Ear pickets
 - No gates.



EXTERIORS – Rear Deck

PROPOSED IMPROVEMENTS:

New Deck – General Notes

- DECK
 - Structure
 - Deck surface elevated to within 1" of the interior finished floor of the house
 - Concrete footings support (2) horizontal treated wood girders from side to side
 - Deck joists are treated 2x8 Southern Yellow Pine, 16" on center running front to back
 - Finishes
 - Deck Surface is finished with Composite low maintenance decking (Trex or equivalent), 5/4x6 (nominal) with hidden fastener system, color TBD by owner
 - Deck Trims – The sides and rear of the deck frame will be trimmed with 1x8 Azek PVC trim boards for seamless appearance and low maintenance.
 - Deck Steps – (2) continuous steps will run from end to end at the rear of the deck.
 - Deck Railing – The deck surface will be less than 24" above the finished grade so no railing is required or proposed.

PROPOSED IMPROVEMENTS:

Exterior Finishes – Product Info

5/4 x 6 with hidden fasteners
Color TBD by owner
White Azek or equivalent PVC trims around perimeter



- Decking – Trex or Equivalent Composite Deck Boards

TREX DECKING SPECIFICATION:



1" Square Edge Board

Our square edge boards install traditionally like wood—with deck screws.

Actual Dimensions

.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)



1" Grooved Edge Board

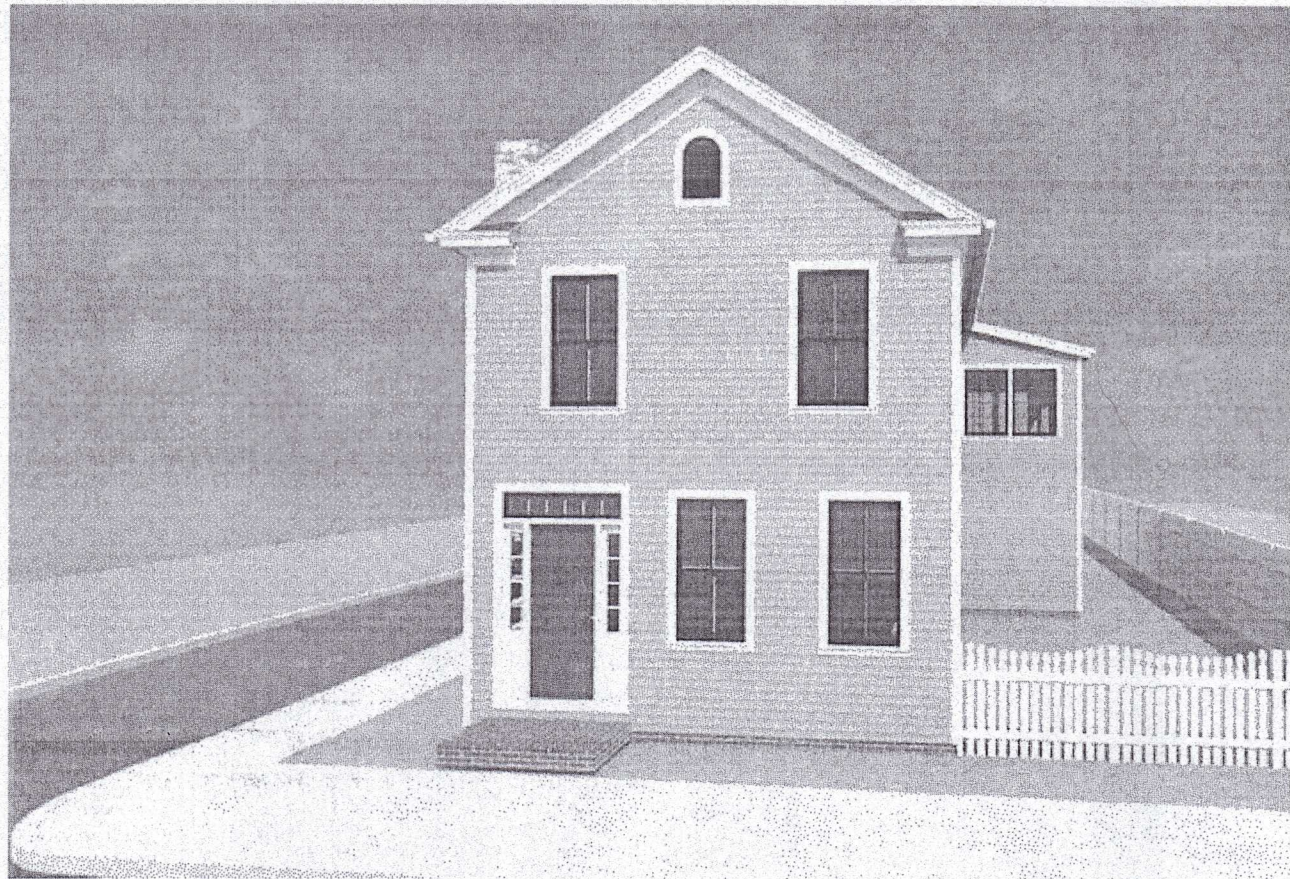
Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

Actual Dimensions

.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)



FRONT VIEW

CODE REFERENCE

CODE REFERENCE TOWN OF EASTON,
TALBOT COUNTY, MARYLAND
INTERNATIONAL RESIDENTIAL CODE 2018
NATIONAL FIRE PREVENTION CODE 2015
NATIONAL ELECTRICAL CODE 2014
PLUMBING CODE OF MARYLAND - 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018
INTERNATIONAL MECHANICAL CODE 2015

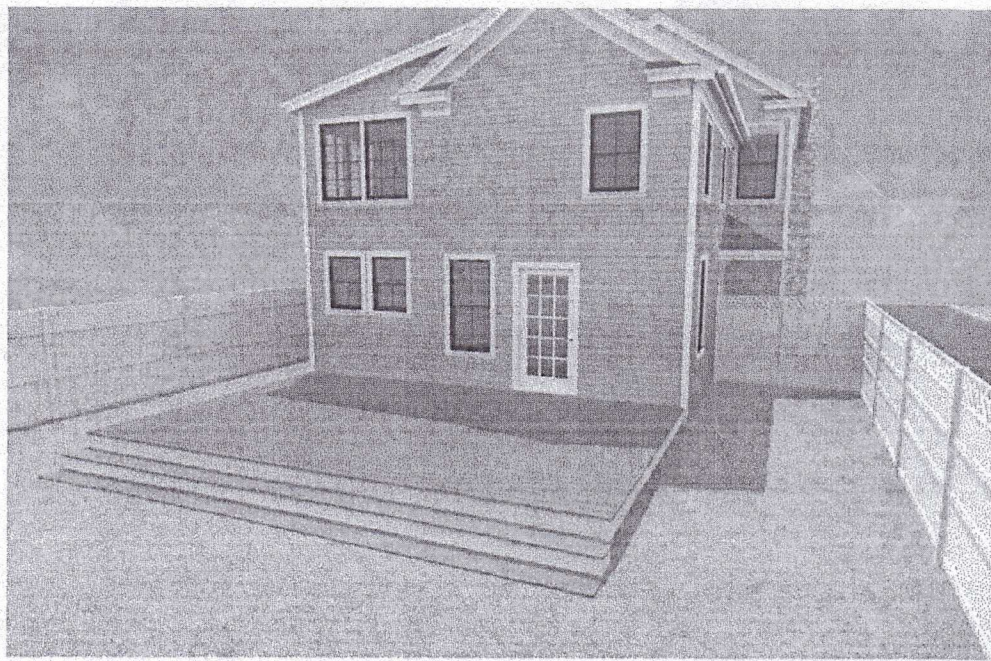
PROJECT INFORMATION

INSTALL NEW WOOD FENCE AROUND PERIMETER OF
PROPERTY AS SHOWN.
FRONT AND REAR FENCE TO BE SCALLOPED PICKETS, HIGGINS
STREET SIDE TO BE 4' SOLID PICKETS WITH 2' LATTICE WORK
ABOVE, AND FENCE FACING NEIGHBORING LOT TO BE 6' SOLID
PICKET PRIVACY FENCE.
ALSO CONSTRUCT 22' WIDE X 14' DEEP ELEVATED FRAME DECK
AT REAR OF HOUSE.

PROPOSED DECK 1312 SQ. FT.

PROPERTY INFORMATION

Property Address: 318 GOLDSBOROUGH STREET
EASTON, MARYLAND 21601
Tax Map 103
Grid 0
Parcel 1093
Neighborhood 1250013.21
Lot Size 5676 S.F.



REAR VIEW

Materials and Finishes schedules to be determined by agreement between owner, decorator,
and builder.

Windows and Doors are shown for location only. Final Window and Door Schedule, including
specific sizes, handing, framing requirements and hardware/accessories to be determined by
owner and builder.

Engineered building systems to be certified by suppliers/manufacturers.

All materials and systems to be installed per manufacturer specifications in accordance with
warranty requirements. In the case of a discrepancy between the details of the drawings and
the manufacturer's specifications, the manufacturer's specifications shall supersede.

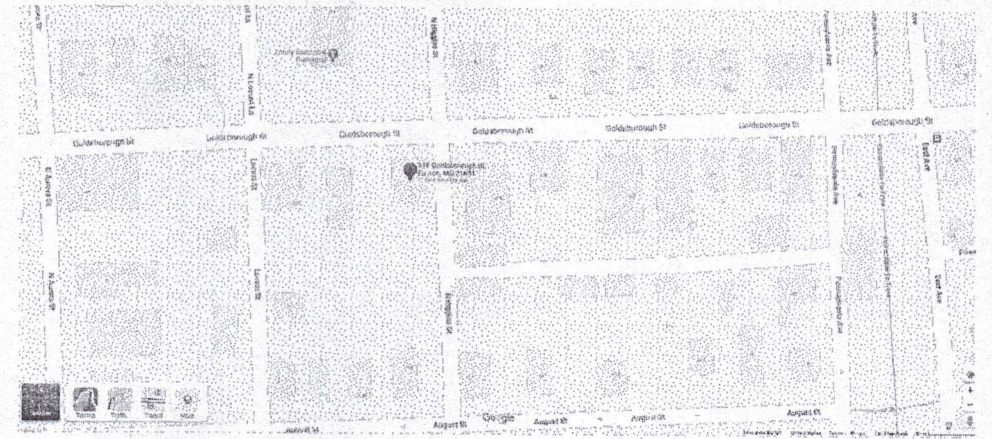
General: All Disturbed areas of home site shall be planted in grass seed
and straw.

Builder shall provide termite protection at all new foundation.
All Existing utility services are to be field located and verified. Builder to upgrade services as
required.
Structure: Bottom of all footings shall extend below local frost line, a minimum of 18" to the top
of the footing from finished grade to undisturbed soil.
Local conditions may require consultation with a soils or structural engineer.
All base plates on concrete walls or slabs shall be pressure treated.
Provide handrail with a grip size of 1-3/4" on one side of each stair at 36" above finished floor.
Exterior handrails required for all floor areas more than 30" above grade.
Interior Trim and Finishes Drywall throughout the residence shall be installed with glue and
screws.
Provide blocking for all bathroom accessories in all bathrooms
Field verify with owner location of bathroom accessories.
Provide blocking for installation of wall cabinets in kitchen.
Provide blocking for all wall mounted railings.
All tile flooring and walls shall be installed over 1/2" Durock or equivalent.

Exterior
Builder shall size and provide appropriate sized gutters and downspouts.
Builder shall provide sill seal between concrete foundation wall and base plate.
MEP: Design and installation of HVAC systems, including sizing of equipment and ductwork, is
the responsibility of the builder.

Builder Shall Provide all necessary power for all electrical components, such as appliances,
lighting, mechanical, etc. and as required by code.
Blocking shall be installed for ceiling mounted fans and wall mounted appliances as required.
All smoke detectors to be wired in a manner such that activation of one will activate all.
Fire sprinkler systems shall be installed IF required by local codes, and insulated and air sealed
from unconditioned spaces.

GENERAL NOTE: FIELD VERIFY ALL DIMENSIONS
ALL DRAWINGS SCALE 1/4" = 1'0" UNLESS OTHERWISE NOTED
APPROVED PLANS FOR PERMITS AND CONSTRUCTION



VICINITY MAP

NO SCALE

GENERAL NOTES

THESE DRAWINGS ARE PROVIDED FOR THE EXCLUSIVE USE OF BRAINARD (HANK) WARNER FOR
REMODELING OF THE RESIDENCE LOCATED AT 318 GOLDSBOROUGH STREET, EASTON, TALBOT
COUNTY MARYLAND.

OWNER/DRAFTING/DESIGN SERVICES AGREEMENT IS FOR ARCHITECTURAL DRAWINGS REQUIRED
FOR PERMIT AND APPROVAL ONLY. MECHANICAL AND ELECTRICAL DESIGN, COORDINATION AND
CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OTHER CONSULTANTS.

IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE DESIGNER DO NOT EXTEND TO OR
INCLUDE THE REVIEW OR OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE.

THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION.
ANY VARIATIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO
CONSTRUCTION.

ANY CHANGE OR FIELD ALTERATION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER
PRIOR TO CONSTRUCTION.

ANY ITEMS NOT SPECIFICALLY SHOWN ON THE DRAWINGS BUT WHICH ARE REASONABLY INCIDENTAL
TO AND NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT IN ACCORDANCE WITH
INDUSTRY STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DRAWINGS.

BUILDING CODE COMPLIANCE, CONSTRUCTION DETAILING AND COORDINATION RESULTING FROM
THE USE OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR
CONTRACTOR.

GENERAL PROJECT REQUIREMENTS

The structure, components and construction shall be in accordance with International Residential Code (IRC), all
applicable local and state regulations, and standards as indicated below and elsewhere on these plans. If in the
event of a conflict between local, state and national codes, the more stringent shall govern.

Builder shall be familiar with provisions of all applicable codes and shall insure compliance of work to those
codes.

It shall be distinctly understood that failure to mention specifically work which should normally be required to
complete the project shall not relieve the contractor of his responsibility to do so.

The contractor shall supervise and direct the work and shall be solely responsible for all construction means,
methods, techniques and safety procedures and for coordinating all portions of the work.

Contractor shall field verify measurements at time of construction for accuracy of as-built documents. The
contractor shall note that in the case of a discrepancy between the scaled and figured dimensions shown on these
plans the figured dimension shall be used.

Layout Page Table			
Label	Title	Description	Comments
CS	COVER SHEET		
A1	SITE PLAN	DECK FLOOR PLAN	
A2	ELEVATIONS	DECK FOUNDATION/FRAMING PLAN	
A3	ELEVATIONS	CONSTRUCTION CROSS SECTION	

DRAWINGS PROVIDED BY:

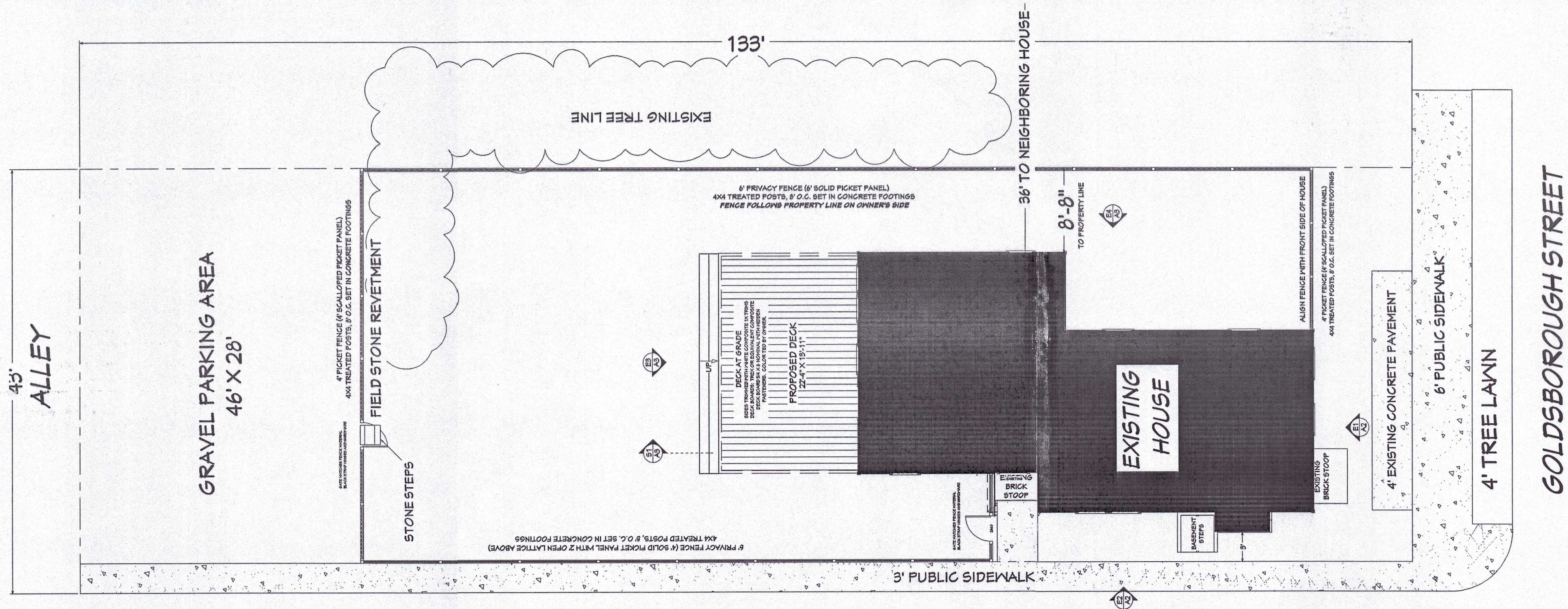
**Chesapeake Green Building
and Design, Inc.**

443-205-9104
www.chesapeakegreendesign.com

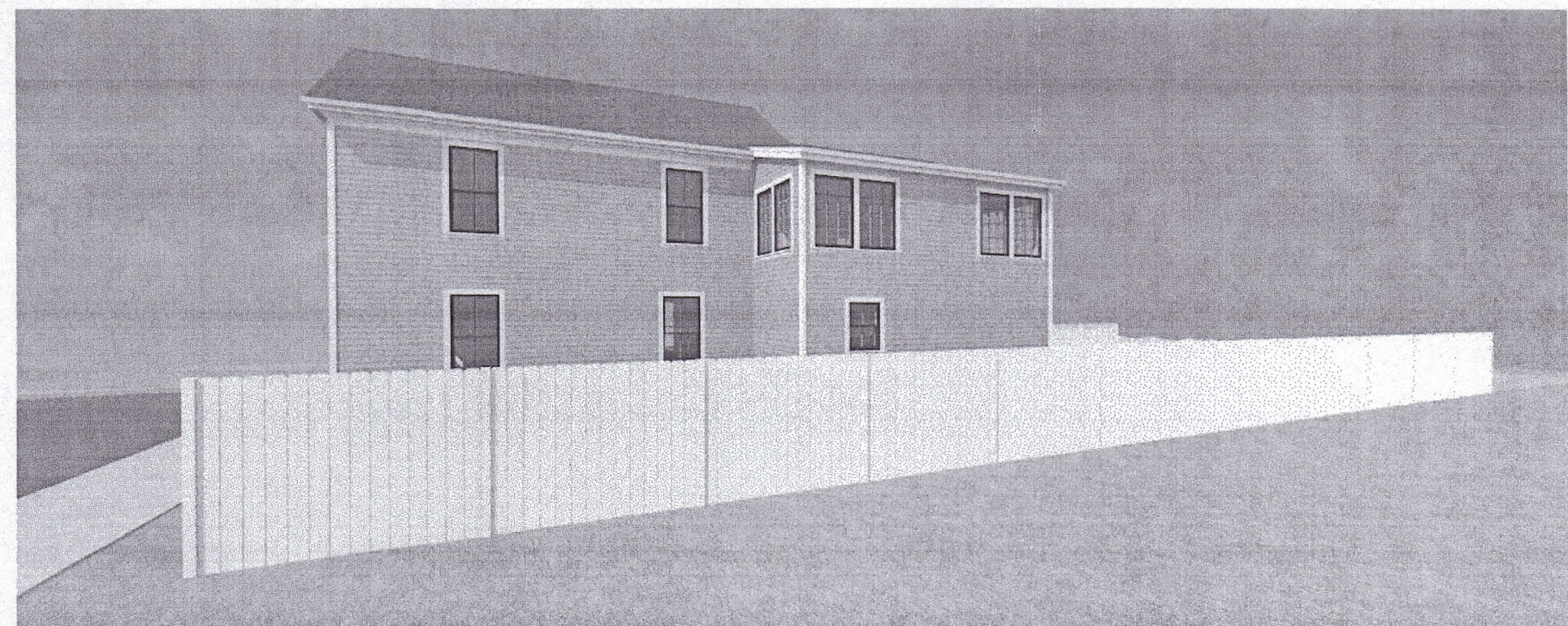
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obtaining expressed written permission and consent from the designer.

BRAINARD H. WARNER Residence
INTERIOR REMODEL PLAN
318 GOLDSBOROUGH STREET
EASTON, MD 21601

SCALE:	1/4" = 1'0"
DATE:	SHEET:
1/23/2023	CS



HIGGINS STREET VIEW



GOLDSBOROUGH STREET SIDE VIEW

GENERAL NOTE: FIELD VERIFY ALL DIMENSIONS
ALL DRAWINGS SCALE 1/4" = 1'0" UNLESS OTHERWISE NOTED
APPROVED PLANS FOR PERMITS AND CONSTRUCTION

Layout Page Table			
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DRAWINGS PROVIDED BY:

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BRAINARD H. WARNER Residence
 INTERIOR REMODEL PLAN
 318 GOLDSBOROUGH STREET
 EASTON, MD 21601

SCALE: 1/4" = 1'0"

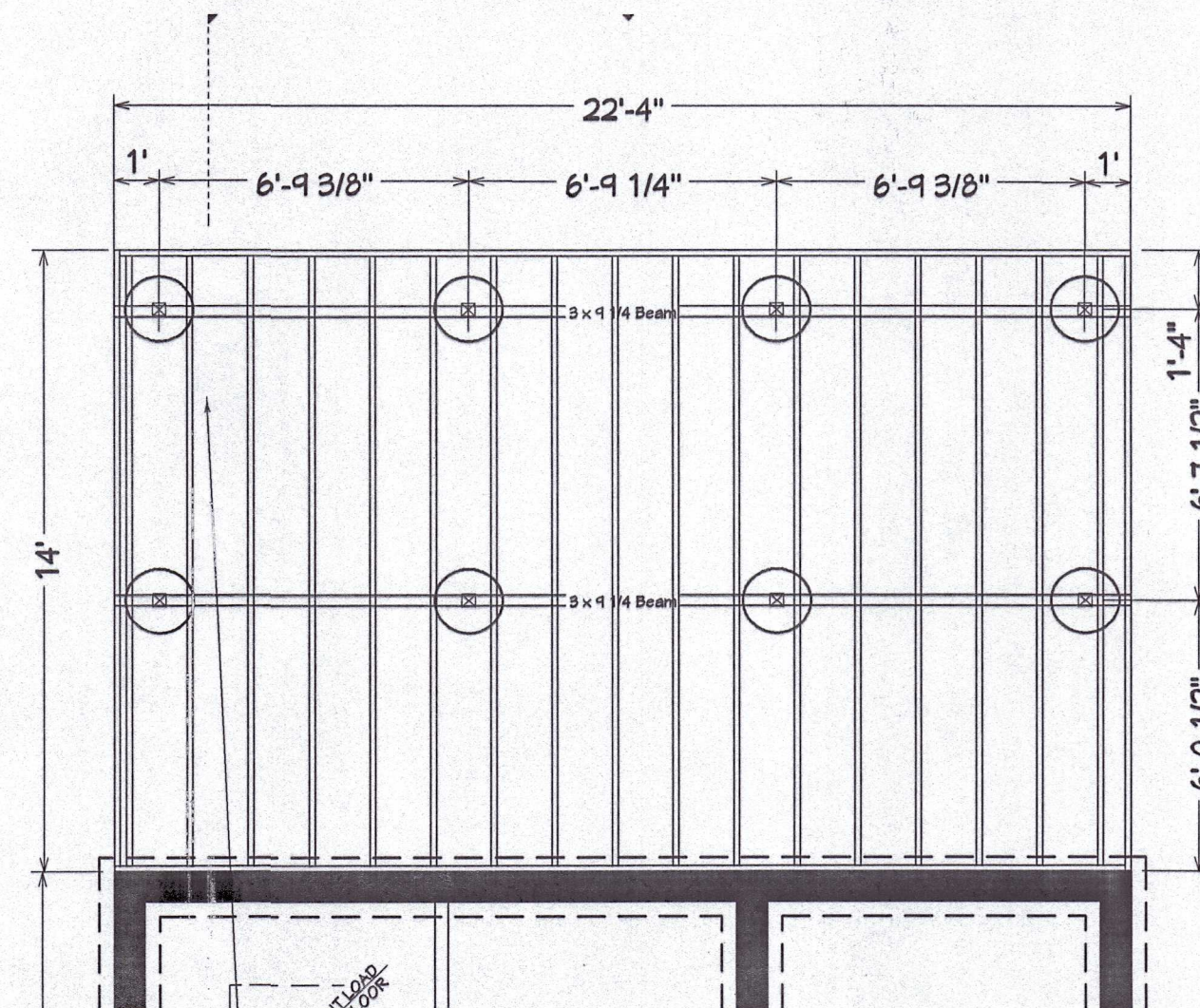
DATE: 1/23/2023

SHEET: A1

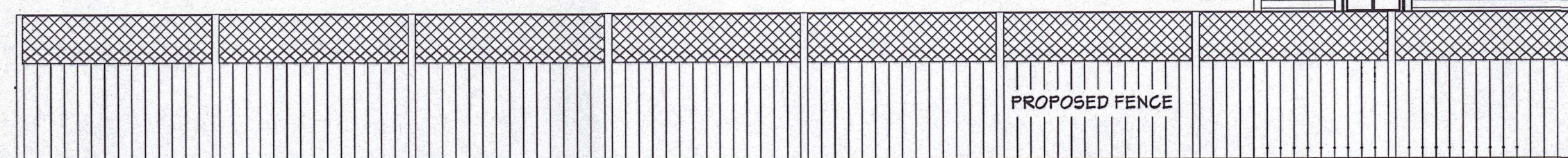


4' PICKET FENCE (4' SCALLOPED PICKET PANEL)
4X4 TREATED POSTS, 8' O.C. SET IN CONCRETE FOOTINGS
ALIGN FENCE WITH FRONT SIDE OF HOUSE

Elevation 1
Scale 3/16" = 1'0"



Deck Plan



6' PRIVACY FENCE (4' SOLID PICKET PANEL WITH 2' OPEN LATTICE ABOVE)
4X4 TREATED POSTS, 8' O.C. SET IN CONCRETE FOOTINGS

HIGGINS STREET SIDE

Elevation 2
Scale 3/16" = 1'0"

GENERAL NOTE: FIELD VERIFY ALL DIMENSIONS
ALL DRAWINGS SCALE 1/4" = 1'0" UNLESS OTHERWISE NOTED
APPROVED PLANS FOR PERMITS AND CONSTRUCTION

Layout Page Table			
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A2	ELEVATIONS	DECK FOUNDATION/FRAMING PLAN	
A3	ELEVATIONS	CONSTRUCTION CROSS SECTION	

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BRAINARD H. WARNER Residence
INTERIOR REMODEL PLAN
318 GOLDSBOROUGH STREET
EASTON, MD 21601

SCALE: 1/4" = 1'0"

DATE: 1/23/2023

SHEET: **A2**



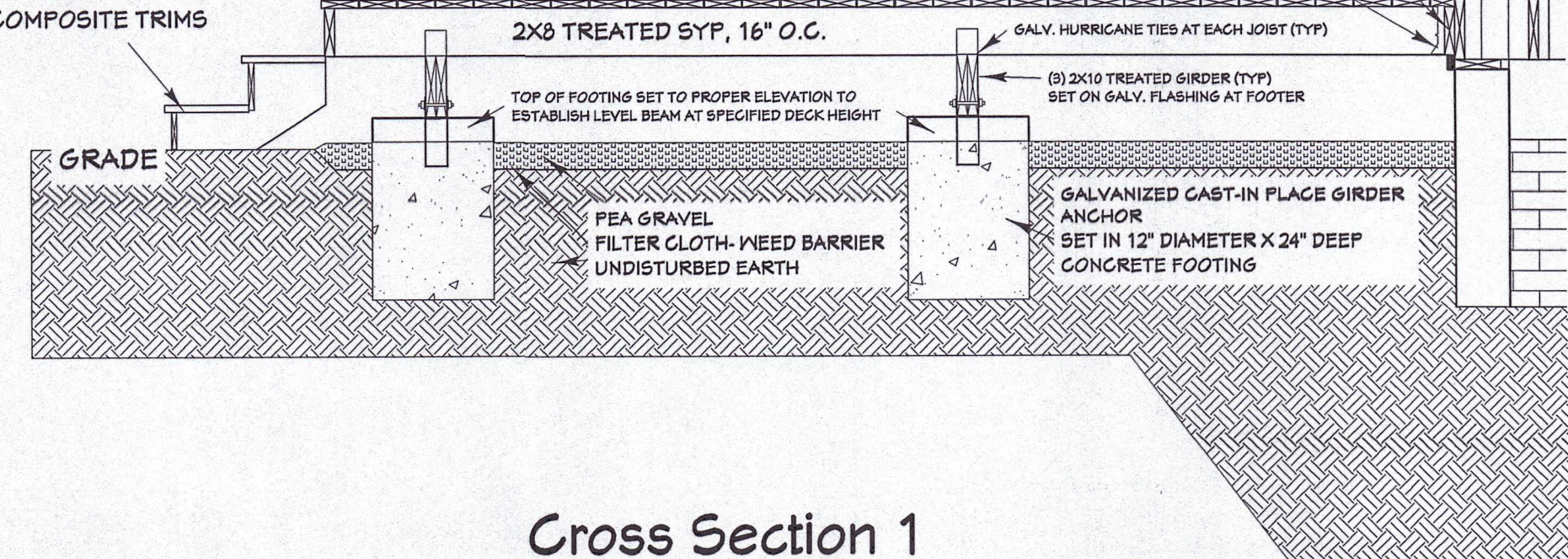
Elevation 4

PROPOSED DECK

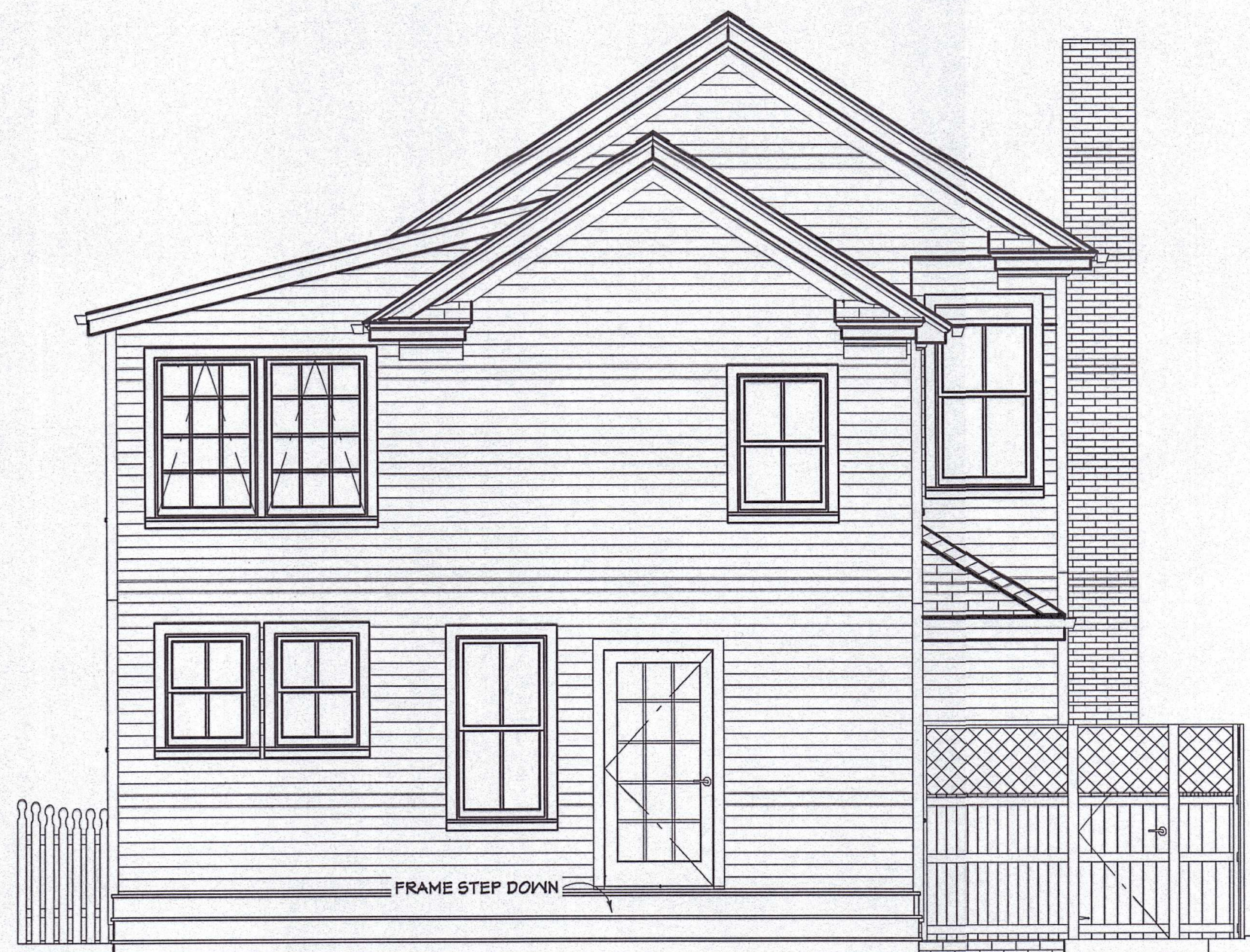
SECURE 2X10 TREATED LEDGER TO FRAMING WITH (3) #10 X 3.5" EXT. WOOD SCREWS, 16" O.C.
GALV. JOIST HANGER AT EACH JOIST

1E STEPS TO GRADE
POSITE DECK BOARD
DS MATCH DECK
RS CLOSED WITH 1X
E COMPOSITE TRIMS

5/4X6 COMPOSITE DECK BOARDS
TREX OR EQUIVALENT WITH HIDDEN FASTENERS.



Cross Section 1
Scale 1/2" = 1'0"



Elevation 3

NEW FRAME DECK AT GRADE

GENERAL NOTE: FIELD VERIFY ALL DIMENSIONS
ALL DRAWINGS SCALE 1/4" = 1'0" UNLESS OTHERWISE NOTED
APPROVED PLANS FOR PERMITS AND CONSTRUCTION

Layout Page Table			
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CS	COVER SHEET		
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A2	ELEVATIONS	DECK FOUNDATION/FRAMING PLAN	
A3	ELEVATIONS	CONSTRUCTION CROSS SECTION	

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BRAINARD H. WARNER Residence
INTERIOR REMODEL PLAN
318 GOLDSBOROUGH STREET
EASTON, MD 21601

SCALE:	1/4" = 1'0"
DATE:	SHEET:
1/23/2023	A3

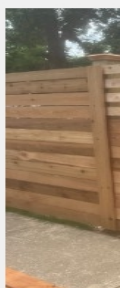
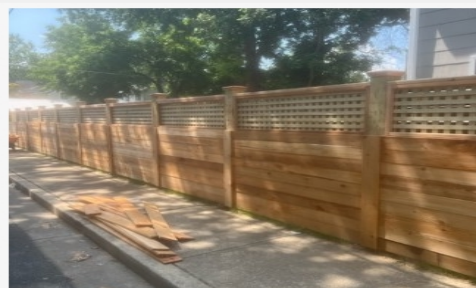








Shared By Scott/Fence
12:38 PM





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

Historic District Commission Staff Report

Meeting Date: 8/14/2023

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

Property Address: 22 S Harrison Street/109 South Lane

Application Number: 2023-991

Request: Demolition

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is formally requesting approval to demolish the vacant residential structure located at the rear of the property at 22 S Harrison Street. The proposal is to demolish the structure and return the area to green space. The applicant would also like to remove the diseased trees located directly adjacent to the structure. A matching white picket fence will subsequently be installed along the southern property line connecting to the existing storage building.

This request recently came before the Commission as a discussion item on June 26rd 2023. At this meeting, the Commission requested a formal landscaping plan be submitted. The Commission, as well as Town Staff, have conducted multiple site visits of this property and found that there are major structural issues (especially with the addition).

Historic District Guidelines:

Demolition Guidelines:

Structural Analysis - The Commission will require a structural report from a licensed structural engineer (at the applicant's expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.

Analysis – The applicant has not submitted a formal structural report for this structure for the Commission's review. This structure has been condemned by the Town multiple



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

times and ordered to be demolished in 2013. The Commission and Town Staff from the Building Inspection Department and Planning and Zoning Departments have conducted various site visits to the property in recent years and are familiar with the structures poor condition. The Guidelines state that “A Town-issued condemnation order **may** suffice in-lieu of the required engineering report, if approved by the Commission.” Given that this property has been condemned three times, the Commission **may** not require a structural report.

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

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

Analysis – The existing structure provides little benefit to the town. It has been in a state of disrepair since at least 2013 and poses a safety hazard to the community. The structure is not suitable to be used as a residence or business due to code compliance issues and the structure’s poor condition. It is likely that repairing the structure and bringing into compliance with today’s building codes would be cost prohibitive and place an undue financial hardship on the owner.

STAFF RECOMENDATION:

Staff supports the HDC **tabling** this application to the August 28th meeting. If this HDC determines that this structure is contributing, a minimum of two meetings are required by the guidelines. For the next meeting, staff recommends the Commission require a more detailed landscape plan showing the installation of native plantings and/or hardscape elements.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application pending the receipt of a detailed landscape plan that shows a combination of native plantings and hardscape elements.

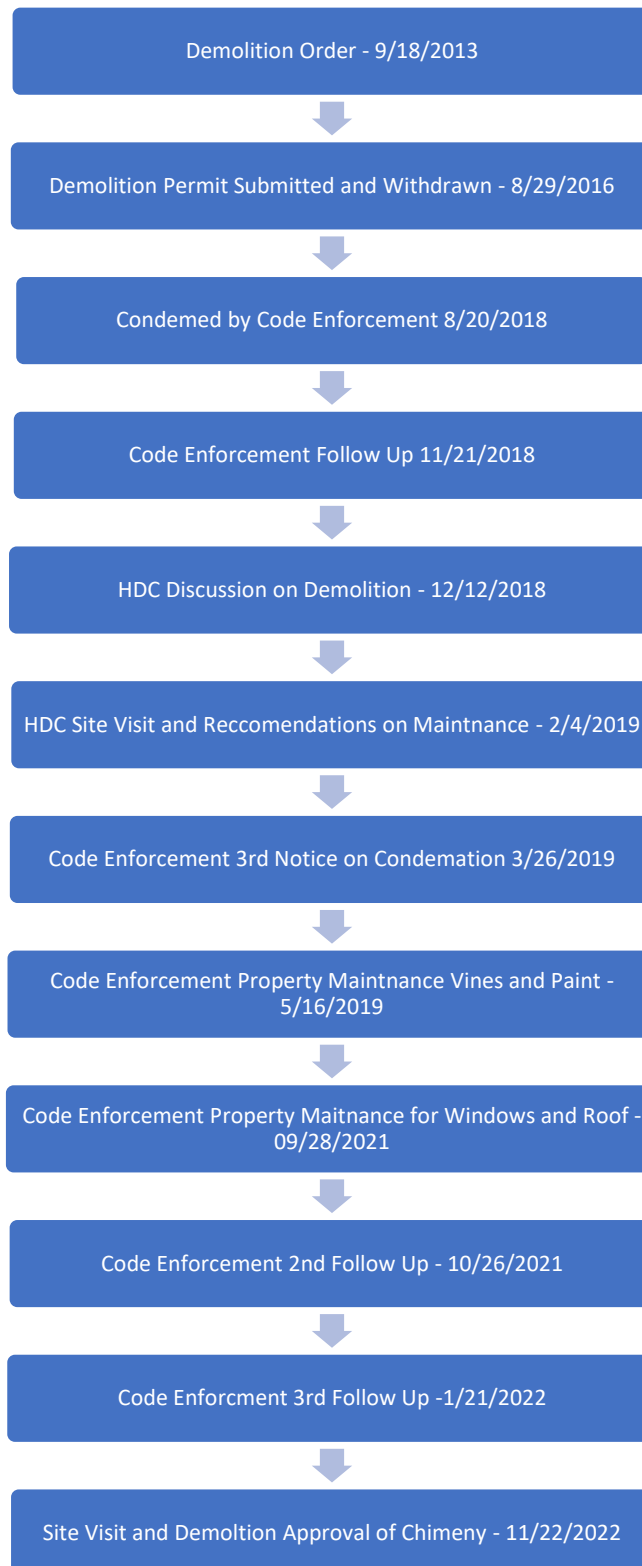
OR

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

OR

3. I move an alternate motion.

109 South Lane Timeline



5/4/2007



4/14/2011



3/14/2013



10/2013



8/17/2018



5/10/2019



10/2019



10/13/2021



6/26/2023



§28- 601.F & §28-601.G

F. DEMOLITION BY NEGLECT

1. In the event of demolition by neglect, the Commission may request the Building Inspection Department to notify, in writing, the property owner of record, any person having a right, title, or interest therein, and the occupant or other person responsible for the maintenance of the property, of the deterioration. The notice shall specify the minimum items of repair or maintenance necessary to correct the deterioration or prevent further deterioration.
2. Prior to the issuance of a written notice, the Commission may request the Building Inspection Department to establish a record of demolition by neglect. Such a record may include dated materials such as photographs and written reports of the condition of the property so as to record or measure the deterioration.
3. The notice shall provide that corrective action shall commence within thirty (30) days of the receipt of said notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the property, or any person of record with any right, title, or interest therein, may, within ten (10) days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in the notice. In the event a public hearing is requested, it shall be held by the Commission upon thirty (30) days written notice being mailed to all persons of record with any right, title, or interest in the property and to all citizens and organizations which the Commission determines may have an interest in the proceedings.
4. If, after the public hearing, the Commission determines that the corrective actions remain necessary, the Commission may request that the Zoning Inspector take corrective action to comply with the Final Notice within thirty (30) days of receipt of the Final Notice

- 1
2 5. Upon failure, neglect, or refusal of the property owner or other responsible
3 person, duly notified, to take the corrective action specified in the Final Notice
4 within the time required, the Commission may request that the Zoning Inspector
5 institute any of the remedies and penalties provided by law for such violations.

6 G. ORDER TO RESTORE
7

8 In the event that any type of intervention on a property or structure in the Historic
9 District has been conducted without a Certificate of Appropriateness or in violation of
10 a Certificate of Appropriateness, or, in cases of Demolition by Neglect, the Town may
11 issue the owner an Order to Restore. This order will require the property owner to
12 restore the property to the condition that existed prior to the intervention using material-
13 in-kind and design-in-kind, subject to all applicable building and life safety codes. The
14 Historic District Commission shall review the intended mitigation of any such
15 intervention for appropriateness, and establish a reasonable time limit for the
16 mitigation.
17



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

RECEIVED
JUL 24 2023
TOWN OF EASTON

Application #: 2023-991
Date Received: 07/24/2023
Fee Paid: \$200.00
HDC Meeting Date: 08/14/2023
Date Property Posted: 07/25/2023

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: 22.5. Harrison St. / 109 South Lane
☐ Contributing
 ☐ Non-Contributing
 YEAR BUILT: _____
 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: East Meets West LLC
 TELEPHONE NO. _____
 EMAIL: vc@eastmeetswest.com

Applicant or Agent

NAME: BO Christian
 TELEPHONE NO. 443-262-6444
 EMAIL: bochristian@eastmeetswest.com

Description of Proposal (include additional sheets, as necessary)

Demolition of 109 South St. - return to green space
- whole fence extension
- knock out building

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

BO Christian
7/24/23
BO Christian

Revised 4.4.2022



TOWN OF EASTON

PO Box 520
Easton, Maryland 21601

September 29, 2021

East Meets West Holdings LLC
22 S Harrison Street
Easton MD 21601-0000

Re: Property Maintenance Notice for Condemned Building at 109 South Lane: Case # 21-0871

Dear Property Owner:

On **September 28, 2021** an inspection of the above referenced property was made. The following International Property Maintenance Code violation(s) were noted:

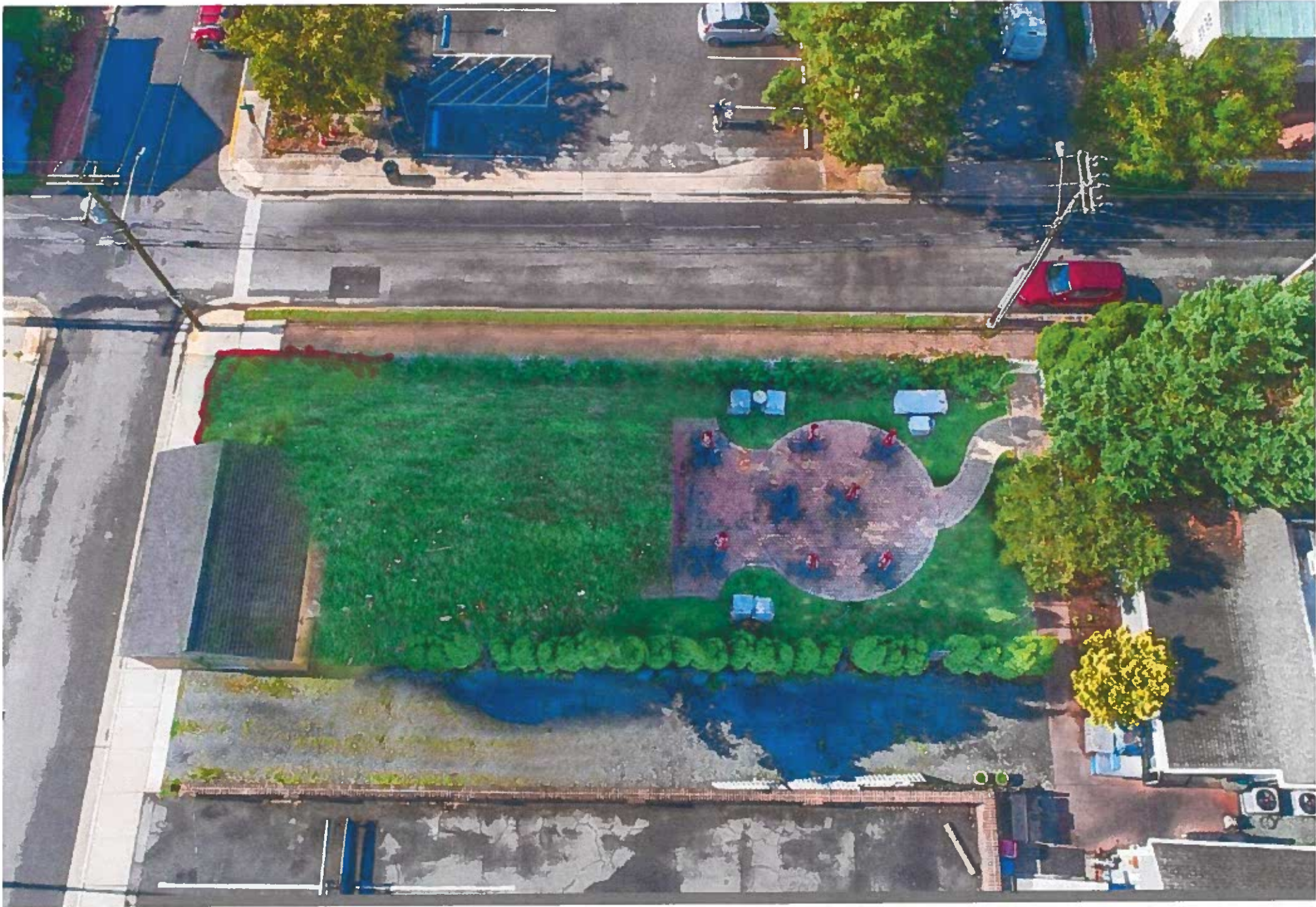
1. **IPMC 304.13 Windows** – Every window shall be kept in sound condition and weather tight. There are broken windows on the second floor on each side of the house. **Please have these repaired, replaced or board the windows up.**
2. **IPMC 304.7 Roofs and Drainage** – Roofs and drainage shall be maintained in good repair and free from obstructions. **Please repair the roof on each end of the building as to not let fowl in the building.**

A re-inspection of your property is scheduled on **October 13, 2021** to verify compliance this notice.

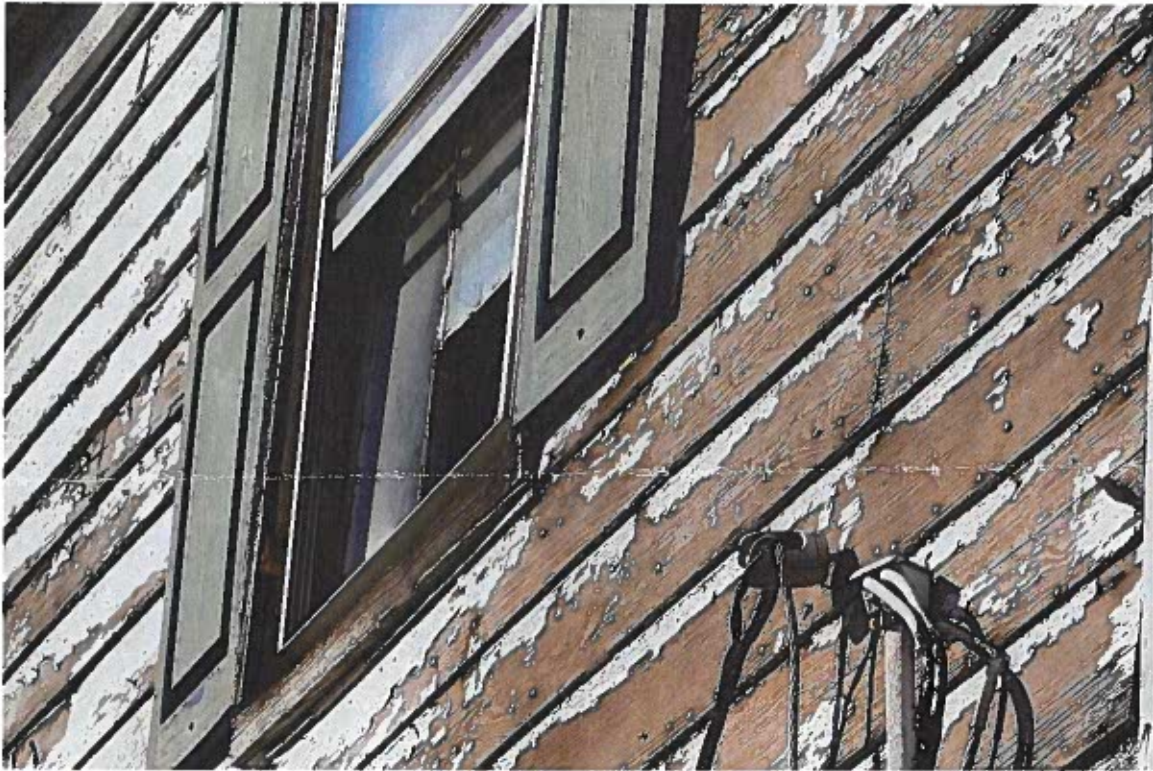
You may contact me at 410-822-2526, or email at sfilbird@eastonmd.gov if you have any questions.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer



















DEMOLITION NOTICE:
Guideline 2.9 Demolition Review Procedures
Sign posted on July 25, 2023



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 7, 2023

Dear Resident,

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

This letter is sent to inform you that Application 2023-991 has been filed on behalf of East Meets West Holdings LLC. The applicant is seeking approval for the demolition of the building located on the property of 22 S. Harrison Street with an included landscape plan to return the area to green space. This structure was condemned by the Town of Easton Code Enforcement in August, 2018. This is the first of two required meetings for the demolition of contributing structures within the Historic District.

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

Samantha N. Smith

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



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

Historic District Commission Staff Report

Meeting Date: 8/14/2023

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

Property Address: 31 S Aurora Street

Application Number: 2023-995

Request: Exterior Alterations and Rear Addition

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to construct a new second story addition on the rear portion of the structure. The proposed addition will have Poplar Board and Baton siding, a standing seam metal roof, a Therma Tru fiberglass entry door, and four aluminum-clad windows. The applicant is also proposing to replace the existing 3-tab asphalt shingle roof in-kind. Finally, gaps in the existing foundation will be filled with a brick veneer.

This structure has been condemned by the Town twice. It was first condemned in 2011 and condemned again in 2021. A demolition order was also sent to the previous property owner in 2013. One item listed on the 2011 condemnation was that the two upstairs bedrooms did not meet the required ceiling heights and the habitable sleeping space requirement. In 2015 a building permit was issued to demolish the entire interior and fix structural issues. However, records show that the property owner never followed up with the Building Inspection Department and it is not clear if this work was ever preformed.

Historic District Guidelines:

Guideline 102. Rooftop Additions

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



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

- d. Rooftop additions should be placed to avoid removal or alteration of character-defining features, such as parapets and other roof-top features.

Analysis – The proposed addition is located on the rear portion of the structure which is consistent with Guidelines 102a and 102b. It also mimics the existing roof shape and material which is consistent with Guideline 102c. The proposed addition is shorter than the existing front section of the structure and is clearly differentiated from the historic structure.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Analysis – The proposed siding may be appropriate per Guideline 103b. The proposed windows are consistent with the existing windows on this structure.

Guideline 126. Arrangement (Windows)

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.



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

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Analysis – The proposed windows on the addition are similar to the existing windows on the side elevations. The proposed rear windows are a different style than the existing and surrounding windows but they are not visible from any public rights-of-way. The proposed aluminum-clad material is consistent with Guideline 127c.

Guideline 115. Roof Form

a. Roof forms should be consistent with and similar to adjacent buildings.

b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.

c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Analysis – The proposed gable style roof matches the roof on the existing structure as well as the surrounding structures. The materials for the new addition's roof and the existing roof replacement match the existing materials on the structure.

RECOMMENDED CONDITION:

1. The new windows shall have the appearance of true divided light.
2. The new brick foundation shall match the existing brick foundation in size, texture, color, and profile.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application with the staff's recommended conditions. The Commission may ask for clarity regarding steps for the new rear door. The current drawings show the door being located above grade but make no mention of any steps and landing. The Commission may also request additional information on gutters for the rear addition.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the recommended condition.

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			
2101004700		31 S AURORA ST		CHRIS NAGERS, LLC			
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							
NEW WINDOWS + REBUILT ENTRY PORTICO. ASBESTOS SHINGLES. WINDOW SILLS VERGE BOARD AND FOUNDATION IN STATE OF DETERIORATION.							

RECEIVED

JUL 31 2023

20



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

TOWN OF EASTON

Application #: 2023-995
Date Received: 07/31/2023
Fee Paid: \$75.00
HDC Meeting Date: 08/14/2023
Date Property Posted: 08/07/2023

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

31 S. AURORA ST

☒ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

HANK WARWEL

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

KURT GANT

TELEPHONE NO.

410 310 4846

EMAIL

TUCKAHOESAWMIL@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

7/30/23
KURT GANT

Revised 4.4.2022

Renovations

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

Windows

Restoration of existing windows is the 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

Gant & Associates
27040 Bunny Lane Easton, MD 21601
410-820-9332, 410-310-4846
M.H.I.C. # 44235

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**31 South Aurora St.
Easton, MD 21601**

Page 1 - Narrative

Page 2 - Foundation report

Drawings

Page 3 - As built of front elevation

Page 4 - Proposed front elevation

Page 5 - As built of right side elevation

Page 6 - Proposed right side elevation

Page 7 - As built of left side elevation

Page 8 - Proposed left side elevation

Page 9 - As built of rear elevation

Page 10 - Proposed rear elevation

Page 11 - Foundation plan

Page 12 - Foundation details

PHOTOS

Page 13 - Front elevation

Page 14 - Left side and front elevation

Page 15 - Left side elevation

Page 16 - Existing trim details to remain

Page 17 - Right side elevation

Page 18- The original window sills and jams are in place and replacement windows were installed by the previous owner.

Page 19 - Rear elevation

Gant & Associates

27040 Bunny Lane Easton, MD 21601

410-820-9332, 410-310-4846

M.H.I.C. # 44235

31 South Aurora Street - CIRCA 1900

A 16'6" x 21'6" single family, two story, two bedroom, one bathroom home constructed approximately in 1900. A 10' x 21'6" shed roof addition that we date to have been added in the 1940's. The property was recently purchased by Hank Warner of Easton, Maryland. At the time of the purchase the house had been gutted back to the studs. The original steps and plumbing are still in place. In order to complete a structural inspection the sub flooring has been removed. Gant & Associates inspector completed the evaluation of the foundation (see page 2).

The three main objectives for this project are:

- a. Second floor rear addition
- b. New roofing - shingle/metal roofing
- c. Infill foundation

Scope of work:

Removal of three tab asphalt shingles to be replaced in kind with a lifetime warranty 3 tab asphalt shingle.

Remove existing standing seam roofing 1' x 16' OC profile from first floor existing addition. Install new standing seam roofing with matching profile 1' x 16' OC to new second floor addition.

We propose to use the existing windows on the front left/right side elevations.

We intend to repair the existing asbestos tile siding on the original structure and use poplar board/batton siding on the rear addition. We propose to install (2) windows on the rear elevation, (1) 2' x 6' awning window, (1) 3030 double hung window, both weather shield wood with aluminum clad as well as (1) 3068 18 light entry door.

The existing brick pier foundation appears to be structurally sound and in good condition (see attached report). It is our intent to preserve the original look of a pier foundation and put an infill foundation between the piers so the original pier foundation stands in front of the new infill foundation (see foundation plan, pages 11,12).

Gant & Associates

27040 Bunny Lane Easton, MD 21601

410-820-9332, 410-310-4846

M.H.I.C. # 44235

Job # 23-307

Date: 7-15-23

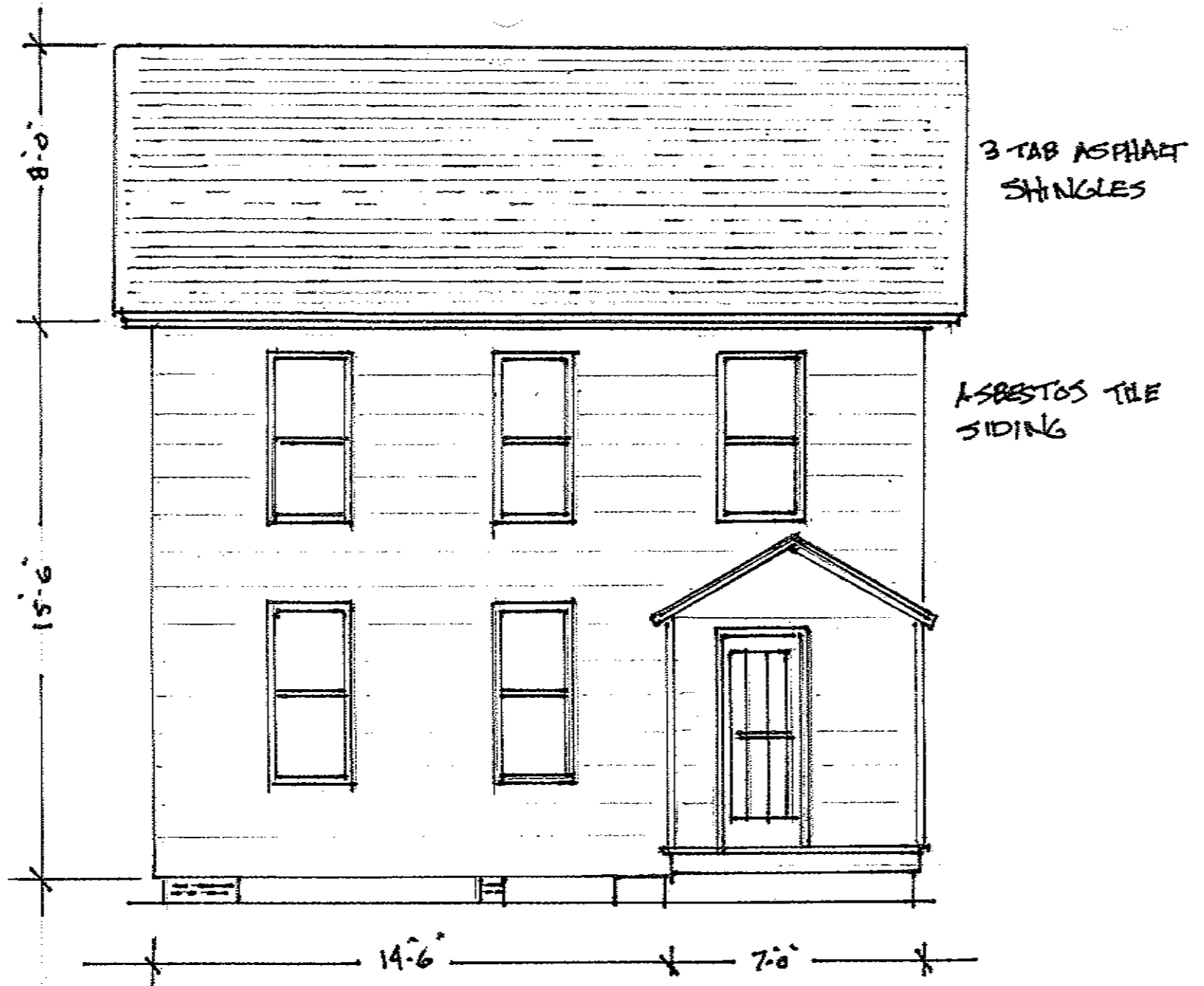
Owner: HANK WARNER

Address: 31.5 AURORA ST.
EASTON MD. 21601

Inspector: K. GANT

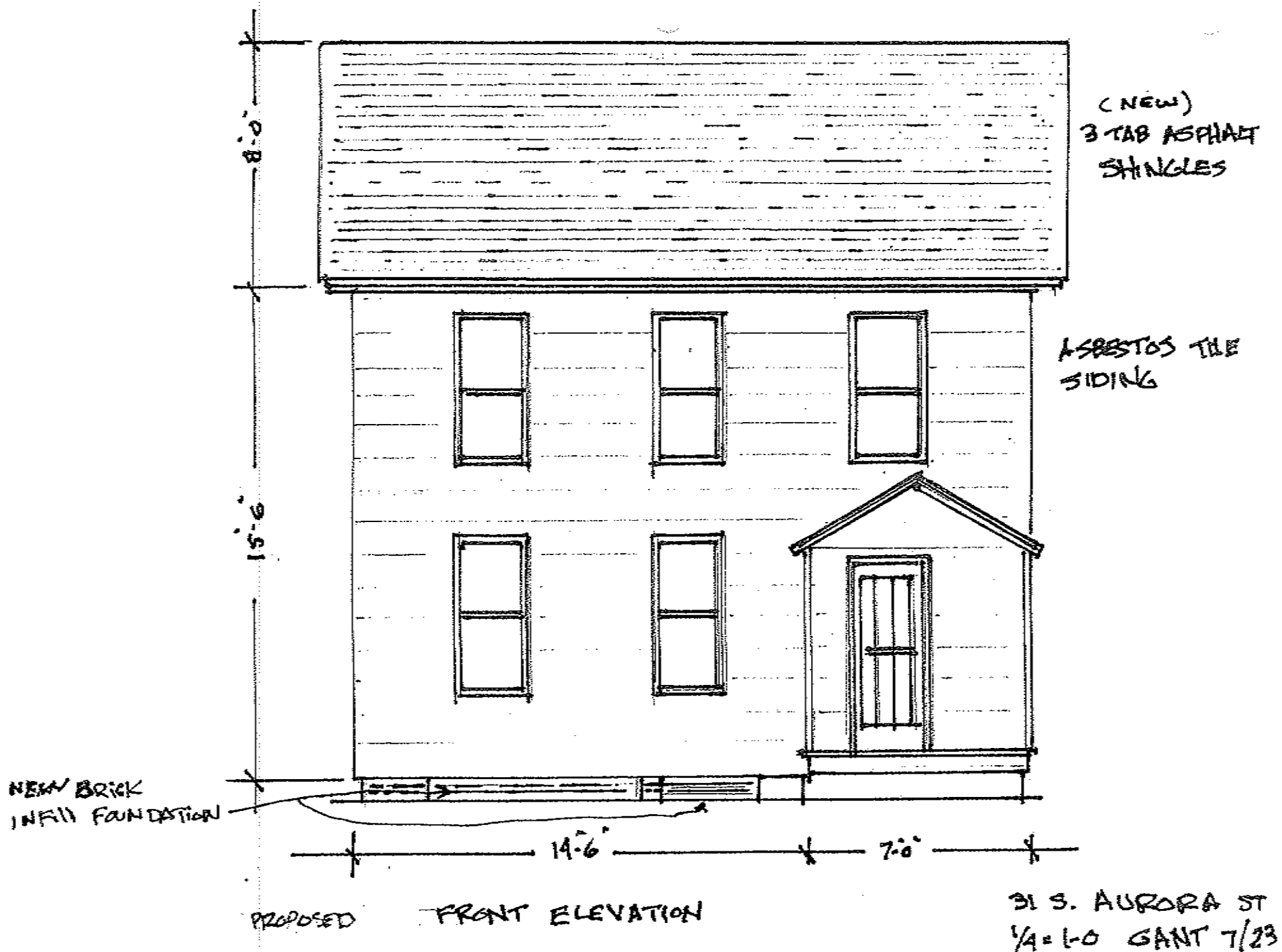
Daily report:

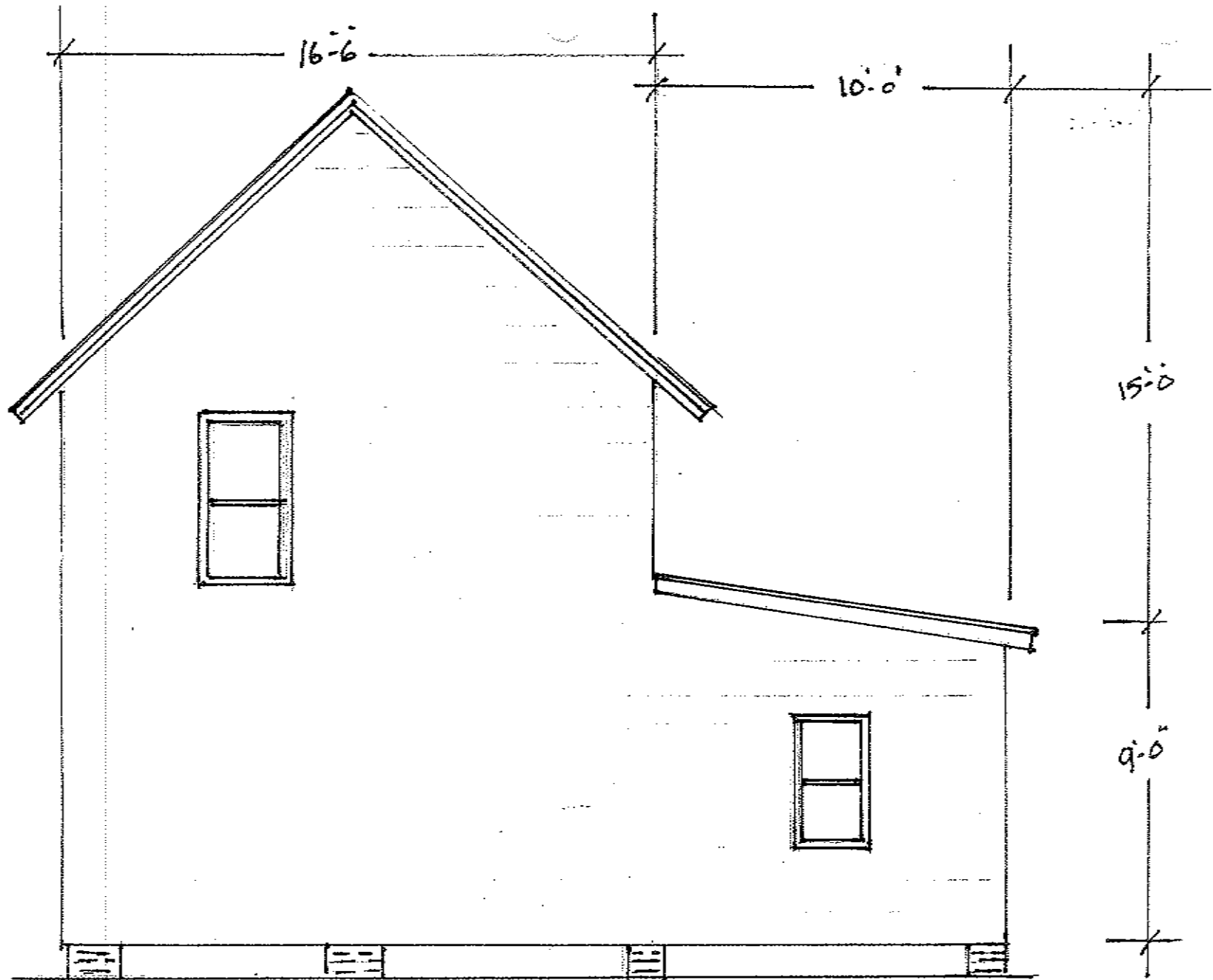
G & A INSPECTOR ARRIVED ON SITE AT THE REQUEST OF HANK WARNER TO COMPLETE VISUAL INSPECTION OF THE HOUSE FOUNDATION LOCATED AT 31 S. AURORA ST. EASTON MD. THE HOUSE HAD BEEN COMPLETELY GOTTED BY OTHERS PRIOR TO MY ARRIVAL. G & A CREW REMOVED T&G PINE FLOORING TO EXPOSE THE CRAWL SPACE AREA. THERE IS APPROXIMATELY 18" to 20" OF SPACE BETWEEN THE FLOOR JOIST & GRADE. BRICK PIER FOUNDATION APPEARED TO BE IN GOOD SHAPE, WE RECOMMEND THAT THE MORTAR JOINTS BE POINTED UP OTHER THAN IT APPEARS STRUCTURALLY SOUND & WE DO NOT RECOMMEND THAT A NEW FOUNDATION BE INSTALLED. HOWEVER WE DO RECOMMEND THAT A NEW PIER, BRICK VEEBEE WRELL FOUNDATION BE INSTALLED BETWEEN EXISTING PIERS (SEE DRAWINGS). 6X6 WOOD SILLS & BEAMS APPEAR TO BE IN GOOD SHAPE BUT WILL NEED SOME MINOR REPAIRS. WE RECOMMEND INSTALLING NEW LVL FLOOR JOIST SISTERED NEXT TO THE EXISTING FLOOR JOIST. AFTER COMPLETION OF NEW WRELL FOUNDATION WE RECOMMEND GRADING CRAWL SPACE TO 20" BELOW FLOOR JOIST, INSTALL 2" RIGID FOAM INSULATION ON FOUNDATION WALL & INSTALL HEAVY DUTY PLASTIC ENCLOSURE MATERIAL ON CRAWL SPACE BASE & FOUNDATION WALLS. A DEHUMIDIFIER IS ALSO RECOMMENDED. SEE ATTACHED DRAWINGS FOR DETAILS



AS BUILT FRONT ELEVATION

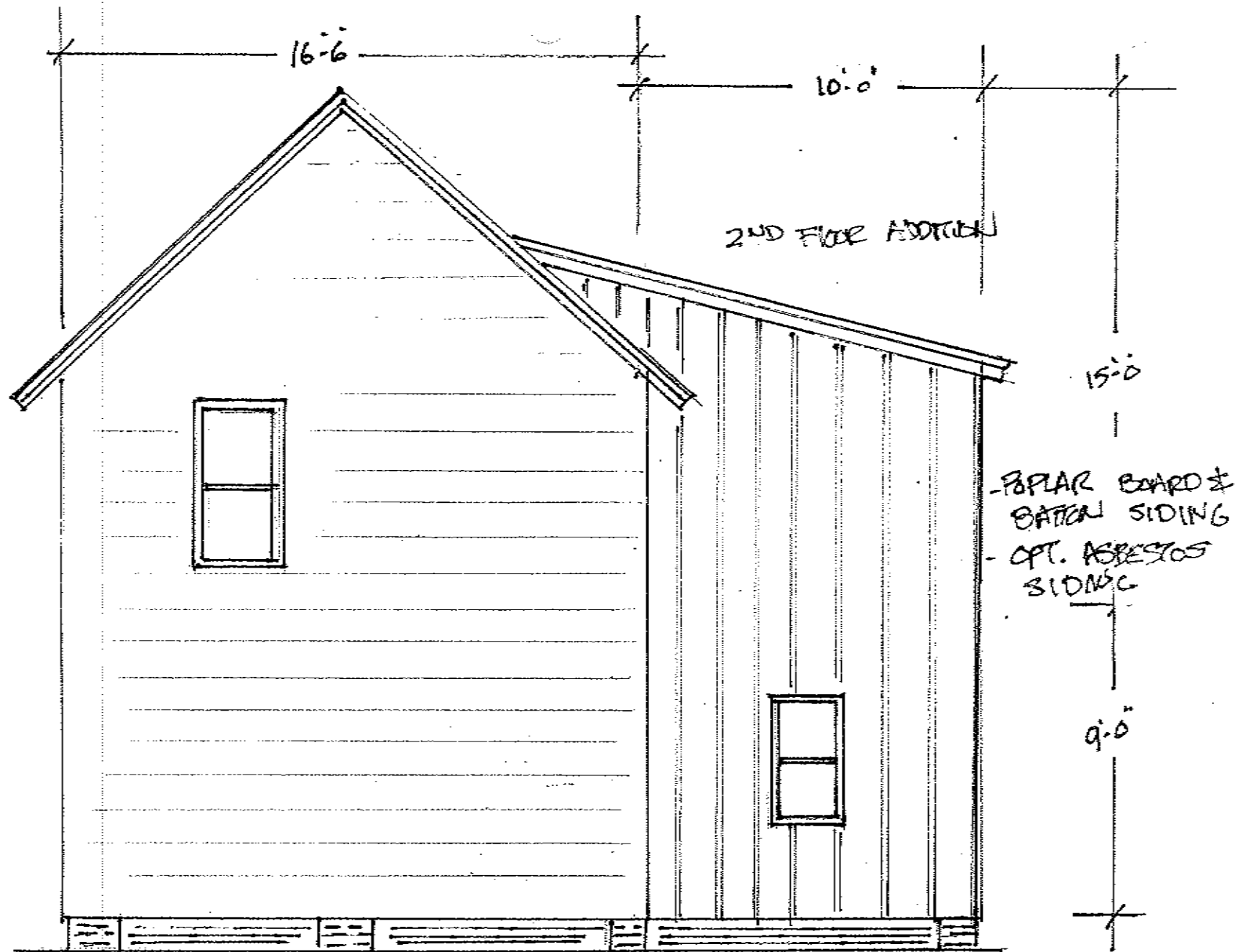
31 S. AURORA ST.
1/4-1-0 GANT 7/23



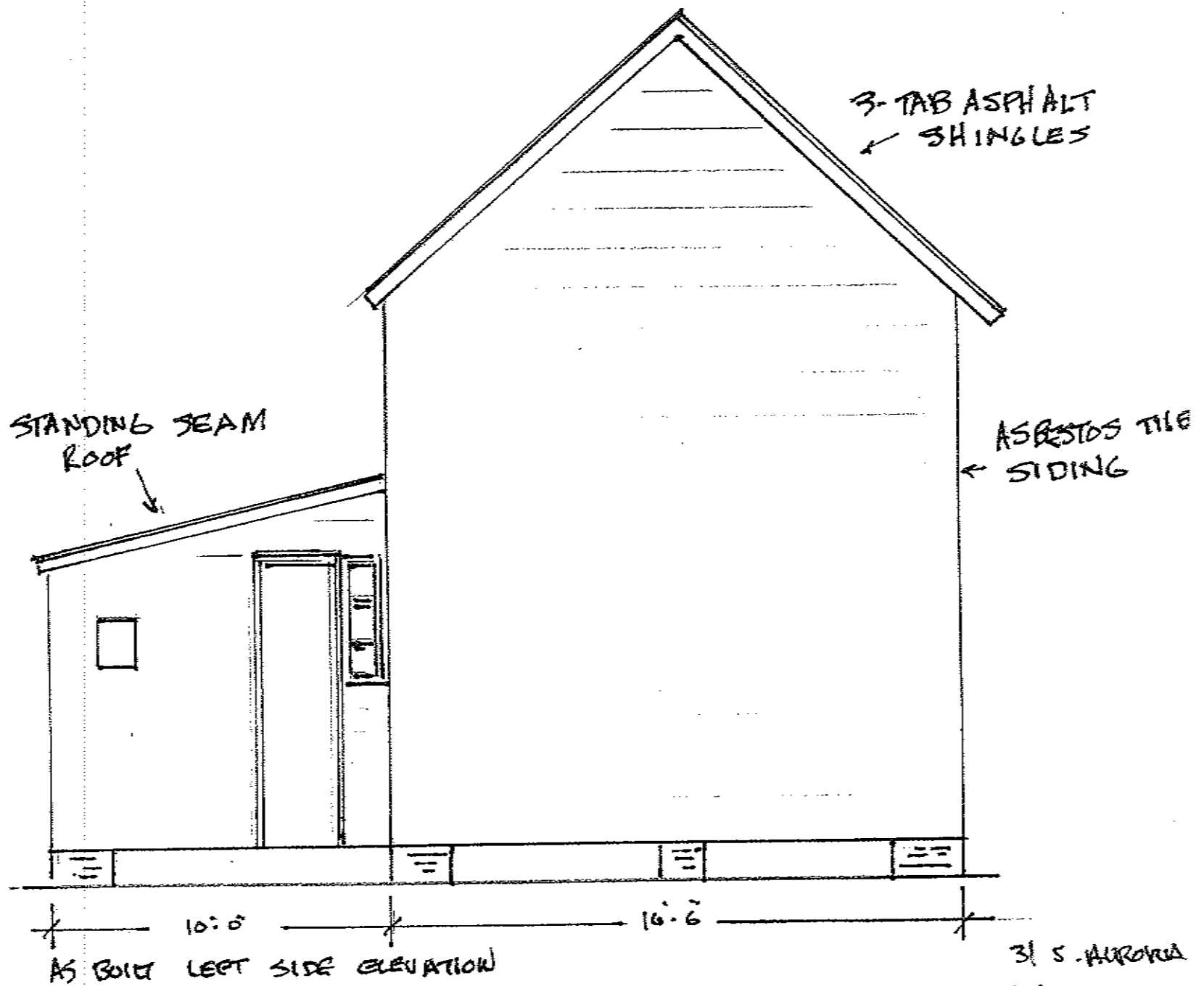


AS BUILT RIGHT SIDE ELEVATION

3 S. AURORA ST
1/4 1-0 GANT 7

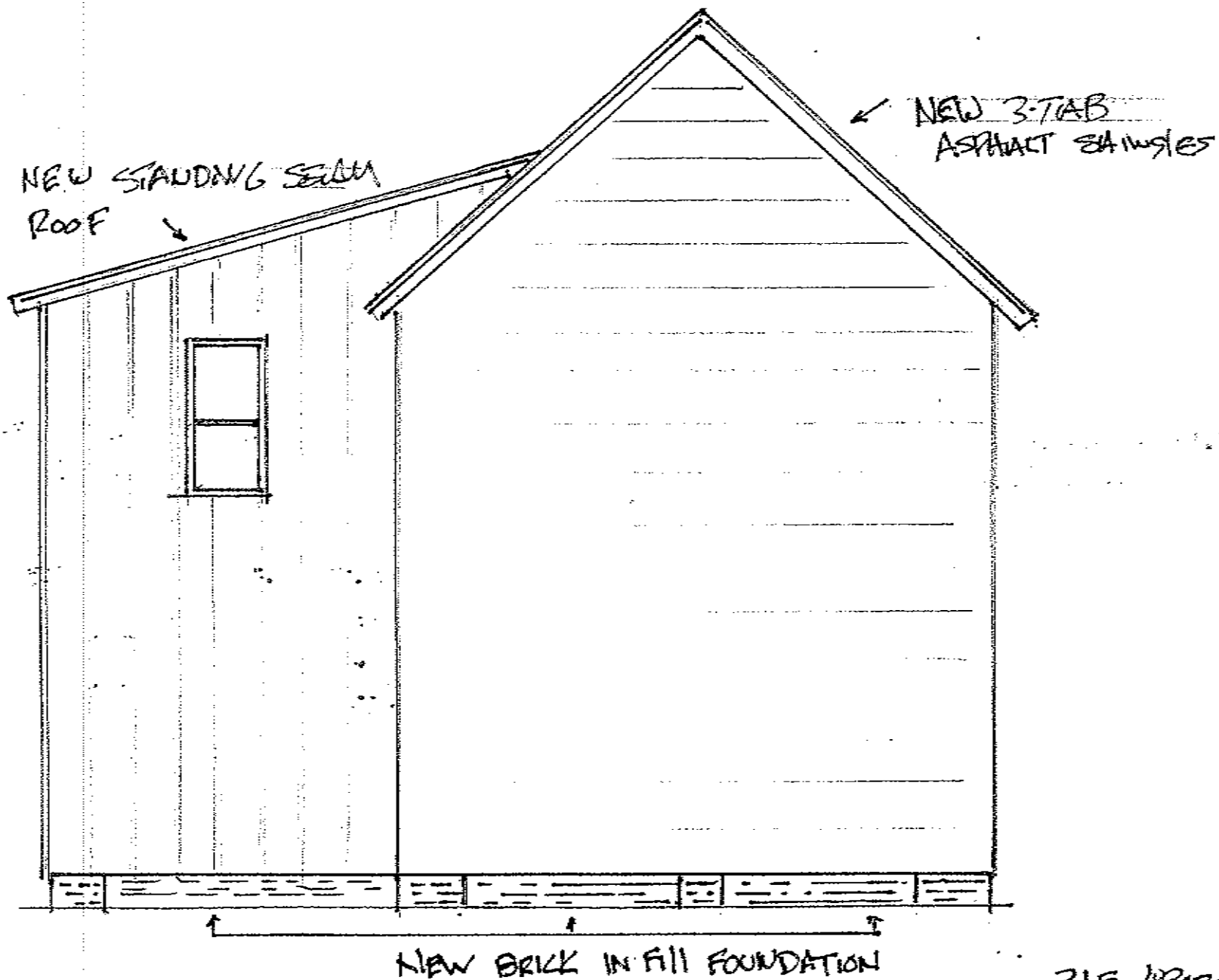


- PLYM BOARD & BATTEN SIDING
- OPT. ASBESTOS SIDING

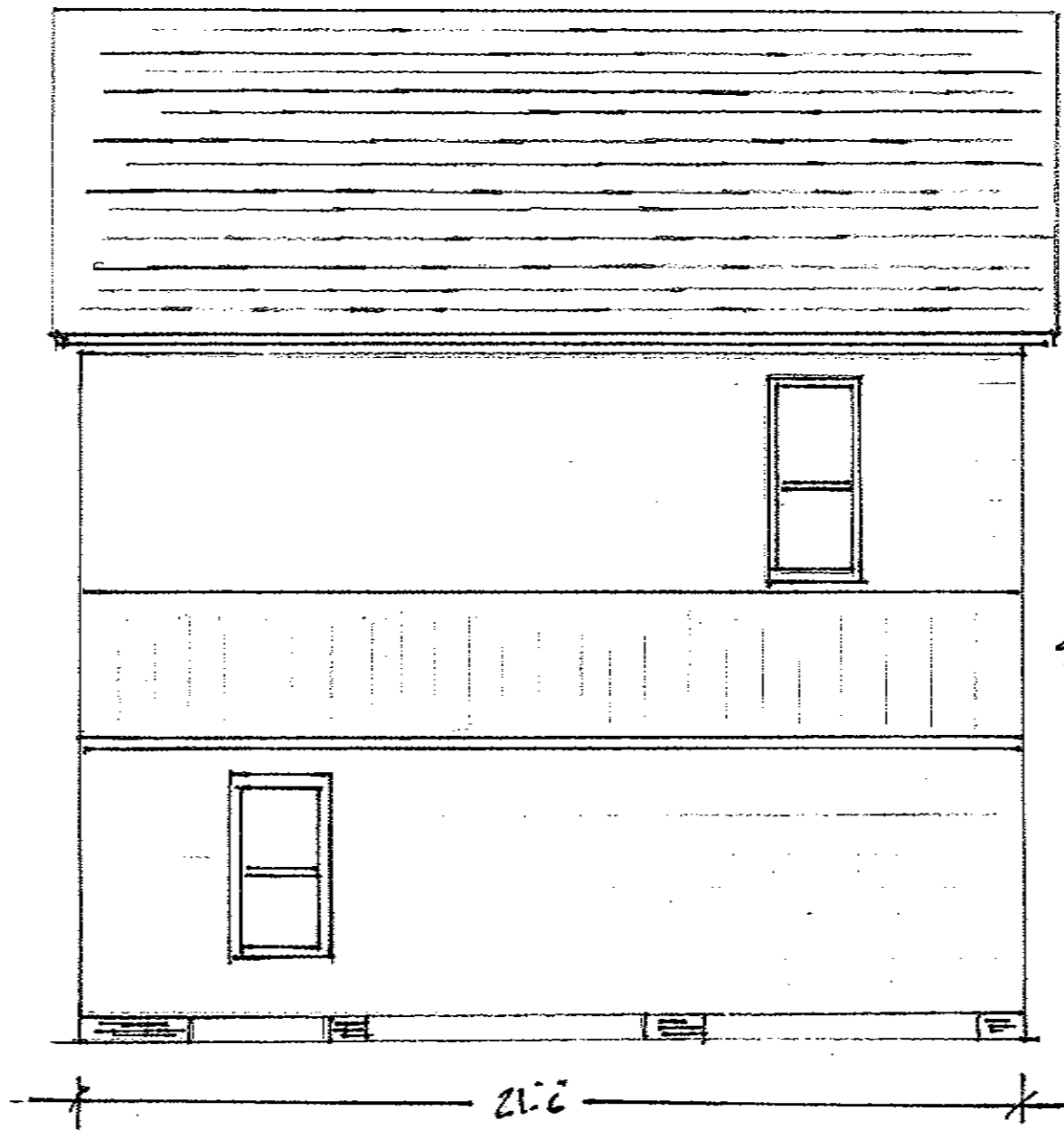


31 S. AURORA

1/4" = 10' GWT



PROPOSED LEFT SIDE ELEVATION.



3 TAB ASBESTOS
SHINGLES

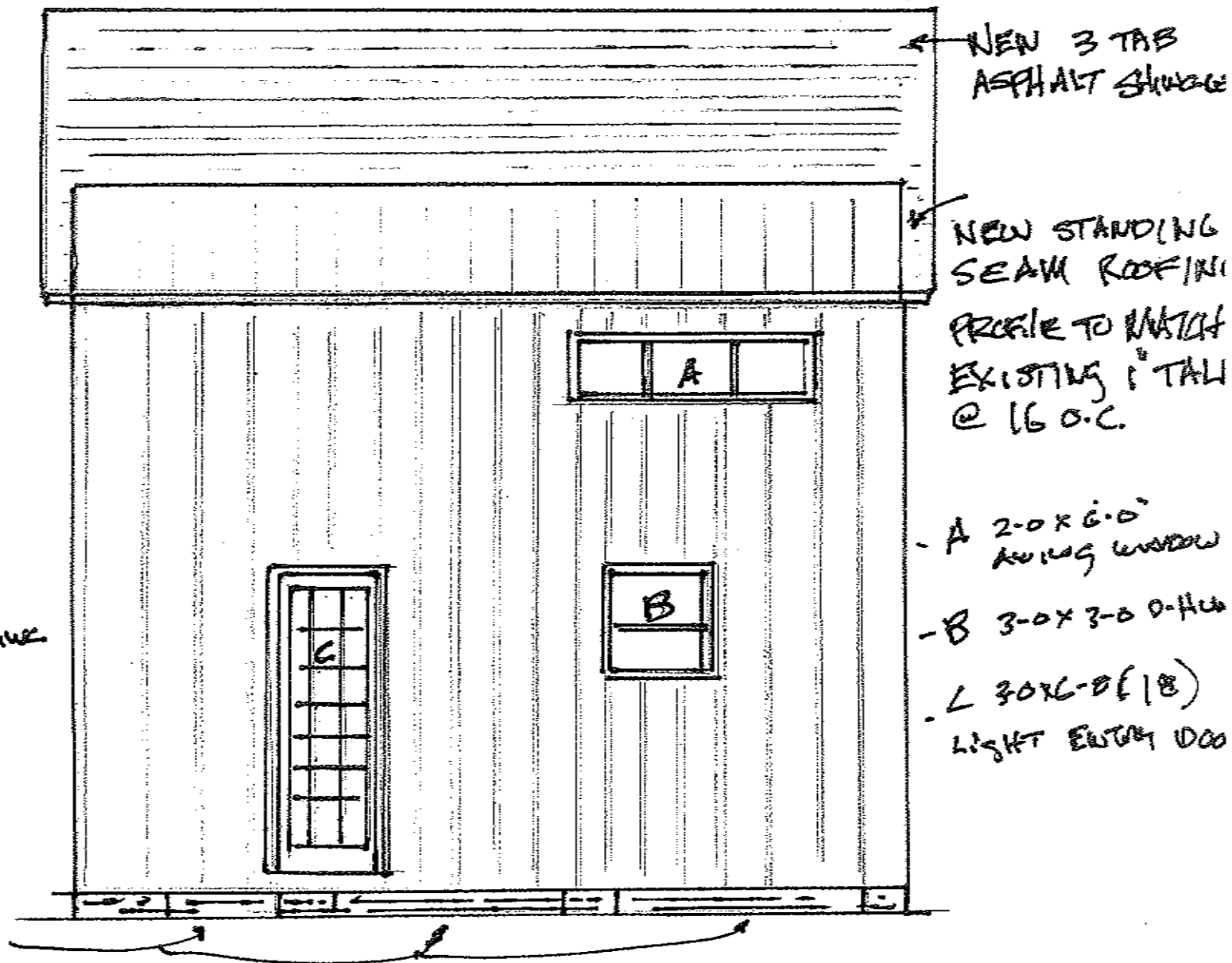
STANDING SE
1" TALL, 16" E
PROFILE

AS BUILT REAR ELEVATION

31 S. AURORA ST
1/4" = 1'-0" GANT 7/23

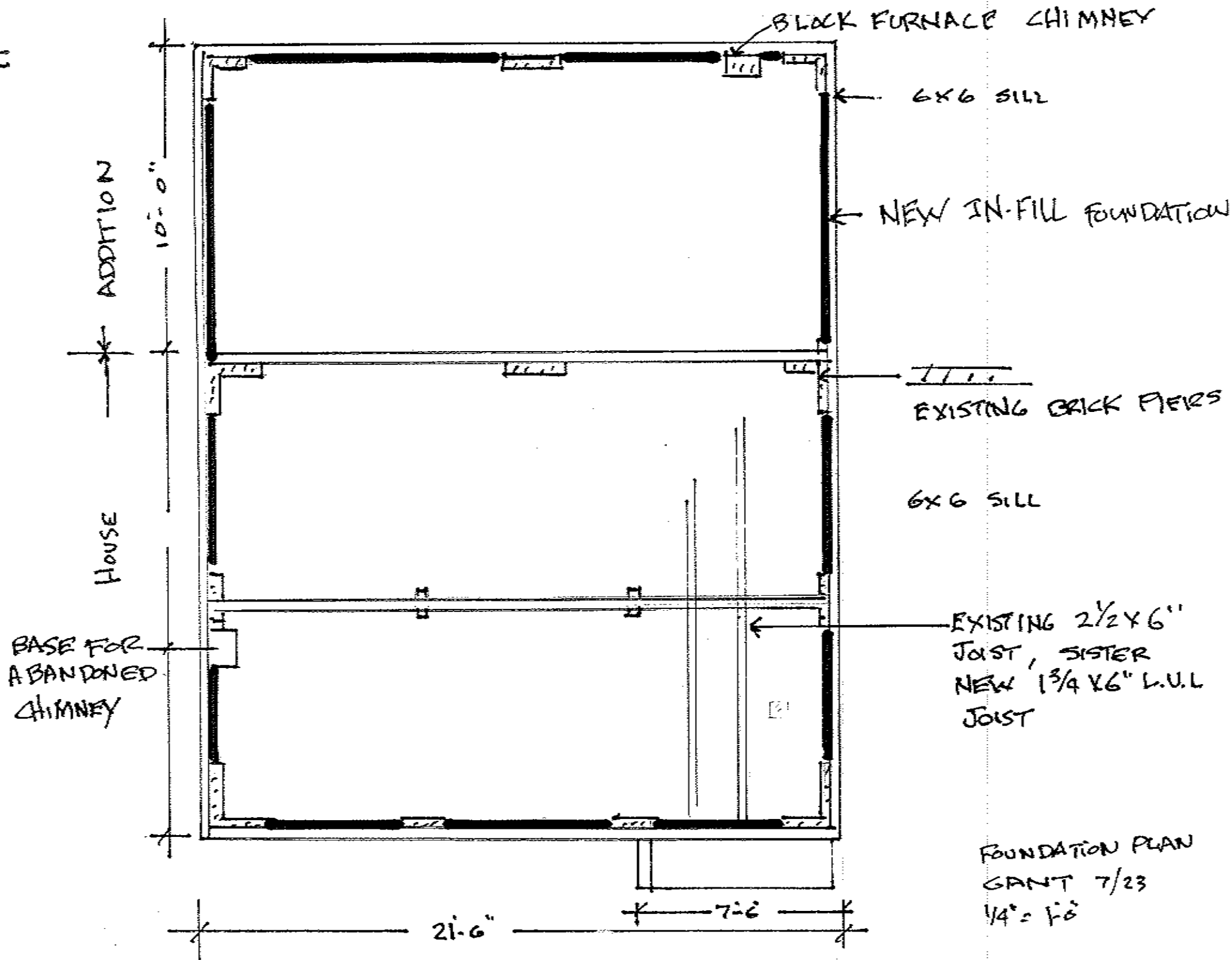
POPLAR BOARD &
BATTEN SIDING
OPT. ASBESTOS TILE SIDING

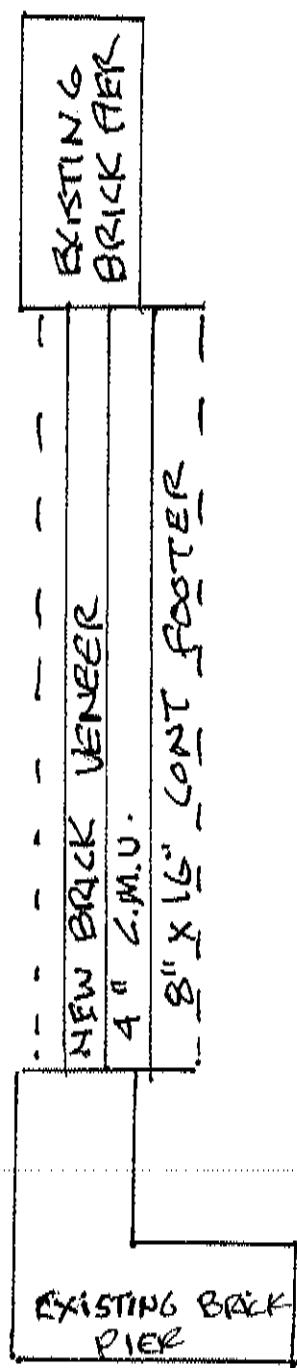
EW BRICK
FILL FOUNDATION



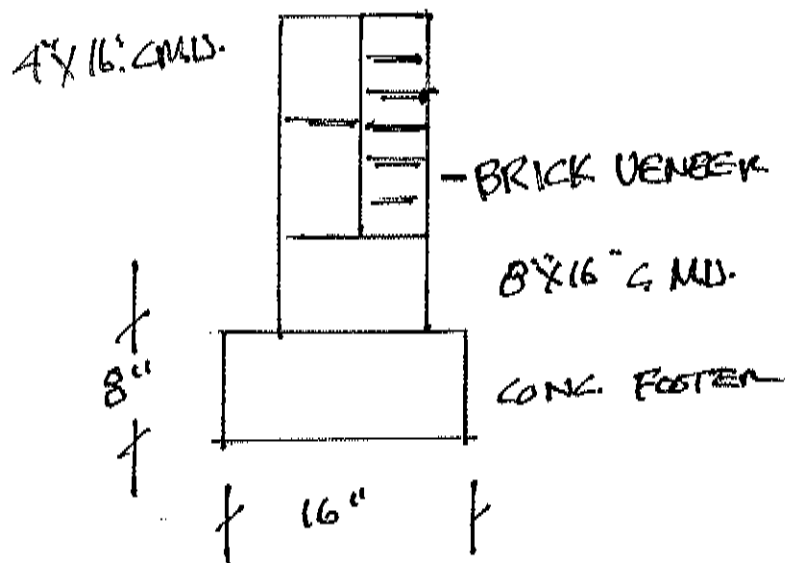
PROPOSED REAR ELEVATION

31 S. AURORA ST
1/4" = 1'-0" GANT 7/23





PLAN

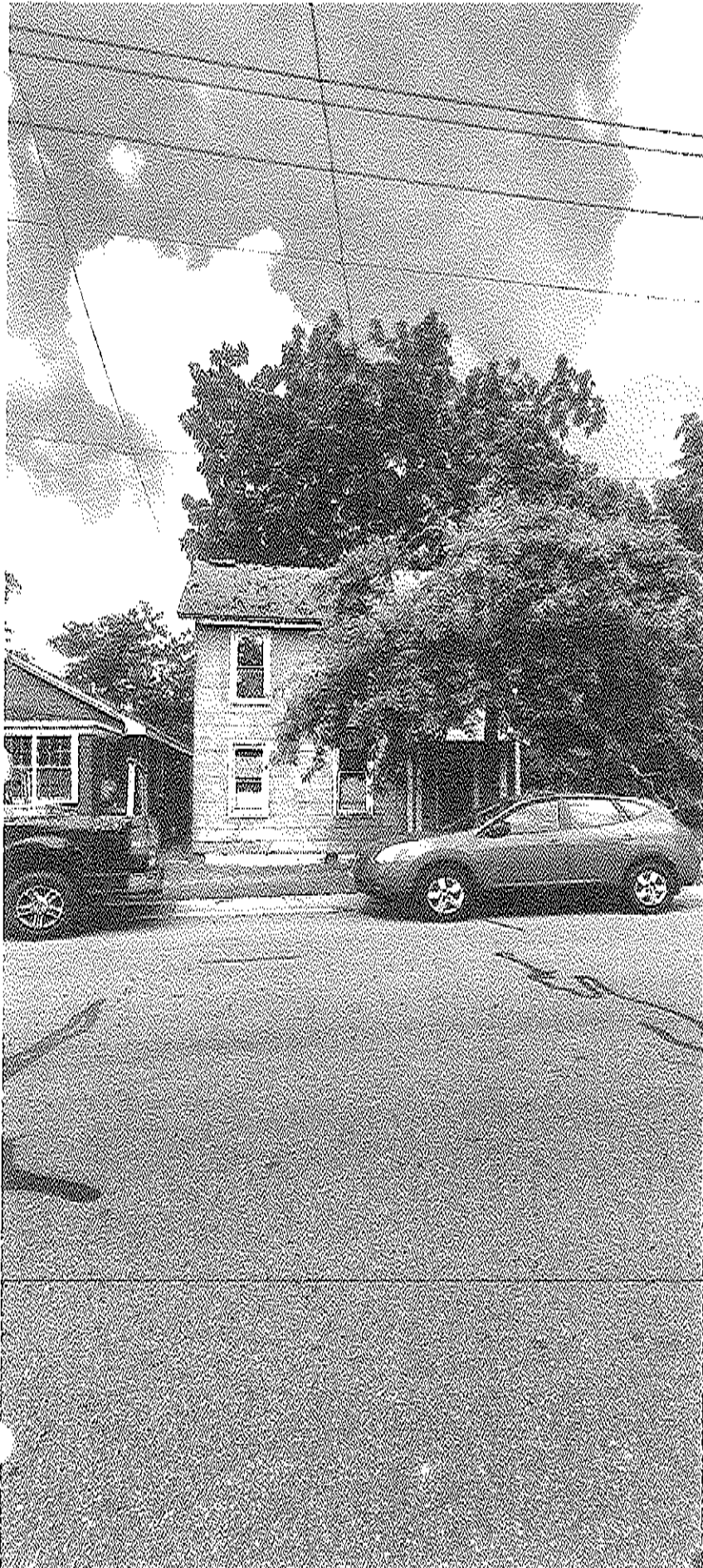


SECTION

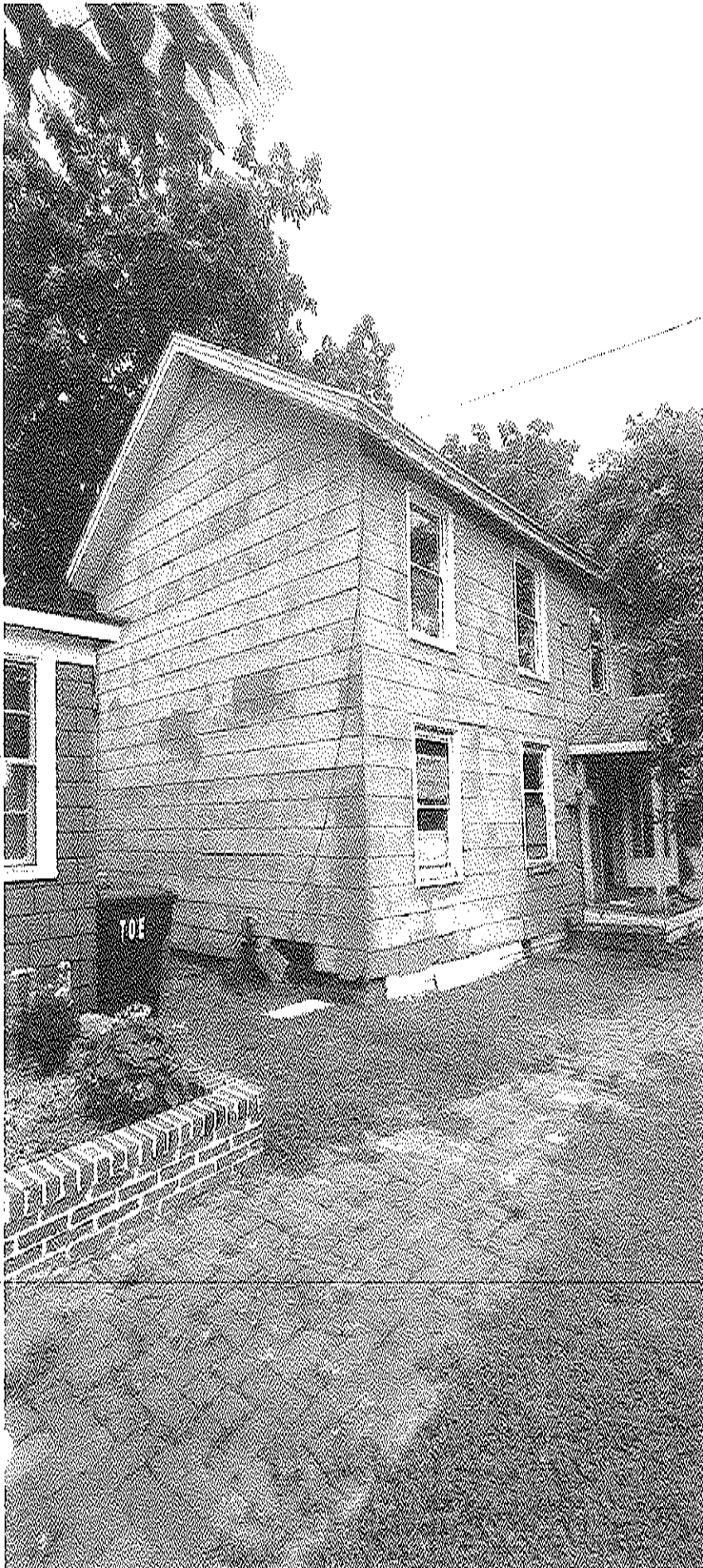
FOUNDATION DETAIL

GAOST 7/23

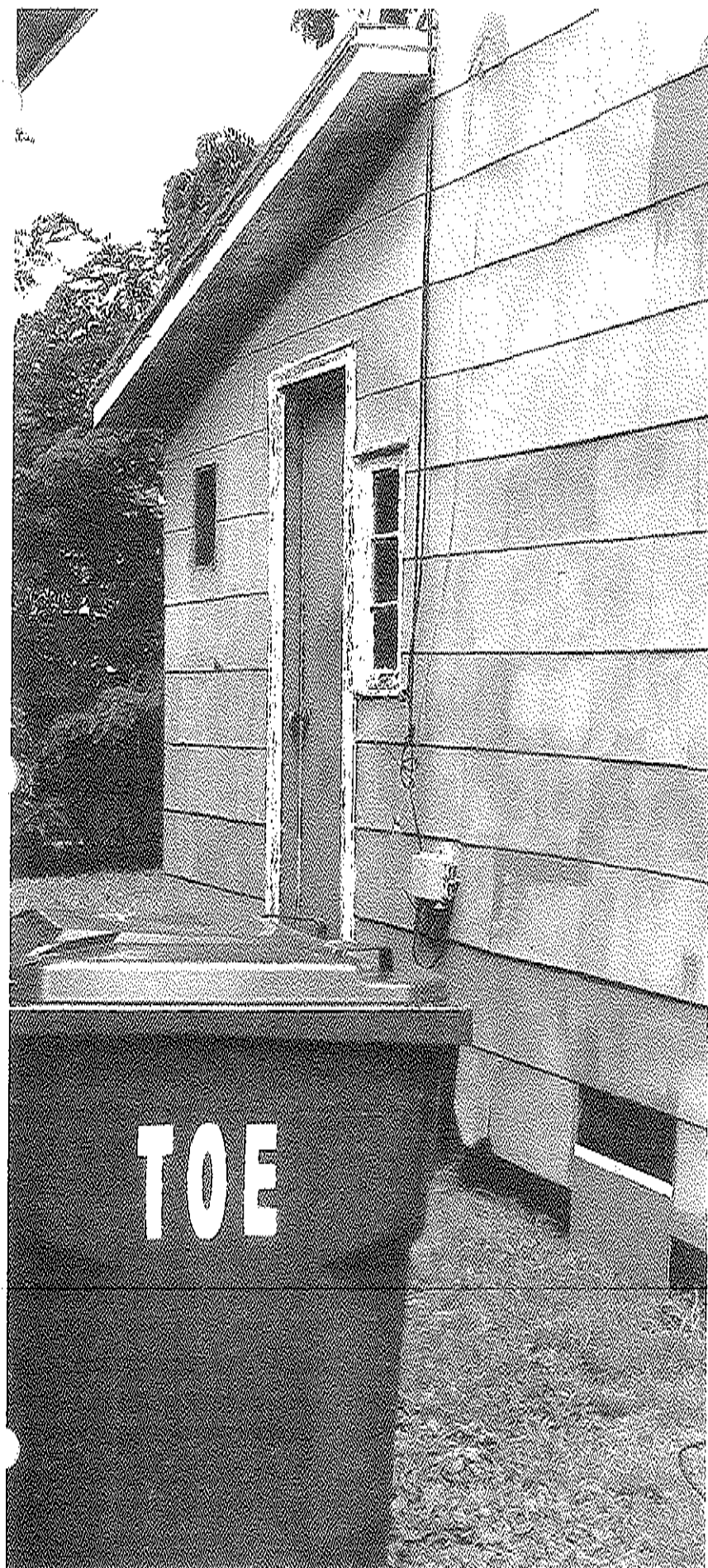
1" = 1'-0"



FRONT ELEVATION



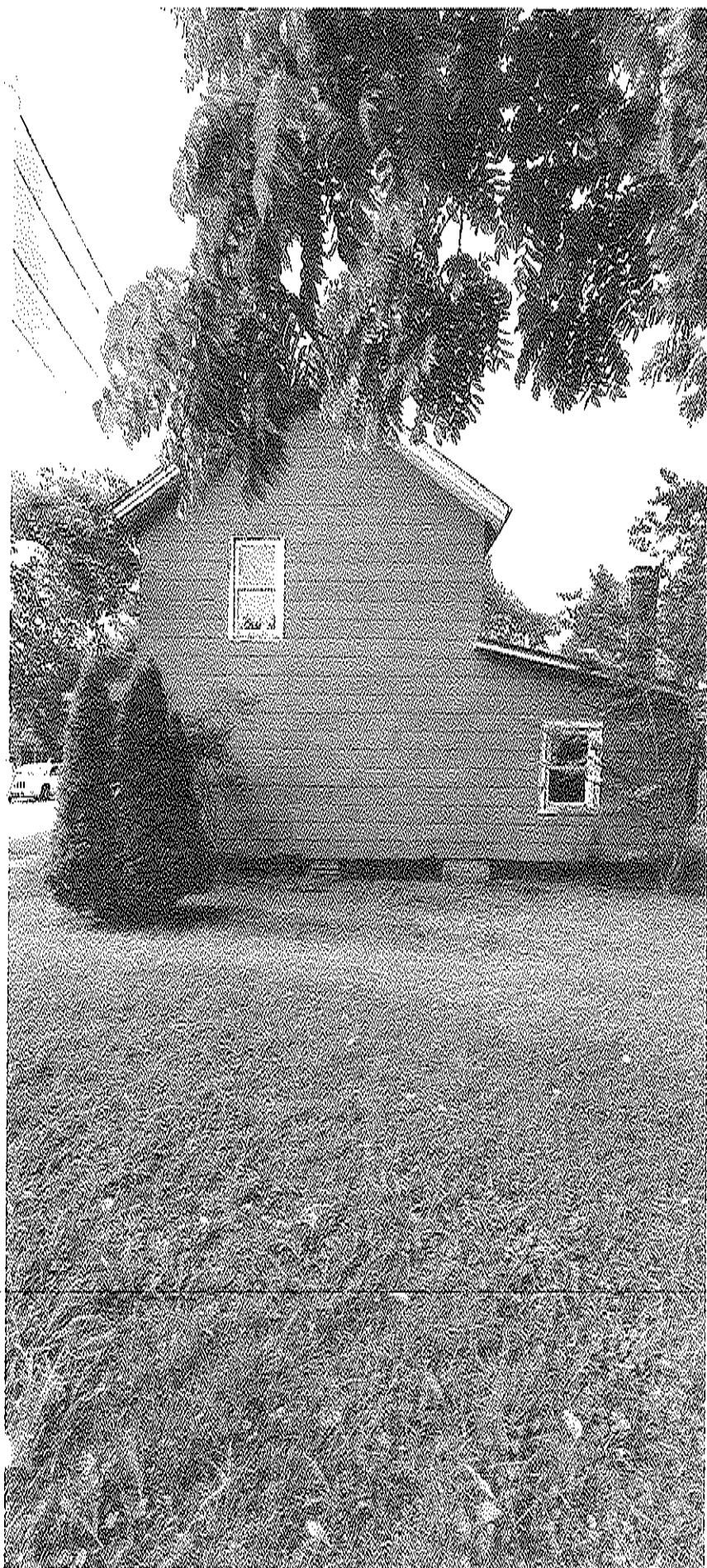
LEFT SIDE & FRONT ELEVATION



LEFT SIDE ELEVATION



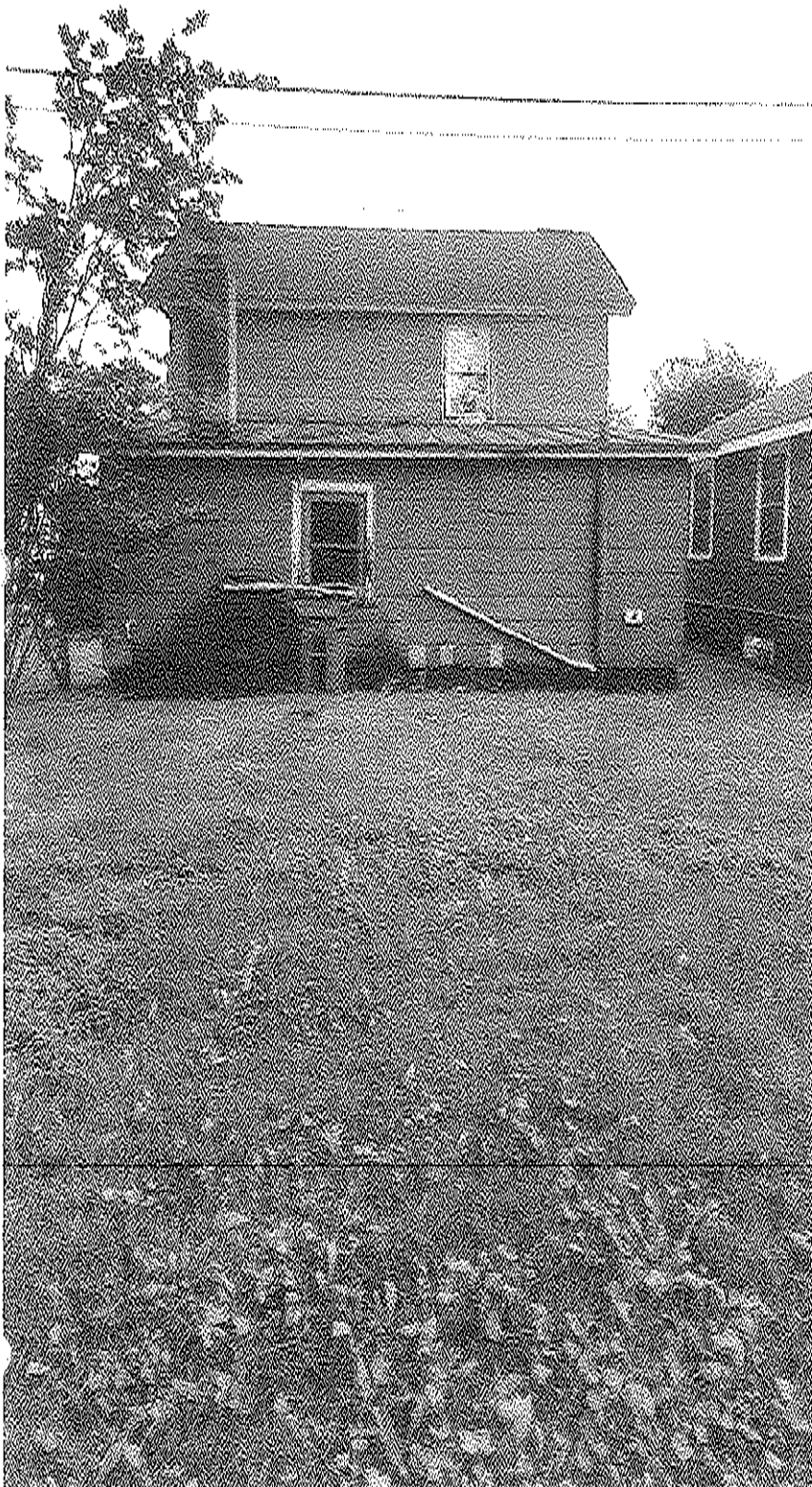
EXISTING TRIM
DETAILS TO REMAIN.



RIGHT SIDE
ELEVATION.

THE ORIGINAL WINDOW
SILLS & JAMBS ARE
IN PLACE, AND REPLACEMENT
WINDOWS WERE
INSTALLED BY THE
PREVIOUS OWNER





REAR ELEVATION

Real Property Data Search ()

Search Result for TALBOT COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:

District - 01 Account Number - 004700

Owner Information

Owner Name:

WARNER BERNARD H IV

Use:

RESIDENTIAL

Mailing Address:

5312 ROSS NECK RD
CAMBRIDGE MD 21613-

Principal Residence:

NO

Deed Reference:

/03038/ 00141

Location & Structure Information

Premises Address:

31 S AURORA ST
EASTON 21601-0000

Legal Description:

LOT 10 - 27X88
31 W/S S AURORA ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0000	1562	1210013.21	0000				2022	Plat Ref:
Town: EASTON									

Primary Structure Built
1900Above Grade Living Area
882 SF

Finished Basement Area

Property Land Area
2,376 SF

County Use

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	2	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	30,000	30,000		
Improvements	15,400	19,800		
Total:	45,400	49,800	46,867	48,333
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
GRIFFIN STEPHEN J	03/17/2023	\$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /03038/ 00141	Deed2:
Seller: CHRIS NAGERS LLC	Date: 07/21/2015	Price: \$45,000
Type: ARMS LENGTH IMPROVED	Deed1: /02279/ 00202	Deed2:
Seller: CHASE WALTER E SR	Date: 11/07/2005	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /01381/ 00119	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

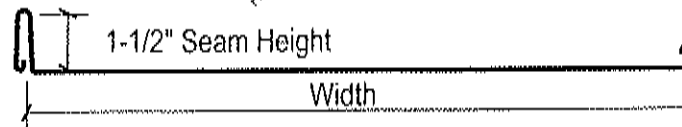
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

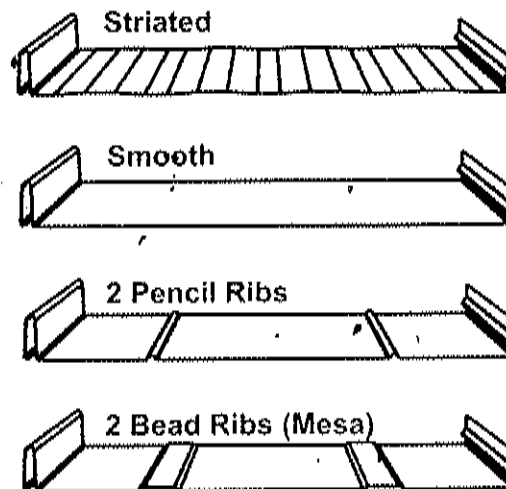
Date:

4. PRODUCT INFORMATION

a. SL150 Panel Description and Options



- Rib profile: 1-1/2 inch tall integral "snap" lock design with hidden clips.
- Width: Standard panel width is 16 inches. Also available 11-5/8" width. Custom widths available.
- Profile: Standard panel profile is "striated". Other available options are smooth profile, 2 pencil ribs, and 2 bead (mesa) ribs. The striated profile option provides the best means for reducing the visibility of any potential oil-canning.

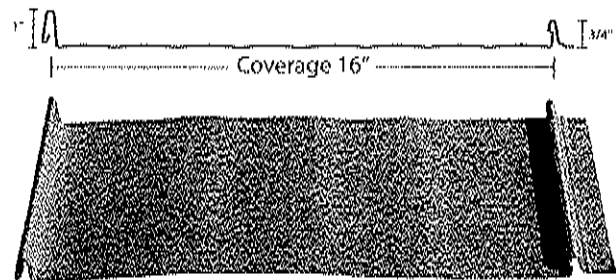


Optional Surface Patterns

- Panel lengths: Standard lengths available from 3 to 48 feet. Longer lengths are available. Contact UCC for additional information regarding panel lengths greater than 48 feet.
 - Materials: Available in 26 and 24 gauge AZ-50 Galvalume coated steel and 0.032" aluminum.
 - Finishes: Available in unpainted Galvalume (with clear acrylic coating) or factory applied colored finishes. Kynar 500 Fluoropolymer finish is available in 24 gauge steel and 0.032" aluminum options. Siliconized Modified Polyester finish is available with 26 gauge option. Refer to color selection charts for finish choices.
- b. Panel Clips: Available clips are the **SL150 Clip 10** (20 gauge galvanized x 2-1/4 inches long) and the **SL150 Clip 11** (18 gauge galvanized x 3-1/2 inches long). The SL150 Clip 11 is required for all applications that must meet Underwriters Laboratories and ASTM uplift tested assemblies. Stainless steel clips are available and are recommended for use with aluminum panels. SL150 clips allow for unlimited thermal expansion/contraction of panels. Refer to Tables 2 and 3 for recommended clip spacing.

PANEL DETAILS

Rib Locking Detail



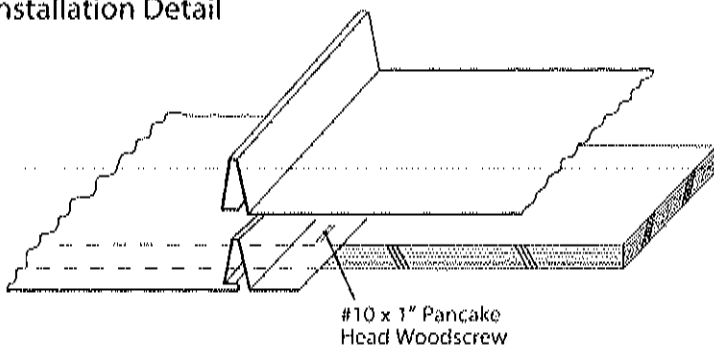
CERTIFICATIONS & TESTING

- Miami-Dade County NOA #06-1002.15
- Florida Building Code Approval #FL7271.2 & #FL9610.2
- UL 790 Fire Resistance Class A
- UL 2218 Impact Resistance Class 4
- UL 580 Uplift UL

INSTALLATION

Advantage-Lok II is a snap locking standing seam panel that's easy to install and ideal for residential and commercial applications. Panels are installed by fastening with pancake screws in the fastener dimple. The adjacent panel rib is simply snapped over the fastened panel which locks it into place and conceals the fasteners. Advantage-Lok II should be installed over solid decking with a minimum slope of 3:12.

Installation Detail



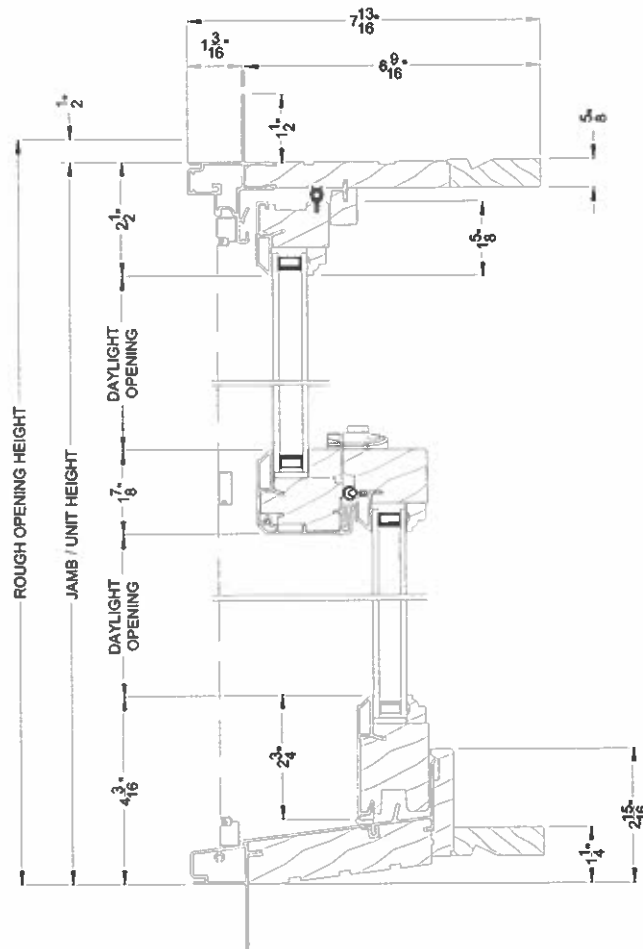
BEFORE BEGINNING INSTALLATION OF THIS PRODUCT, CHECK LOCAL BUILDING CODES.

Weather Shield®

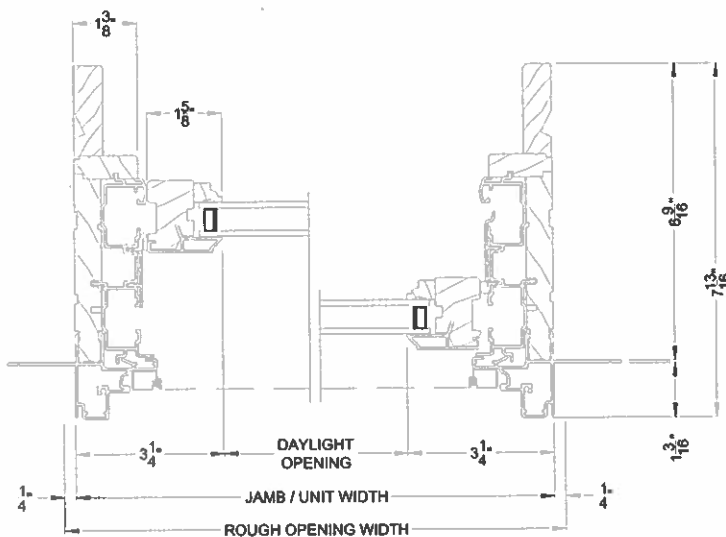
Signature Series™

Double Hung Windows

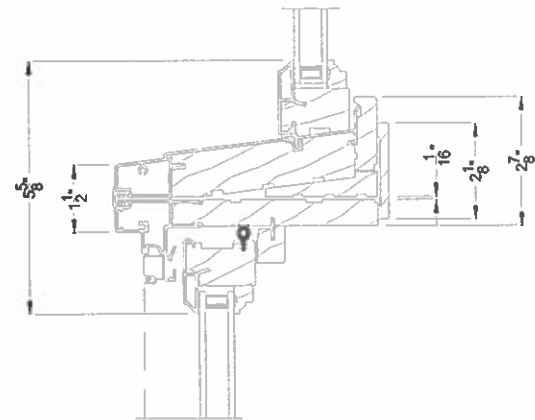
CROSS SECTION DETAILS



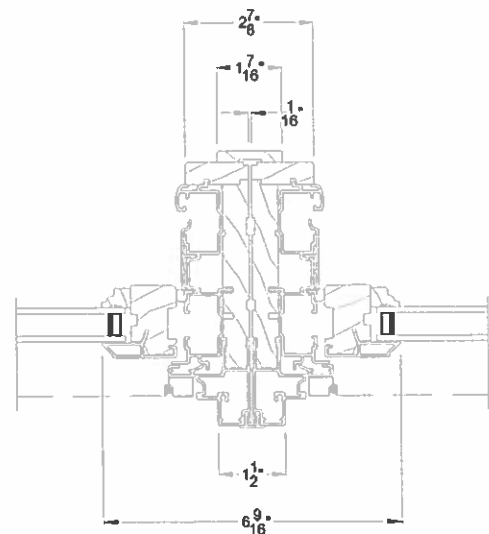
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

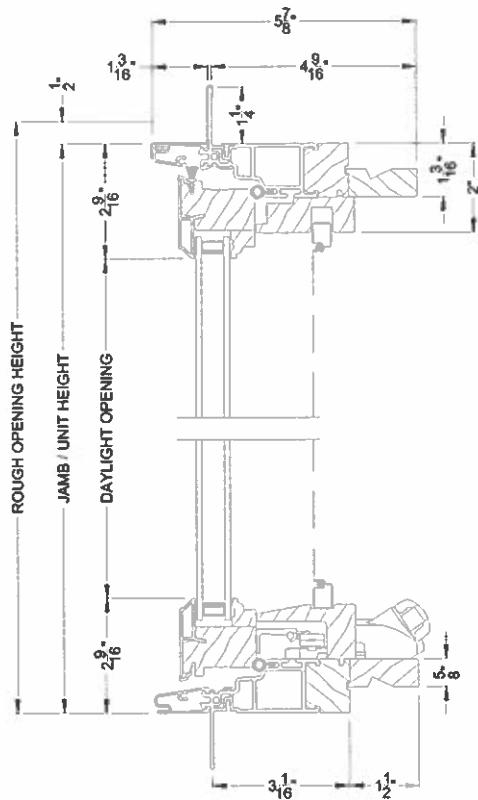
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

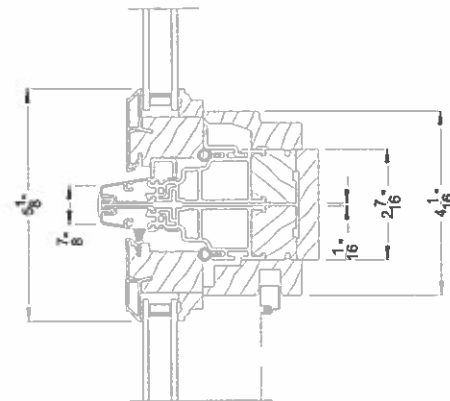
Signature Series™

Awning Windows

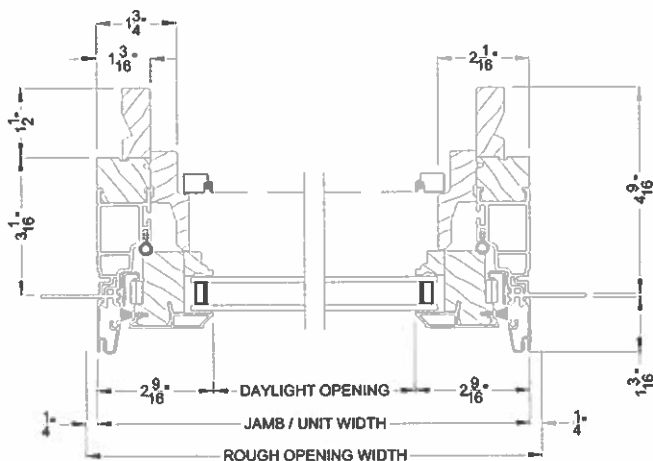
CROSS SECTION DETAILS



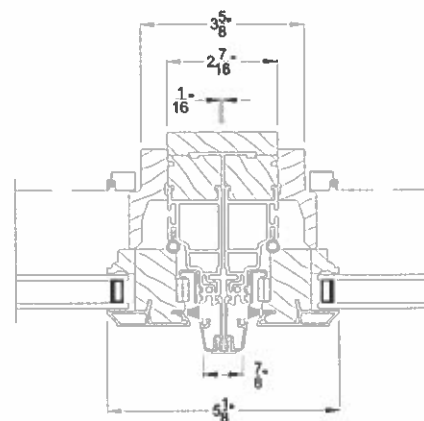
SIGNATURE AWNING WINDOW (8219)
Vertical Section



SIGNATURE AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning



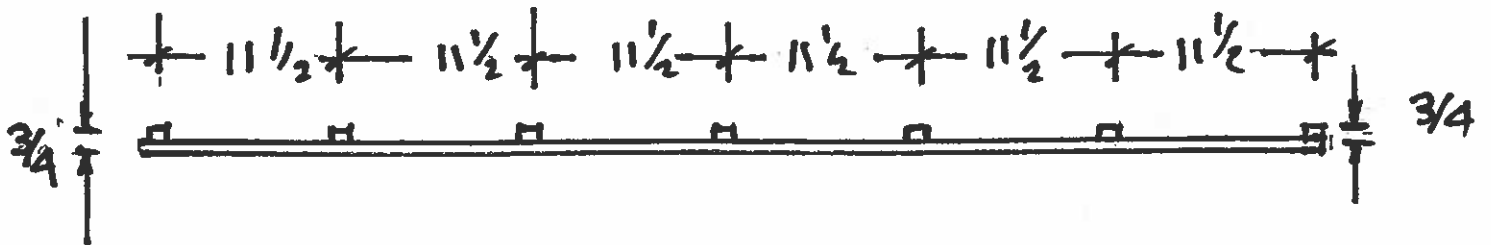
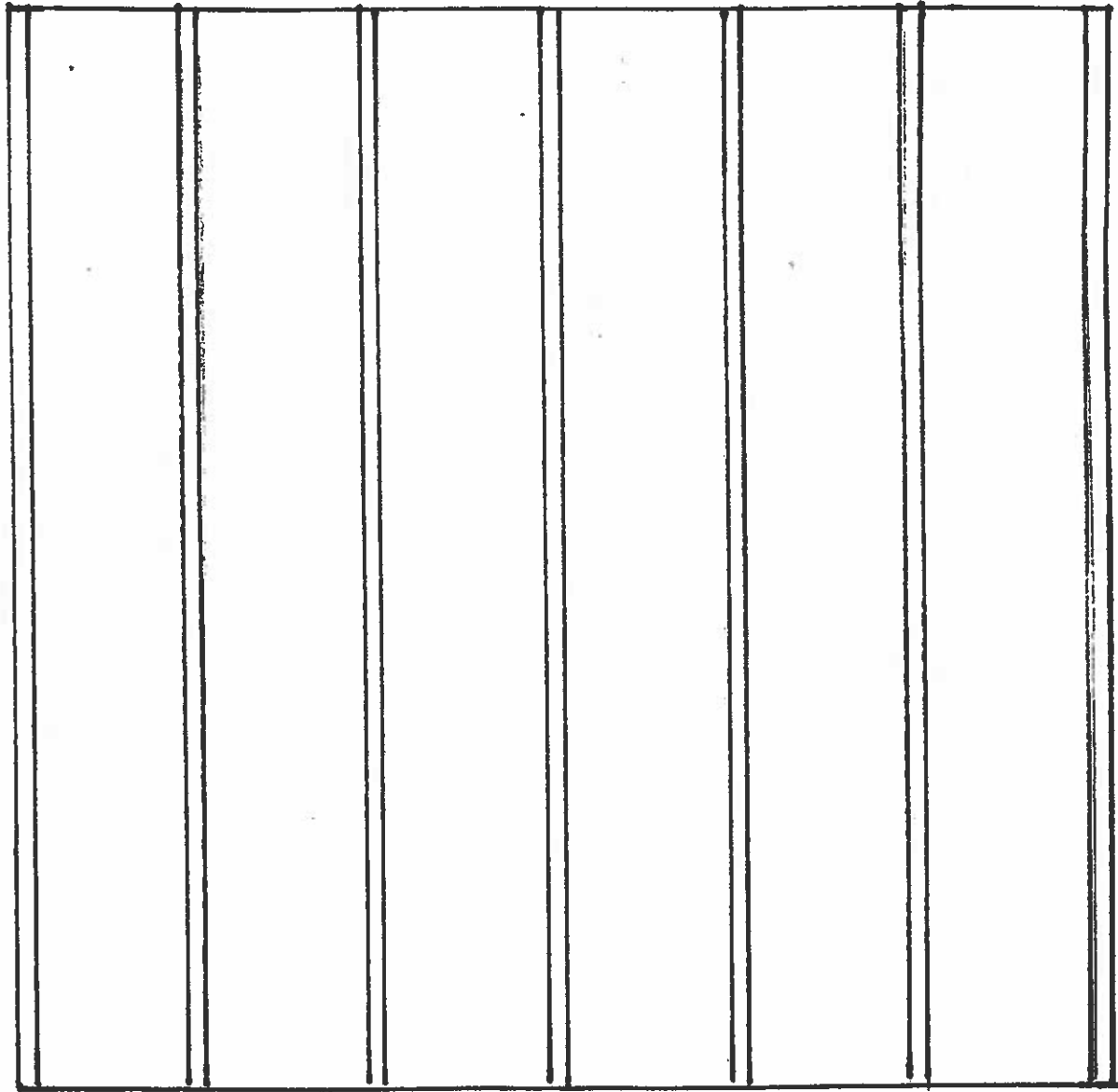
SIGNATURE AWNING WINDOW (8219)
Horizontal Section



SIGNATURE AWNING WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

$2\frac{1}{2}$



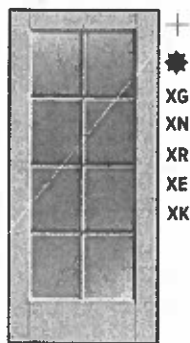
POPLAR SIDING

31 SAUROBA ST
1st FLOOR EAST 1/2

Flush-Glazed

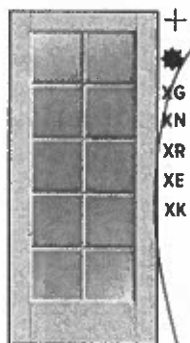
Clear Glass | Simulated Divided Lite Bars

Smooth-Star.



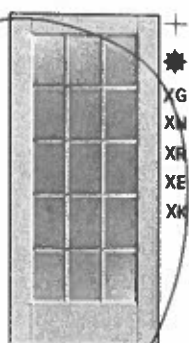
S1207

2/6 | 6/8
2/8 | 6/8
2/10 | 6/8
3/0 | 6/8
No XG - 2/6
No XK - 2/10



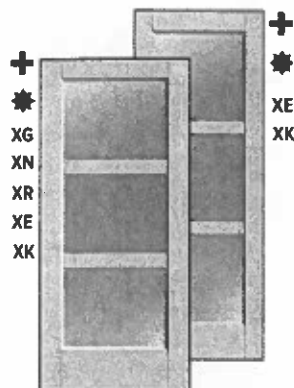
S2010

2/6 | 6/8
2/8 | 6/8
2/10 | 6/8
3/0 | 6/8
No XG - 2/6
No XK - 2/10



S2050

2/6 | 6/8
2/8 | 6/8
2/10 | 6/8
3/0 | 6/8
No XG - 2/6
No XK - 2/10

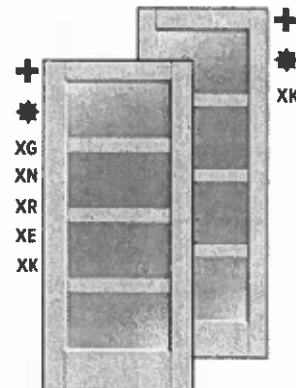


S5700

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

S85700

Low-E Only - 2680
XE Only - 21080

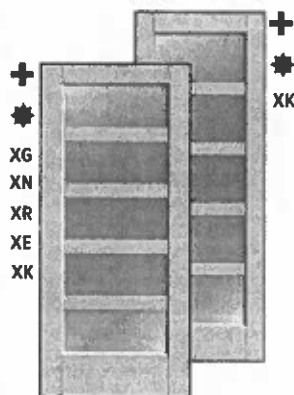


S5710

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

S85710

Low-E Only - 2680
XE Only - 21080

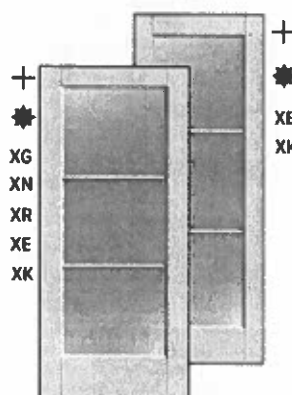


S5720

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

S85720

Low-E Only - 2680
XE Only - 21080

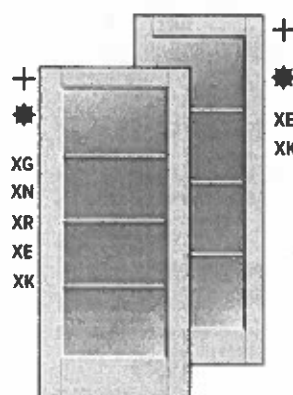


S5705

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

S85705

Low-E Only - 2680
XE Only - 21080

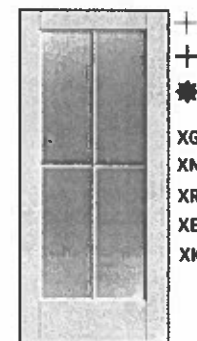


S5715

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

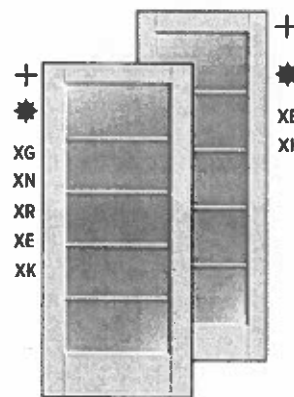
S85715

Low-E Only - 2680
XE Only - 21080



S1205

2/6 | 6/8
2/8 | 6/8
2/10 | 6/8
3/0 | 6/8
No XG - 2/6
No XK - 2/10



S5725

2/6 | 6/8 | 8/0
2/8 | 6/8 | 8/0
2/10 | 6/8 | 8/0
3/0 | 6/8 | 8/0
No XG - 2/6
No XK - 2/10

S85725

Low-E Only - 2680
XE Only - 21080

*This door style is made from a flush door and will not have stile lines.
**Add the code to the blank in the style number for the desired door and glass combination

10 9 8 7 6 5 4 3 2 1

Glass privacy ratings may be more or less than indicated based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship.



Divided Lites

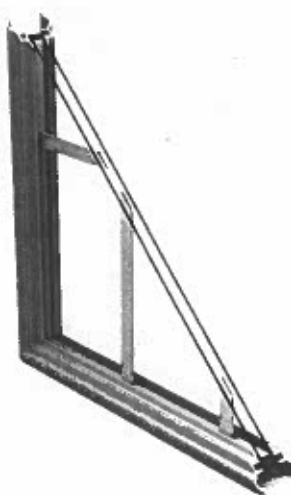
Clear and Privacy glass can be divided with either removable wood grilles or simulated lite bars for a unique look. For more information on Divided Lites, please see **page 30-33**.



**Fixed
Grille**

Lite Frame **page 262**

OPT 1



**Grilles
Between Glass**

Lite Frame **page 264**



**Simulated
Divided Lite**

Lite Frame **page 268**

OPT 2

Select doors in this section are available with RSP Aluminum SDL bars. See page 32 for details.

ELITE GLASS-SEAL®

3-TAB FIBERGLASS ASPHALT SHINGLES

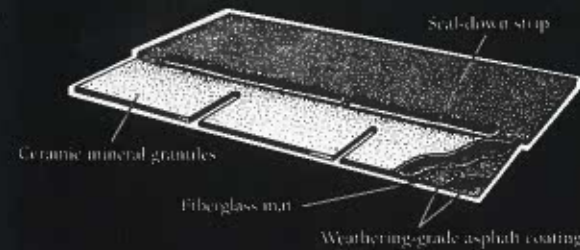
Elite Glass-Seal® shingles come with a 25-year Limited Warranty and a 5-year Full Start Period. They are coated with asphalt and finished with ceramic mineral granules. A 10-year Algae Relief—Algae Cleaning Limited Warranty provides for cleaning of discoloration caused by certain algae growth.

- 25-year Limited Warranty, 5-year Full Start, 2-year Transferability
- 10-year Algae Relief—Algae Cleaning Limited Warranty
- UL Listed for Class A Fire Resistance
- UL Classified for Wind Resistance: ASTM D 3161, Type I, Class F and ASTM D 7158, Class II
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- UL Evaluation Reports: UL ER2919-01 and UL ER2919-02
- Miami-Dade County Approved
- Florida Building Code Approved FL 1956



Shingles begin to age as soon as they are exposed to nature, and buildings experience aging factors differently. Because it is difficult to predict how long shingles will last, TAMKO offers a Limited Warranty. Go to tamko.com for details or call us at 1-800-641-4691.

AN INSIDE LOOK AT TAMKO 3-TAB CONSTRUCTION



Building products for the professional.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products.

Today we offer a wide range of building products, including residential and low-slope roofing, ventilation, underlayments, waterproofing, cements and coatings, and composite decking and railing.

TAMKO
BUILDING PRODUCTS
tamko.com

Information included in this brochure was current at the time of printing. Cover roof color is Weathered Wood.

Frederick



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71538 0915

40000415

TAMKO
BUILDING PRODUCTS

tamko.com



**ELITE
GLASS-SEAL®**

Shingles by TAMKO®



ANTIQUE SLATE



TWEED BLEND



RUSTIC BLACK



RUSTIC REDWOOD



GREY BLEND



WEATHERED WOOD



PASTEL GREEN



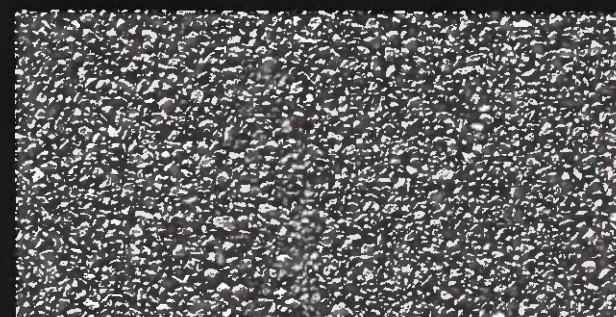
SLATETONE GREY



RUSTIC CEDAR



EMPIRE GREEN BLEND



WHITE

NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.

Due to demand, certain products and colors may not be available in your area. Contact your local TAMKO representative for more information.



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

Historic District Commission Staff Report

Meeting Date: 8/14/2023

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

Property Address: 121 S Hanson Street

Application Number: 2023-982

Request: Windows

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

This application is proposing to replace five (5) existing wooden windows on the Talbot Street frontage of the structure with new vinyl, double hung windows (See Figure 1). This structure was built in 1799 and is considered a contributing structure by the Easton Historic District Survey

FEATURES & PERFORMANCE

DURABILITY & DEPENDABILITY
Specially formulated PVC and welded sash and frame offers long-lasting durability.

CLEAN WITH EASE
Both sashes are designed to tilt inward for accessibility and easy cleaning.

SUPERIOR CURB APPEAL
European contoured cove with optional grid detail offers superior curbside appeal.

MAXIMUM INSULATING CAPABILITIES
Three high-performance Low-E glass options and triple-fin weatherstripping virtually eliminate drafts while our special VyFoam™, in frame and sash, offers ENERGY STAR® rated insulation.

ADDED STRENGTH & SECURITY
Our VyCore™ Composite Reinforcement provides added strength and security and performs 730 times better than aluminum and 191x better than steel. This technology will help prevent your window's sash from bowing over time.



MORTISED SILL DAM WALL

Mortised, double-walled sill dam extends into the jamb for added structural integrity.



SILL/SASH INTERLOCK

Interlocking sill/sash provides added structural strength against heavy wind loads. Magnetic freezer weatherstripping and Q-Lon bulb-seal compression provide improved air infiltration.



LOW-PROFILE LOCK & KEEPER

Offers a sleek appearance with clean sight lines while still providing unparalleled home security.

Figure 1 Vytex Fortis Series Window



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 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 vinyl windows contradict Guideline 90e which discourages the use of vinyl windows as a replacement window. Appendix B goes a step farther and states that **“Vinyl windows are not appropriate for use in the historic district.”** Given that this is a contributing structure with a direct frontage on Talbot Street, the Guidelines place a strong emphasis on repairing and restoring deteriorated windows. If the Commission finds that the existing windows are deteriorated beyond repair, the Commission may consider fiberglass-clad or aluminum-clad windows

STAFF RECOMMENDATION:

Staff supports the HDC **tabling** this application pending the submittal of a more appropriate replacement window. The HDC may request that the applicant research an aluminum-clad or fiberglass-clad window that matches the size, proportion, design, and style of the existing



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

windows. The Commission may also request more information in order to determine if the existing wooden windows are deteriorated beyond repair.

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application pending the submittal of a more appropriate replacement window.

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			
2101009702		121 S HANSON ST		CLARKE, SARAH E.			
YEAR BUILT		PHYSICAL CONDITION					
1799		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				AT LEAST 3 BUILDING EPISODES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
BRICK FOUNDATION, SIZE AND CONFIGURATION ARE ONLY EVIDENCE THAT THIS MUCH MODERNIZED DWELLING DATES TO 18TH CENTURY.							

RECEIVED

JUL 11 2023



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

TOWN OF EASTON

Application #: 2023-982
Date Received: 07/11/2023
Fee Paid: \$75.00
HDC Meeting Date: 08/14/2023
Date Property Posted: 08/07/2023

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 121 SOUTH HANSON ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1799 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME KEVIN GUARINO
TELEPHONE NO. 304-279-0266 EMAIL KMGUARINO99@GMAIL.COM

Applicant or Agent

NAME SAME AS ABOVE
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>5 WINDOWS NEED TO BE REPLACED INCLUDING WINDOW CASING DUE TO OLD AGE/ROT.</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 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

Revised 4.4.2022



When Quality Comes First! Window Project Proposal

1185 Crystal Beach Road
Earleville, MD 21919
MD Office: 410-877-6112
DE Office: 302-793-9352
www.sundancecustomhomesllc.com

MD MHIC: 124543
DE: 2005209032
PA: 079607



Customer Information

Kevin Guarino
121 S. Hanson St.
Easton MD 21601
(304) 279-0266 (Primary Mobile)
kmguarino99@gmail.com

Date: 05/10/2023
Rep: Sam Goodroe
443-239-9736
samg@sundancecustomhomesllc.com

The following windows will be installed by Sundance Homes

Total number of windows in the home	14
Total number of windows being installed	5

Window Item



Window Style	Double Hung	Window Brand	Fortis with Energy Saver Plus
Interior casing	White primed casing	Install Type	Pocket Replacement
Location	First story	Lead Safe Practices	Lead test to be performed. If windows test positive for lead, lead safe practices will be taken an an additional cost to customer (\$85.00 per window)
Quantity	2	Specialty Glass Type	N/A
Size	31 x 53	Outside Color	White
Grid Style	None	Inside Color	White
Screen Type	Full Screen	Capping Color	Glacier White
Oriel Sash	Not Included	Tempered Glass	Not Included
		Window Style	Double Hung

Details

Exterior window casing will be removed and replaced. New wood window casing will be built, installed, and painted.

This space intentionally left blank

Window Item

Window Style
Interior casing
Location
Quantity
Size
Grid Style
Screen Type
Oriel Sash

Double Hung
 White primed casing
 Second story
 3
 31 x 53
 None
 Full Screen
 Not Included

Window Brand

Fortis with Energy Saver Plus

Install Type

Pocket Replacement

Lead Safe Practices

Lead test to be performed. If windows test positive for lead, lead safe practices will be taken an an additional cost to customer (\$85.00 per window)

Specialty Glass Type

N/A

Outside Color

White

Inside Color

White

Capping Color

Glacier White

Tempered Glass

Not Included

Window Style

Double Hung

Details

Exterior window casing will be removed and replaced. New wood window casing will be built, installed, and painted.







Nicholas Johnson <njohnson@eastonmd.gov>

106 south street academy of the arts historical application question

Ernest Demby

To: Nicholas Johnson <njohnson@eastonmd.gov>

Thu, Aug 3, 2023 at 1:03 PM

Hey Nick,

I look at the product information and this looks like a nice product. I am fine with the emergency approval for this roof material. Thanks for sending this to me!

Ernie Demby, AIA Assoc., Designer

ENCORE SUSTAINABLE ARCHITECTS

31 Light Street, Suite 500

Baltimore, MD 21202

P: 410.624.5461 | www.encoresustainablearchitects.com

Connect with us on Facebook, Instagram, & Linked In



From: Nicholas Johnson <njohnson@eastonmd.gov>

Date: Thursday, August 3, 2023 at 9:16 AM

To: Ernest Demby

[Quoted text hidden]

[Quoted text hidden]



RECEIVED

AUG 04 2023

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

Application #: 2023-1004
Date Received: 08/04/2023
Fee Paid: \$200.00
HDC Meeting Date: 08/14/2023
Date Property Posted:

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 106 South St.
☐ Contributing ☐ Non-Contributing
 YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Academy of the Arts
 TELEPHONE NO. 410-822-2187 EMAIL _____

Applicant or Agent

NAME Mid-Shore Extensors
 TELEPHONE NO. 410-673-7939 EMAIL info@midshoreextensors.com

Description of Proposal (include additional sheets, as necessary)

Membrane roof replacement, remove existing membrane roof, inspect plywood, install 1/2" ISO Board using screws + plates. Install Firestone - Duo self-adhered TPO membrane roof heat welding all seams. Clean up + remove all debris.

Specific Requirements

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

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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

<u>Julie Howden</u>
<u>8-4-23</u>
<u>Julie Howden of</u>

Mid-Shore
Extensors

Revised 4.4.2022



Mid-Shore Exteriors
07/13/2023 12:21 pm (EDT)
Academy of the Arts / 2307-2075796-02
106 South Street Easton, MD 21601

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™



Firestone UltraPly™ TPO Membranes

EXPERIENCE THE ULTIMATE IN COOL ROOFING TECHNOLOGY.



Firestone UltraPly TPO

Exceptional building performance starts at the top.

Significant reduction in roof's surface temperature. Greater energy efficiency. More indoor comfort and lower electricity bills. It's no surprise that thermoplastic polyolefin (TPO) roofs are the fastest growing, sustainable commercial roofing products available. And with two decades of TPO experience, Firestone proudly stands behind our family of UltraPly TPO products.

Introduced in 1996, our TPO formulation is designed to provide excellent ozone and chemical resistance, ensuring long-term roof performance. Plus, TPO is environmentally friendly, offers superior puncture resistance (especially against hail) and costs less than competitive roofing materials. So you can stay at the top of your game – sustainably.

ULTRAPLY TPO SYSTEM OPTIONS

- Mechanically attached, fully adhered, self-adhered and ballasted systems
- Installed in 5', 6', 8', 10' and 12'4" widths
- Available in white, tan or gray
- Designed for low-slope application



TOP FIVE BENEFITS OF ULTRAPLY TPO

See what a partnership with Firestone can bring to your building.



ENHANCED ENERGY EFFICIENCY

- White reflective surface exceeds the EPA's ENERGY STAR® requirements
- White, tan and gray are listed with the Cool Roof Rating Council (CRRC)
- White is compliant with California's Title 24 Energy Efficiency Building Standards and can be used to gain credits with Leadership in Energy and Environmental Design (LEED®) certification



LONG-LASTING PERFORMANCE

- Resists degradation from ultraviolet (UV) radiation and ozone
- Guards against erosion from harmful chemicals and microbial growth
- Performs at more than three times the ASTM International standard for weathering resistance



SUPERIOR DURABILITY AND STRENGTH

- Average thickness over scrim exceeds ASTM D6878 standard on 45-mil, 60-mil and 80-mil
- Provides enhanced puncture, tear and abrasion resistance



LESS ENVIRONMENTAL IMPACT

- Firestone's manufacturing plants are ISO-9001-certified and located to provide nationwide coverage
- Can add LEED points to the design, construction, operation and maintenance of a commercial building
- Proximity of product availability reduces greenhouse gas emission and contributes to energy conservation
- Does not contain chlorinated or halogenated components



EXCELLENT WIND UPLIFT RESISTANCE

- Firestone Wide-Weld™ TPO seaming technology creates a full-width seam extending on both sides of the seam attachment
- Process allows uplift forces to be distributed uniformly along all edges of the fastening system for improved wind resistance

LEGENDARY WARRANTIES





UltraPly TPO Platinum™ Systems

Extend your roof life – and peace of mind.

In addition to long-lasting performance, UltraPly TPO Platinum Systems deliver:

- Exceptional 30-year warranty coverage
- 80-mil thick reinforced membrane
- Mechanical or fully adhered attachments
- Excellent field seams and high-wind ratings
- Chlorine - and halogenate-free components
- Exceeds EPA's ENERGY STAR requirements (white only)
- Variety of warranties including puncture, wind and hail

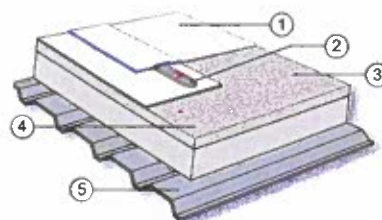
PATENTED WIDE-WELD SEAMING TECHNOLOGY

- Superior strength for high-wind areas
- Higher wind uplift ratings than traditional single-weld systems
- Full-width seam distributes uplift forces uniformly

UltraPly TPO Platinum Products

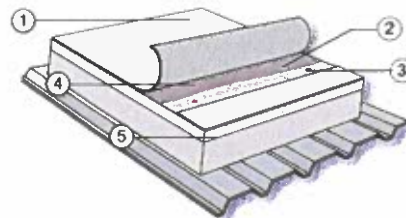
UltraPly TPO Platinum Mechanically Attached

1. Firestone UltraPly TPO Platinum with Wide-Weld Seam Technology
2. Firestone Batten Strip and Fasteners
3. Firestone HailGard™ Fasteners
4. Firestone HailGard Insulation
5. Roof Deck



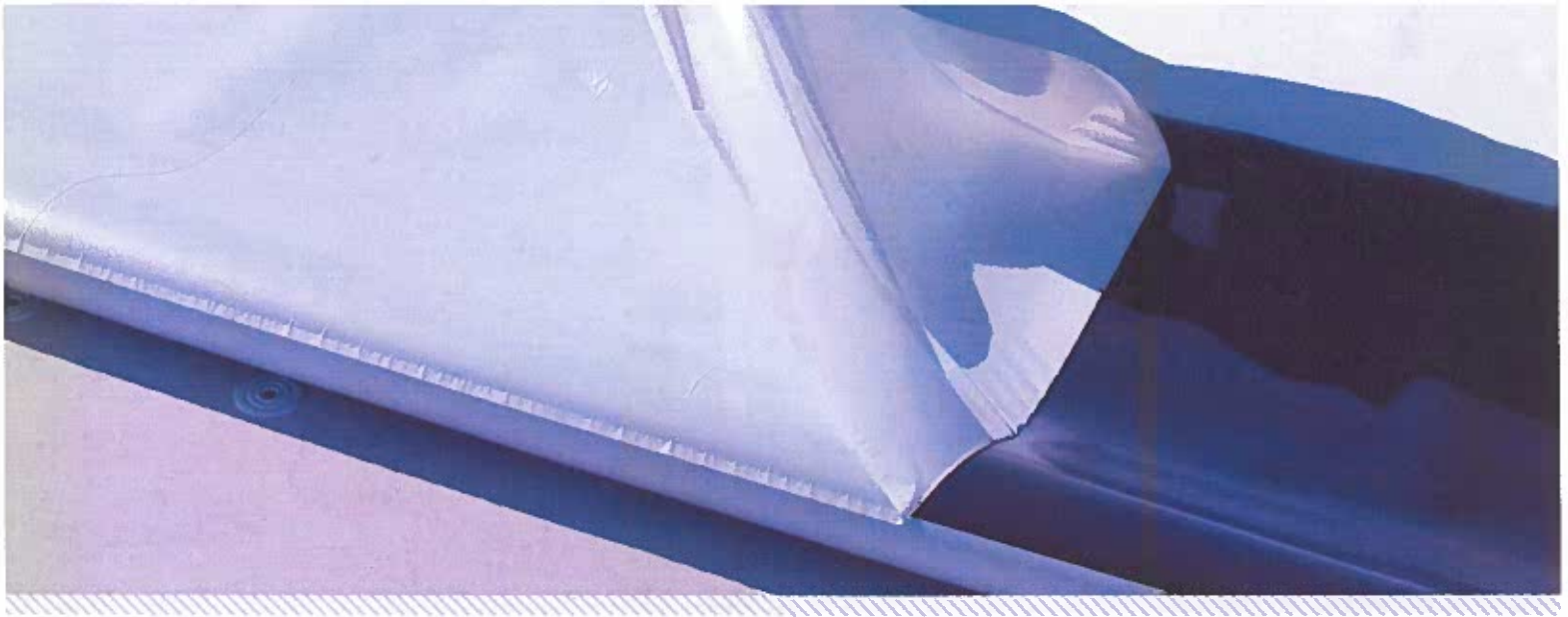
UltraPly TPO Platinum Fully Adhered

1. Firestone UltraPly TPO Platinum with Wide-Weld Seam Technology
2. Firestone UltraPly TPO Bonding Adhesive
3. Firestone HailGard Fasteners
4. Firestone HailGard Insulation
5. Roof Deck



MULTIPLE TYPES OF PLATINUM WARRANTIES AVAILABLE

- Puncture: Coverage for incidental punctures
- Puncture/hail: Coverage for punctures up to 2" diameter hail
- Puncture/hail/wind: Coverage for punctures, hail and 100 mph wind



UltraPly TPO SA with Secure Bond™ Technology

Creating the most powerful bond possible.

Firestone Building Products UltraPly TPO SA with Secure Bond Technology is a self-adhering membrane with a revolutionary, factory applied, pressure sensitive adhesive. Designed to be the next generation in fully adhered roof system application, Firestone's Secure Bond Technology ensures uniform adhesion coverage across the entire membrane, creating the most powerful bond possible. This advanced technology significantly improves installation speed over traditional TPO fully adhered systems and widens the weather window, with the ability to install down to 20°F.



COLD AND HOT WEATHER PERFORMANCE

- Significantly expand your annual installation window, even down to 20 °F with outstanding adhesion.



ADHESIVE STRENGTH

- Secure Bond Technology creates a bond twice as strong* as the nearest self-adhered membrane competitor, while also significantly outperforming liquid LVOC adhesives.

(*Under specific laboratory conditions)



INSTALLATION SPEED

- Installs from two to five times faster than standard fully adhered applications depending on ambient conditions.



ODORLESS & SAFE

- With zero Volatile Organic Compounds (VOCs), Secure Bond Technology is compliant with all state VOC regulations, is safe for the contractor, building occupants and the environment.

SECURE BOND TECHNOLOGY

- Meets or exceeds all ASTM requirements
- UL and FM tested and approved
- Covered by Firestone's Red Shield™ Warranty



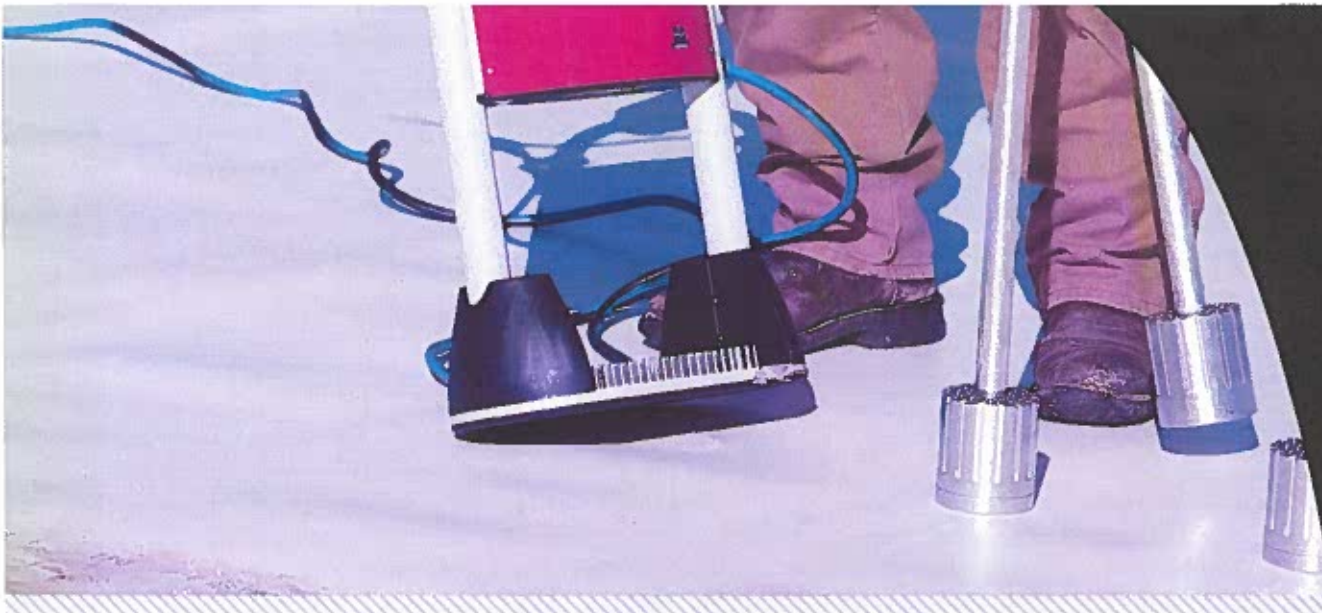
Firestone UltraPly TPO XR

Greater versatility. Easy choice.

Whether you're installing a new roof or covering your existing system, UltraPly TPO XR has your back. Reinforced with eight-ounce, nonwoven polyester fleece, UltraPly TPO XR membrane combines the attributes of UltraPly TPO membrane with a fleeceback material. So you and your building benefit from:



- Three thickness options – XR 100 (45-mil), XR 115 (60-mil) and XR 135 (80-mil)
- Quick and easy installation methods, especially efficient for large areas
- LVOC low-rise foam adhesive options from Firestone (XR Stick™ and I.S.O.Spray™ S Adhesives) specifically designed for use with UltraPly TPO XR membrane
- Superior cut and puncture resistance, enhancing sustainability
- Excellent resistance to microbial growth, environmental pollutants and UV rays
- CRRC-rated and may contribute to LEED points
- Ideally suited for reroof applications and new construction



The InvisiWeld™ Fastening System

Using advanced technology, the InvisiWeld Fastening System mechanically installs UltraPly TPO roofs – without fasteners penetrating the roofing membrane. So you get labor and material savings, more wind uplift resistance and a more balanced load distribution across the whole roof.

UltraPly TPO Accessories

At Firestone Building Products, we're proud to provide our customers with a line of UltraPly TPO membranes and accessories that are backed by a history of excellence and the exclusive Red Shield Warranty. Because we know your job requires a complete solution that goes beyond the products you need – it's our job to supply just that.

Adhesives

- UltraPly Bonding Adhesive
- Water Based Bonding Adhesive P
- Single-Ply LVOC Bonding Adhesive
- Single-Ply LVOC Bonding Adhesive 1168
- UltraPly TPO XR Bonding Adhesive
- XR Stick Adhesive

QuickSeam™

- UltraPly TPO QuickSeam 5.5" & 9.5" Flashing
- UltraPly Quickseam RMA Strip
- UltraPly Quickseam RPF Strip
- UltraPly Quickseam Pipe Boots
- QuickSeam Safety Strip
- SinglePly QuickPrime™ Primer

Firestone

BUILDING PRODUCTS

NOBODY COVERS YOU BETTER.™

Partnering with Firestone Building Products means superior support that goes beyond the materials you need for your projects. We look at the big picture with you, taking the entire building envelope into consideration, so we can provide you with a complete solution. For exceptionally performing building materials backed by the services, warranty and expertise you need...

Count on Firestone.



For more information, ask your local Firestone sales rep or visit firestonebpc.com.

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Technical Information Sheet

Image Coming Soon

Low Slope Fire Retardant (LSFR) RubberGard™

Item Description

Item Number

One Roll

Various

Description

LSFR RubberGard EPDM is a non-reinforced, cured, single-ply roofing membrane that can be used in ballasted, fully adhered and mechanically attached systems.

Product Preparation

1. Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, and other materials that may damage the membrane.
2. All roughened surfaces that can damage the membrane shall be repaired as specified to offer a smooth substrate.
3. All surface voids greater than 1/4" (6 mm) wide shall be properly filled with an acceptable fill material.

Product Packaging

Membrane Thickness	Widths		Length	Weight
0.045" (1.14 mm)	7.5' (2.3 m)	30' (9.14 m)	100' (30.5 m)	0.29 lb/ft ² (1.4 kg/m ²)
	10' (3.05 m)	40' (12.19 m)		
	16.7' (5.09 m)	50' (15.24 m)		
	20' (6.10 m)			
0.060" (1.52 mm)	7.5' (2.3 m)	30' (9.14 m)	100' (30.5 m)	0.39 lb/ft ² (1.5 kg/m ²)
	10' (3.05 m)	40' (12.19 m)		
	16.7' (5.09 m)	50' (15.24 m)		
	20' (6.10 m)			

Method of Application

RubberGard Non-Reinforced LSFR EPDM Membrane must be installed in accordance with current RubberGard specifications, details, and workmanship requirements.

Storage

- Store away from sources of punctures and physical damage.
- Assure that structural decking will support the loads incurred by material when stored on rooftop. The deck load limitations should be specified by the project designer.
- Store away from ignition sources as membrane will burn when exposed to open flame.

Precautions

- Take care when moving, transporting, handling, etc. to avoid sources of punctures and physical damage.
- Isolate waste products, such as petroleum products, greases, oils (mineral and vegetable) and animal fats from the RubberGard membrane.
- Refer to Safety Data Sheets (SDS) for safety information.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Prescott, AR

NOTE: LEED® is a registered trademark of the U.S. Green Building Council



Typical Properties (Meets or exceeds ASTM D 4637, Type I)

Physical Test	ASTM Min. Value	Typ. Value 45 mil	Typ. Value 60 mil
Thickness (D412)	45 mil: 1.143 mm +0.178 mm/-0.127 mm (0.045" +0.007"/-0.005") 60 mil: 1.52 mm +0.229 mm/-0.152 mm (0.060" +0.009"/-0.006")	1.092 mm (0.043")	1.37 mm (0.054")
Tensile Strength (D412, Die C)	9.0 MPa (1305 psi) Minimum	9.03 MPa (1309 psi)	9.09 MPa (1319 psi)
Dynamic Puncture Resistance @ 5J (D5635)	Pass	Pass	Pass
Static Puncture Resistance @ 20 kg (D5602)	Pass	Pass	Pass
Elongation, Ultimate % (D412, Die C)	300% Minimum	445%	480%
Tensile set (D412, Method A, Die C)	10% Maximum	0%	Pass
Tear Resistance (D624, Die C)	26.27 kN/m (150 lbf/in) Minimum	29.60 kN/m (169 lbf/in)	29.25 kN/m (167 lbf/in)
Brittleness point (D2137)	-45 °C (-49 °F) Maximum	-45 °C (-49 °F)	Pass
Ozone resistance, no cracks D1149)	Pass	Pass	Pass
Tensile Strength after Heat Aging*	8.3 MPa (1205 psi) Minimum	9.48 MPa (1365 psi)	Pass
Elongation, Ultimate after Heat Aging*	200% Minimum	306%	Pass
Tear Resistance after Heat Aging*	21.9 kN/m 125 lbf/in Minimum	33.1 kN/m (189 lbf/in)	Pass
Linear Dimensional Change after Heat Aging*	± 1%	-1%	Pass
Water Absorption by Mass (D471)	+8%/-2%	+1%	Pass
Visual Inspection after Xenon-Arc Weather Resistance Exposure**	Pass	Pass	Pass
PRFSE, Minimum % after Xenon-Arc Weather Resistance Exposure**	30% Minimum	75%	Pass
Elongation, Ultimate, Minimum % after Xenon-Arc Weather Resistance**	200% Minimum	340%	Pass
* Heat age EPDM membrane for: 166 ± 1.66 hours at 240 ± 4°F (116 ± 2°C), followed by specified physical testing.			
** Weather Resistance shall be Practices G151 and G155 Xenon-Arc as follows:			
Filter Type:	Daylight		
Irradiance:	0.35 to 0.70 W/(m ² ·nm) @ 340 nm [42 to 84 W/(m ² ·nm) @ 300 to 400 nm]		
Cycle:	690 minutes ± 15 minutes light, 30 minutes light plus water spray		
Un-insulated Black Panel Temp:	176° ± 4°F (80° ± 2°C)		
Relative Humidity:	50% ± 5%		
Spray Water:	De-ionized		
Specimen Rotation:	Every 315 KJ/(m ² ·nm) @ 340 nm [37.8 MJ/(m ² ·nm) @ 300 to 400 nm]		
Exposure:	10,080 KJ/(m ² ·nm) @ 340 nm [1209.6 MJ/(m ² ·nm) @ 300 to 400 nm]		

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

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July 10, 2023

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TIS 103

3



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

Monday, July 24, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

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

2. Agenda Summary Review —

**Vice Chairperson Brophy moved to approve the July 24, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business —

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

Request: The applicant is proposing to install a new wood railing and a wooden door to accommodate nylon screening on the existing frame. The Building Inspection Department has indicated that they would prefer that the door opens inwards from the steps. This is a contributing building to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Frances Forster

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that a screen transom shall be inserted above the front door. Commissioner Stuart seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** Laurence Claggett, TLLI, LLC
File No.: 2021 - 506
Location: 120 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1918
Zoning: R-7A

Request: This application first came before the Commission on June 28, 2021 with a request to replace the two second story windows with Anderson 100 series casement windows, and to fill in the remaining space with vinyl siding. The application was tabled by the Commission pending the return of a new window design that would fill the entire existing window opening, and with a request that a wooden clad window be used instead of a vinyl product.

Following a rental housing inspection, a letter was sent to the property owner on June 29, 2023 that listed necessary repairs. The applicant subsequently submitted a nearly identical application (to the June, 2021 request) to install two casement style Anderson 100 series windows that are to be filled using window AC units

and an unspecified material. This is a non-contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 90. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Laurence Claggett

Public Comment — None

Vice Chairperson Brophy moved to table the application. Commissioner Greer seconded the motion.

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

4. New Business —

- a. Applicant:** VP Construction
File No.: 2023 - 981
Location: 15 S. Higgins Street, Easton, MD 21601
Tax Map 104, Parcel 1601
Zoning: CB

Request: The applicant is proposing to install a six-foot-tall wooden privacy fencing along portions of the rear and side yards. 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:

Tim Vanvonno

Public Comment — None

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

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

b. Applicant: Ryan D. Showalter Esq.
File No.: 2023 - 980
Location: 101 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 12589
Zoning: CB

Request: 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, with raised letters. Illumination of the sign will be by two new gooseneck lamps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 30. Lighting for Signs*
- iii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Ryan D. Showalter Esq.

Public Comment — None

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

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

- c. **Applicant:** CRM Home Improvement
File No.: 2023 - 977
Location: 101 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1195
Zoning: CB

Request: 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 Commission in August of 2006. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 38. Awnings for Commercial Buildings*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Rich Martin

Public Comment — None

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

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Greer

- d. **Applicant:** Caldwell Building, LLC
File No.: 2023 - 974
Location: 15 S. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1317
Zoning: CB

Request: The applicant is proposing to install two new mailboxes, gooseneck lamps, and video doorbells on the front façade of the structure. The applicant is also proposing to add one fiberglass-clad window to the north and south elevations; and to install a 6' tall wooden privacy fence in the backyard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*

- ii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- iii. *Guideline 53. Façade Illumination*
- iv. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Tom Duffy

Public Comment — None

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

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

- e. **Applicant:** **Greg and Catherine Zimmerman**
File No.: **2023 - 979**
Location: 319 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1077
Zoning: R-7A

Request: The applicant is proposing alterations to a historic shed located at the corner of N. Higgins Street and an alley. The proposed alterations to the shed include the addition of a PVC water band along the bottom of the shed, wood trim installation around the doors, new hinges, and installing new Hardiplank siding. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Greg Zimmerman

Public Comment — None

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

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

5. Discussion Item —

- a. The Commission examined application 2023-957 for the administrative approval of a 12-foot diameter by 30-inch tall above ground pool in the rear yard of 522 August Street. This application was processed as an administrative approval under the category of freestanding objects. This property received HDC approval at the June 26, 2023 meeting for a 6' tall privacy fence. Staff stated that there is no guideline within the current HDC Guidelines that could be used as a basis for a denial. The Commission further discussed expanding the definition of accessory structures, and to create additional guidelines for above ground pools and hottubs within the Historic District.

6. Decision Summary Review —

July 10, 2023 - The Commission noted the following corrections to the draft decision summary:

- a. Item 4b: Rephrasing of Condition 5 for clarity.

Commissioner Bateman moved to approve the amended Decision 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

7. Administrative Approval

- a. **Applicant:** Sharon P. Williamson
File No.: 2023 - 957
Location: 522 August Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 000, Parcel 1027
CB

Request: The applicant is requesting approval to install a 12-foot diameter by 30-inch tall above ground pool in the rear yard.

8. **Adjournment** — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:42 p.m.