



Historic District Commission MEETING AGENDA

Monday, August 28, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for August 28, 2023.

Old Business

- 1) **Application Number:** 2023 - 945
Applicant: Zachary A. Smith
Location: 216 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1177
Zoning District: CB
Request: Amendment to Two (2) Previously Approved Bracket Signs.
- 2) **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: Meeting 2 of 2 for Demolition.
- 3) **Application Number:** 2022 - 701
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0747
Zoning District: R-7A
Request: COA Extension for Previously Approved Garage Construction.

New Business

- 1) **Application Number:** 2023 - 990
Applicant: Jackie Whisman
Location: 114 S. Harrison Street
Tax Map 104, Grid 0EA, Parcel 1958
Zoning District: R-7A
Request: Fence Replacement.

- 2) **Application Number:** 2023 - 1009
 Applicant: Parker Courts LLC
 Location: 129 N. Washington Street
 Tax Map 104, Grid 0EA, Parcel 0621
 Zoning District: CB
 Request: Replacement of Existing Wooden Front
 Doors.
- 3) **Application Number:** 2023 - 999
 Applicant: the Ivy Cafe
 Location: 14 W. Dover Street
 Tax Map 104, Grid 0EA, Parcel 1236
 Zoning District: CB
 Request: Replacement of Front and Back
 Signage.
- 4) **Application Number:** 2023 - 1006
 Applicant: Ashley Insurance
 Location: 38 S. Harrison Street
 Tax Map 104, Grid 0EA, Parcel 1534
 Zoning District: CB
 Request: Sign Replacement.
- 5) **Application Number:** 2023 - 1011
 Applicant: Brendan Mullaney, Esq.
 Location: 211 S. Harrison Street
 Tax Map 105, Grid 0EA, Parcel 2102
 Zoning District: R-10A
 Request: Addition to Existing Accessory
 Structure.
- 6) **Application Number:** 2023 - 996
 Applicant: Shoregate of Cannery Commercial LLC
 Location: 108 East Avenue
 Tax Map 103, Grid 0EA, Parcel 0753
 Zoning District: BC
 Request: Demolition and New Construction.

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the August 14, 2023 meeting.

Administrative Approval

- 1) Application Number:** 2023-975
Applicant: For All Seasons
Location: 300 Talbot Street
Tax Map 104, Grid 0EA, Parcel 1874
Zoning District: CG
Request: Installation of Three (3) Aluminum
Unauthorized Parking Notice Signs.
- 2) Application Number:** 2023 - 1016
Applicant: Marasun Roofing
Location: 9 South Street
Tax Map 104, Grid 000, Parcel 1514
Zoning District: R-7A
Request: Full In-Kind Asphalt Roof Replacement.
- 3) Application Number:** 2023 - 1021
Applicant: Harriet Crawford
Location: 307 North Street
Tax Map 103, Grid 0EA, Parcel 0723
Zoning District: R-7A
Request: In-Kind Roof Replacement

Consent Docket

Adjournment.

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Planner

Date: 18 August, 2023

Re: La Bodega Signage

On June 12, 2023 the HDC approved the installation of two (2) wall mounted bracket signs, window replacements, and the installation of an outdoor cooler. Upon installation of the approved signage, it was noted that the signs were not installed per the HDC application or the signage permit. Both applications showed the signs mounted at street level on the columns next to the main doors. The actual placement of the signs is on the second floor in between the second-floor windows. Also, the HDC conditioned their approval upon “approval of the illumination and brightness level of the bracket signs.” A condition placed upon approval of the signage permit was that these signs may not be internally lit in accordance with §28-1101.5.A.4(d) of the Zoning Ordinance. Staff has observed that these signs continue to be internally illuminated in violation of the Planning and Zoning approval.

The Commission is now tasked with determining whether the signage can remain as installed. Staff recommends that the Historic District Commission any approval upon the prohibiting these signs from being internally lit.



ARMISTEAD, LEE, RUST & WRIGHT, P.A.
ATTORNEYS AT LAW

114 Bay STREET, BUILDING C
EASTON, MARYLAND 21601

TELEPHONE: (410) 819-8989
FACSIMILE: (410) 822-4787

EMAIL ADDRESS
ZACHSMITH@ALRWLAW.COM

July 26, 2023

FOR HAND-DELIVERY

Town of Easton Historic District Commission
c/o Nicholas Johnson
14 S. Harrison Street
Easton, Maryland 21601

**Re: Request for Revision to HDC Approval
Application No. 2023-945, 216 E. Dover Street**

Dear Nick:

As discussed, the approved signs for La Bodega have been installed, but were placed in locations that vary from what was shown in the above captioned HDC Application. The original proposal was to place the signs on either side of the entry door. When the owner went to install the signs in the proposed locations, it discovered that the signs would have been obstructed by the building's awnings and light fixtures. For that reason, the owner decided to place the signs higher and more centered on each façade. The sign locations are shown in the attached photographs. The owner believes these locations work better with the overall aesthetics of the building, and are more visible – which is obviously a very important consideration for signage.

Please process this request for a revision and let me know if anything further may be needed. If this request needs to be presented to the HDC by the Applicant, please schedule for the August 28th HDC meeting, as I have scheduling conflict during the evening of August 14th. Thank you in advance for your assistance.

Sincerely,



Zach A. Smith

RECEIVED

JUL 26 2023

TOWN OF EASTON

La Bodega Signs





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

Meeting Date: 6/12/2023
Application Number: 2023-945
Location: 216 E Dover Street
Applicant: Zachary A. Smith

Commissioner Bateman moved to approve the application subject to a staff approval of the illumination and brightness level of the bracket signs.
Commissioner Stuart seconded the motion.

FOR: 6- Demby, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST: 1- Brophy

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

6/27/2023
Date



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

Historic District Commission Staff Report

Meeting Date: 6/12/2023

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

Property Address: 216 E Dover Street

Application Number: 2023-945

Request: Window Replacement, Signage, and Outdoor Freezer Installation

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

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

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

OUTSTANDING ISSUE:

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



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

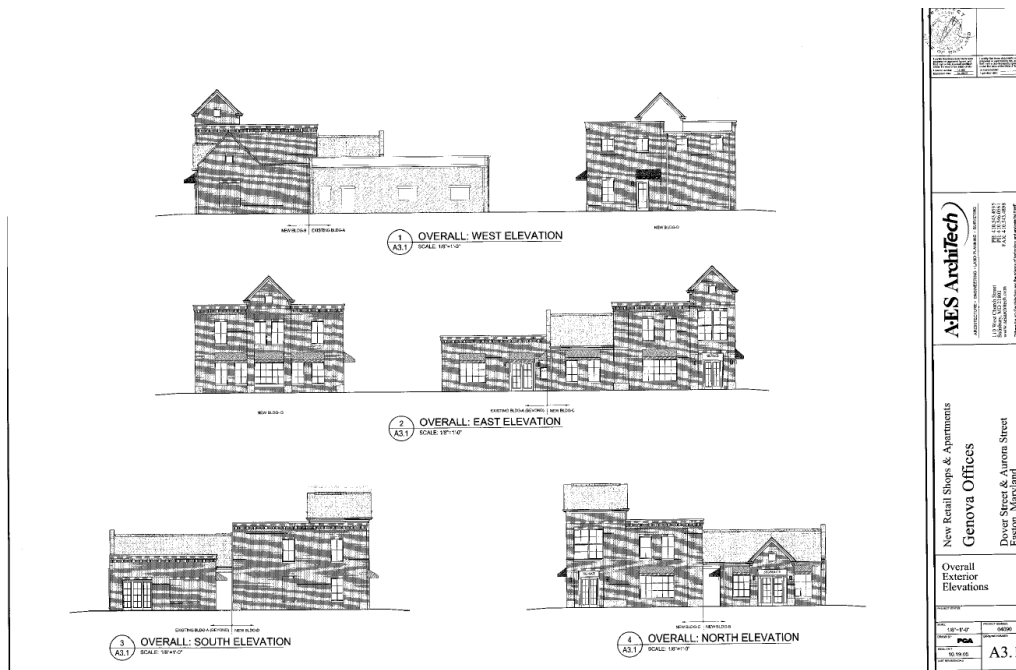


Figure 1: Original Elevations

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

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



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14 S Harrison Street, Easton MD 21601

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

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

Guideline 25. General Guidelines for Signage

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

Guideline 30. Lighting for Signs

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



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

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

Guideline 31. Hanging and Bracket Signs

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

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

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

Guideline 11. Erect New Outbuildings Sensitive

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



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14 S Harrison Street, Easton MD 21601

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

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

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

STAFF RECOMENDATION:

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

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 216 E. Dover Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 2007 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

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

Applicant or Agent

NAME Zach Smith
TELEPHONE NO. 410-819-8989 EMAIL zachsmith@q/rw law.com

Description of Proposal (include additional sheets, as necessary)

Window replacement, signage, and walk-in cooler for Bodega
<u>Please see attached.</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


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

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

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

New Construction / Addition

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

HDC Application for La Bodega

216 E. Dover Street

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

The proposed new windows are as follows:

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

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

MEDIUM ROUND LIGHT BOX SIGN

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

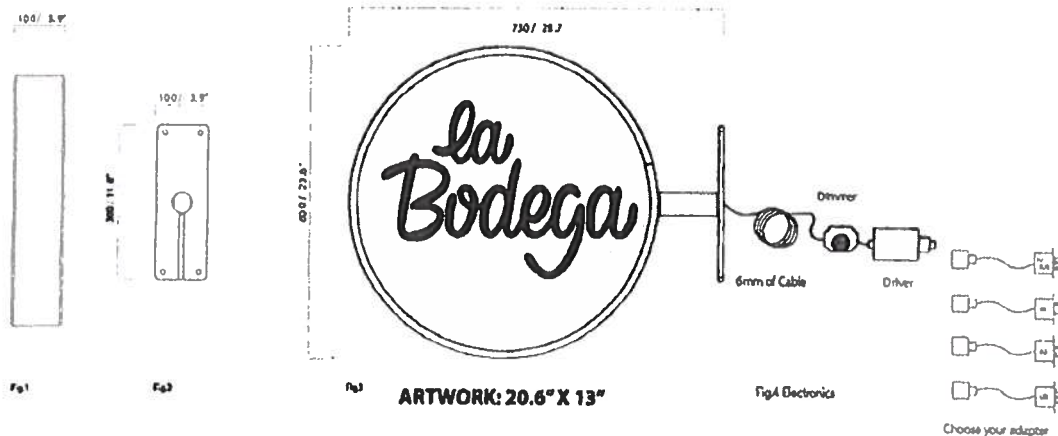
DIMENSIONS

Fig. 1 - Sign End

Fig. 2 - Wall Bracket

Fig. 3 - Sign Panel View

Fig. 4 - Electronics



POWER ADAPTER

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

CERTIFICATIONS

UL
CE

GEORGE & WILLY®

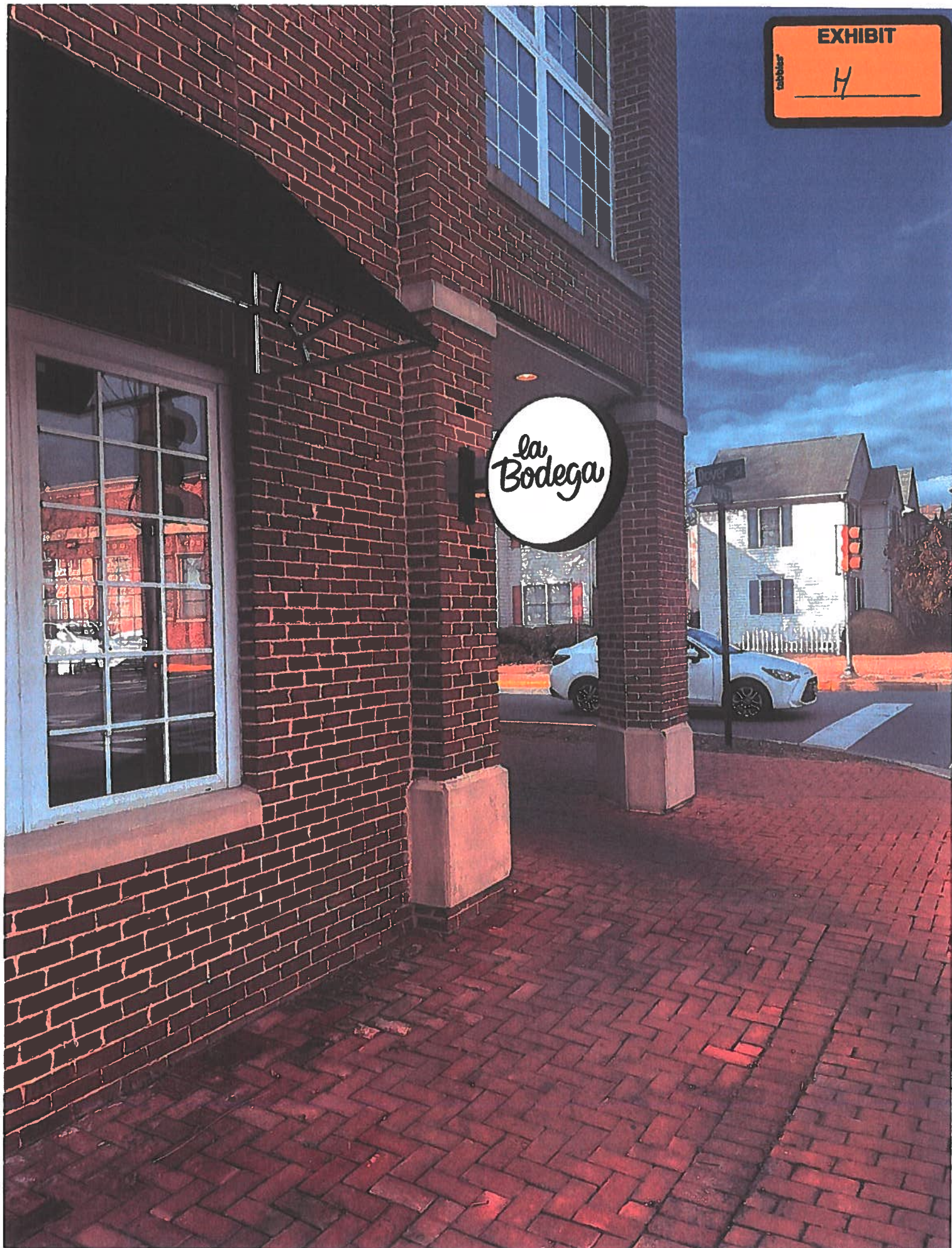
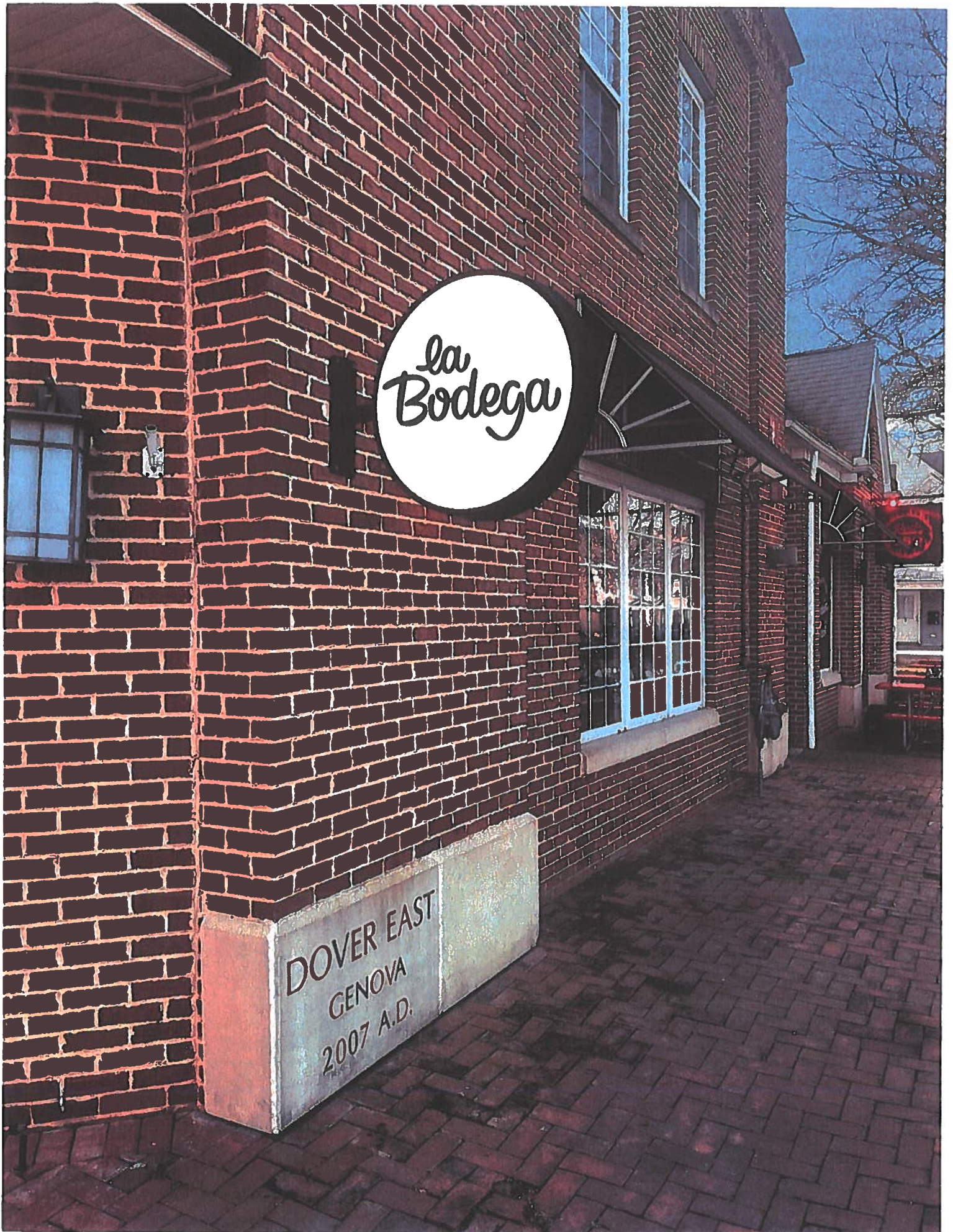


EXHIBIT
tabbles
H





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

Historic District Commission Staff Report

Meeting Date: 8/28/2023

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 newly submitted landscape plan shows the continuation of the existing wooden picket fence and the continuation of the existing brick patio seating area and the installation of additional bushes.

Historic District Guidelines:

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose.
Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

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



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

compliance with today's building codes would be cost prohibitive and place an undue financial hardship on the owner.

Guideline 14. Perimeter Walls and Fences

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

Analysis – The continuation of the existing wooden picket fencing would meet the Easton Zoning Ordinance's requirements for fencing. The Commission may wish to condition approval upon the new fencing matching the existing fencing in height, material, and style.

STAFF RECOMENDATION:

Staff supports an HDC **approval** of this application with conditions. It has been well documented that this structure is in extremely poor condition through multiple site visits and condemnations by the Town. The applicant has submitted all of the required information for a demolition request to be approved and a revamped landscape plan as requested at the previous meeting.

RECCOMENDED CONDITIONS:

1. A detailed replacement plan shall be submitted to the Planning and Zoning Department showing native plant species, plant sizes, furniture locations, and hardscape materials before a demolition permit is issued.
2. Any changes to the concept shown in the replacement plan shall require review by the Historic District Commission before installation.
3. New fencing shall match the existing fencing in height, material, and style.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** application subject to the Staff's recommended conditions.



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

OR

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

OR

3. I move an alternate motion.



Fencing and bushes









TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 21, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, August 28, 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 second 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.

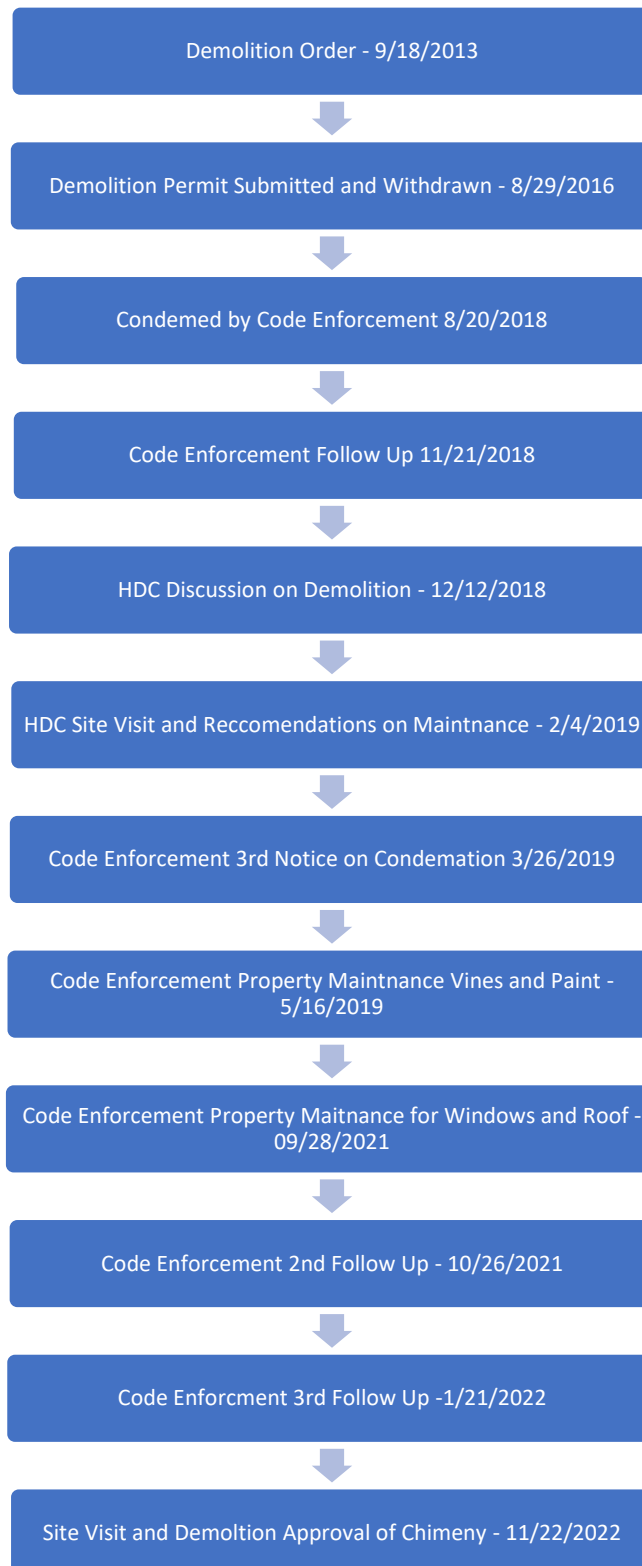
Samantha N. Smith

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



DEMOLITION NOTICE:
Guideline 2.9 Demolition Review Procedures
Sign posted on August 21, 2023

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:

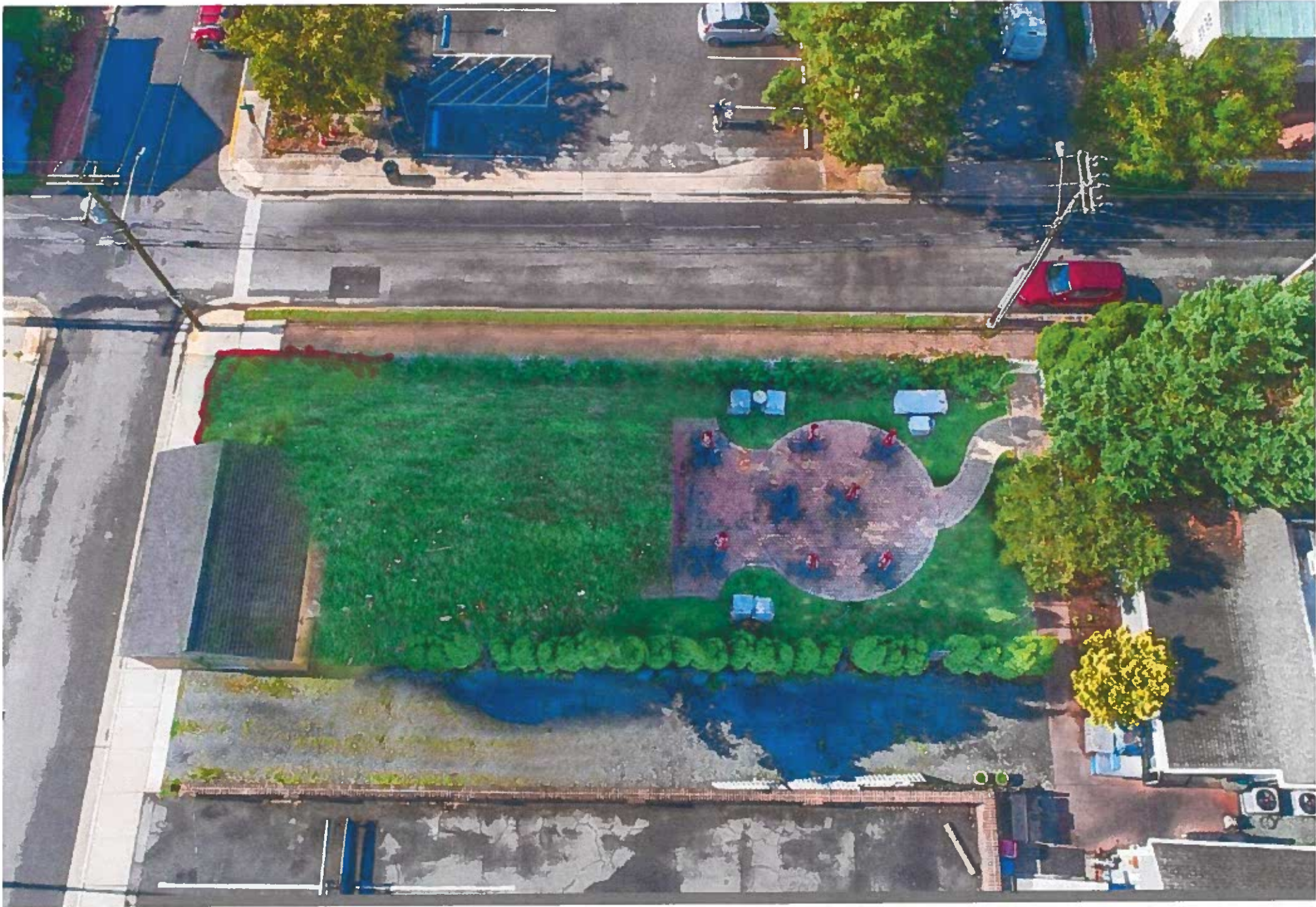
1. **IPMC 304.13 Windows** – Every window shall be kept in sound condition and weather tight. There are broken windows on the second floor on each side of the house. **Please have these repaired, replaced or board the windows up.**
2. **IPMC 304.7 Roofs and Drainage** – Roofs and drainage shall be maintained 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.

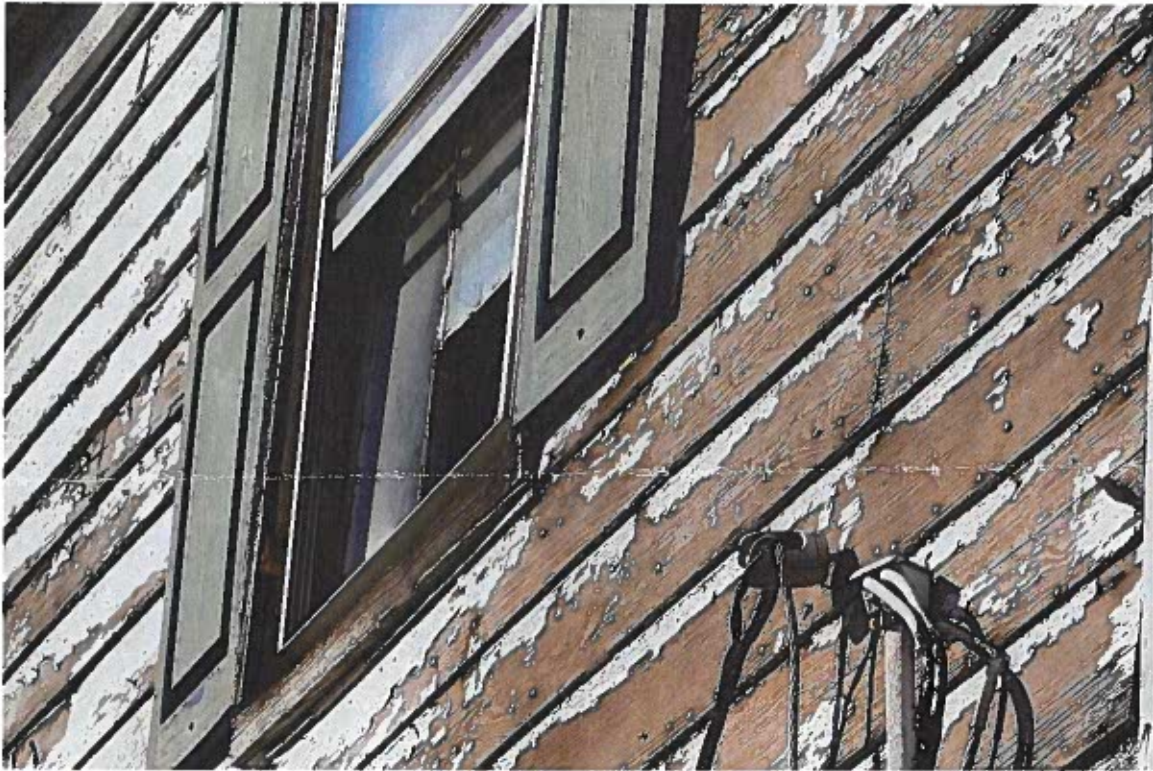
You may contact me at 410-822-2526, or email at sfilbird@eastonmd.gov if you have any questions.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer





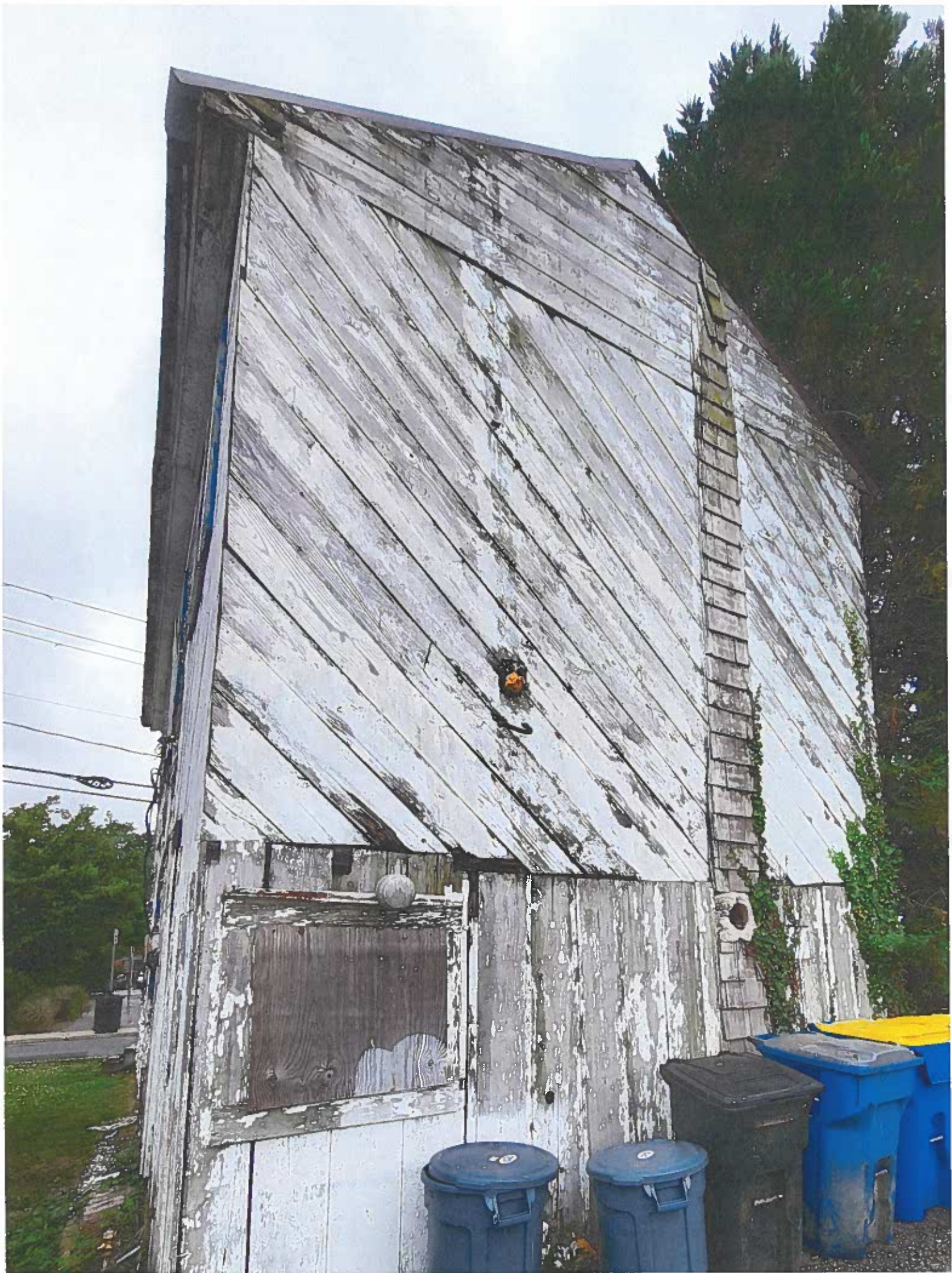














TOWN OF EASTON

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



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



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

Meeting Date: 6/27/2022
Application Number: 2022-701
Location: 407 Goldsborough Street
Applicant: Laurence and Kelly Pezor
Request: New Construction - Garage

Larry and Kelly Pezor were present on behalf of the New Construction - Garage for 407 Goldsborough Street, a contributing building in the Historic District.

Items discussed:

- Chairperson Pezor recused herself to present the application.
- New Construction: Garage

Upon motion by Mr. Bateman, seconded by Ms. Brohpy and carried 5 - 0, application 22-0701 was approved.

Historic District Guideline References:

- The proposed garage meets all of the HDC guidelines regarding new construction.

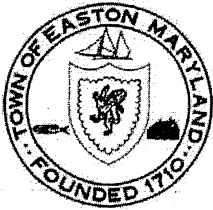
If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"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

7/12/2022
Date



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

Application #:	2022-701
Date Received:	
Fee Paid:	
HDC Meeting Date:	
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: 407 GOLDSBOROUGH ST

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1870 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: LAURENCE & KELLY PEZOR

TELEPHONE NO.: 301 466 6792 EMAIL: KLPezor@gmail.com

Applicant or Agent

NAME: KELLY PEZOR

TELEPHONE NO.: 301 466 6792 EMAIL: KLPezor@gmail.com

Description of Proposal (include additional sheets, as necessary)

<u>CONSTRUCT A NEW REPLACEMENT CARRIAGE HOUSE/GARAGE</u>
<u>WITH STUDIO AREA ABOVE IN SECOND LEVEL</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Kelly Pezor</u>
<u>6/13/22</u>
<u>Kelly Pezor</u>



Historic District Commission Application Checklist

Revised April 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 July 1, 2021, 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.

ORNAMENTAL PROPERTY

FOR SALE:

The residence of Mr. John L. Caldwell, on Railroad Avenue, is offered for sale. The house is new, contains 10 rooms, and is in complete order. The grounds are beautifully ornamented with shrubbery, roses, hedges, and extensive grapevines. Good water, and plenty of it, in both house and stable. Force pump as a protection against fire. Stable for 4 horses, and carriage house for 3 carriages. Basement under stable, and servants rooms plastered in the attic. The property is very desirable. Will be sold on easy terms. Apply to

OSWALD TILGHMAN,
Sept. 23, 1879
Easton, Md.

RE SALE
F IMPROVED
PROPERTY
INCLUDES
BUDGS
1879

Caldwell residence for sale...1879



Clipped By:

kgpezor

Sat, Sep 5, 2015

Newspapers

Copyright

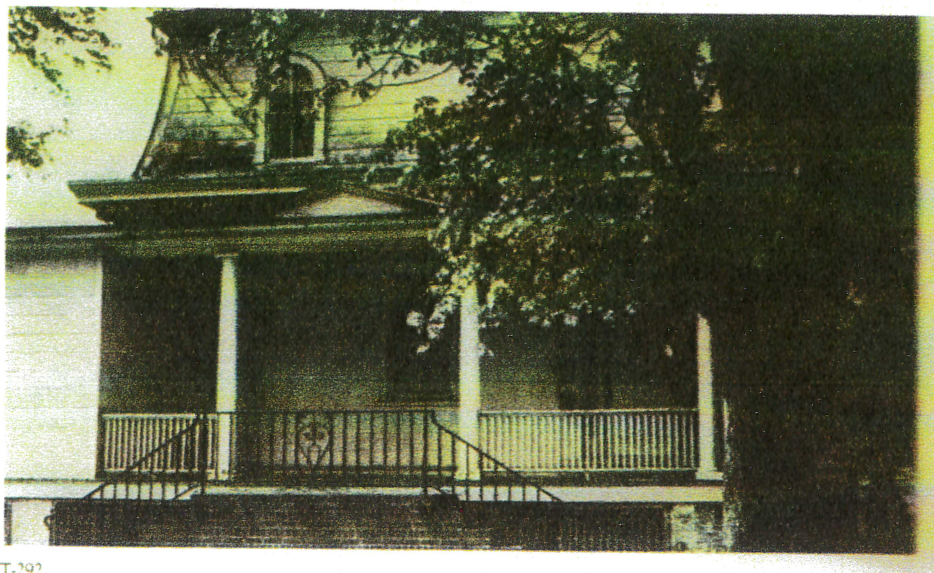
CARRIAGE HOUSE CA. 1930



TO
CEMETERY
Cemetery



11



MARYLAND HISTORIC
TRUST #1
DESCRIPTION T-29

T-292

T-292

407 Goldsborough Street, Easton
1890-1893; Private

This small, one-and-one-half-story frame house and its companion carriage house stand in a neighborhood of modest late-nineteenth-century dwellings. Covered by mansard roofs, these fanciful structures illustrate a Victorian interpretation of the Second Empire style (see T-270; T-281; T-284). The carriage house, nearly a double of the main house, is elaborately treated and reflects the importance of outbuildings in this period—it even has a belvedere atop the roof.

407 Goldsborough Street



Carriage House

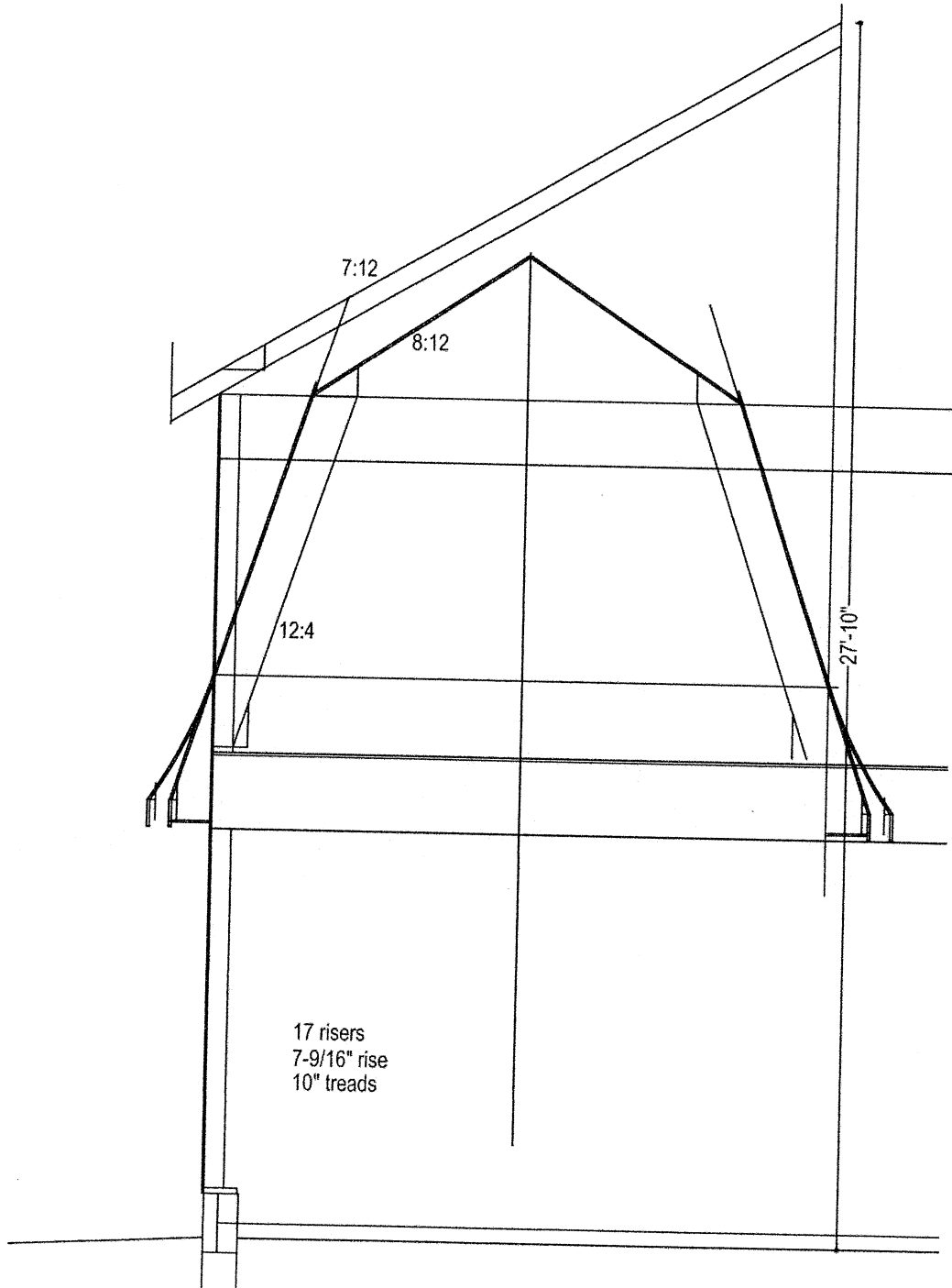
HISTORIC EASTON P. 76
EXISTING CARRIAGE HOUSE
DEMOLISHED IN THE LATE 1970's



SLIGHT SIDE VIEW OF
CARRIAGE HOUSE



CARRIAGE HOUSE CA. 1930



EXTERIOR FINISHES:

Roofing: CertainTeed "Carriage House" Four-layer shingle.

16" X 16" brick chimney for gas fireplace.

Aluminum bronze K-style gutters to match north facing existing house.

Standing seam metal roof over South facing entry door. Bronze standing seam metal roof to match existing roof on north side of historic house. Rib seam height will be less than 1.5" and the maximum panel width will be 16" or less. The standing seam roof will be supported with either corbels or a wrapped post (PVC or wood material).

Boral "Dutch Lap" siding to match existing house on first level

Hardie Straight Edge Shingle for 2nd level.

Boral window trim to simulate the original historic window trim on existing house.

All corners, door, fascia, soffit and miscellaneous trim will be Boral.

Smooth composite bead board for exposed exterior ceilings (possibly Boral).

Marvin Ultimate Aluminum Clad Double Hung windows (2 over 2 with SDL).

Pro Via "Clinton" aluminum storm picture windows to match existing house.

Pro Via fiberglass exterior doors on south and east facades.

Vintage Woodworks Wood Decorative Storm Door on south facing entry door.

Vintage Woodworks Wood Decorative screen porch entry door facing west.

Clopay (style #13 or #22), Timberlane (style #302) Garage Doors made with an insulated metal core and composite overlay.

Decorative vent on south facing gable will be polyurethane.

Vintage Woodworks gable decoration on south facing gable will be PVC.

24" X 36" cedar cupola on gable ridge of screen porch roof.

Intex PVC column wrap for screen porch to match north facing columns on existing house.

Screen porch will utilize an aluminum screening system.

Brick stoop, screen porch floor, chimney and brick faced foundation to closely match existing house.

ALL PVC, POLYURETHANE AND COMPOSITE MATERIALS WILL BE PAINTED.

Strength with Style

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty

SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied
- 350 lbs. per square

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

Fire Resistance:

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

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

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

Quality Standards:

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

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAKFighter** 5-year algae-resistant warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistant warranty
- Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required.

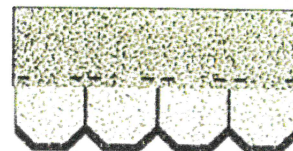
See actual warranty for specific details and limitations.



Carriage House® Shingles

PRODUCT INFORMATION

Carriage House® is built on CertainTeed's patented design using two full-size base shingles, resulting in four full layers of shingle protection when applied. Moreover, this one-piece construction offers the applicator greater ease of installation. Most importantly, its tough fiber glass composition makes Carriage House a durable, long-lasting shingle. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and up to 130-mph with special installation.



Deep 8" tabs, distinctive shadow lines, and chamfered corners give Carriage House the appearance of a scallop-edged finish, creating a look reminiscent of the handcrafted slate roofs of yesteryear. These shingles are most aesthetically appealing when used on slopes of 9" per foot or greater.

Carriage House shingles are algae-resistant (AR) and help protect against staining or discoloration caused by algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes 2" per foot or greater. However, slopes greater than 9" per foot best show the product design. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply four spots of roofing cement under the shingle, according to application instructions provided on the shingle package.

Product Composition: Carriage House shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated tabs are firmly adhered in special, tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive.

Applicable Standards:

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

TECHNICAL DATA

Weight/Square (approx.): 355 lb.
Dimensions (overall): 18" x 36"
Shingles/Square: 50
Weather Exposure: 8"

INSTALLATION

Detailed installation instructions are supplied on each bundle of Carriage House shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Special Application: Carriage House shingles can be blended into a CertainTeed Grand Manor roof to achieve a unique and distinctive appearance. A common application method uses several courses of Carriage House in the middle of a Grand Manor roof. Other aesthetically appealing applications are possible using Grand Manor and Carriage House shingles. Contact us for more information.

Hips and Ridges: Use only Shingle Ridge® accessory shingles of the matching color for capping the hips and ridges.

MAINTENANCE

Carriage House shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Carriage House carries a lifetime limited transferable warranty against manufacturing defects for the original homeowner when applied to stated CertainTeed application instructions for this product. In addition, Carriage House also carries a 15-year algae resistance warranty and 10-year SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

© 01/20 CertainTeed

CertainTeed
SAINT-GOBAIN

Add Architectural Detail And Curb Appeal With Cove/Dutch Lap

With its long, curved lower profile, Cove/Dutch Lap gives homes a sophisticated look that makes a statement.

- Durable, poly-ash material resists moisture and bugs
- High level of dimensional stability during moisture and temperature changes
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact
- Available in 16' lengths

Technical Data

[TruExterior Siding – Product Data Sheet](#)



CRAFTSMAN COLLECTION™ SIDING PRODUCT DATA SHEET

1. Certificates and Listings

- a. IBC/IRC Codes: ICC-ES ACE89, CCRR 0300
- b. Texas Department of Insurance (TDI): EC-92
- c. Florida Building Codes (FBC): 2020, FL17285
- d. California Building Code (CBC): 2019
- e. Wildlife Urban Interface (WUI): CA SFM 12-7A-1, 8140-2134:0105
- f. Pre-consumer Recycled Content: SCS Global Certification, Minimum 70%

2. Properties

- a. Density: ASTM C 1185, 40-50 lb_f/ft³
- b. Flexural Strength: ASTM C 1185, > 1600 psi
- c. Coefficient of Linear Expansion: ASTM D 6341, < 0.000014 in. / (in.*°F)
- d. Impact Resistance: ASTM D 6110, > 50 in.

3. Performance

- a. Fungi Rot: AWP A E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
- b. Termite Resistance: AWP A E1, > 9.0
- c. Water Absorption: ASTM D 570, < 1.5%
- d. Flame Spread Index: ASTM E 84, < 200

4. Manufacturing Tolerances

- a. Width: ± 1/16 in.
- b. Thickness: ± 1/16 in.
- c. Length: +2.0 / -0.0 in.



BORAL
BUILDING PRODUCTS

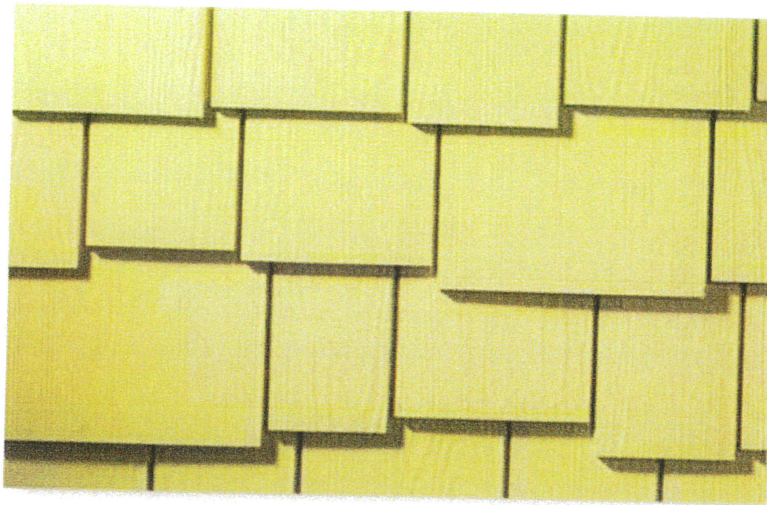
For homes designed
to be lived in, without
looking that way.

Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities across the building industry.



HardieShingle®

Thickness 1/4 in



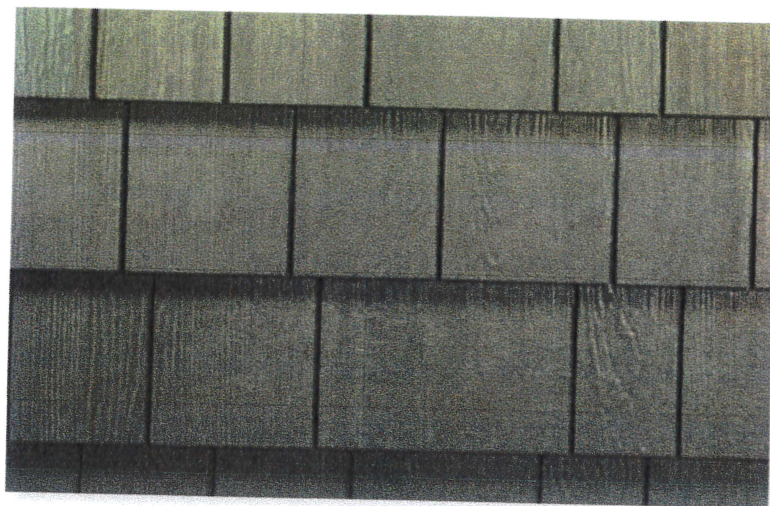
STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

**STATEMENT
COLLECTION™** ✓

**DREAM
COLLECTION™** ✓

PRIME ✓



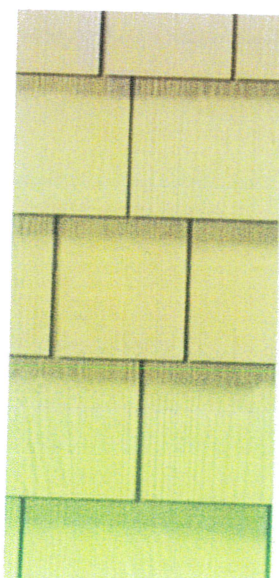
STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

**STATEMENT
COLLECTION™** ✓

**DREAM
COLLECTION™** ✓

PRIME ✓



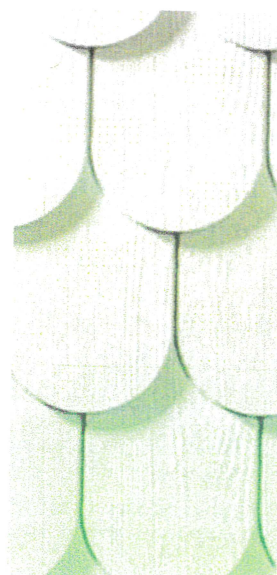
INDIVIDUAL SHINGLES

Length	4.2in 5.5in 6.75in 7.25in 10 in
Height	15.25 in
Exposure	7 in
Prime	630
Pcs/Pallet	
Sq/Pallet	2
Pcs/Sq	315.0

**STATEMENT
COLLECTION™**

**DREAM
COLLECTION™**

PRIME ✓



HALF ROUNDS

Length	48 in
Height	15.25 in
Exposure	7 in
Prime	86
Pcs/Pallet	
Sq/Pallet	2
Pcs/Sq	43.0

**STATEMENT
COLLECTION™**

**DREAM
COLLECTION™**

PRIME ✓



COMPOSITE TRIM &
MOULDINGS



WOLF HOME PRODUCTS®

MOULDINGS

WOLF POLY-ASH MOULDINGS

WOLF POLY-ASH MOULDINGS



EXCEPTIONAL FEATURES WITHOUT THE LIMITATIONS.

Give your project the finishing touch with these revolutionary mouldings that offer exceptional performance, remarkable workability and a great, long-lasting look without the limitations of wood or PVC.

Wolf Poly-Ash Mouldings are available in a wide variety of lengths, widths and decorative profiles. Mouldings can be painted any color, but failure to paint them will void the warranty. These low-maintenance mouldings cut, rout, mill and miller with ease and resist rotting, cracking, splitting and termites.

Wolf Poly-Ash Mouldings are ideal for ground contact and are comprised of more than 70% recycled material. They are covered under Boral TruExterior® Trim's 20-Year Limited Warranty.

FEATURES

- Comprised of more than 70% recycled material
- Cut, rout and mill with ease
- Resistant to rotting, cracking, splitting and termites
- Ideal for ground contact
- Do not require end-sealing or special adhesives
- Can be painted any color
- Maintain a high level of dimensional stability during periods of moisture and temperature change

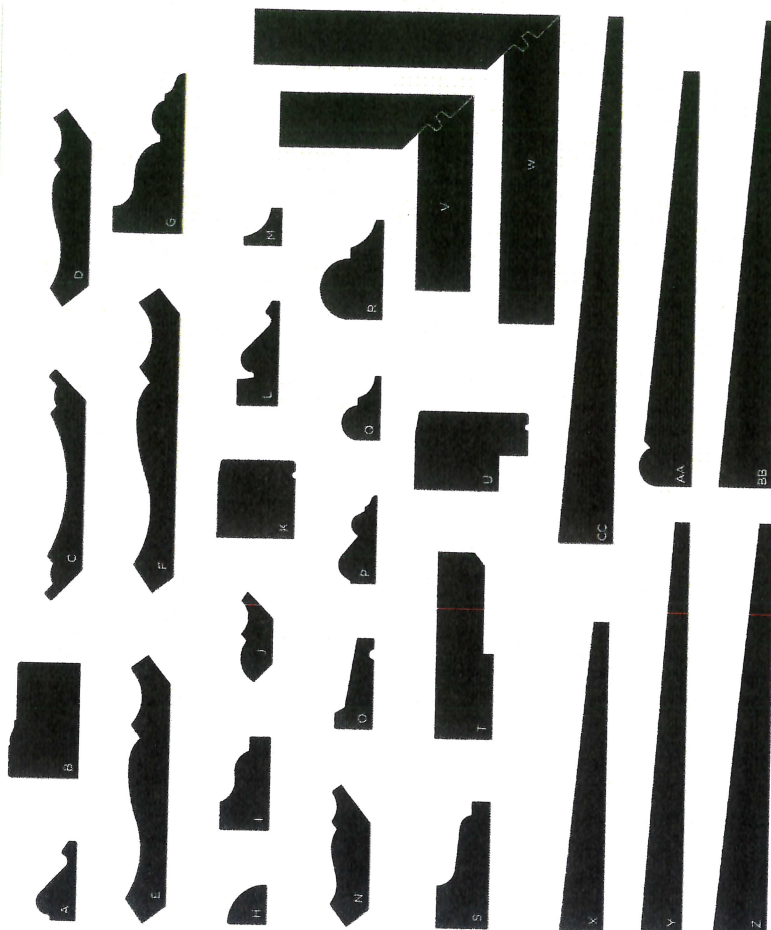
Fabricated from BORAL TRUExTERIOR® TRIM
By DURATION® MOULDING & MILLWORK



TruExterior®
Siding & Trim

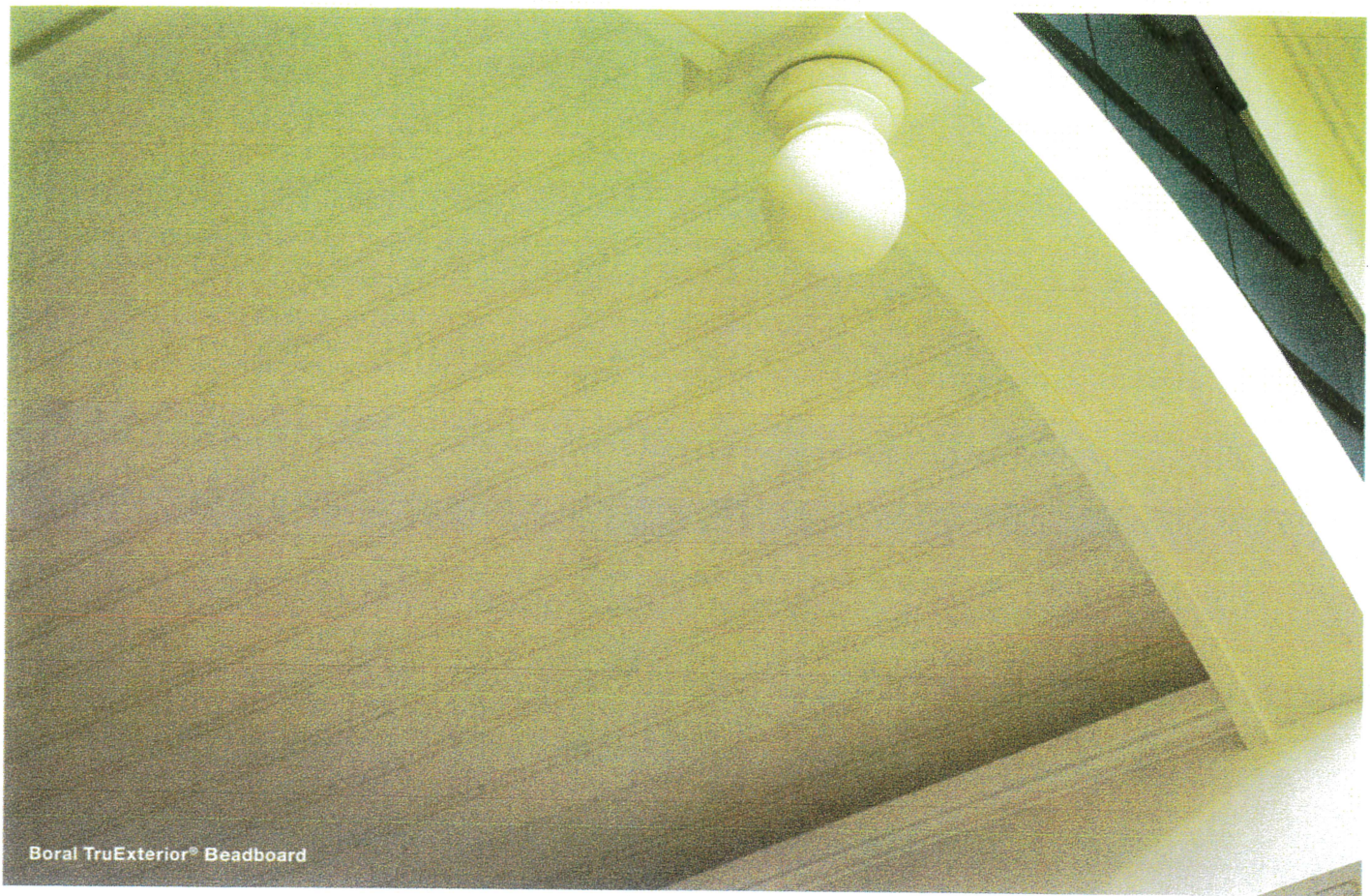
WOLF POLY-ASH MOULDINGS & SIDING PROFILES

Images not to scale



Profile	Part #	Dimension	Profile	Part #	Dimension
A Base Cap - 8'	D164	11/16" x 1 3/8"	Q Nose & Cove - 8'	D8578	11/16" x 1 1/8"
B Brick Mould - 8'	D180	1 1/2" x 2 1/2"	R Nose & Cove - 16'	D154	1 1/8" x 1 3/4"
C Cove Mould - 16'	D8016	1 1/2" x 2"	S Solid Crown - 8'	D211	15/16" x 2 1/4"
D Crown Mould - 16'	D80	11/16" x 4 1/4"	T Rabbetted Casing Smooth - 16'	TE21116	15/16" x 2 1/4"
E Crown Mould - 16'	D49	11/16" x 3 1/2"	U Rabbetted Casing Woodgrain - 16'	DRCS	1" x 3 1/2"
F Crown Mould - 16'	D47	11/16" x 4 5/8"	V Thick Sub Sill - 8'	DRCW	1" x 3 1/2"
G Empire Crown - 8'	D45	11/16" x 5 1/4"	W Thick Sub Sill - 16'	D269	1 3/8" x 2"
H Quarter Round - 8'	D794	1 3/8" x 2 3/4"	X Outside Corner - 10'	D26916	1 3/8" x 2"
I Single Mould - 8'	D79416	1 3/8" x 1 1/16"	Y Outside Corner - 10'	54410DC	1" x 3 1/2"
J Bed Mould - 8'	D210	7/8" x 1 5/8"	Z Outside Corner - 20'	54420DC	1" x 3 1/2"
K Sub Sill Mould - 8'	D75	9/16" x 1 9/16"	AA Beveled Siding - 16'	54610DC	1" x 5 1/2"
L Band Mould - 8'	D69	1 3/8" x 1 3/8"	BB Beveled Siding - 20'	54620DC	1" x 5 1/2"
M Scallo - 8'	D217	11/16" x 1 7/8"	CC Beveled Siding - 16'	12698S	1 1/2" x 5 1/2"
N Crown Mould - 16'	D93	11/16" x 11/16"		12808S	1 1/2" x 7 1/4"
O Dip Cap - 8'	D82	11/16" x 2 1/2"		34808S	11/16" x 2 1/4"
P Beaded Base Cap - 8'	D197	11/16" x 1 5/8"		34908S	11/16" x 8 1/4"
	D8416	11/16" x 1 9/16"		341098S	11/16" x 5 1/4"

● Non-stock moulding profiles - Available by the bundle ONLY
■ Non-stock moulding profiles - Available by the piece



Boral TruExterior® Beadboard

Single Beadboard

Two distinct beaded patterns — 4" and 6" — to suit the most popular design trends

Available Finish:



smooth



Double Beadboard

The same appearance as the single-profile products, but with twice the coverage

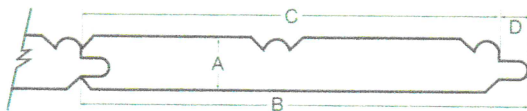
Available Finish:



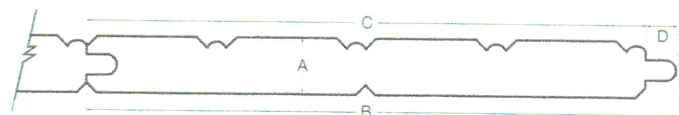
smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 4	0.625"	3.50"	3.16"	0.34"
5/8 x 6	0.625"	5.25"	4.91"	0.34"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 8	0.625"	6.6825"	6.3425"	0.34"
5/8 x 12	0.625"	10.25"	9.91"	0.34"



ULTIMATE DOUBLE HUNG G2



Ultimate Hung G2 window with Oil Rubbed Bronze hardware

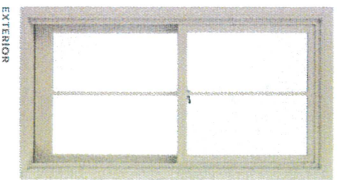
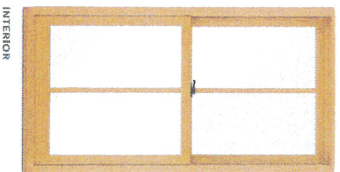
15



Double Hung G2 windows in Elmwood

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



WASH MADE WITH SASH LOCK IN ANTIQUE BRASS

CE THIS PRODUCT IS CE CERTIFIED

EXTERIOR FINISH OPTIONS



CUSTOM COLOR: ANY COLOR YOU WANT

COLOR SELECTION TO BE
FROM MFR'S STANDARD
COLORS

EXTRUDED ALUMINUM

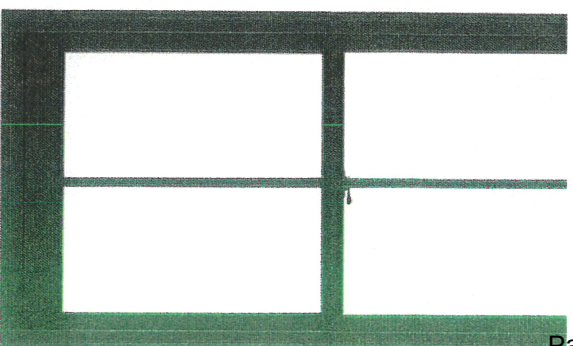
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

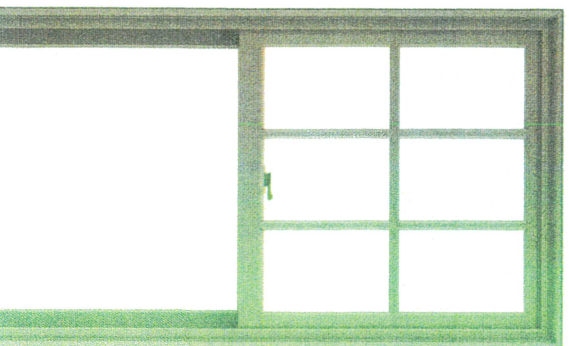
WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony



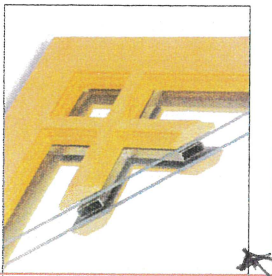
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

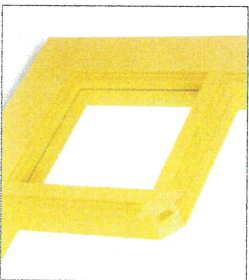


DIVIDED LITES

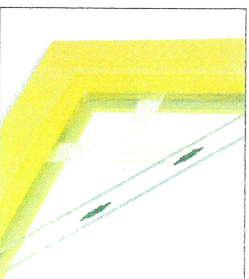
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



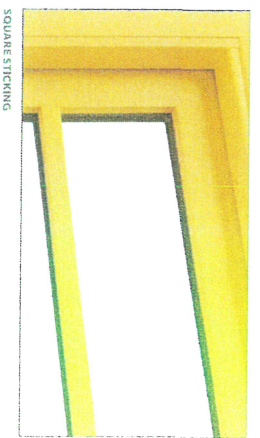
GRILLES BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



Provia Clinton Picture Storm Windows

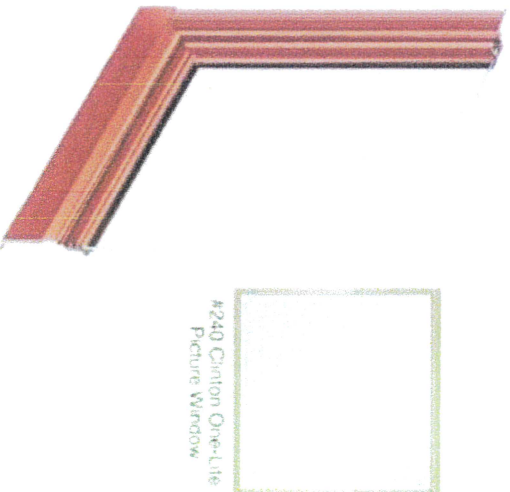
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are as stylish and elegant as they are durable and low-maintenance.

BENEFITS OF PROVIA CLINTON PICTURE STORM WINDOWS

- Low-maintenance
- Mitered frame corners provide maximum strength and durability
- Available in 1, 2, 3, or 4 lite units
- Full perimeter weatherstripping keeps the elements where they belong – outside
- Sash clips for easy removal

THE PROVIA DIFFERENCE

Tucked deep within the rolling hills of Ohio, Provia is a company committed to high-quality, fully American-made entry doors and vinyl replacement windows. The company's aim is to manufacture outstanding products that are both budget-friendly and energy efficient – from coast-to-coast. Provia's commitment to the highest quality aluminum window products is evident across many of the series it offers – from its Clinton picture windows, to its Valley Forge gliding, to its Concord double hung. In all situations, Provia aluminum windows serve as a solid defense from the elements. With sleek profiles, expansive glass, and a wide range of design options and configurations, Provia is sure to offer the right aluminum window option for your home. Custom-made in nearly any shape or size, and virtually any color, Provia's aluminum windows will provide the perfect aesthetic and the maximum performance level for nearly any living space.



HERITAGE™ FIBERGLASS ENTRY DOOR ADVANTAGES

A

1 7/8" Finger-jointed, 2-ply solid oak laminated stiles for both hinge and strike sides are proven to provide increased rigidity and structural integrity.

B

Polyurethane core reduces energy loss.

C

Improved definition panel profile creates excellent shadow lines and distinct panel designs.

D

Lock area is reinforced to provide a solid mounting surface for decorative hardware.

E

Specially engineered fiberglass door facings will not dent and resist splitting, cracking and warping.

F

Variable-depth woodgrain texture with hand-applied stain imitates a wood door appearance.

G

Square-edge design offers an attractive wood door appearance.

H

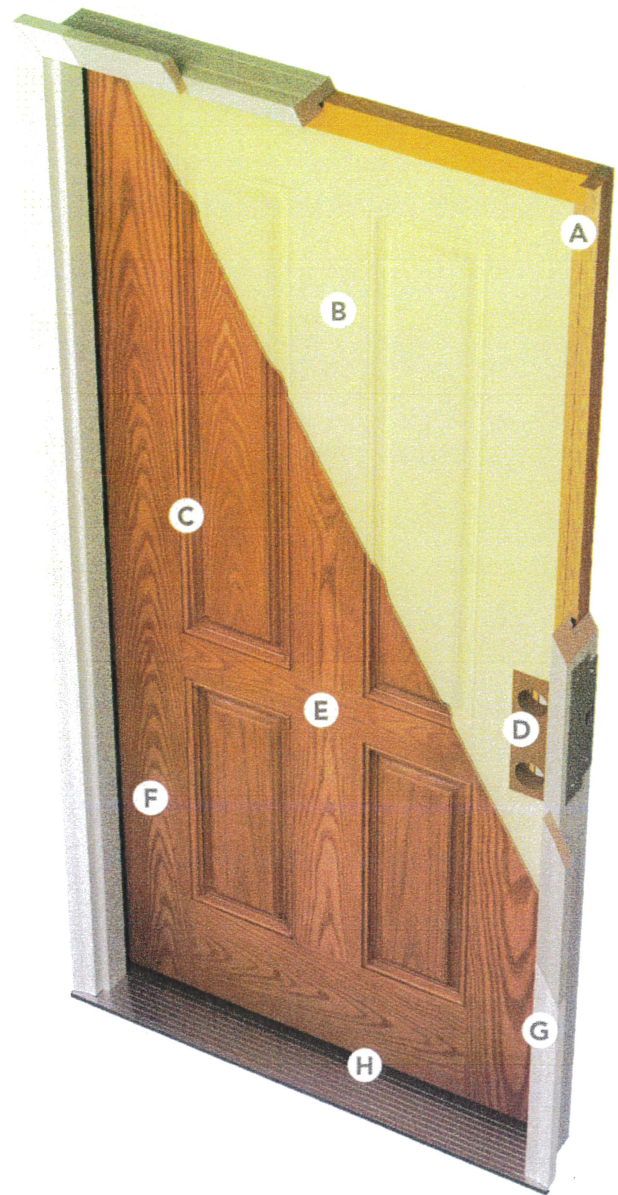
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

Plugless Window Trim is optional on Heritage Fiberglass (see Price List for available styles)



Heritage Smooth Fiberglass doors exhibit the same durable construction as woodgrain textured fiberglass featuring

high-definition panel profiles.





***Only Heritage Fiberglass doors without glass
are available as an Impact Shield Product.***

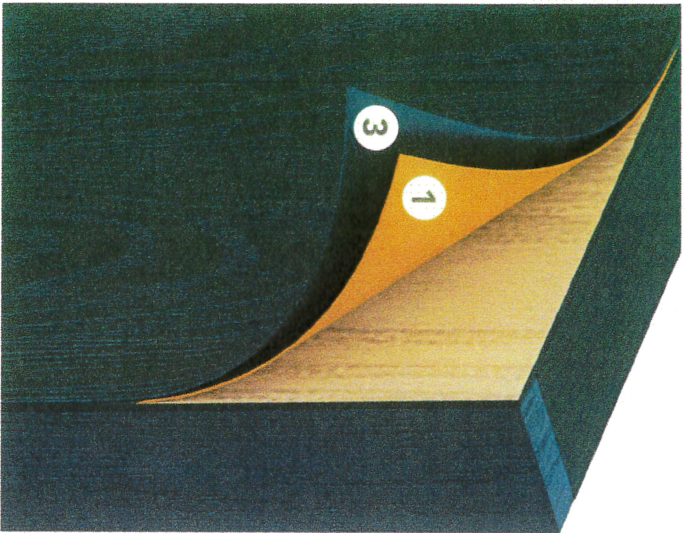
- Oak Grain
- ☒ Smooth Fiberglass 

Entry System U-Factor: As low as .14

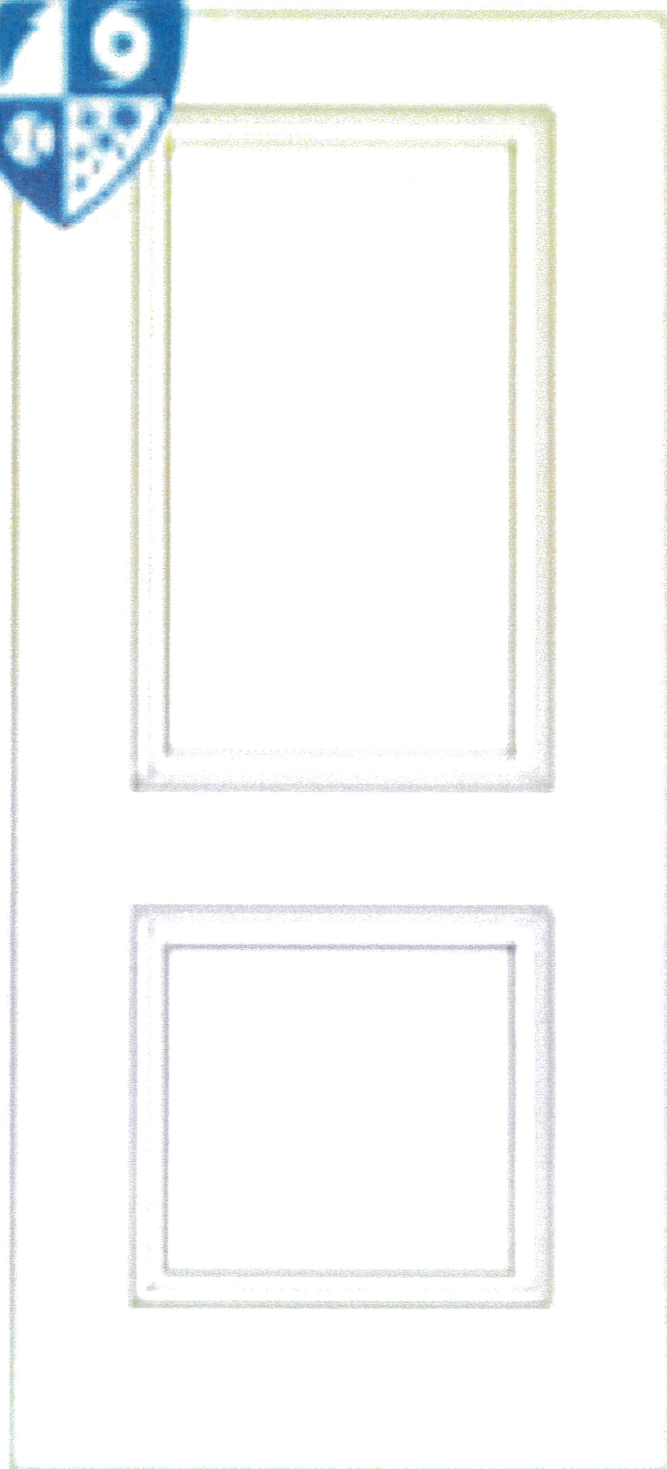
(Tested to NFRC specifications for a 6 panel door with wood frame).

* Warranty time period may be limited in extreme applications. See warranty for details.

5-Step Paint Finishing System

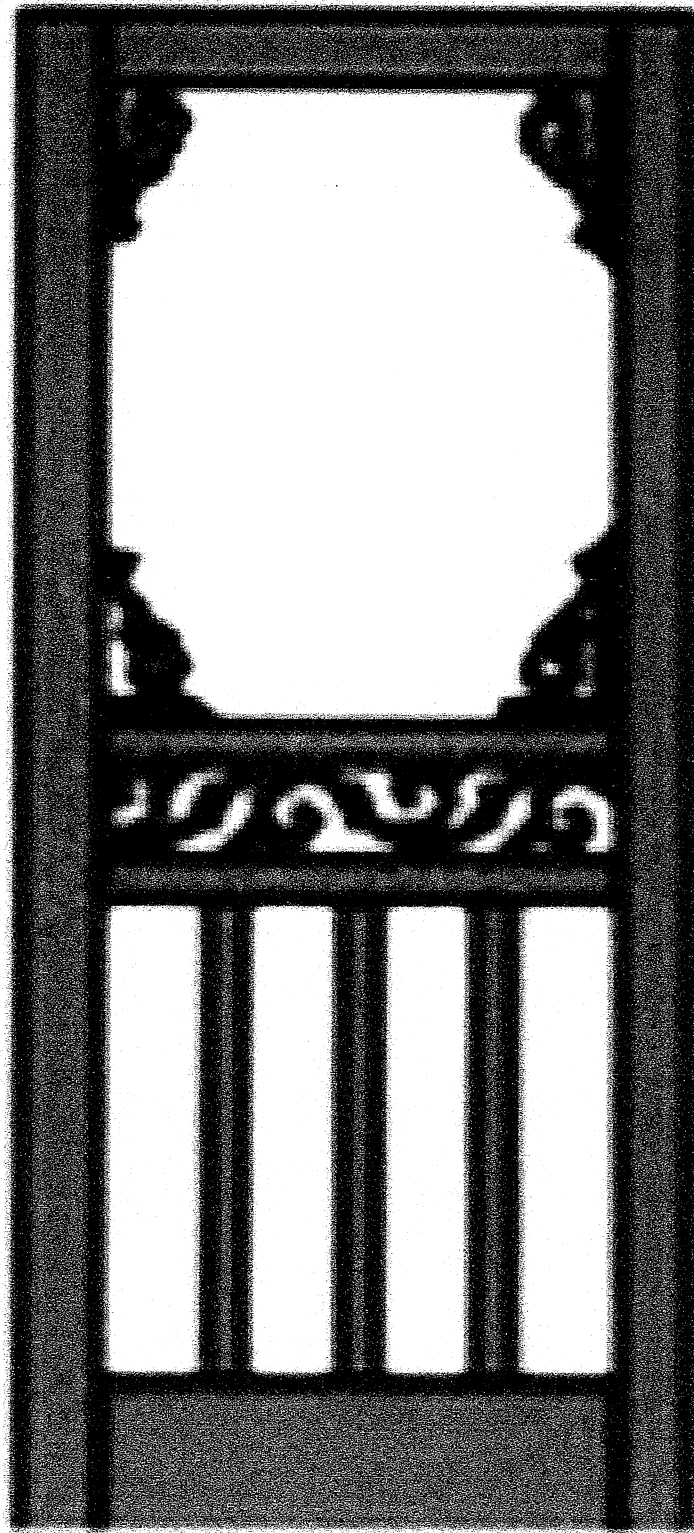


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured for lasting durability
4. **Finish Coat** The door is then coated with a 2-part urethane, catalyst-hardened finish coat using our state-of-the-art electrostatic application
5. **Oven-Cured** The door is oven-cured a second time, creating a long-lasting, durable finish



002





Door # 7159

VINTAGE WOODWORKS
WOODSTOCK, VT SCREEN DOOR

TIMBERLANE

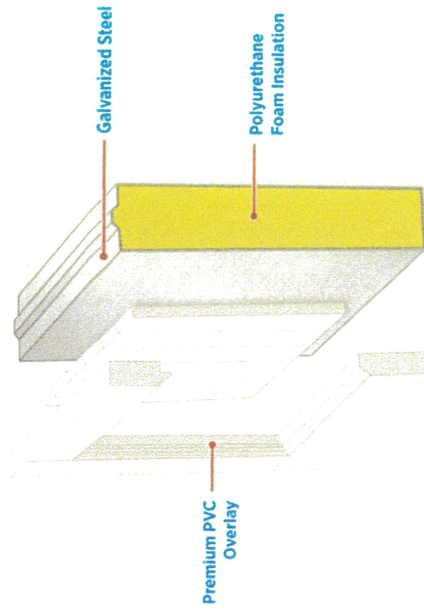
HANDCRAFTED GARAGE DOOR MATERIALS

Timberlane's Handcrafted Garage Doors are the perfect place to begin your customization journey. Our Luxcore, Fusion, and Vintage garage door materials are ideal for those who yearn for doors that are crafted from only the highest quality of hand-selected materials.



LUXCORE

PVC Overlay with Insulated Steel Base



Undoubtedly the most durable garage door material Timberlane has to offer. Our Luxcore Garage Doors feature a high-performance, cellular PVC overlay with an insulated steel base. Experience the superior strength of steel with little to no maintenance required.

If your vision revolves around durability, our Luxcore Garage Doors are up for the task. Our PVC material can be milled just like wood, giving you complete creative freedom for your garage door.



THE IDEAL CHOICE FOR THOSE WHO...

Want to design their dream garage door with materials that are high quality and are built to enjoy for years to come.

TIME PLANE CARRIAGE COLLECTION *Authentic, Timeless Appeal*

Choose From 15 Styles

There's something quite spectacular about the Carriage Collection, which features the handcrafted, authentic appearance of an old-fashioned swing door but functions as an overhead garage door. Begin by choosing one of our many designs and options to make it uniquely yours. All available styles come in single or double doors.

Choose from our available carriage collection garage door styles or design your own. If you dream it, we can build it.

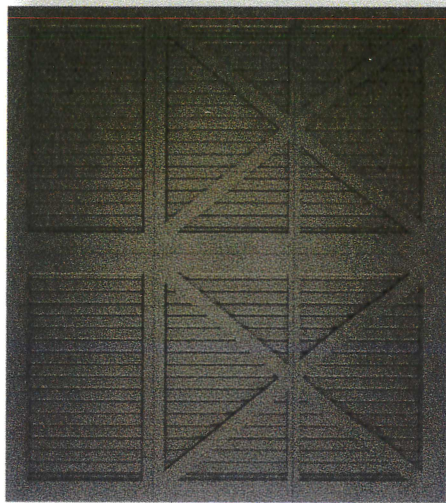
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

SIZES: Width: 8', 9', 16', 18', Custom
Height: 7', 8', 9', Custom

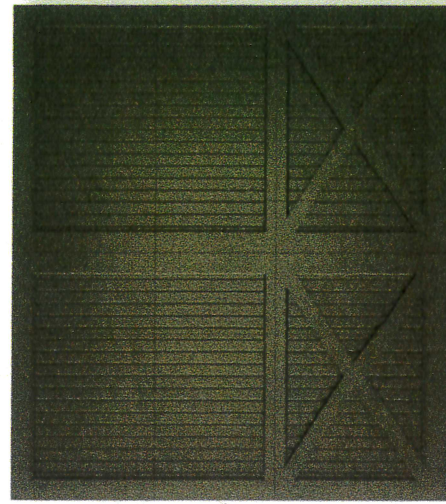
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

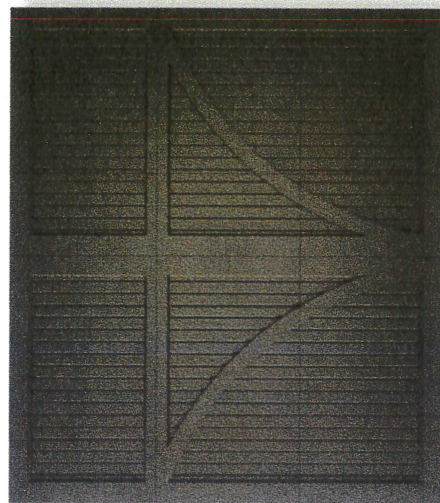
Don't see the custom option you want?
Call us at 800-250-2221



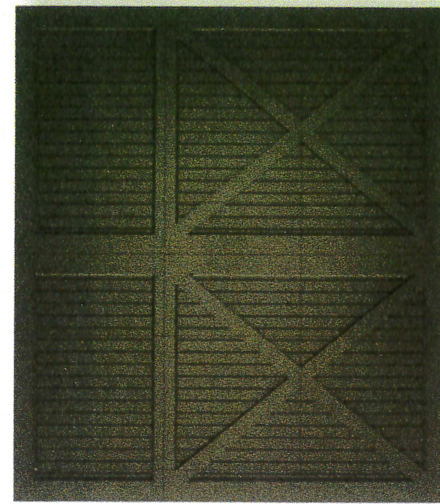
301



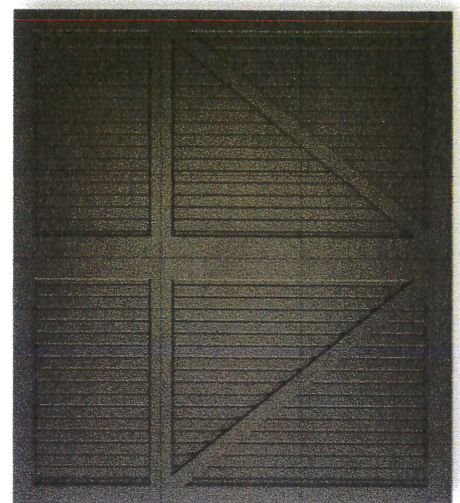
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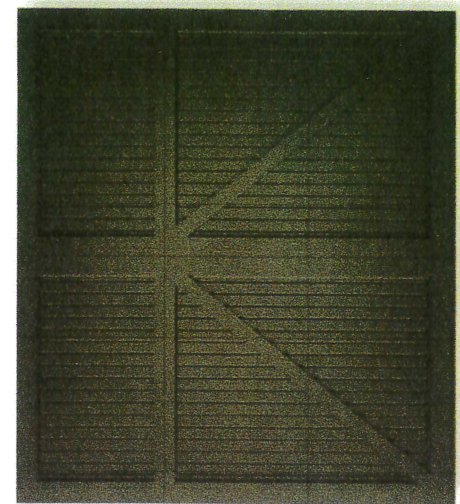
302



305



303



306

Timberlane

302: Carriage Collection Garage Door

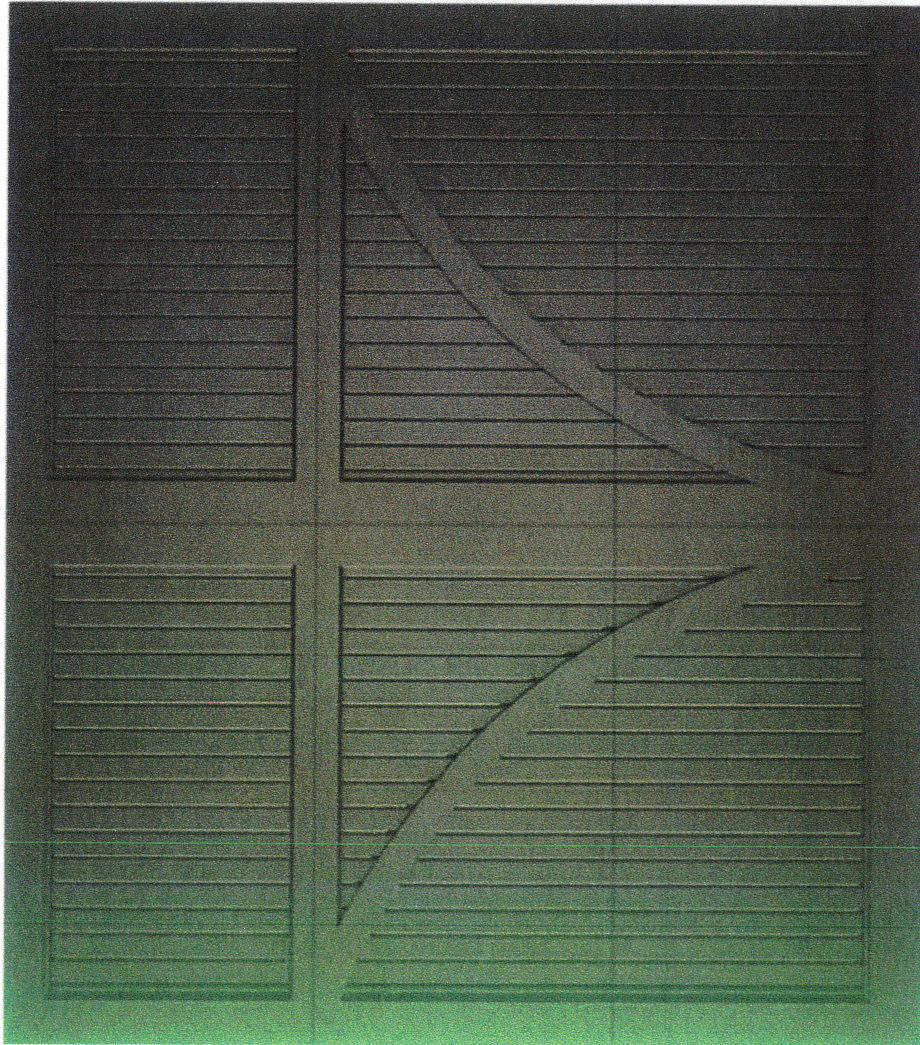
Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

Available In:

Luxcore (PVC Overlay/Steel Base) *A*

Fusion (Wood Overlay/Steel Base)

Vintage (Wood Overlay/Wood Base)





GARAGE DOOR

- CANYON RIDGE ▼ COACHMAN GRAND HARBOR GALLERY STEEL BRIDGEPORT STEEL CLASSIC STEEL MODERN STEEL AVANTE
- RESERVE ▼ CLASSIC WOOD
- HOME / RESIDENTIAL GARAGE DOORS / COACHMAN

CARRIAGE HOUSE GARAGE DOORS



COACHMAN®

★★★★★ 4.3 (64) Write a review

authentic looking insulated steel and composite carriage house garage doors.



The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

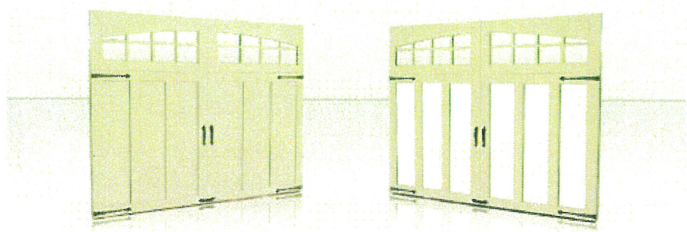
WHERE TO BUY

SEE ON MY HOUSE

DESIGNER'S CHOICE DESIGN OPTIONS COACHMAN® COACHMAN® COACHMAN® COACHMAN® COACHMAN®

POWER TO YOUR CHOICE

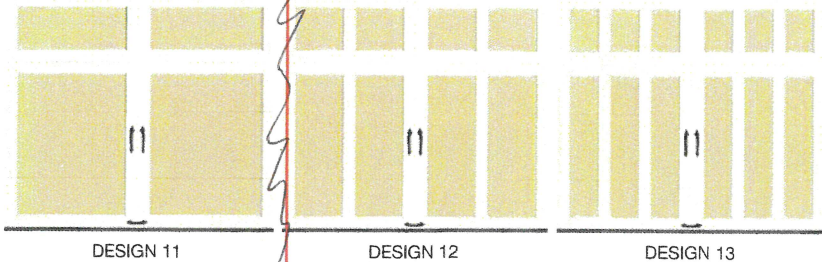
CHAT WITH US +



Matching Colors - or - Mix-and-Match

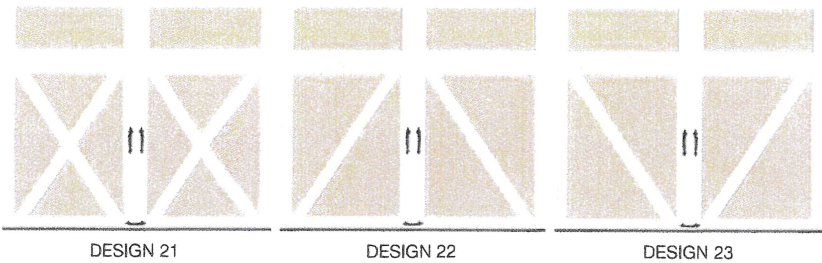
DOOR DESIGNS

SERIES 1



[View All Door & Window Combinations for Series 1](#)

SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3



ULTIMATE DOUBLE HUNG G2



Ultimate Hung G2 window with Oil Rubbed Bronze hardware

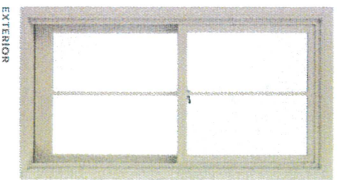
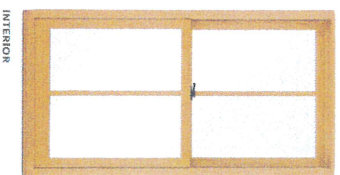
15



Double Hung G2 windows in a home

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



WASH MADE WITH SASH LOCK IN ANTIQUE BRASS

INTERIOR

EXTERIOR

CE THIS PRODUCT IS CE CERTIFIED

EXTERIOR FINISH OPTIONS



COLOR SELECTION TO BE
FROM MFR'S STANDARD
COLORS

EXTRUDED ALUMINUM

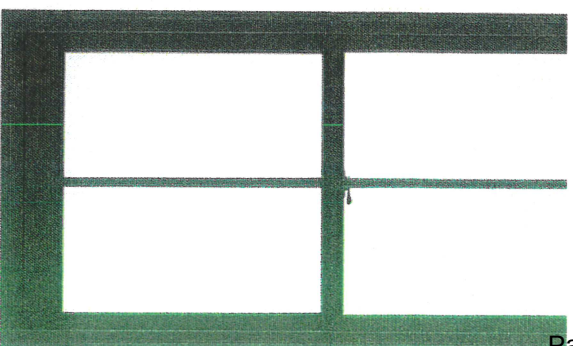
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony



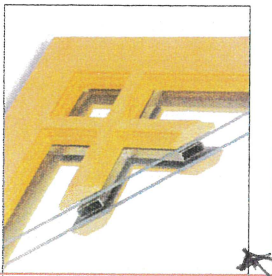
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

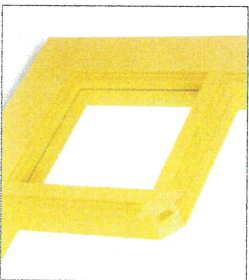


DIVIDED LITES

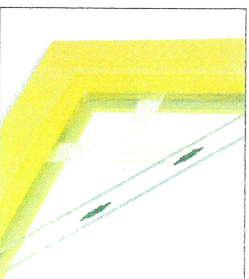
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



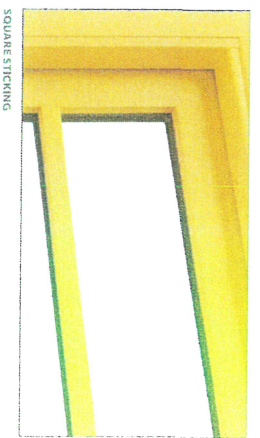
GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



Provia Clinton Picture Storm Windows

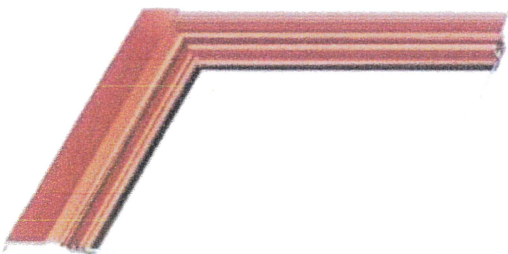
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are as stylish and elegant as they are durable and low-maintenance.

BENEFITS OF PROVIA CLINTON PICTURE STORM WINDOWS

- Low-maintenance
- Mitered frame corners provide maximum strength and durability
- Available in 1, 2, 3, or 4 lite units
- Full perimeter weatherstripping keeps the elements where they belong – outside
- Sash clips for easy removal

THE PROVIA DIFFERENCE

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HERITAGE™ FIBERGLASS ENTRY DOOR ADVANTAGES

A

1 $\frac{7}{8}$ " Finger-jointed, 2-ply solid oak laminated stiles for both hinge and strike sides are proven to provide increased rigidity and structural integrity.

B

Polyurethane core reduces energy loss.

C

Improved definition panel profile creates excellent shadow lines and distinct panel designs.

D

Lock area is reinforced to provide a solid mounting surface for decorative hardware.

E

Specially engineered fiberglass door facings will not dent and resist splitting, cracking and warping.

F

Variable-depth woodgrain texture with hand-applied stain imitates a wood door appearance.

G

Square-edge design offers an attractive wood door appearance.

H

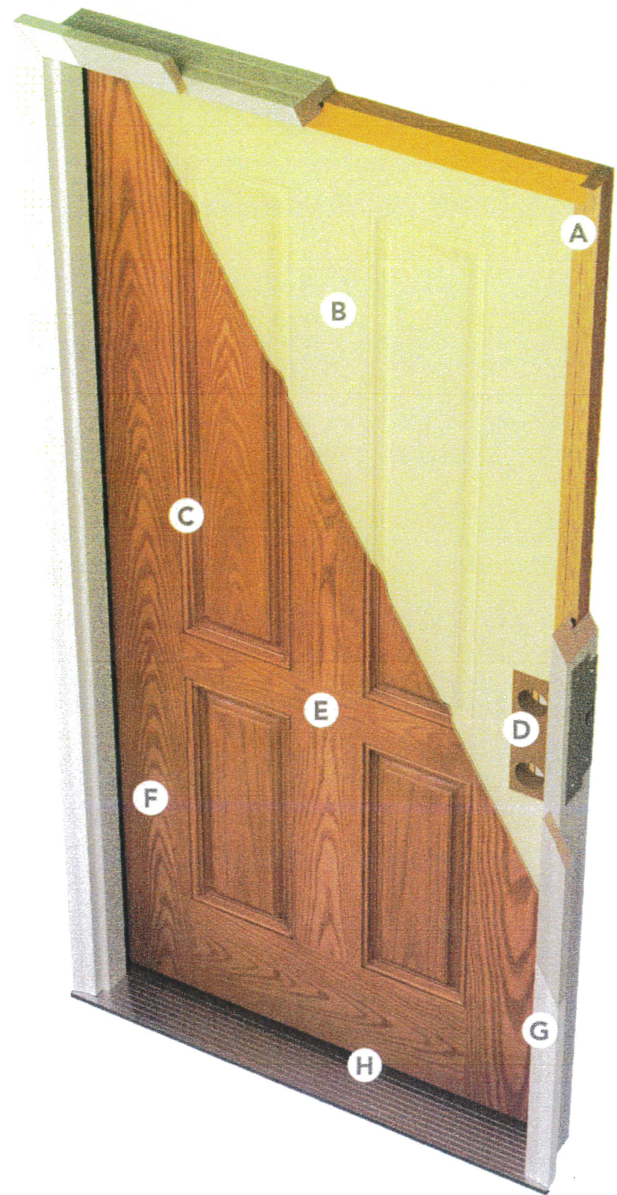
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

Plugless Window Trim is optional on Heritage Fiberglass (see Price List for available styles)



Heritage Smooth Fiberglass doors exhibit the same durable construction as woodgrain textured fiberglass featuring

high-definition panel profiles.





***Only Heritage Fiberglass doors without glass
are available as an Impact Shield Product.***

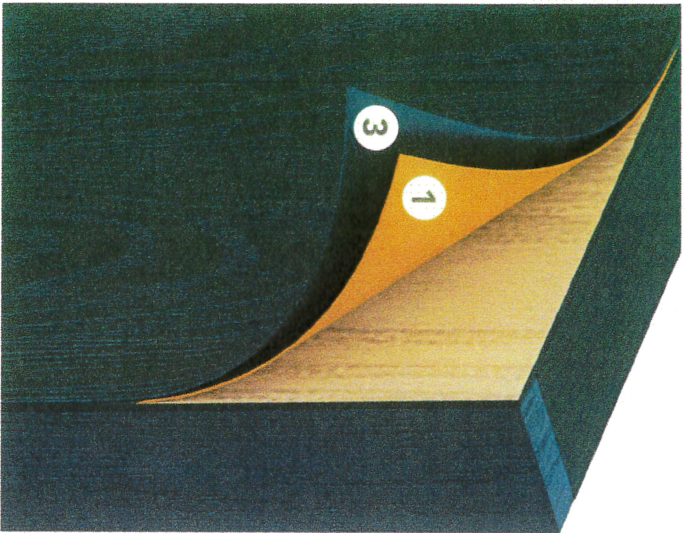
- Oak Grain
- ☐ Smooth Fiberglass 

Entry System U-Factor: As low as .14

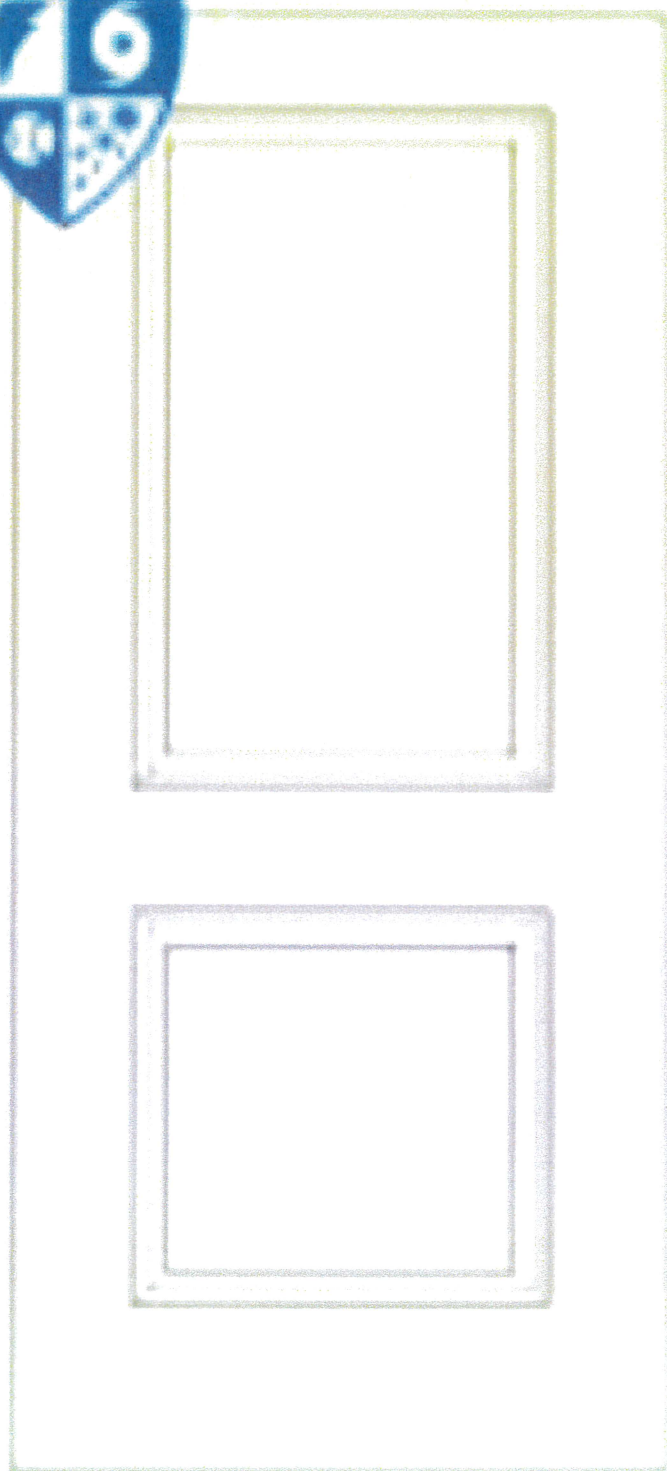
(Tested to NFRC specifications for a 6 panel door with wood frame).

* Warranty time period may be limited in extreme applications. See warranty for details.

5-Step Paint Finishing System

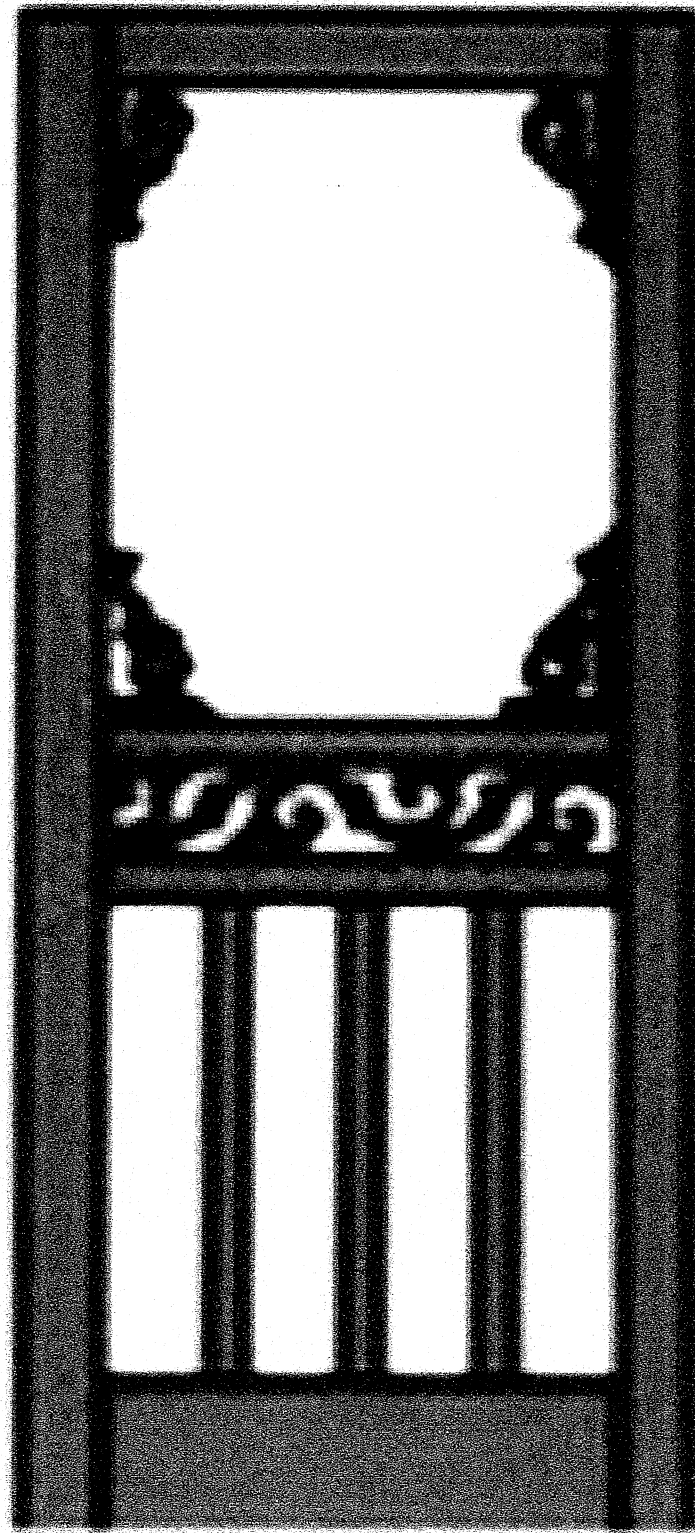


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured for lasting durability
4. **Finish Coat** The door is then coated with a 2-part urethane, catalyst-hardened finish coat using our state-of-the-art electrostatic application
5. **Oven-Cured** The door is oven-cured a second time, creating a long-lasting, durable finish



002





Door # 7159

VINTAGE WOODWORKS
WOODSTOCK, VT SCREEN DOOR

TIMBERLANE

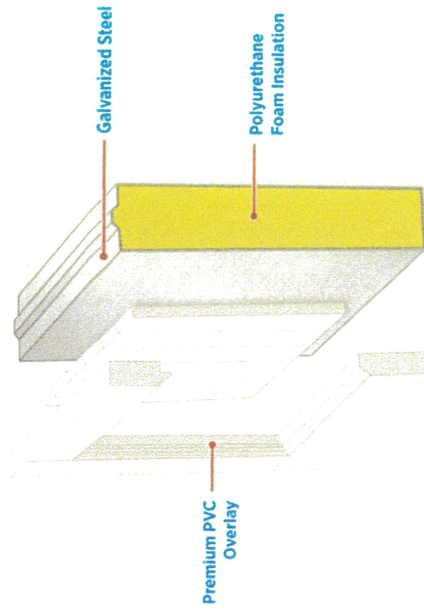
HANDCRAFTED GARAGE DOOR MATERIALS

Timberlane's Handcrafted Garage Doors are the perfect place to begin your customization journey. Our Luxcore, Fusion, and Vintage garage door materials are ideal for those who yearn for doors that are crafted from only the highest quality of hand-selected materials.



LUXCORE

PVC Overlay with Insulated Steel Base



Undoubtedly the most durable garage door material Timberlane has to offer. Our Luxcore Garage Doors feature a high-performance, cellular PVC overlay with an insulated steel base. Experience the superior strength of steel with little to no maintenance required.

If your vision revolves around durability, our Luxcore Garage Doors are up for the task. Our PVC material can be milled just like wood, giving you complete creative freedom for your garage door.



THE IDEAL CHOICE FOR THOSE WHO...

Want to design their dream garage door with materials that are high quality and are built to enjoy for years to come.

TIME CARRIAGE COLLECTION *Authentic, Timeless Appeal*

Choose From 15 Styles

There's something quite spectacular about the Carriage Collection, which features the handcrafted, authentic appearance of an old-fashioned swing door but functions as an overhead garage door. Begin by choosing one of our many designs and options to make it uniquely yours. All available styles come in single or double doors.

Choose from our available carriage collection garage door styles or design your own. If you dream it, we can build it.

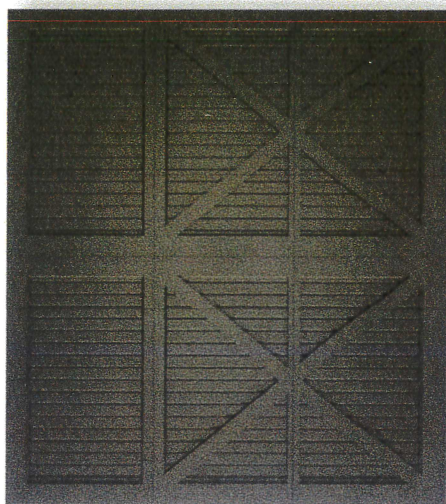
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

SIZES: Width: 8', 9', 16', 18', Custom
 Height: 7', 8', 9', Custom

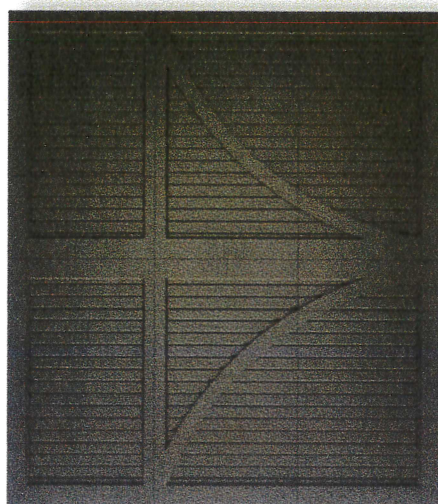
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

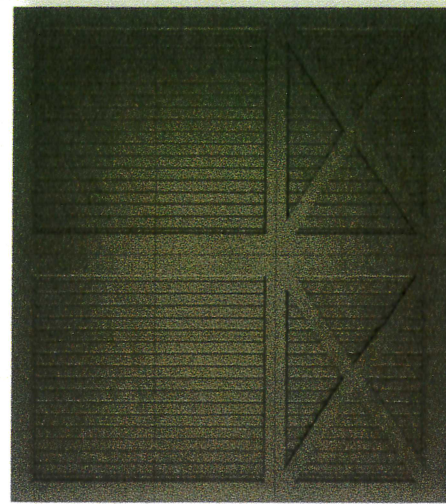
Don't see the custom option you want?
 Call us at 800-250-2221



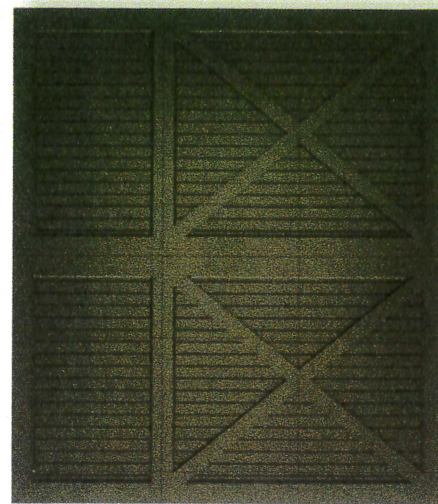
301



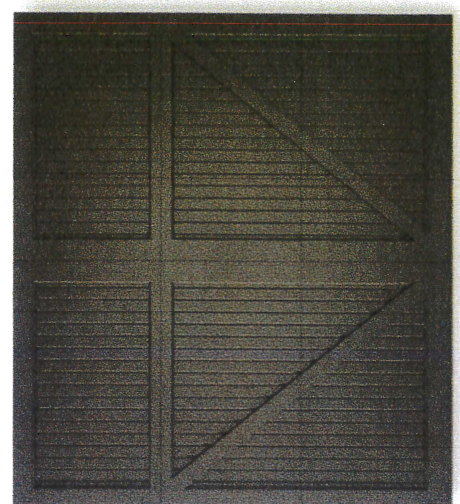
302



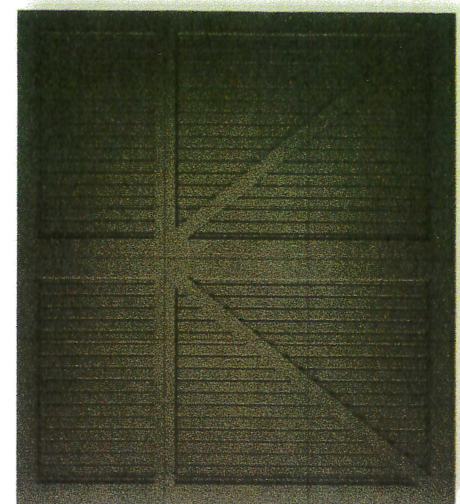
304



305



303



306

Timberlane

302: Carriage Collection Garage Door

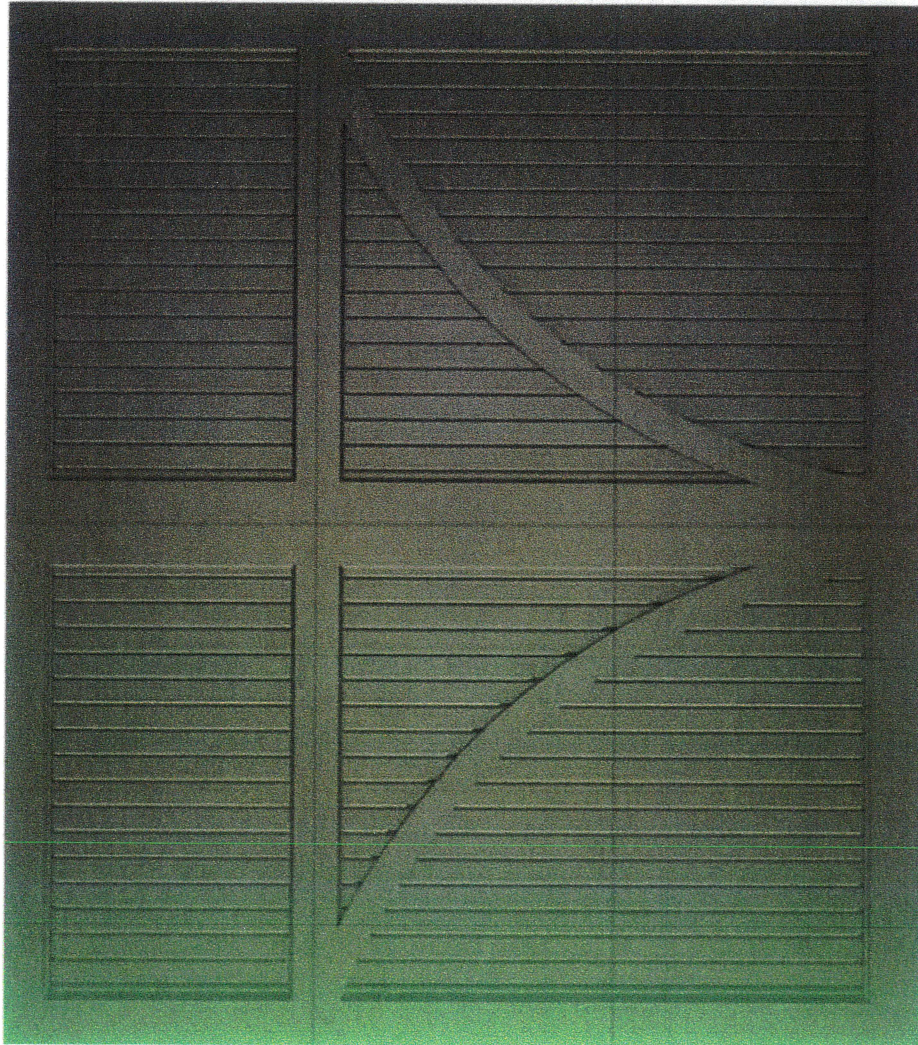
Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

Available In:

Luxcore (PVC Overlay/Steel Base) ~~A~~

Fusion (Wood Overlay/Steel Base)

Vintage (Wood Overlay/Wood Base)





GARAGE DOOR

- CANYON RIDGE ▼
- COACHMAN
- GRAND HARBOR
- GALLERY STEEL
- BRIDGEPORT STEEL
- CLASSIC STEEL
- MODERN STEEL
- AVANTE
- RESERVE ▼
- CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / COACHMAN

CARRIAGE HOUSE GARAGE DOORS



COACHMAN®

★★★★★ 4.3 (64) Write a review

authentic looking insulated steel and composite carriage house garage doors.



The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

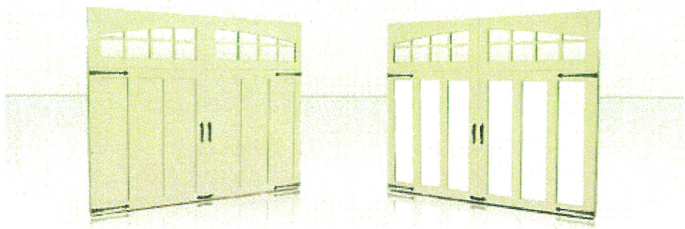
WHERE TO BUY

SEE ON MY HOUSE

- DESIGNER
- DESIGN OPTIONS
- COACHMAN
- COACHMAN
- COACHMAN
- COACHMAN
- COACHMAN

POWER TO YOUR CHOICE

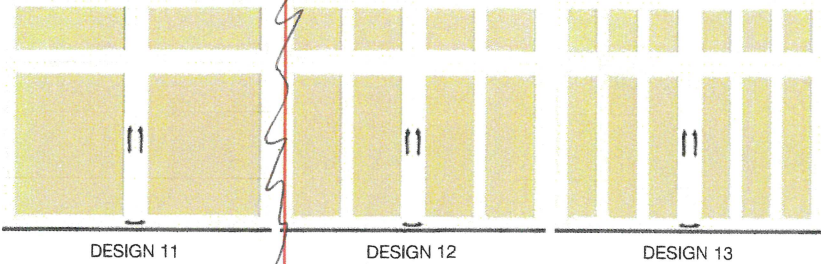
CHAT WITH US +



Matching Colors - or - Mix-and-Match

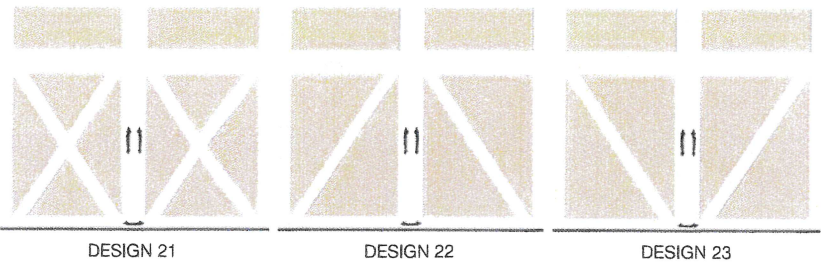
DOOR DESIGNS

SERIES 1



[View All Door & Window Combinations for Series 1](#)

SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3



High Density Polyurethane

Description

High Density Polyurethane - the only kind we sell - is an exceptionally strong and durable material. It is particularly well suited to exterior or interior use because it:

- **feels, sounds, installs, and paints just like wood!**
- **offers ease of installation using common woodworking tools.**
- **resists chemical attack and severe weather conditions, including salt water exposure**
- **is impervious to insects**
- **does not rot, crack, or warp**
- **has no nutritional value so it resists the growth of mildew and fungus**
- **is a very "green", environmentally safe material. Contains no atmosphere damaging chlorofluorocarbons.**
- **holds paint extremely well. Because polyurethane does not expand and contract very much, paint is less likely to develop the hairline cracks that permit moisture to get below the paint surface. That means paint is much less likely to peel or bubble and will therefore last much longer on Polyurethane.**
- **includes a durable, factory-applied primer. Use a good quality latex paint for the top coat. Read more about finishing at our [Important Additional Poly Info](#) page.**

Please do not confuse our High Density Polyurethane with slick vinyl, cheap low density polyurethane, or styrofoam. High Density Polyurethane has been used for exterior building products for many years. You've undoubtedly seen but thought it was painted wood in perfect condition. Overall density is very similar to that of white pine but its closed cell structure makes it a very stable, long-lasting material.

Standard Polyurethane items should not be exposed to temperatures higher than 140 degrees F, such as directly above a fireplace. Read more about fire-rated or non-combustible options at our [Important Additional Poly Info](#) page. Order a small [Sample](#) to see for yourself how good our High Density Polyurethane really is!

FEATURES & BENEFITS



Lasting performance and minimal upkeep compared to other materials.



Lightweight and does not require special tools.



*Polyurethane smooth or textured — comes pre-primed and ready to paint or stain.**



Our closed-cell polyurethane is resistant to insects.



Ideal for moisture-prone interior spaces like bathrooms, kitchens and basements.

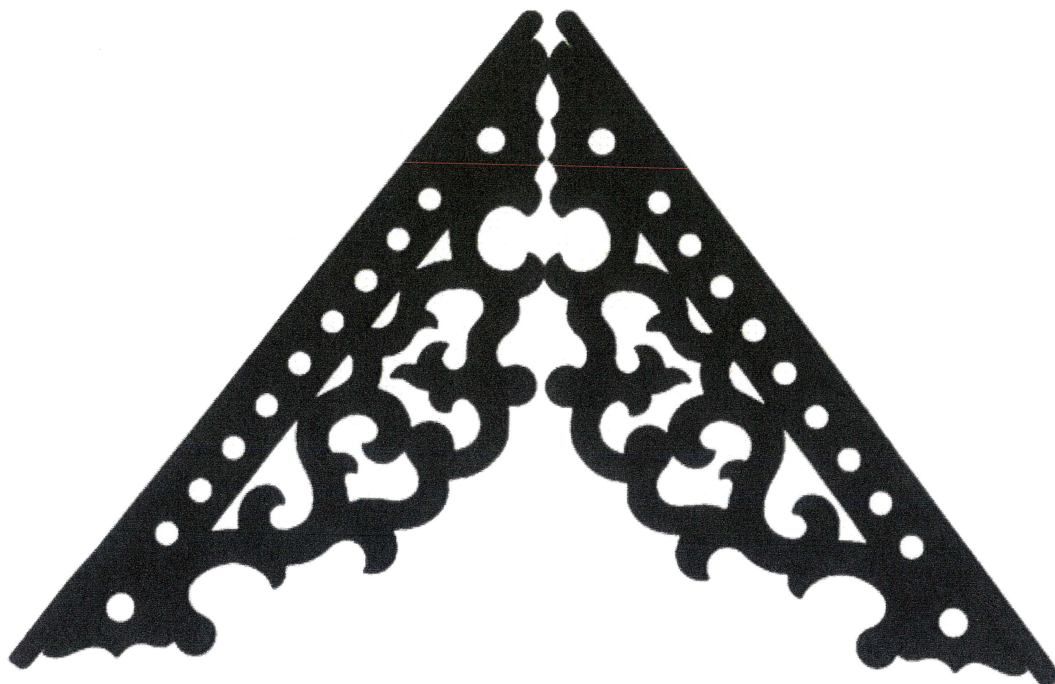


Beautiful and durable in all seasons, withstands the elements better than traditional materials.

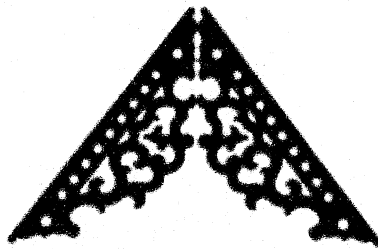


[Close this window](#)

Lauren Elizabeth



[Close this window](#)



Lauren Elizabeth # 4203

2 cutwork pieces with
attached 51" long (approximate) side rails.

Each side is cut from one piece of material. The Lauren Elayne to the left is a very similar design but with hardwood Balls & Dowels rather than drilled holes.

Available for pitches from 3/12 through 16/12.
The shallower the pitch (smaller top number), the more space there will be between the two sides of the design.
16/12 pitch shown.



PINNACLE



KINGSTON



SALISBURY



VILLA

ESTATE Gazebo SERIES (500)

The Estate Gazebo is a shortened version of the Estate series to proportion with any gazebo. This series comes pre-assembled in 3 sections for easy assembly and installation.

CUPOLA SIZES

CUPOLA BASE SIZE	HEIGHTS	
	Kingston/ Salisbury	Pinnacle/Villa
24"	36"	36"
30"	46"	45"
36"	52"	51"
42"	61"	60"
48"	70"	68"



STANDARD
WEATHERVANE
MOUNT



AVAILABLE IN
VINYL & CEDAR



Gazebo SERIES (900)

The Gazebo Series cupolas are crafted using cellular pvc-vinyl or a treated yellow pine and capped with a copper or cedar roof.

SPECS & OPTIONS



OPTIONAL
WEATHERVANE
MOUNT



AVAILABLE IN
VINYL &
TREATED WOOD



AVAILABLE W/
COPPER &
CEDAR ROOF

CUPOLA BASE SIZE	HEIGHTS
18"	20"
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For all additional options, see page 18.

The Cellular PVC Advantage

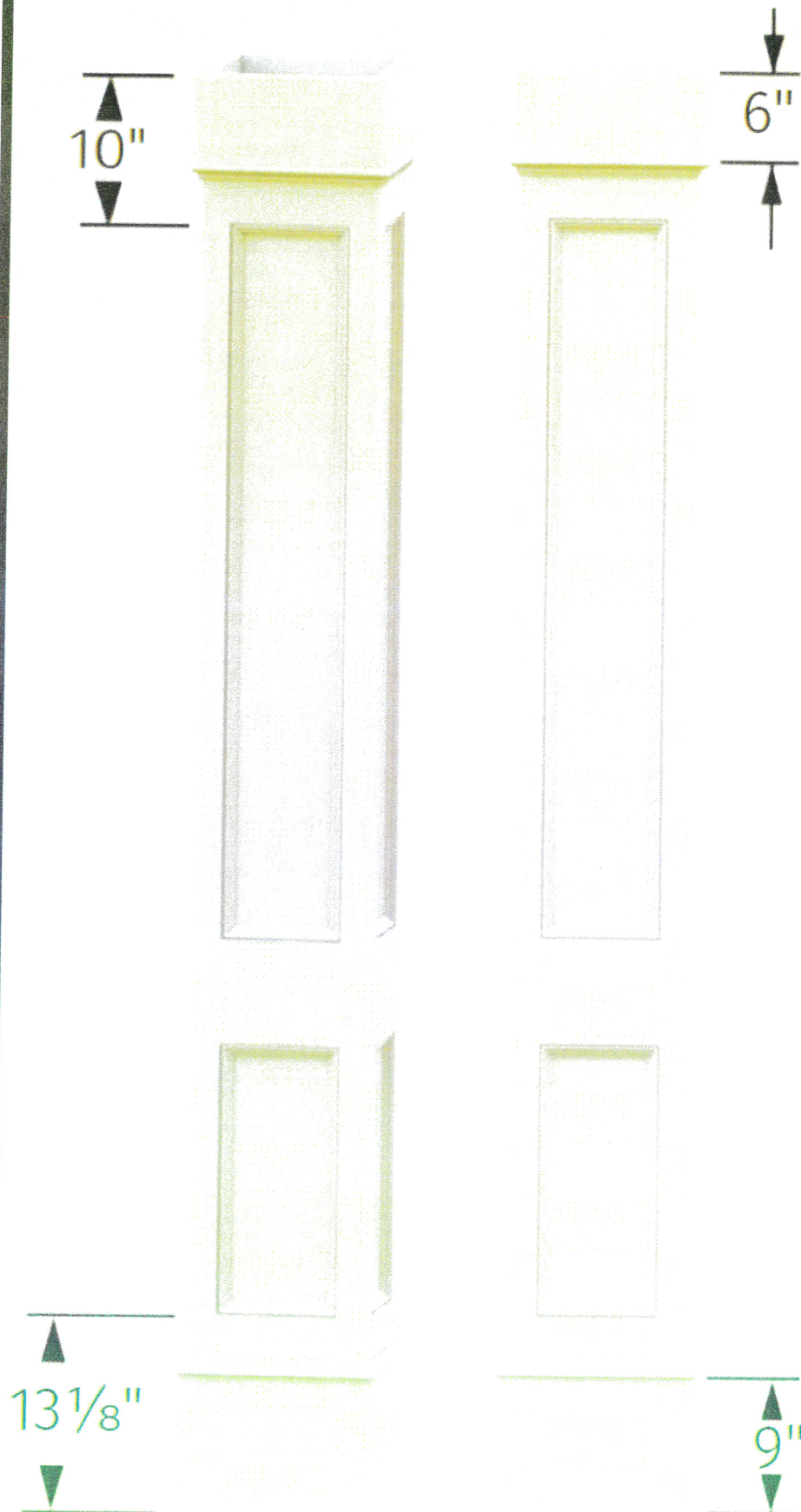
Exposure to the elements is wood trim's worst enemy. Moisture, changing temperatures, UV light and insects contribute to its eventual deterioration. INTEX Polyvinyl Chloride (PVC) material offers the ultimate combination of durability and designability. We utilize both Freefoam & Celuka cellular PVC based on product application so your project suits your clients' needs, every single time.



Our Cellular PVC Millwork Is Also:

- › Not affected by moisture – won't rot, swell or split
- › Bug proof
- › Impervious to salt
- › UV resistant
- › Easy to nail, glue, route or cut
- › Paintable

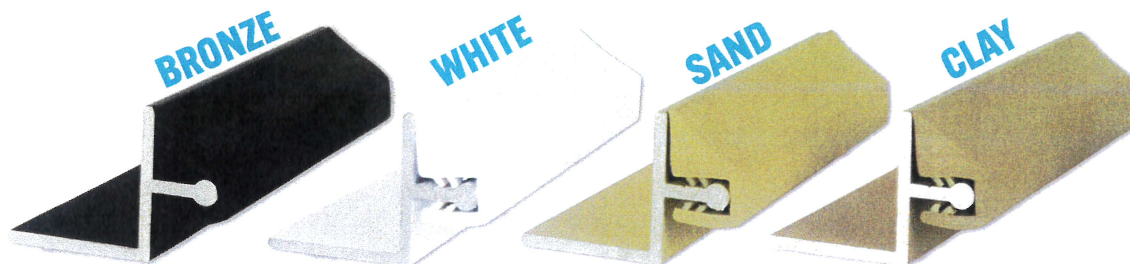
RECESSED PANEL WITH INLAY SPLIT



SCREENEZE® | THE NO-SPLINE SCREEN PORCH SYSTEM



UNOBSTRUCTED VIEWS | NO SPLINE | SELF TIGHTENING



Features & Benefits

- No Spline | No Staples
- Span Openings Up To 150 Sq Ft
- Self Tightening | Self Stretching
- Easy To Replace Damaged Screen
- Reduce Call Backs
- 10 Year Limited Warranty
- Screws Included
- Install On The Inside, Outside Or Center Of Your Porch Post/Rail Design

INSTALLATION

- Installation instructions included in shipping tube
- Visit our website for more info: SCREENEZE.com/

SPECS

- PVC Vinyl Cap made of window grade virgin vinyl with UV inhibitor
- Aluminum Base made of solid aluminum alloy
- Baked on polyester paint
- Color coordinated screws included
- Aluminum Base: 3/4" x 3/4", 8' or 12' in length
- Vinyl Cap: 3/8" x 1/2", 8' or 12' in length
- Made in the USA

SCREENEZE® & SNAPTRACK PRODUCT SPECS

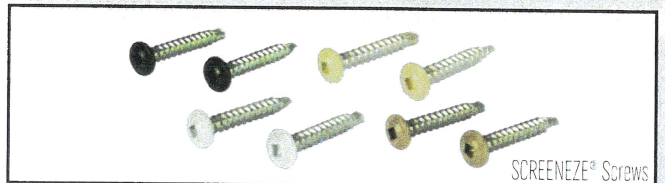
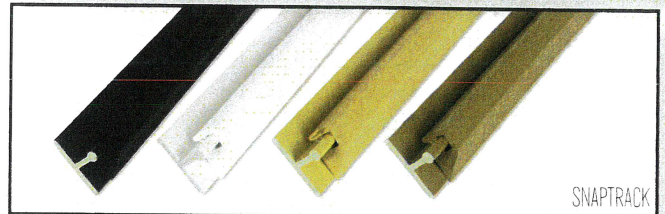
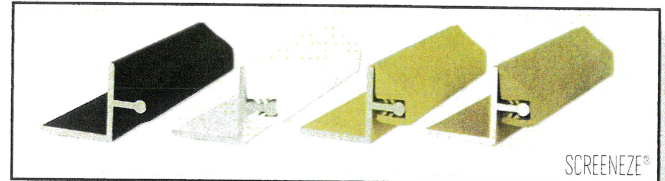
Aluminum Base Channel

- Solid 6061 aluminum alloy
 - Temper T5
- SCREENEZE® - Baked on polyester paint
- SCREENEZE® - 3/4" x 3/4" | 0.062" thick | 8' or 12' in length
 - SNAPTRACK - Powder coated
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PVC Vinyl Cap

- Window grade, virgin vinyl with UV inhibitor
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BRONZE | WHITE | SAND | CLAY



SCREENEZE® Screws

- High tensile strength carbon steel metal to wood fastener
 - #10 thread
 - 1 1/4" in length
 - #8 size head
 - Square drive #2 bit
- Tech/drill design for easy penetration through metal
 - High thread for faster drilling
 - 1000 hour salt spray coating
 - Color coordinated with SCREENEZE®

SNAPTRACK Screws

- Countersunk flat head
 - #6 size head
 - 1 1/4" in length
 - Phillip drive
 - Wood screw
 - Stainless steel
- Hidden under vinyl cap when installed
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1,000 HOUR SILVER RUSPERT®

Our screws have a three-layer coating consisting of (1) a metallic zinc layer, topped with a (2) chemical conversion film layer, which is finally covered by a (3) baked ceramic surface coating. The finished parts have a dull silver color and will withstand a minimum of 1,000 hour Salt Spray test.

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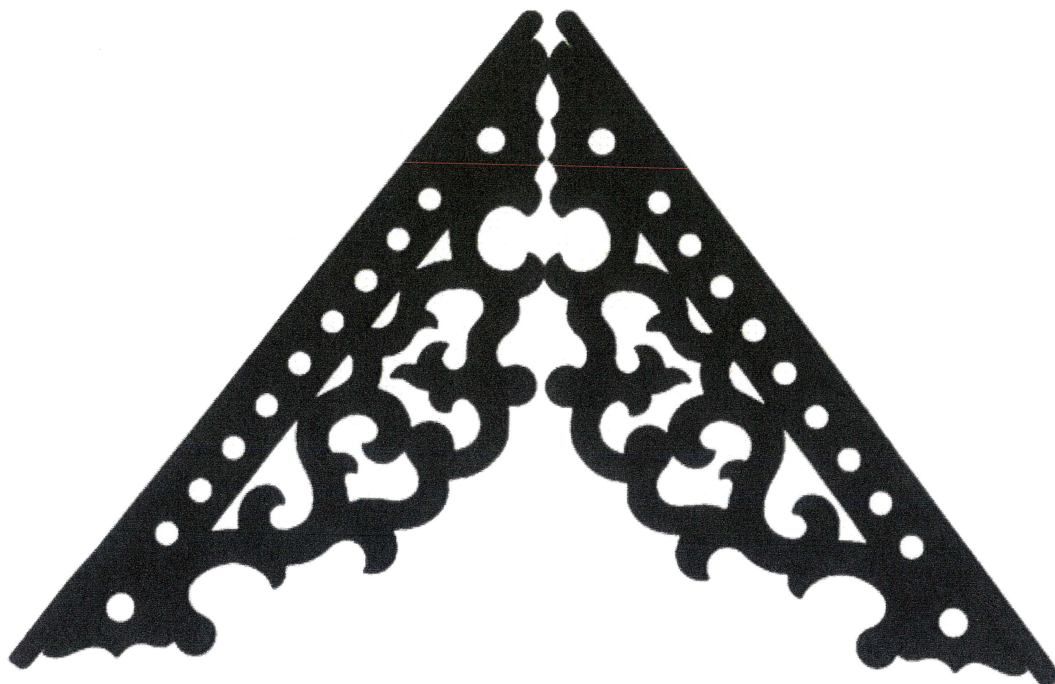


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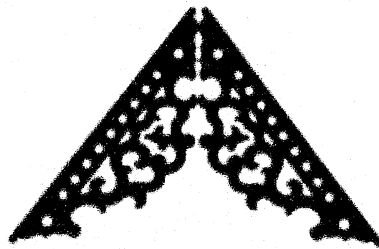


[Close this window](#)

Lauren Elizabeth



[Close this window](#)



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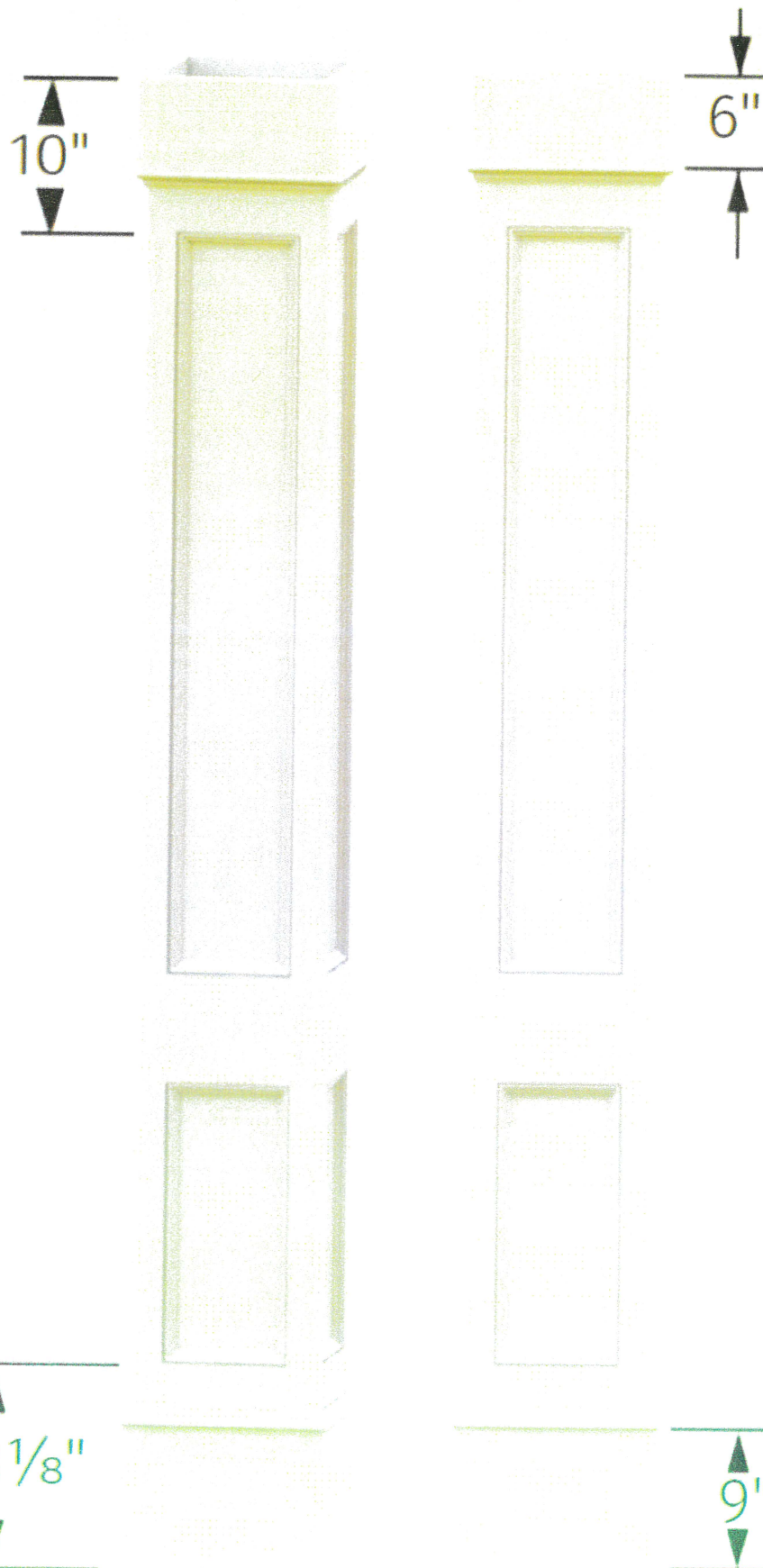
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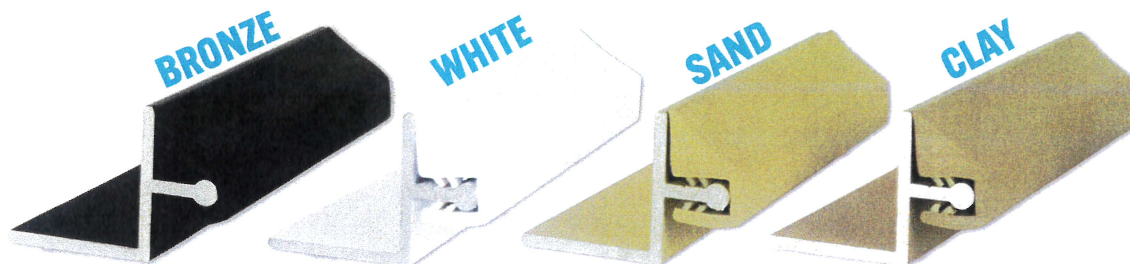
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SCREENEZE® & SNAPTRACK PRODUCT SPECS

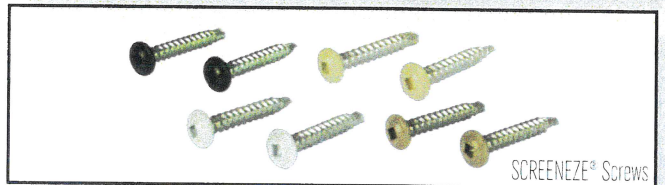
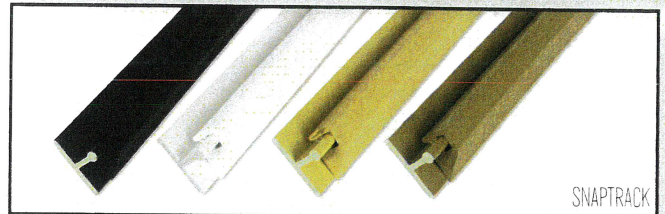
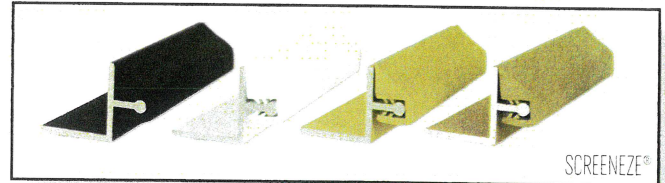
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East Bay
Plans
LLC

St. Michaels, MD
21053

(410) 745-0644

www.eastbayplans.com
eastbay@eastbayplans.net

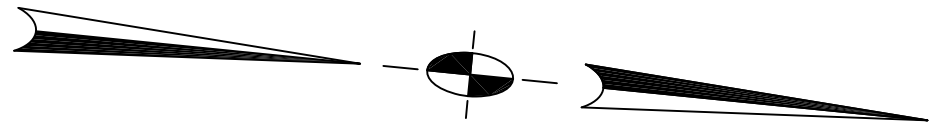
Larry and Kelly Pezor
407 Goldsborough Street
Easton, MD 21601

A Proposed Carriage Garage for:

06/07/22

Page
1

PLAT SHOWING
ON THE LAND OF
Lawrence Pezor
AND
Kelly Pezor
TOWN OF EASTON – TALBOT COUNTY, MARYLAND



GENERAL SITE PLAN NOTES:

Site Plan information has been taken from a survey performed by Christopher Waters Professional Land Surveying dated July, 2014. Information is deemed accurate but not guaranteed. Owner and/or Contractor to verify that site conditions are as shown prior to construction. All building restriction setbacks shown here are to be followed, along with any other applicable setbacks from easements, etc. Owner shall ensure that the proposed structure placement does not encroach on any required drainage swales or existing easements.

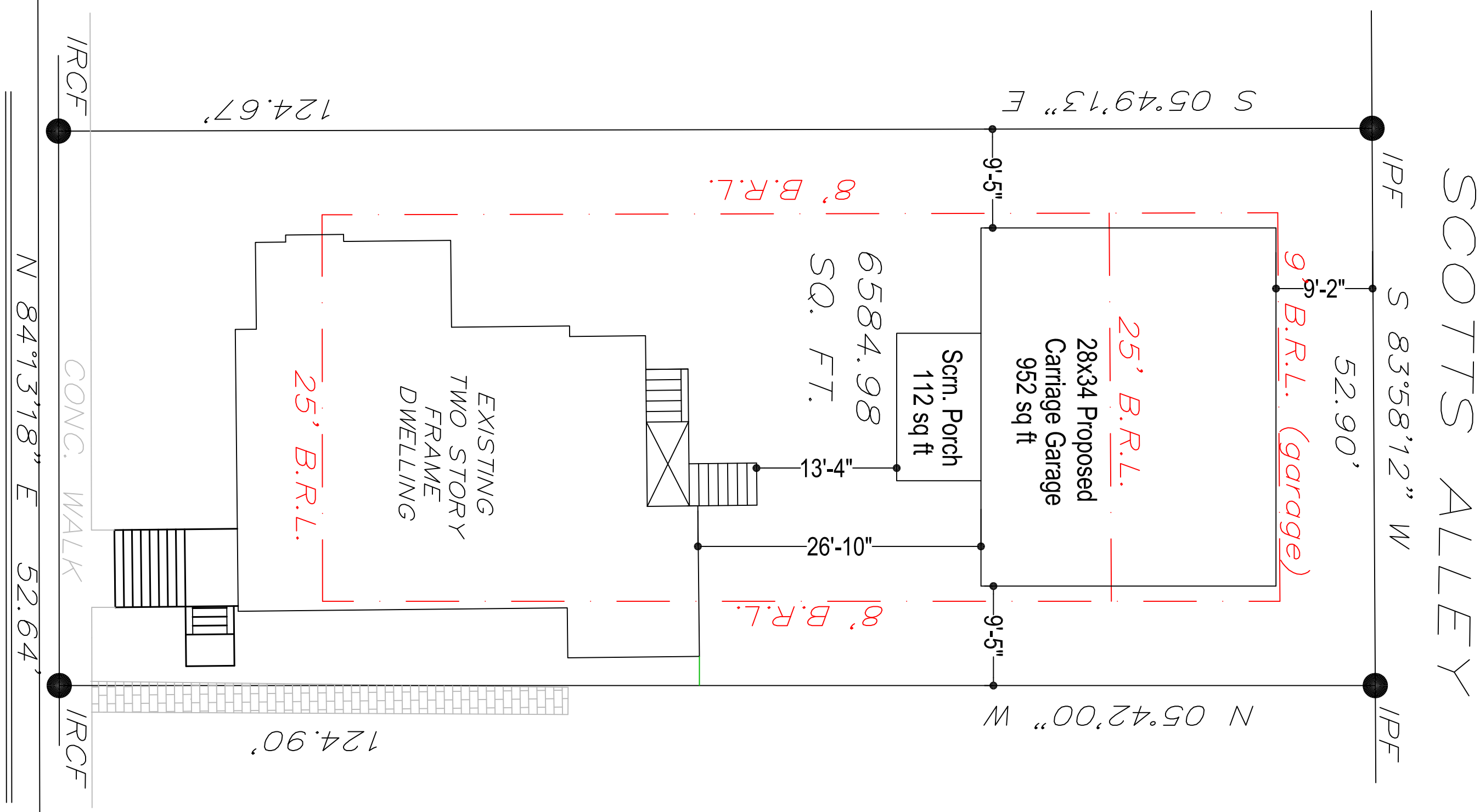
GENERAL NOTES

1. PROPERTY: 407 GOLDSBOROUGH STREET
ADDRESS: EASTON, MARYLAND 21601
2. CURRENT DEED REF: 724 / 349
3. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN ON F.I.R.M. 24041C0189C DATED AUGUST 5, 2013
4. DEED REFERENCE: 1699 / 238
5. IRCF DENOTES IRON ROD WITH CAP FOUND
6. IPF DENOTES IRON PIPE FOUND
7. CURRENT ZONING: R7A (HISTORIC)

Christopher
WATERS

Professional Land Surveying

29510 Skilton-Cordova Road
Cordova, MD 21625
(410) 819-3383 (voice & fax)
www.waterssurveying.com
Boundary, Site Plan,
Elevation Certification, Easements,
Flood Studies, Stormwater
Storm Water Management



Site Plan

SCALE 1" = 10' 0"



East Bay
Plans
LLC

St. Michaels, MD
21053

(410) 745-0944

www.eastbayplans.com
eastbay@earthlink.net

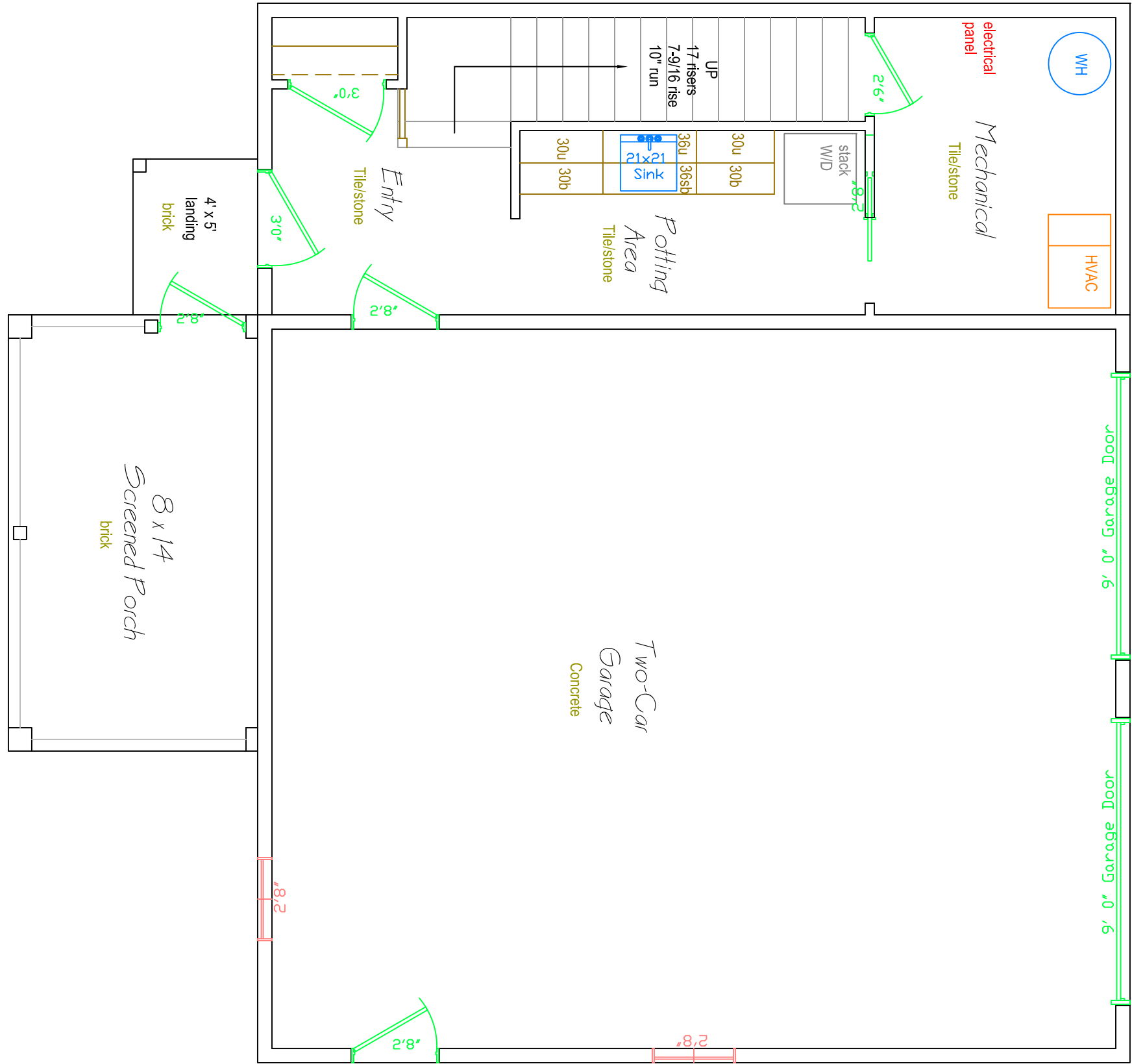
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Easton, MD 21601

A Proposed Carriage Garage for:

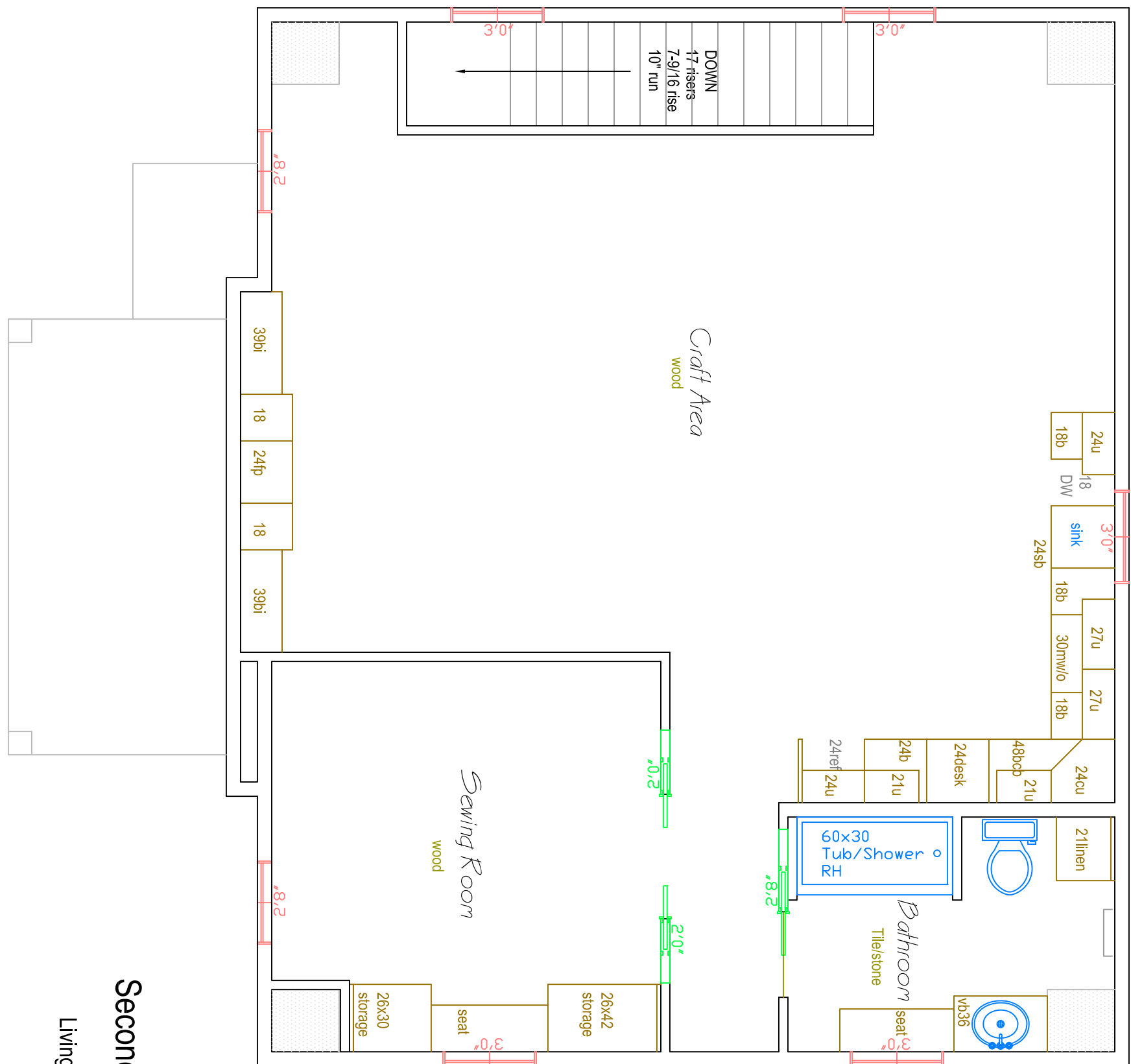
06/07/22

Page

2



1st Floor - Floor Plan
Proposed



2nd Floor - Floor Plan
Proposed



East Bay
Plans
LLC

St. Michaels, MD
21053
(410) 745-0644
www.eastbayplans.com
eastbay@earthlink.net

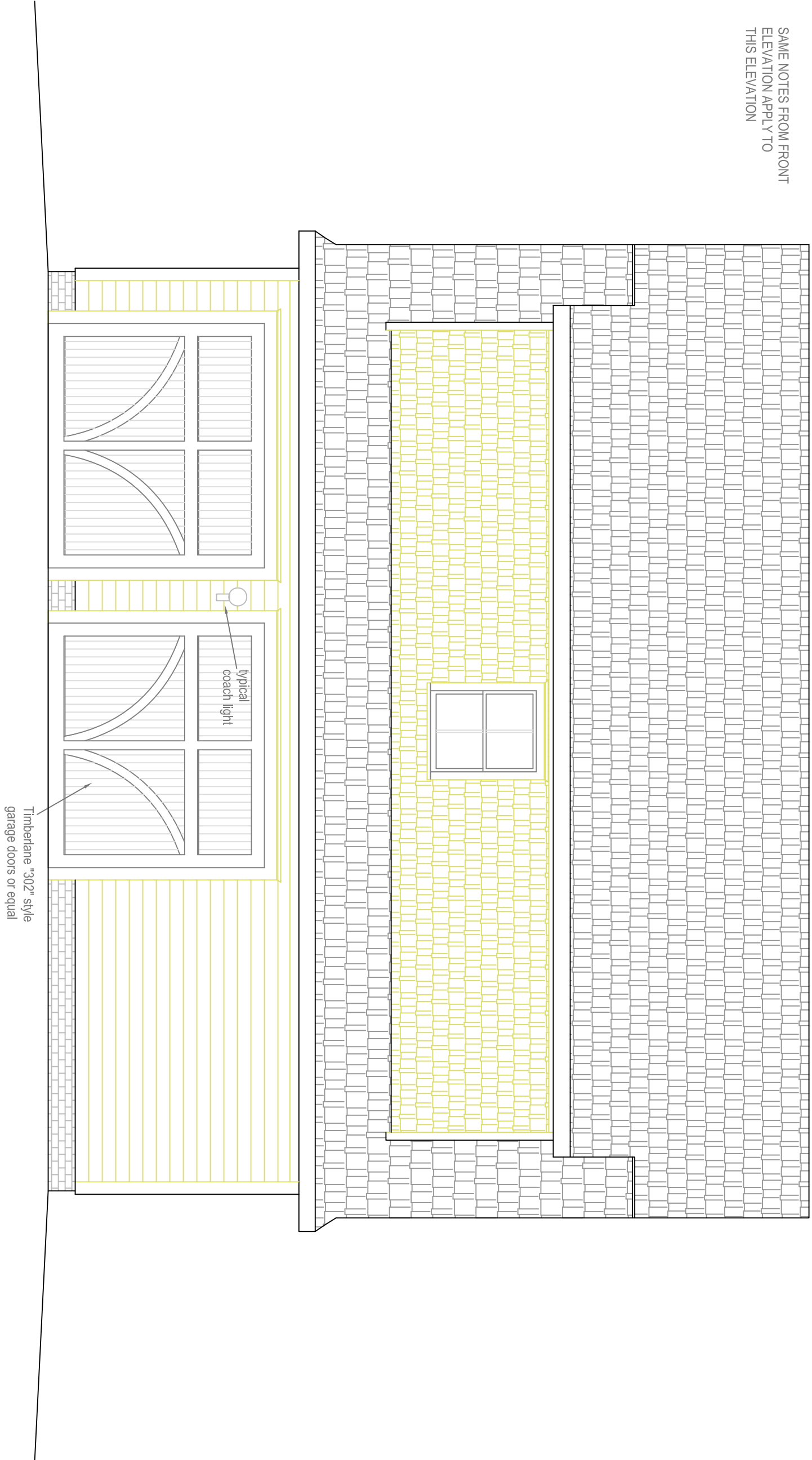
Larry and Kelly Pezor
407 Goldsborough Street
Easton, MD 21601

A Proposed Carriage Garage for:

06/07/22

Page

3

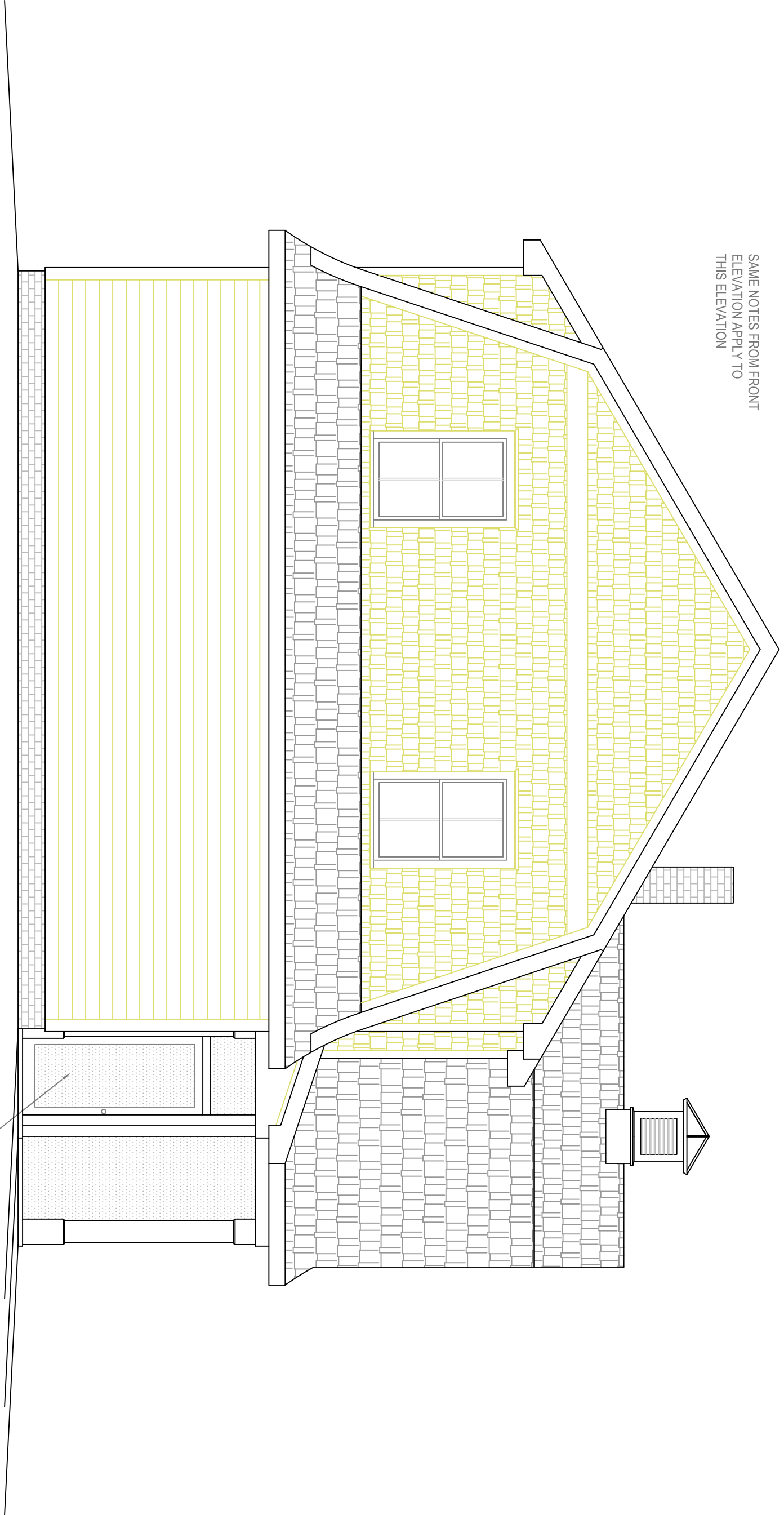
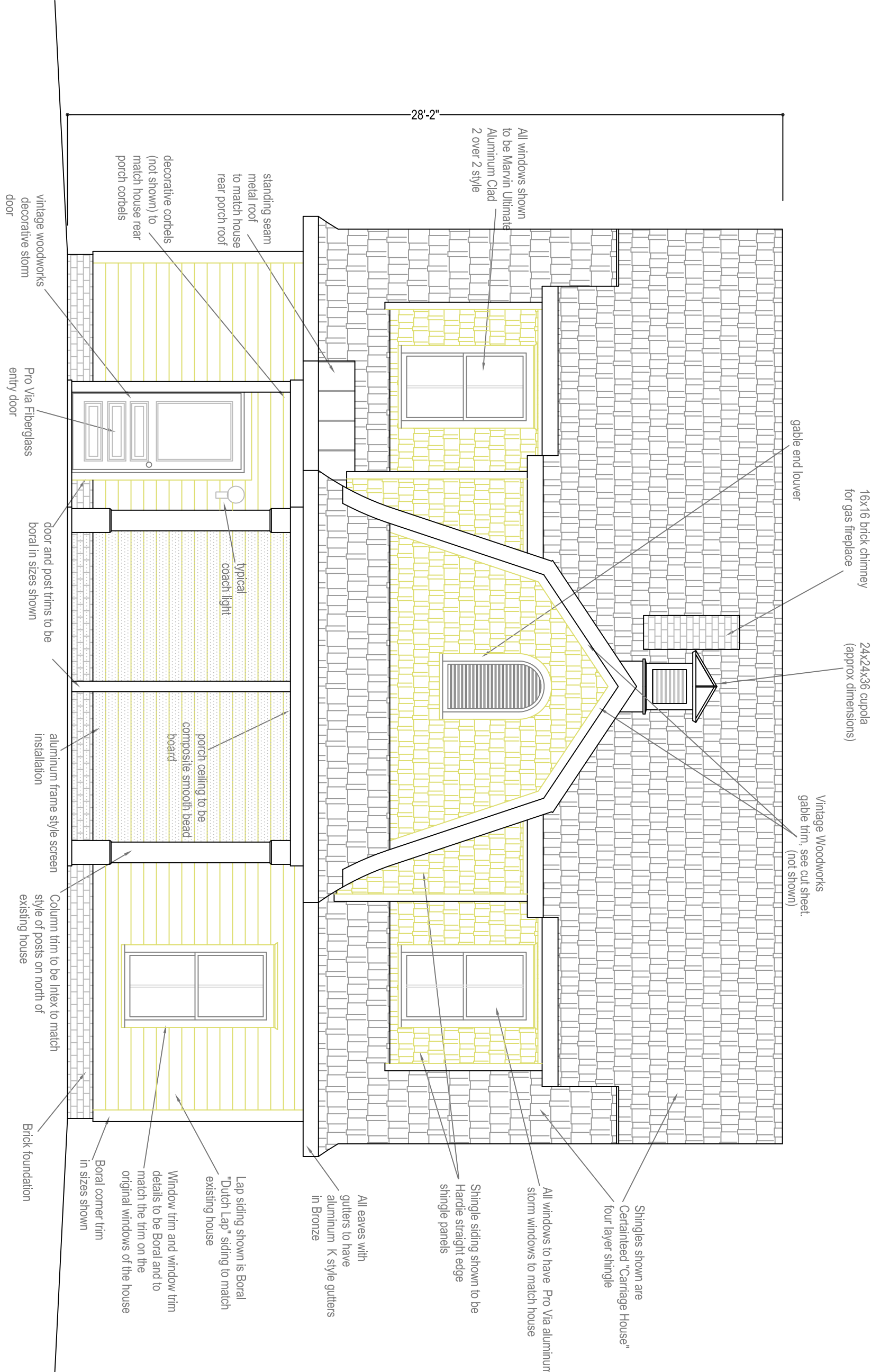


Rear (Alley) Elevation

Scale: 1/4"=1'0"

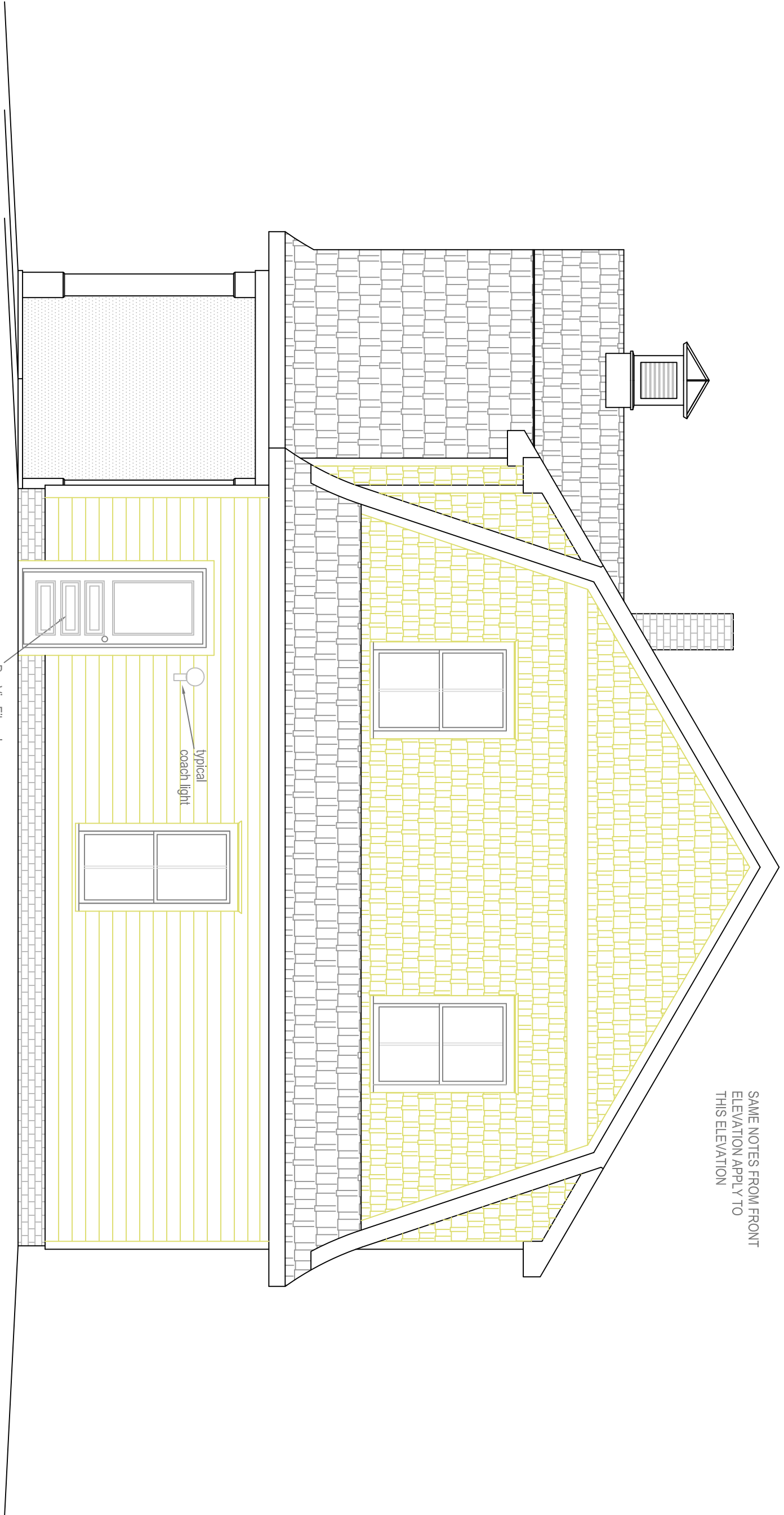
Front (Goldsborough) Elevation

Scale: 1/4"=1'0"



Left (town side) Elevation

Scale: 1/4"=1'0"



Right (R to T side) Elevation

Scale: 1/4"=1'0"



RECEIVED

JUL 21 2023

TOWN OF EASTON
PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-990
Date Received:	07/21/2023
Fee Paid:	-
HDC Meeting Date:	08/28/2023
Date Property Posted:	08/21/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

114 S. Harrison St. Easton MD 21601

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

1890

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Jackie Whisman

TELEPHONE NO.

240 687 1834

EMAIL

jackiewhisman@gmail.com

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replacement of wood fence in existing footprint. Rear of property will have approx. 74' of 6' tall pressure treated board on board w/ Mt. Vernon Dip style. All colonial gothic posts. Sides and front will have 210' of 4' tall spaced picket w/ Mt. Vernon Dip.

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

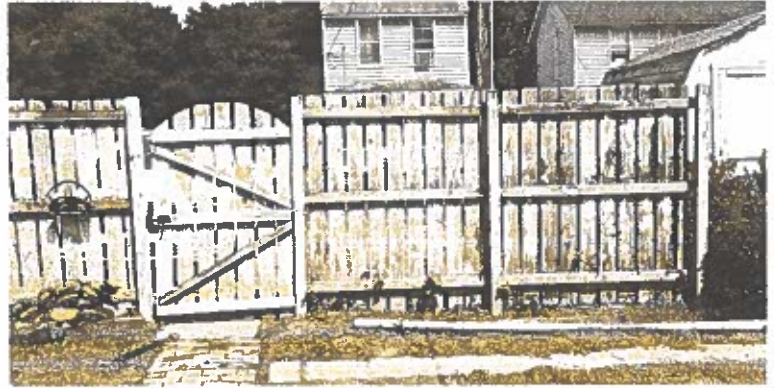
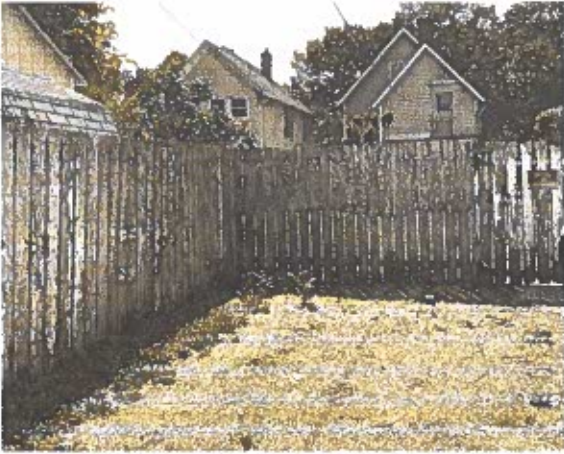
Printed Name of Applicant or Agent

Jackie Whisman
7/21/23
Jackie Whisman

Revised 4.4.2022

114 SOUTH HARRISON STREET - FENCE REPLACEMENT PROPOSAL

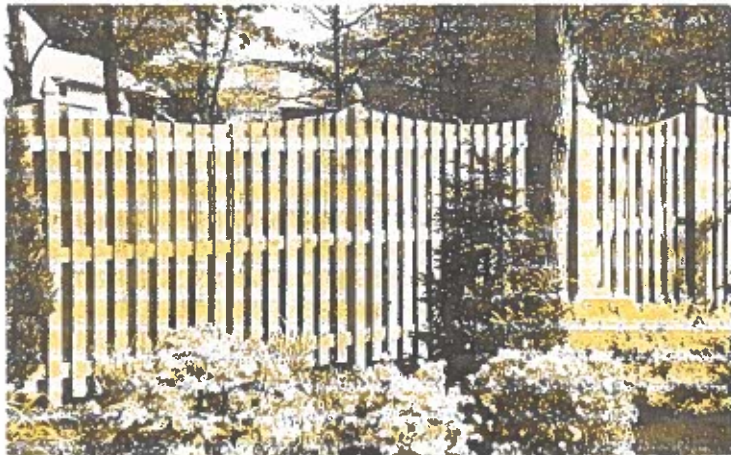
Existing Rear:



Existing Front and Sides:



Proposed Rear:



Proposed Front and Sides:





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

Historic District Commission Staff Report

Meeting Date: 8/28/2023

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

Property Address: 129 N Washington Street

Application Number: 2023-923

Request: Garage Doors and Front Porch

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace two existing wooden doors on the front façade of the business. Both the existing doors and the proposed doors have a 9 light glass window, brass hardware, and a mail slot. The Historic District survey states that this structure is non-contributing due to its age.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The proposed doors closely mimic the existing doors in style and layout. The proposed doors are also wooden which matches the existing doors.

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			
2101025244		129 N WASHINGTON ST		LAWHAUS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1958		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
ONE OF THE MANY MID TO LATE 20TH C. COLONIAL REVIVAL STYLE BUILDINGS IN EASTON. BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE							

RECEIVED

AUG 11 2023



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-1009
Date Received: 08/11/2023
Fee Paid: \$200.00
HDC Meeting Date: 08/28/2023
Date Property Posted: 08/21/2023

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

129 N. Washington Street, Easton, Maryland 21601

☐ Contributing☒ Non-Contributing

YEAR BUILT:

1958

NATIONAL REGISTAR #

N/A

PROPERTY INFORMATION

OWNER NAME

Lawhaus LLC

TELEPHONE NO.

410-822-1122

EMAIL

wparker@parkercountslaw.com

Applicant or Agent

NAME

Willard C. Parker, III

TELEPHONE NO.

410-822-1122

EMAIL

wparker@parkercountslaw.com

Description of Proposal (include additional sheets, as necessary)

Remove and replace the two (2) existing wooden front doors due to wood rot, including door knobs door locks and mail slot with two (2) new wooden doors painted in the color black with new brass knobs, locks and mail slot of similiar design.

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

8/10/2023
Willard C. Parker, III

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

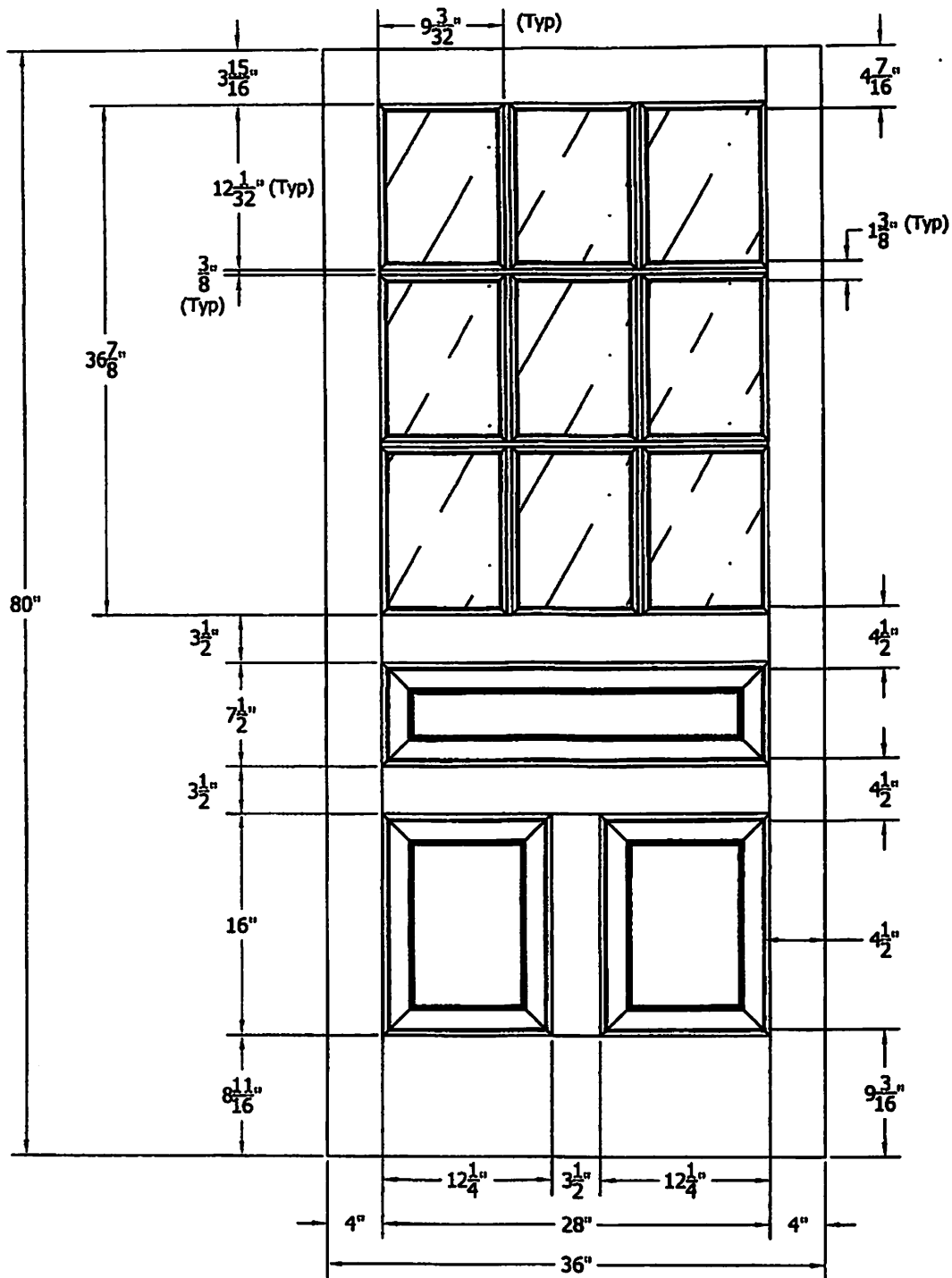
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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









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Revisions

Rev. #	Description	Date	by Whom

TITLE 7570 3/0 x 6/8
Customer Layout

DRAWING NO. D-7570-300-608-0700

LAYOUT 00	SCALE NTS	BORE PATTERN # 7058
DRAWN BY: J. Decker	DATE 12/08/05	

Simpson®

Quote Form



WARREN'S WOODWORKS & BLDG SUPP
8708 BROOKS DRIVE
EASTON MD 21601
410-820-8984



Project Information (ID #7175598 Revision
#10872222)

[Hide](#)

Project Name: Parker Counts Law
Customer: CASH
Contact Name: John Cash
Phone (Main): 410-820-8984
Phone (Cell):
Customer Type:
Terms:

Quote Date: 7/11/2023

Submitted Date:

PO#:

Sales Rep Name: Russ Taylor

Salesperson:

Delivery Information

[Hide](#)

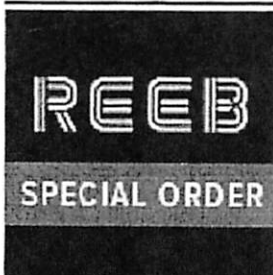
Shipping Contact: John Cash
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

[Hide All Configuration Options](#)

Item: 0008: SIMPSON | S/O SIMPSON-2-10 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W... Location: Quantity: 1



SIMPSON | S/O SIMPSON-2-10 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W... 2,834.89

Configuration Options [Hide](#)

- Product Category: Other
- Manufacturer: Reeb - Special Order
- SO Request: Simpson2/10x6/8,1 3/4",Fir, 7570, 3/4"low e, 1 7/16"RP TWO PIECE LAMINATED STILES&RAILS,5 1/2"STILE WITH OVOLO STICKING, NO PREP.
- SO Request Details Update 1: 06/27/23: Please re quote
- Quote Description: SIMPSON | S/O SIMPSON-2-10 X 6-8 X 1-3/4 FIR 7570

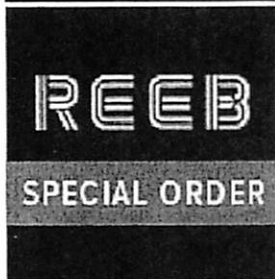
, LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W3H , 1-7/16"
 INNERBOND DHRP , 5-1/2" OA STILES , TWO - PIECE LAMINATED STILES
 AND RAILS|

- **OE Code/WW Quote ID and Line No.:** 02513201/1 MTS
- **Quote Expiration Date:** 07/26/23
- **Lead Time:** 10 WEEKS
- **Acceptance:** Yes I accept
- **Quote Notes:** None

Item Total: \$ 2,834.89

Item Quantity Total: \$ 2,834.89

Item: 0009: SIMPSON S/O SIMPSON-3-0 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W3...	Location:Quantity:
	1



SIMPSON S/O SIMPSON-3-0 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W3...	2,834.89
--	----------

Configuration Options [Hide](#)

- **Product Category:** Other
- **Manufacturer:** Reeb - Special Order
- **SO Request:** SAME AS ABOVE ONLY 3/0X6/8
- **SO Request Details Update 1:** 06/27/23: Please re quote
- **Quote Description:** SIMPSON| S/O SIMPSON-3-0 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W3H , 1-7/16" INNERBOND DHRP , 5-1/2" OA STILES , TWO - PIECE LAMINATED STILES AND RAILS|
- **OE Code/WW Quote ID and Line No.:** 02513201/2 MTS
- **Quote Expiration Date:** 07/26/23
- **Lead Time:** 10 WEEKS
- **Acceptance:** Yes I accept
- **Quote Notes:** None

Item Total: \$ 2,834.89

Item Quantity Total: \$ 2,834.89

Unit Summary

Item Description	Quantity	Unit Price	Hide
			Total Price
0008 SIMPSON S/O SIMPSON-2-10 X 6-8 X 1-3/4 FIR 7570 , LOW-E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W...	1	\$ 2,834.89	\$ 2,834.89

①

0009 SIMPSON S/O SIMPSON-3-0 X 6-8 X 1-3/4 FIR 7570 , LOW- E/ARGON , OVOLO STICKING , 1-3/8" TDL , 3W3...	1	\$	\$
		2,834.892	834.89

SUBMITTED BY: _____	SUBTOTAL: \$ 5,669.78
ACCEPTED BY: _____	TAXES (6 %): \$ 340.19
DATE: _____	GRAND TOTAL: \$ 6,009.97

Additional Information:
I understand that this order will be placed according to these specifications and is non-refundable.
All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.
Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.
Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

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[Back to Results](#) / [Hardware](#) / [Door Hardware](#) / [Handlesets](#)

Baldwin Baldwin Reserve Lifetime Brass Single-Cylinder Deadbolt Keyed Entry Door Handleset

Item #5126890 Model #SCCOLXR0UTRR003

[Shop Baldwin](#) ★★★★★ 2

\$265.85

\$252.56 when you choose 5% savings on eligible purchases every day. [Learn how](#)

Columbus handleset with round knob
Accommodates 1-3/4 inch to 2 inch thick door; up to 2-1/2 inch with thick door kit
Adjustable center to center

Pickup & Delivery Options

FREE Pickup

Ready Mon, Aug 7 (Est.)

At Sterling Lowe's

Curbside Available

Delivery 21601

Mon, Aug 7 (Est.): FREE

[More Delivery Options](#)

-

1

+

Add to Cart

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Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

BETTER TOGETHER

CURRENT ITEM

Selected

Selected

Selected

Baldwin Baldwin Reserve Lifetime Brass Single-Cylinder Deadbolt Keyed Entry Door

\$265.85

Baldwin Estate Lifetime Brass Single Cylinder Electronic Deadbolt Lighted Keypad

\$344.00

Baldwin Baldwin Reserve Lifetime Brass Single Cylinder Deadbolt

\$67.60

Baldwin Lifetime Brass Interior/Exterior Keyed Entry Door Knob

\$154.05

Subtotal for (4) items

Page 136 of 306

\$831.50

Add to cart 4 items

Overview

- Columbus handleset with round knob
- Accommodates 1-3/4 inch to 2 inch thick door; up to 2-1/2 inch with thick door kit
- Adjustable center to center

Specifications

ADA Compliant	✓	Knob Style	Round
ANSI/BHMA Security Grade	Grade 2 (Better)	Latch Style	6-way adjustable latch
Antimicrobial	✗	Lever Style	N/A
Backset Size	Adjustable	Lock Type	Single
Bore Size	2-1/8-in	Manufacturer Color/Finish	Lifetime Brass
Collection Name	Baldwin Reserve	Material	Brass
Color/Finish Family	Gold	Number of Cylinders	1
Commercial/Residential	Residential	Projection (Inches)	2.888
Deadbolt Included	Single-cylinder deadbolt	Projection Measurement	2-8/9-in
Edge Bore Size	1-in	Re-Key Technology	Traditional
Fits Door Thickness	1-3/4-in to 2-in	Security Grade	Grade 2
For Use with Entry Door	✓	Series Name	Baldwin Reserve
For Use with Mobile Homes	✗	Style	Traditional
Handing	Universal	Total Number of Pieces	1
Hardware Finish	Bright	Type	Keyed entry door handleset
Interior Handle Type	Knob	UNSPSC	31162800
Keyway	C	Warranty	Limited lifetime

Compare

Reviews ★★★★★ 2

Community Q & A

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Search

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Delivery to
21601

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Back to Results](#) / [Hardware](#) / [Door Hardware](#) / [Handlesets](#)

Kwikset Signatures Montara Polished Brass Smartkey Single-Cylinder Deadbolt Keyed Entry Door Handleset

Item #403558 Model #553MNHXJ 3 SMT CP

Shop Kwikset ★★★★★ 530

**\$139.00**

\$132.05 when you choose 5% savings on eligible purchases every day. [Learn how](#)

Designer style and superior security with this Kwikset Signature Series™ product
For use on exterior doors where keyed entry and security is needed
Featuring SmartKey Security™ re-key technology, re-key the lock yourself in seconds, in 3 easy steps

Manufacturer Color/Finish: Polished Brass



Pickup & Delivery Options

FREE Pickup

Ready tomorrow
At Sterling Lowe's
Curbside Available

Delivery 21601

Sat, Jul 29: FREE
Same-Day Available

[Check Other Stores](#)[More Delivery Options](#)

1 Available
Aisle 17 | Bay 9

1 [+](#) [Add to Cart](#)



Easy & Free Returns

Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

BETTER TOGETHER

☐ CURRENT ITEM	☐ Selected	☐ Selected	☐ Selected
	+		+
	+		
Kwikset Signatures Montara Polished Brass Smartkey Single-Cylinder Deadbolt Keyed Entry		Kwikset Signatures Cameron Polished Brass Smartkey Exterior Single-cylinder deadbolt Keyed	
\$139.00		\$50.98	
		RELIABILT 8-in W x 34-in H Kick Plate	
		\$31.18	
			Kwikset Signatures Lido Polished Brass Smartkey Single-Cylinder Deadbolt Universal Exterior
			\$69.98

Subtotal for (4) items

\$291.14[Add to cart 4 items](#)

Quick Set Lite Setting Compound

Same day finish allows for streamlined scheduling.

[Shop Now >](#)

Overview

Step up to designer styles and superior security with Kwikset Signature Series products. Enjoy increased security and easy fit with the Montara handleset. 2 points of locking, on the deadbolt and the handleset, provide double the security. And the adjustable through bolt at the bottom of the handleset allows for easy installation and provides you peace of mind knowing that it will adjust to fit the bottom hole in your door. With the arched design, the Montara handleset will add both security and style to your front door. The latch bolt is operated by the thumb piece on the outside and the grip on the inside. The deadbolt is operated by a key on the outside and a thumb turn on the inside. The Polished Brass finish adds to the traditional look and feel of the product and makes a classic statement.



- Designer style and superior security with this Kwikset Signature Series™ product
- For use on exterior doors where keyed entry and security is needed
- Featuring SmartKey Security™ re-key technology; re-key the lock yourself in seconds, in 3 easy steps
- SmartKey Security™ re-key technology is compatible with Kwikset (KW1) keyway or (SC1) keyway options
- Comes with 2 keys
- Interior knob with universal handing; fits both right handed and left handed doors
- Latch has 2 interchangeable faceplates; round corner and square corner
- Handleset Deadbolt ANSI/BHMA Grade 1 Certified
- Latch has adjustable backset 2-3/8-in to 2-3/4-in to fit all standard door preparations

Use and Care Manual PDF

Installation Manual PDF

Specifications

ADA Compliant	X	Knob Style	Juno
ANSI/BHMA Security Grade	Grade 2 (Better)	Latch Style	Adjustable latch
Backset Size	Adjustable	Lever Style	N/A
Bore Size	N/A	Lock Type	Single
Collection Name	Montara	Manufacturer Color/Finish	Polished Brass
Color/Finish Family	Gold	Material	Steel
Commercial/Residential	Residential	Number of Cylinders	2
Deadbolt Included	Single-cylinder deadbolt	Projection (Inches)	2.625
Edge Bore Size	1-in	Projection Measurement	2-5/8-in
Fits Door Thickness	1-3/4-in	Re-Key Technology	SmartKey
For Use with Entry Door	✔	Security Grade	Grade 2
For Use with Mobile Homes	X	Series Name	Signatures
Handing	Reversible	Style	Traditional
Hardware Finish	Polished	Total Number of Pieces	1
Interior Handle Type	Knob	Type	Keyed entry door handleset
Keyway	K	UNSPSC	31162800
		Warranty	Limited lifetime

Product Features

Compare

Reviews ★★★★★ 530

Community Q & A

SPONSORED PRODUCTS



Sponsored
\$179.00
★★★★★ 37
Baldwin Prestige Torrey Pines Satin Nickel Smartkey Single-Cylinder Deadbolt Entry Door Handleset Torrey
[Add to Cart](#)



Sponsored
\$38.98
★★★★★ 44
Kwikset Signature Series Halifax Matte Black Universal Interior Bed/Bath Privacy Door Handle
[Add to Cart](#)



Sponsored
\$59.98
★★★★★ 25
Kwikset Signature Series Halifax Matte Black Smartkey Universal Exterior Keyed Entry Door Handle
[Add to Cart](#)



Sponsored
\$299.00
★★★★★ 2450
Google Nest x Yale L Compatibility Bluetooth Electronic Deadbolt L
[Add](#)

YOU MAY ALSO LIKE

Customers Also Viewed

Customers Ultimately Bought

More like this item:

Most Viewed

 Same Brand Similar Price

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 **Sterling Lowe's** Open until 10 PM

Delivery to
21601



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Back to Results](#) / [Hardware](#) / [Mailboxes & Mailbox Posts](#) / [Mail Slots](#)

Gibraltar Mailboxes Brass Mail Slot Mounting Hardware Included

Item #2504666 Model #MS00BR03

[Shop Gibraltar Mailboxes](#) ★★★★★ 5



\$36.08

\$34.28 when you choose 5% savings on eligible purchases every day. [Learn how](#)

Features a spring-loaded front plate
An interlocking flap offers a tight closure
Slot opening for deliveries measures 11" W x 2. 3" H

Manufacturer Color/Finish: Brass



Pickup & Delivery Options

 **FREE Pickup**
Ready Mon, Aug 7 (Est.)
At Sterling Lowe's
Curbside Available

☐

 **Delivery 21601**
Mon, Aug 7 (Est.): FREE

☐

[More Delivery Options](#)

-

1

+

Add to Cart

 **Easy & Free Returns**
Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

BETTER TOGETHER

☐ CURRENT ITEM

☐ Selected

☐ Selected

☐ Selected



+



+



+



Gibraltar Mailboxes Brass Mail Slot Mounting Hardware Included

Gibraltar Mailboxes Stainless Steel Mailbox Mounting Bracket

RELIABILT 6-in W x 30-in H Kick Plate

Hillman 1-1/2-in Reflective Black Letter P

\$36.08

\$17.74

\$25.48

\$0.88

Search

Find a Store Near Me



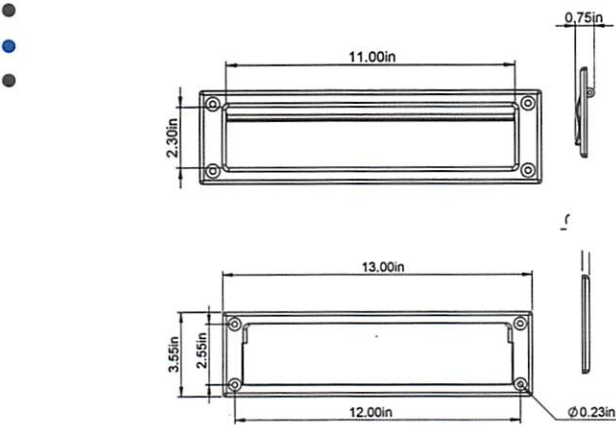
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Back to Results](#) / [Hardware](#) / [Mailboxes & Mailbox Posts](#) / [Mail Slots](#)

Gibraltar Mailboxes Brass Mail Slot Mounting Hardware Included

Item #2504666 Model #MS00BR03

[Shop Gibraltar Mailboxes](#) ★★★★★ 5



\$36.08

\$34.28 when you choose 5% savings on eligible purchases every day. [Learn how](#)

Features a spring-loaded front plate
An interlocking flap offers a tight closure
Slot opening for deliveries measures 11" W x 2. 3" H

Manufacturer Color/Finish: Brass



Pickup & Delivery Options

FREE Pickup
Ready Thu, Jul 27 (Est.)
At Charles County Lowe's
Curbside Available

☐

Delivery 19973
Thu, Jul 27 (Est.) : FREE

☐

[More Delivery Options](#)

1

+

Add to Cart

Easy & Free Returns
Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

BETTER TOGETHER

☐ CURRENT ITEM

\$36⁰⁸

☐ Selected

\$17⁷⁴

☐ Selected

\$6⁹⁸

☐ Selected

\$13⁵⁸

Subtotal for (4) items

\$80.18

Add to cart 4 items

Overview

A perfect addition to any residence, the Mail Slot enables mail to be delivered right to the door. The Mail Slot features an 11 in. wide opening and spring-loaded front plate with an interlocking flap for tight closure. It can be easily installed as a replacement for an existing slot or new when combined with the Mail Slot Sleeve. This durable Mail Slot will provide outstanding service in all types of weather. Mounting hardware is also provided.

- Features a spring-loaded front plate
- An interlocking flap offers a tight closure
- Slot opening for deliveries measures 11" W x 2. 3" H
- Includes mounting hardware and an actual size template

Prop65 Warning Label
PDF

Use and Care Manual
PDF

Warranty Guide
PDF

CA Residents: [Prop 65 Warning\(s\)](#)

Specifications

CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S)	Mounting Hardware Included	
Height	6.75	Mounting Position or Type	Door
Length (Inches)	0.75	Package Contents	Mail slot, hardware
Lockable	X	UNSPSC	24112400
Manufacturer Color/Finish	Brass	Warranty	90-day limited
Material	Steel	Width	14.25

Reviews 5

Community Q & A

YOU MAY ALSO LIKE

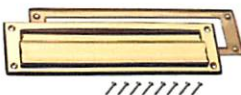
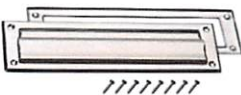
Customers Also Viewed

Customers Ultimately Bought

More like this item:

Most Viewed

 Same Brand Similar Price





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

Historic District Commission Staff Report

Meeting Date: 8/28/2023

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

Property Address: 14 W Dover Street

Application Number: 2023-999

Request: Hanging Sign

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to restore and alter a wooden hanging sign. The wooden sign that will be restored was from the Court Street Pub and had been covered by signs for three other businesses. There appears to be water damage on the bottom portion of the sign that may require the size of the sign to be altered. The applicant states that the plan is to refinish all original hardware, sand and seal the historic wooden sign, and apply the current businesses logo with cutout metal letters.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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



Guideline 31. Hanging and Bracket Signs

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

RECOMMENDED CONDITIONS

1. There shall be a minimum clearance of 8-feet between the bottom of the sign and the surface of the sidewalk.
2. The sign shall be mounted perpendicular to the façade of the building using the existing bracket.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The recommended conditions ensure that the signage will be mounted appropriately since application does not specify exactly how the signage will be mounted. The restoration and re-use of the existing wooden sign is in keeping with Guideline 25



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 conditions

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008323		14 W DOVER ST		EDWARDS, RICHARD L AND CHARLENE W			
YEAR BUILT		PHYSICAL CONDITION					
1890*		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE				NON APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
2 STORY 3 BAY BRICK COMMERCIAL BUILDING. RECENTLY RENOVATED NEW WINDOWS & DOORS. BRACKETED METAL(?) CORNICE. # 14 & 16 W DOVER ST.							



RECEIVED

AUG 02 2023

TOWN OF EASTON

PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-999

Date Received: 08/02/2023

Fee Paid: \$75.00

HDC Meeting Date: 08/28/2023

Date Property Posted: 08/21/2023

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

14 WEST DOVER ST. Easton, MD 21601

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1910

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Eric Delmonaco

TELEPHONE NO.

410 705 3595

EMAIL

eric.delmonaco@me.com

Applicant or Agent

NAME

Jennifer McCrea

TELEPHONE NO.

410 924 2219

EMAIL

jennifer@theivycafeeaston.com

Description of Proposal (include additional sheets, as necessary)

Replace existing front & back with new logo reusing
all hardware & original frame.

See photos 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 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

Jennifer McCrea
8/2/23
Jennifer McCrea

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

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.

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

Hanging Signs

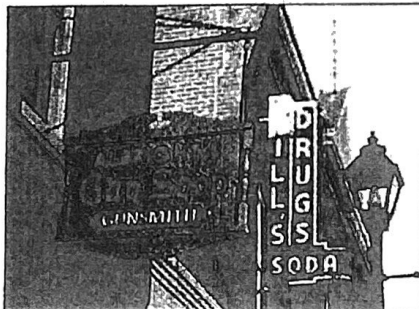
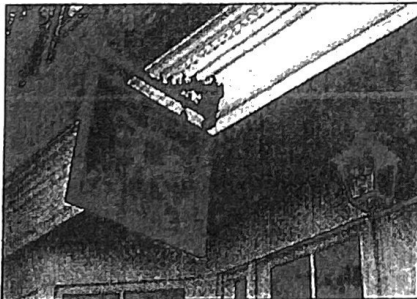
Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 25 feet apart.

Recommended

- Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
- Hanging signs should have a maximum area of 8 square feet per face.

Not Recommended

- Nationally or regionally distributed signs, or vacuum-formed signs that are not in keeping with the character of the building.
- Internally lighted signs, or those that use flashing or moving illumination
- Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare.



Town of Easton Historic Commission,

The Ivy Cafe is expanding into the first floor of 14 W. Dover Street. This property conveys an existing sign which we would like to refurbish and update with our current logo. The current sign is a metal frame with prior business names and their logo. Blades Enterprises, quote attached, would remove the sign, sandblast the metal frame and hardware, prime, paint, and reinstall the sign when the project is complete. Harbinger Sign & Design, quote attached, will reface the existing cabinet with ½" black color core background, design/logo to be CNC routed in white.





48"

THE IVY

CAFE.CATERING

48"

COLORS - Black color cone Background
- design - white



ESTIMATE

HARBINGER SIGN & DESIGN
TODD WINDSOR-OWNER

DATE: OCTOBER 28, 2022

3538 Bambury Rd
Trappe, MD 21673
410-443-1231
harbingersign@outlook.com

TO The Ivy

DATE OF SERVICE	JOB	PAYMENT TERMS	DUE DATE
		Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	Option 1: 48" x 48" sign, reface existing cabinet with .063 black gloss aluminium, design/logo white premium cut vinyl Design, material, labor *customer will install		\$425.00
2	Option 2: 48" x 48" sign, reface exiting cabinet with 1/2" black color core, design/logo to be CNC routed-white Design, material, labor *customer will install		\$675.00
SUBTOTAL			\$
6% MD SALES TAX			\$
TOTAL			\$

THANK YOU FOR YOUR BUSINESS!

BLADES ENTERPRISES LLC

INVOICE

410.310.3716
b.ent7953@gmail.com

7953 Industrial Park Rd.
Easton, MD 21601

Attention: Jennifer McCrea
Business: The Ivy Cafe
Address: 12 W. Dover Street
Easton, MD 21601

Project Title: New Sign
Project Description: Remove sign, sandblast, prime, paint, reinstall
P.O. Number: 6745

Description	Quantity	Unit Price	Cost
Sign removal, sandblasting, prime, paint & reinstall	1		\$ 800.00
			\$ 0.00
			\$ 0.00
		Subtotal	\$ 800.00
		Total	\$ 800.00

Due on receipt, thank you.

Tommy



Established 1929

JOHN CARTER
& Co. Incorporated

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leading exchanges





WHITNEY
EDWARDS

CORPORATE COMMUNICATIONS · GRAPHIC DESIGN



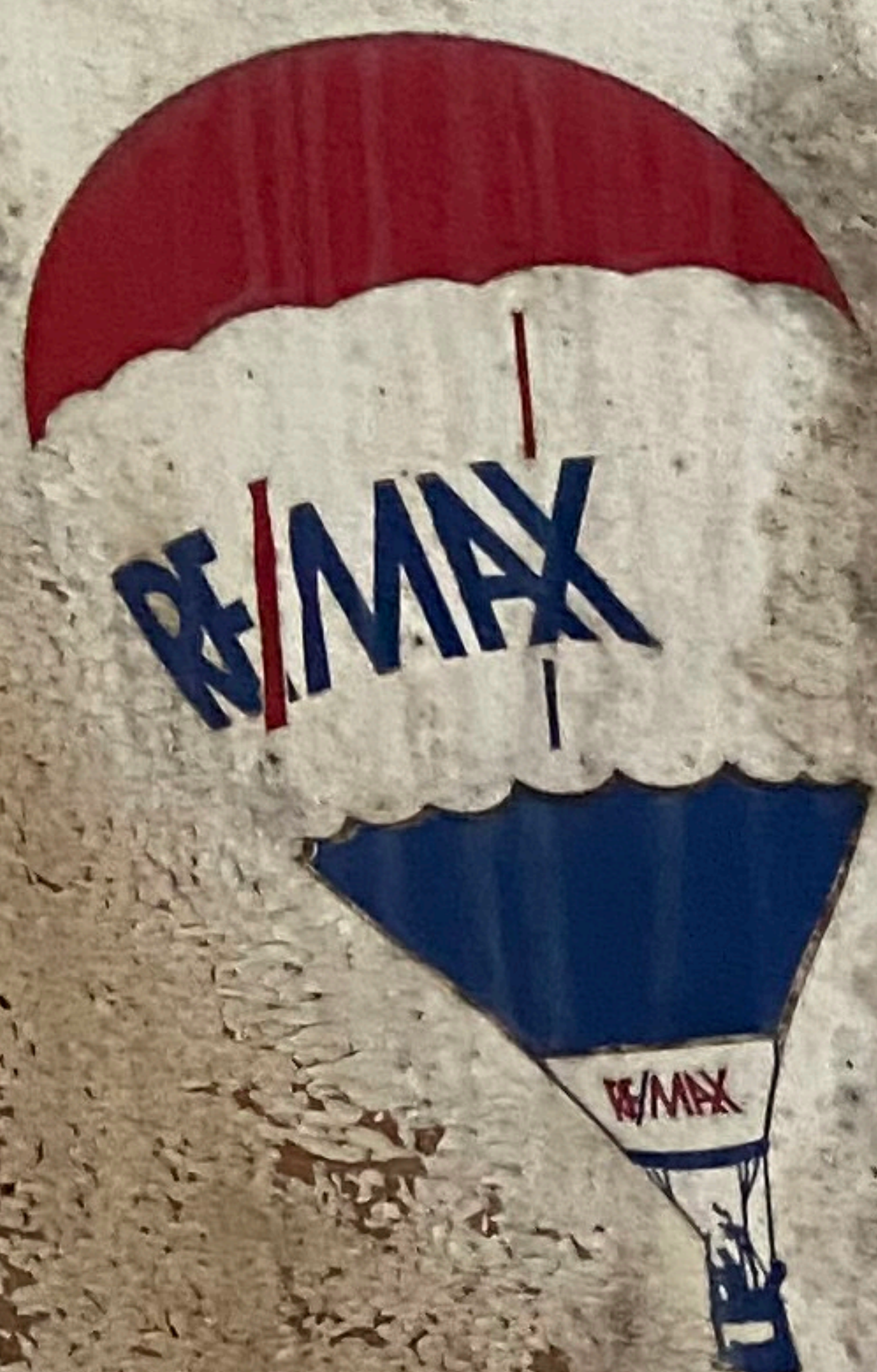
ENGINEERING
TECHNOLOGIES



KCW Consultants, Inc

Civil Engineers & Land Surveyors

301-820-5602



RE/MAX

brokers, inc.

Real Estate
301-820-9383



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

Historic District Commission Staff Report

Meeting Date: 8/28/2023

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

Property Address: 38 S Harrison Street

Application Number: 2023-1006

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to remove the existing post mounted sign and replace it with a new freestanding sign. The proposed signage is ten (10) square feet in area and is mounted between two 5.5-foot-tall wooden posts.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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

RECOMMENDED CONDITIONS:

1. The signage shall incorporate its legally assigned street number.
2. There shall be a landscaped area around the base of the sign of at least 50 square feet in accordance with §28-1101.7(B) of the Zoning Ordinance.



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with the staff's recommended conditions. The proposed signage is similar to the freestanding signage shown on page 65 of the Historic District Guidelines. The signage is generally in conformance with the Zoning Ordinance with the exception of a landscaped area around the base of the sign and the inclusion of the street number.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008846		38 S HARRISON ST		GERMAN, HOWARD N JR			
YEAR BUILT		PHYSICAL CONDITION					
1957		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL INFLUENCE				REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.							



RECEIVED

AUG 07 2023

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

Application #: 2023-1006
Date Received: 08/07/2023
Fee Paid: \$75.00
HDC Meeting Date: 08/28/2023
Date Property Posted: 08/21/2023

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 38 S. Harrison Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1957 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Hibernia Road LLC
TELEPHONE NO. 410-310-0800 EMAIL Jack @ AshleyBusiness.com

Applicant or Agent

NAME Jack Ashley "John M. Ashley III"
TELEPHONE NO. 410-310-0800 EMAIL 11

Description of Proposal (include additional sheets, as necessary)

<u>Replace an existing sign</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, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

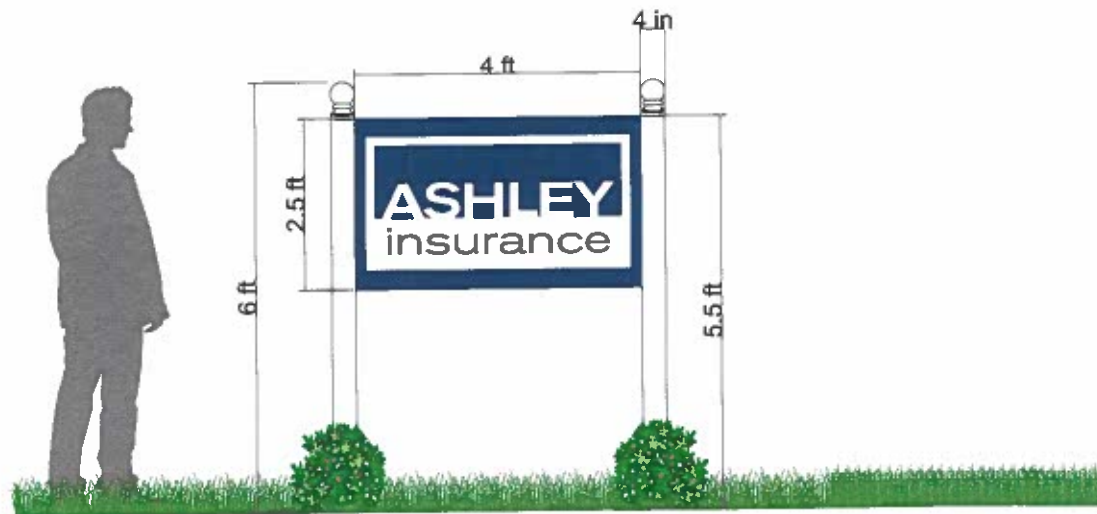
Printed Name of Applicant or Agent

<u>Jack Ashley</u>
<u>8-7-23</u>
<u>Jack Ashley "John M. Ashley III"</u>

Revised 4.4.2022

CONCEPT DRAWING

Sign Type A - R1



Sign Type A (Qty 1) | 10 Sq.Ft.

Fabricate & Install (1) Double Sided Carved Dimensional Post & Panel Sign

Scope of Work:

1. Remove & Dispose of Existing Signage
2. Fabricate & Install -
 - (1) Carved Graphics On HDU (High Density Urethane) Panel
 - Carved HDU Panel Painted To Match PMS:
 - *PMS 294C
 - *PMS 444C
 - * White
 - (2) 4"x 6" Wooden Posts To Be Painted White
 - (2) White Sphere Shaped Tops For Posts
3. Install
 - Mount HDU Panel To (2) Treated Wood Posts With Final Sphere Shaped Tops

SIZING MAY VARY BASED OFF OF FINAL SURVEY

Signage Electrical Load (0.2) Amps @ 120 Volt	Electrical Panel Req'mts (1) 20 Amp/ 120 Volt Circuits
---	--

HES SIGN

MAIN: (302) 232-2180 (302) 232-2092 FAX: (302) 232-2095
200 Hasco Road, Wilmington, DE 19804 www.HESIGN.com

VECTOR ARTWORK NEEDED ☐

PAINT/VINYL COLOR NEEDED ☐

SURVEY NEEDED ☒

*DUE TO MONITOR DIFFERENCE, ACTUAL COLORS MAY VARY FROM WHAT APPEARS ON SCREEN. MEDIUMS ALSO CAN VARY IN COLOR DUE TO DIFFERENT PROCESSES TO PRODUCE THEM.

Client: Ashley Insurance

Job Number: 230506

Client Address: 38 S. Harrison Street,
Easton, MD, 21601

Designer: E. Desmond

Date: 8/4/2023

Revision Key

R1: Size Adjustment	R4: _____	R7: _____	R10: _____
R2: _____	R5: _____	R8: _____	R11: _____
R3: _____	R6: _____	R9: _____	R12: _____

The Purchaser, are responsible to hire a registered electrician of my new sign(s). It is the responsibility of the contractor, registered electrician to provide YESCO Signs with an electrical certificate within 10 days after completion of the sign(s) installation. Please inform your electrician to email insigand@yesco.com required documents.

Pg 1

THE DESIGNS SUPPLIED ARE THE ORIGINAL AND UNPUBLISHED WORK OF HES SIGNS. THESE DRAWINGS MAY NOT BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY.

PROPOSED



EXISTING



SIZING MAY VARY BASED OFF OF FINAL SURVEY

Signage Electrical Load (0.0) Amps @ 120 Volt	Electrical Panel Req'ts (1) 20 Amp / 120 Volt Circuits
---	--

HES SIGN

MAIN: (302) 232-2190 FAX: (302) 232-2015
200 Haddock Road, Wilmington, DE 19804 www.HESIGN.com

VECTOR ARTWORK NEEDED ☐

PAINT/VINYL COLOR NEEDED ☐

SURVEY NEEDED ☒

*DUE TO MONITOR DIFFERENCE, ACTUAL COLORS MAY VARY FROM WHAT APPEARS ON SCREEN. MEDIUMS ALSO CAN VARY IN COLOR DUE TO DIFFERENT PROCESSES TO PRODUCE THEM.

Client: Ashley Insurance

Job Number: 230506

Client Address: 38 S. Harrison Street,
Easton, MD, 21601

Designer: E. Desmond

Date: 8/4/2023

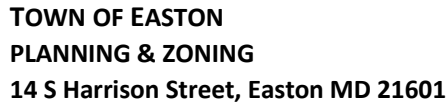
Revision Key

R1: Size Adjustment	R4:	R7:	R10:
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R3:	R6:	R9:	R12:

I, the Purchaser, am responsible to hire a registered electrician to install any new sign(s). It is the responsibility of the contractor, registered electrician to provide YESCO Signs with an electrical certificate within 10 days after completion of the sign(s) installation. Please inform your electrician to email info@yesco.com required documents.

PG 1

THE DESIGNS SUPPLIED ARE THE ORIGINAL AND UNPUBLISHED WORK OF HES SIGNS. THESE DRAWINGS MAY NOT BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY.

Meeting Date: 8/28/2023

Request: Outbuilding Addition

Staff Comments:

The applicant is proposing to construct a 46 square foot rear addition to an existing outbuilding. Town records show that this garage underwent renovations in 2000. At that time, a second modern garage was constructed approximately 20 feet behind the existing garage (Figure 1)

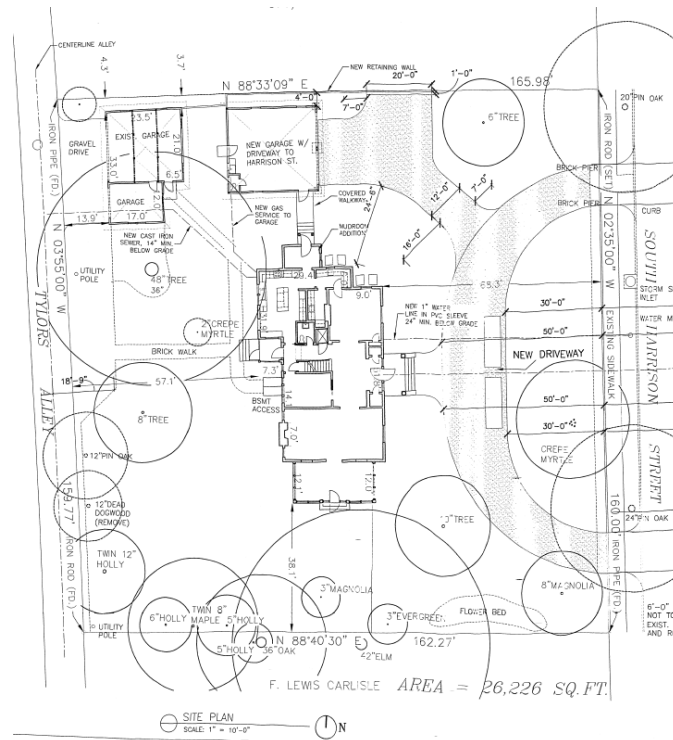


Figure 1 Building Permit from 2000



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

At some point between 2000 and 2010, these two structures were connected via a 20' by 12' addition. Building permits for renovations to the structure from 2010 (Figure 2) show this connection as an existing study.

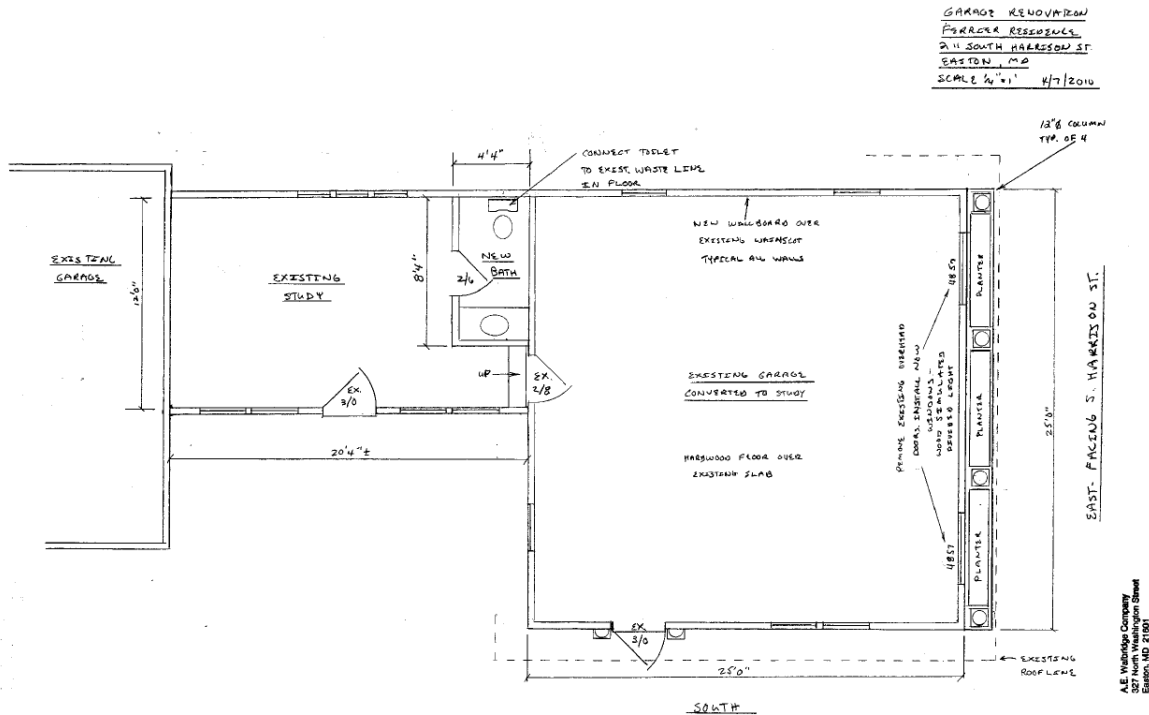


Figure 2 Building Permit 2010

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

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



Guideline 100. Rear Additions

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

Analysis – The proposed addition will not be visible from the Harrison Street. It will only be visible from Tylers Lane which is a small alley serving Washington Street and Harrison Street. The proposed materials appear to match those found on the existing outbuilding and the primary structure.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application. The proposed addition is not visible from Harrison Street and complements the existing outbuilding and primary structure. In terms of compliance with the Zoning Code, the proposed addition meets the 15-foot required setback from the centerline of the alley.

DRAFT MOTIONS:

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



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000683		211 S HARRISON ST		FERRIER, IAN R			
YEAR BUILT		PHYSICAL CONDITION					
1911		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL/ PRAIRIE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
BRACKETED OVERHANG EAVES+ HORIZONTAL INFLUENCE DERIVE FROM PRAIRIE STYLE BUT PEDIMENTED ENTRANCE OF FLUTED COLUMNS+ SYMMETRICAL FAÇADE ARE COLONIAL REVIVAL WOODEN EXT. SHINGLES. PYRAMIDAL ROOFED GARAGE MAY BE CONTEMPORARY WITH HOUSE BUT HAS BEEN EXPANDED.							
MODERN OUTBUILDINGS AS WELL.							

RECEIVED

AUG 14 2023



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2023-1011
Date Received:	08/14/2023
Fee Paid:	\$75.00
HDC Meeting Date:	08/28/2023
Date Property Posted:	08/21/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

211 S. Harrison Street, Easton, Maryland 21601

☐ Contributing☒ Non-Contributing

YEAR BUILT:

Post 1998*

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Patricia and Marvin Marshall

TELEPHONE NO.

EMAIL

pjm@restoretheearth.org

Applicant or Agent

NAME

Brendan Mullaney

TELEPHONE NO.

410.820.0250

EMAIL

bmullaney@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

Applicants are proposing a minor 46 square foot addition to their existing accessory structure to allow for installation of a bathroom. The expansion cannot be seen from Harrison Street and does not impact the historic residence upon the property in any way. The expansion will use identical materials and colors to the existing building, including half round gutters, cedar shake siding, and roof material. The proposed window matches the round windows of the historic residence on the property and is in keeping with the historic features of the property. The expansion will not encroach closer to the alley along the rear of the than other improvements along Tyler Alley and the proposal is permitted under the Zoning Ordinance.

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

Brendan S. Mullaney, Esq.

Revised 4.4.2022

* Based on Applicant's inspection of aerial photography, the accessory building was constructed after 1998.



JAMIE MERIDA
INTERIORS
410.819.8666
JAMIEMERIDA.COM
EASTON, MD

MARVIN G. & PATRIIA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

08/11/2023

DESCRIPTION:
FRONT VIEW OF THE
OFFICE BATHROOM THAT
ATTACHED TO THE
GARAGE

DESIGNED BY
ORAS AL-BAKRY

A

1



JAMIE MERIDA
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JAMIEMERIDA.COM
EASTON, MD

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211 S HARRISON ST
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A

2



JAMIE MERIDA
INTERIORS

410.819.8666
JAMIEMERIDA.COM
EASTON, MD

MARVIN G. & PATRICA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

08/11/2023

DESCRIPTION:
LEFT SIDE VIEW OF THE
GARAGE

DESIGNED BY
ORAS AL-BAKRY

A

3



JAMIE MERIDA
INTERIORS
410.819.8666
JAMIEMERIDA.COM
EASTON, MD

MARVIN G. & PATRIIA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

08/11/2023

DESCRIPTION:
LEFT SIDE VIEW OF THE
GARAGE

DESIGNED BY
ORAS AL-BAKRY

A

4



JAMIE MERIDA
INTERIORS

410.819.8666
JAMIEMERIDA.COM
EASTON, MD

MARVIN G. & PATRIIA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

08/11/2023

DESCRIPTION: RIGHT
SIDE OF THE ADDITION

DESIGNED BY
ORAS AL-BAKRY

A

5



JAMIE MERIDA
INTERIORS
410.819.8666
JAMIEMERIDA.COM
EASTON, MD

MARVIN G. & PATRICA J. MARSHALL
211 S HARRISON ST
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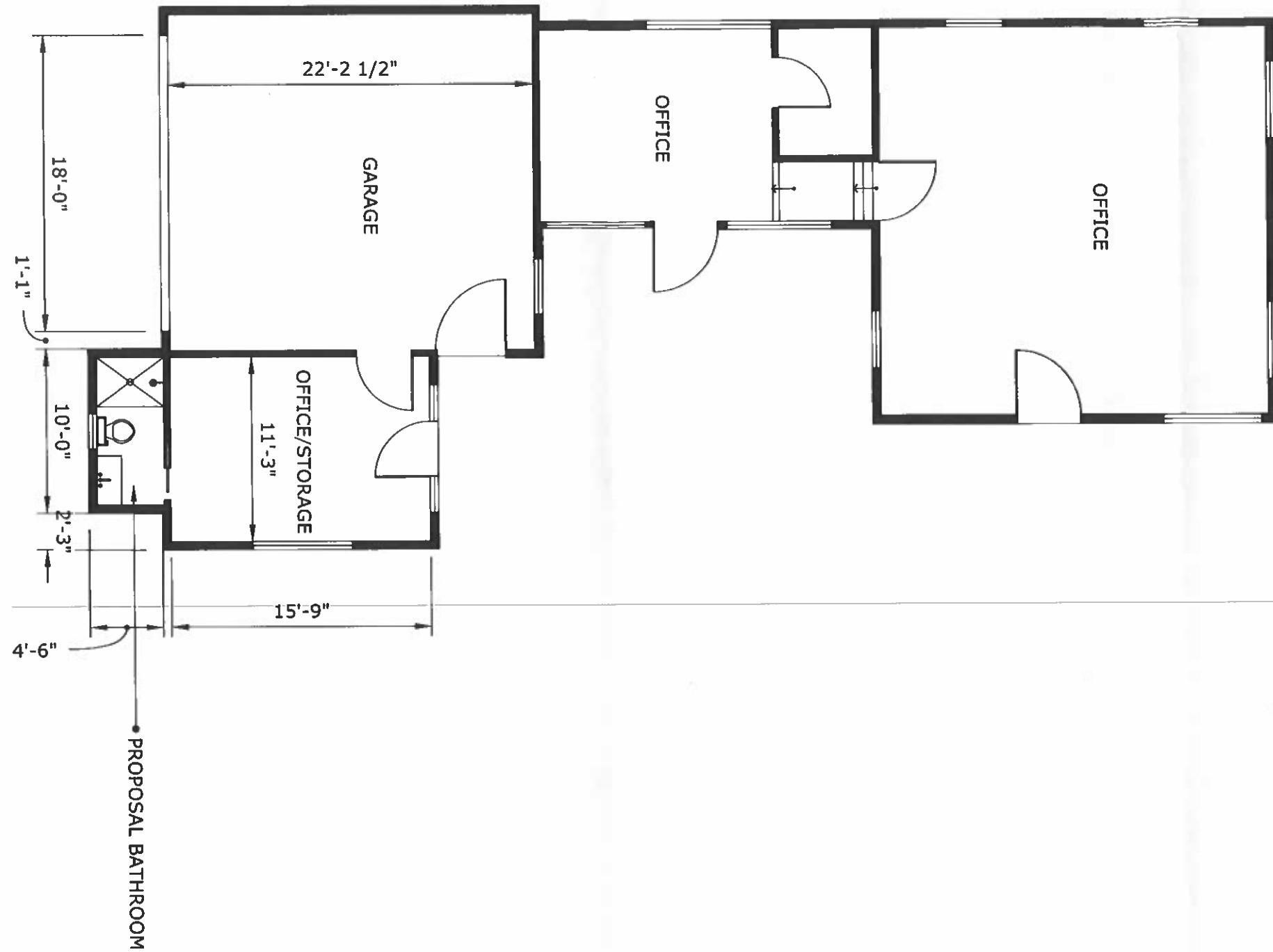
08/11/2023

DESCRIPTION: RIGHT
SIDE OF THE ADDITION

DESIGNED BY
ORAS AL-BAKRY

A

6



7

A

DESIGNED BY
ORAS AL-BAKRY

DESCRIPTION: FLOOR
PLAN SHOWING THE
BATHROOM ADDITION

08/11/2023

MARVIN G. & PATRIIA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

JAMIE MERIDA
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JAMIERERIDA.COM
EASTON, MD

MARVIN G. & PATRIIA J. MARSHALL
211 S HARRISON ST
EASTON, MD 21601

08/11/2023

DESCRIPTION: RIGHT
SIDE OF THE ADDITION

DESIGNED BY
ORAS AL-BAKRY

A

8



A



B



C



D



E



F



G



A photograph of a white garage with a stone walkway and a stone wall. The garage has a white door and a small window. A stone wall is in the foreground, and a stone walkway leads to the garage. A black door is visible on the right side of the image. The background shows trees and a sky.





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

Historic District Commission Staff Report

Meeting Date: 8/28/2023

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

Property Address: 108 East Avenue

Application Number: 2023-996

Request: Demolition/New Construction

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to demolish the existing warehouse located at 108 East Avenue and construct a new 1 story clubhouse for a proposed residential development located outside of the Historic District. The applicant has submitted all of the required information including:

- Historic District Application
- Structural Analysis
- Replacement Plans
- Design Narrative
- Existing site photos

The Easton Historic District Survey lists this structure as contributing due to its age. The original brick portion of the structure was constructed in 1923 but has been expanded upon with a modern concrete block addition. Given that this is a contributing structure, two meetings are required before the Commission may act.

Historic District Guidelines:

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.



Demolition Analysis – Guideline 128a recommends avoiding the demolition of **sound** contributing structures. The structural analysis prepared by Pilottown Engineering, finds that “the original building had significant structural concerns and (they) recommend demolition of this portion of the facility.” Given that the original structure is not “sound” based on the structural analysis, demolition may be appropriate. The Commission may also request that applicant look into the adaptive re-use of the historic portion of the structure.

Guideline 94. Style

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

Guideline 95. Siting

- a. Site new construction on existing vacant lots whenever possible.
- b. New buildings should be oriented to face the street.
- c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.
- c. Additions to free standing buildings should be setback behind the front façade if possible.
- d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align



Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.
- f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.
- g. The height of a new building should be within ten percent of the height of surrounding buildings.

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.



Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement (Doors)

- a. On streets where storefronts are dominant, recessed entries are preferred.
- b. Doors may be centered or aligned to either side of the façade.

Guideline 108. Design (Doors)

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.



Guideline 112. Proportion

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions.

Guideline 113. Façade Rhythm

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.

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.

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.

New Construction Analysis – In reference to the new construction guidelines that reference surrounding structures, the surrounding commercial and industrial structures are not within the Historic District (Figures 5-6). The closest historic structures are the residential structures located at 501, 505, 507, and 509 Goldsborough Street (Figures 1-4).



Figure 1 501 Goldsborough St



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14 S Harrison Street, Easton MD 21601**



Figure 2 505 Goldsborough St



Figure 3 506 Goldsborough St



**TOWN OF EASTON
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Figure 4 509 Goldsborough St



Figure 5 505 North St



Figure 6



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

Guideline 126a states that windows should be present on all elevations that are visible from the street. The south façade of the structure, does not have any proposed windows but is visible from East Avenue. The proposed structure otherwise appears to be compatible with the surrounding structures and utilizes appropriate details.

STAFF RECOMENDATION:

Staff supports a HDC **continuation** of this application. Given that this is a contributing structure, two meetings are necessary to approve any demolition. Staff recommends that the Commission request windows be added to the south façade of the proposed structure, more details on proposed materials (windows, doors, siding, etc), and site-specific renderings.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the submittal of additional information

OR

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

OR

3. I move an alternate motion.



EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017128		108 EAST AVE		HARRINGTON, PHILIP JAMES JR			
YEAR BUILT		PHYSICAL CONDITION					
1923		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				CONCRETE BLOCK SECTIONS ARE LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THIS BUILDING HAS BEEN EXPANDED (CONCRETE BLOCK SECTIONS APPEAR TO POST-DATE PERIOD OF SIGNIFICANCE + DETRACT FROM HISTORIC CHARACTER OF MAIN BLOCK) BUT BASIC FORM IS APPARENT. IT WAS BUILT DURING PERIOD OF SIGNIFICANCE + IS RELATED TO EASTON'S E. 20TH							
COMMERCIAL/INDUSTRIAL/ECONOMIC.							

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JUL 31 2023



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

Application #: 2023-996
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: 108 East Avenue, Easton, Maryland 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1923 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Shoregate of Cannery Commercial LLC
TELEPHONE NO.: EMAIL: justin@shoregatepartners.com

Applicant or Agent

NAME: Brendan Mullaney
TELEPHONE NO.: 410.820.0250 EMAIL: bmullaney@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

Narrative attached. The Property Owner is proposing a Planned Redevelopment infill project which will include demolishing and replacing the structure upon the property. The subject building was first constructed in 1923 and has been modified and expanded since initial construction. The building does not provide historical benefit or character to the Town or Historic District and the proposed architecture and materials used would provide an amenities building to Town residents that is designed to incorporate historical architectural features of Easton and to use materials that are in keeping with the specifications of the HDC Guidelines.
--

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

7.31.23
Brendan Mullaney

Revised 4.4.2022



542 Riverside Drive
Salisbury, MD 21801
(410) 743-0238 (office)
(888) 879-7149 (fax)
fisherarchitecture.com

7/27/2023

Town of Easton

c/o Historic District Commission

14 South Harrison Street | Easton, MD 21601

(O) 410-822-2525

Cannery Square Apartments – New Amenity Building

To Whom It May Concern:

In regard to the submitted Cannery Square Amenity Building Historic District Commission Hearing Application, we have developed the following narrative of the architectural features and design intent.

A. General Guidelines for New Construction (Guidelines 94-98)

- (1) The proposed new building is compatible with the overall historic and architectural character of the area (Park St., Goldsborough St., August St., Pennsylvania Ave., North St., Higgins St. of Historic District) in form, material and massing.
- (2) The proposed new building creates a new design without imitating earlier or historic architectural styles in surrounding area.
- (3) The proposed new building is within ten percent of the height of the surrounding buildings, many of which are single-story detached garages, carriage houses and residential outbuildings.
- (4) Alternating materials and inset portions of the long facades visually break up the building to appear as a series of smaller structures.
- (5) Street rhythm is preserved by maintaining the location, orientation and approximate height of the former building with the new building mass.

B. Building Materials (Guidelines 103,104)

- (1) The proposed new building utilizes exterior materials compatible with the surrounding buildings, including unpainted brick masonry, fibercement shake siding, and fibercement lap siding.
- (2) Trim will be fibercement boards.

C. Color (Guideline 105)

- (1) Exterior wall and detail colors of the proposed new building compliment the surrounding historic properties.
 - a. Unpainted red clay brick
 - b. Gray shake siding
 - c. Taupe horizontal lap siding
 - d. White vertical board and batten siding

D. Decorative Architectural Features (Guideline 106)

- (1) The proposed new building utilizes subtle details and ornamentation compatible with neighboring historic buildings such as a windowed cupola, transom windows over doors, metal-roofed dormers, gable roof ends, brick water table, traditional style pilasters, and decorative roof bracketing.

E. Energy and Sustainability (Guideline 109)

- (1) Roof awnings are used over main entrance areas.
- (2) Energy efficient windows and building systems to meet IECC 2018. HVAC equipment will be concealed within the attic or screened with landscaping.
- (3) Natural sustainability features, including trees, shrubs and lawn area, will be added to the site which is currently full pavement and gravel.
- (4) The proposed new building will provide natural lighting to the interior through large windows, dormer windows, transom windows and glass exterior doors.

F. Exterior Lighting (Guideline 110)

- (1) Exterior light fixtures will match the character of the building and will be placed in functional locations, such as entrances.
 - a. Lantern style carriage lamps provided at entrances.

G. Façade Configuration (Guideline 112,113)

- (1) The proposed new building utilizes façade proportions, such as window spacing and roof heights, complimentary to the surrounding buildings.

H. Roofs (Guidelines 116-118)

- (1) The proposed new building utilizes roof shapes and slopes that are consistent with the roof shapes and slopes of the surrounding historic buildings, such as gable roof, cross gable roof, and hipped roof. The proposed new building also utilizes dormers with shed roofs.
- (2) The proposed roof materials of architectural shingles and standing seam metal are consistent with the surrounding buildings.
- (3) Half-round gutters will blend into the front façade and downspouts will be kept to building corners or align with changes in material along the facade.

I. Utilities (Guidelines 121-125)

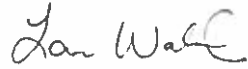
- (1) The electric, telephone, and cable services will be underground if approved by the utility provider, otherwise the services will be hidden from the front façade. The electric meter will be located on a discreet side of the building away from the street frontage and entrances.
- (2) Dumpsters and other trash receptacles will not be visible from the front façade. A trash enclosure fence will be provided.

J. Windows (Guidelines 126,127)

- (1) The proposed new building will utilize windows of similar proportion to Goldsborough St residences and the infilled window openings found on the demolished building.

At this time, we have not provided a rendering per the Historic District Commission requirements but we will provide a site-specific rendering of the proposed new building for review upon request. Please feel free to contact our office should you have any further questions in regard to the responses provided above.

Sincerely,

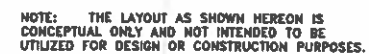
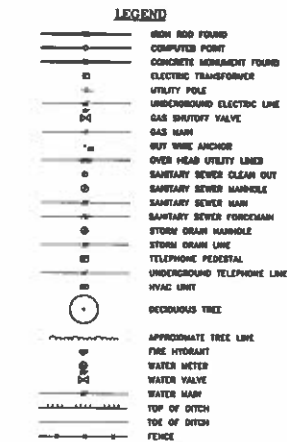
A handwritten signature in black ink that reads "Lauren White". The signature is written in a cursive, flowing style.

Lauren White

Studio Director

Fisher Architecture, LLC

lwhite@fisherarchitecture.com

[illegible]

MISS UTILITY



OFFICE: 704-366-2211
1-800-444-2211 or 311
TOLL FREE: 1-800-444-2211
The Utility Group, Inc.

THE UNIVERSITY OF CHICAGO PRESS

THE TOWN OF EASTON, TALBOT COUNTY MD
DAY MAP 103 PARCEL 756 LOTS 3 & 4
PARCEL 753 LOT 2 FIRST & LOT 2 SECOND

and for DATE: 4/1

--	--

Page No. 1 OF 1	Date: 230228
Remarks: AS NOTED	File No. 8746

SEAL:

FOR REVIEW
ONLY NOT FOR
CONSTRUCTION

PROFESSIONAL CERTIFICATION:
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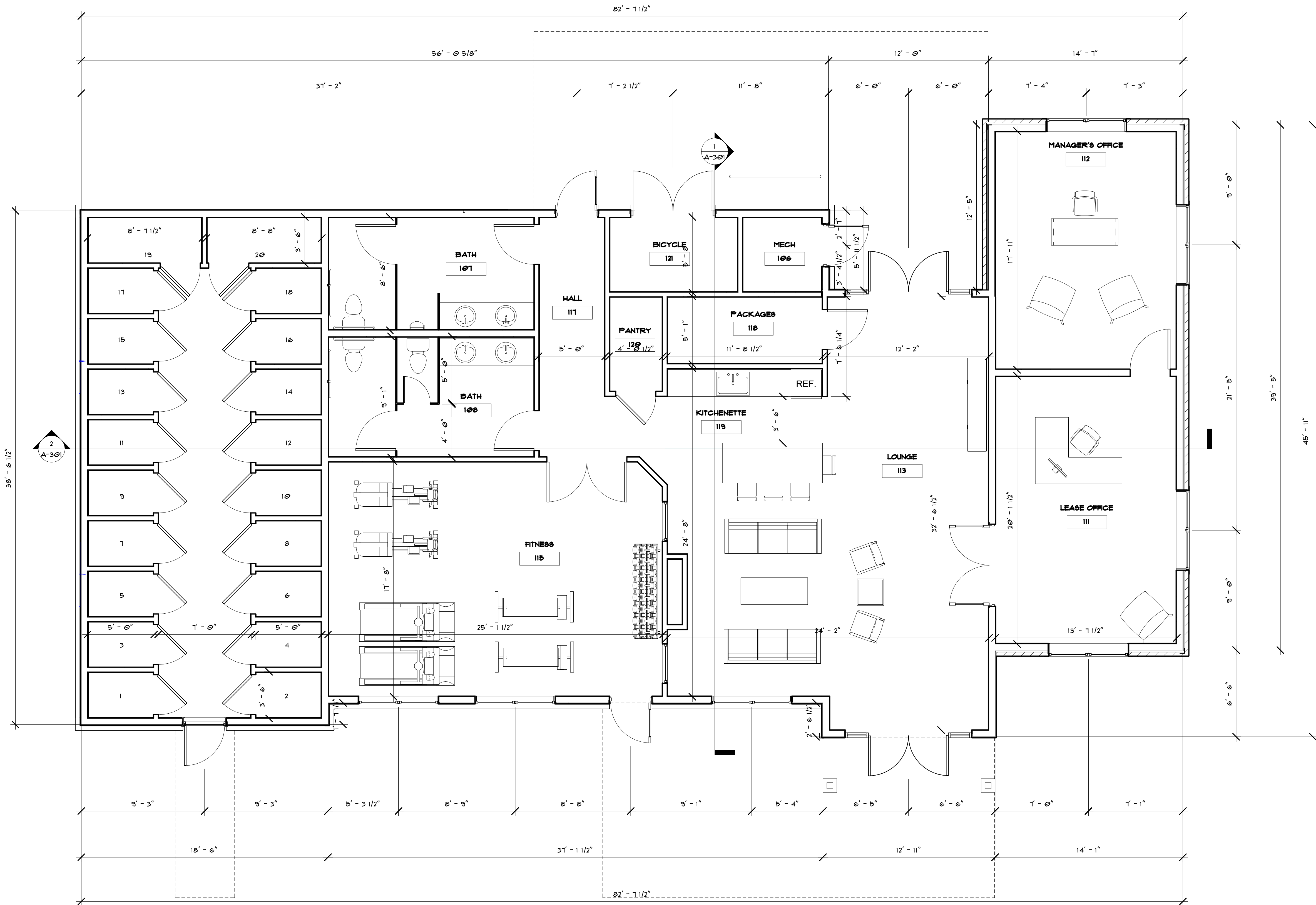
ADDRESS
CITY, STATE

SHEET INFO:

FIRST FLOOR PLAN

3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design
REV	REV DATE	DESCRIPTION
DATE:	2023.07.14	
PROJECT NO.	2023065	
SCALE:	1/4" = 1'-0"	
FROM MGR:	Designer	
DRAWN BY:	Author	
SHEET NUMBER:		

A-101



1 FIRST FLOOR
1/4" = 1'-0"



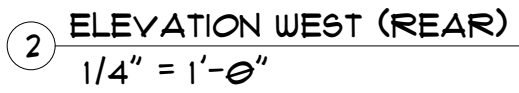
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ELEVATIONS

[illegible]

A-201



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CANNERY SQUARE APARTMENTS
CLUBHOUSE

ADDRESS
CITY, STATE

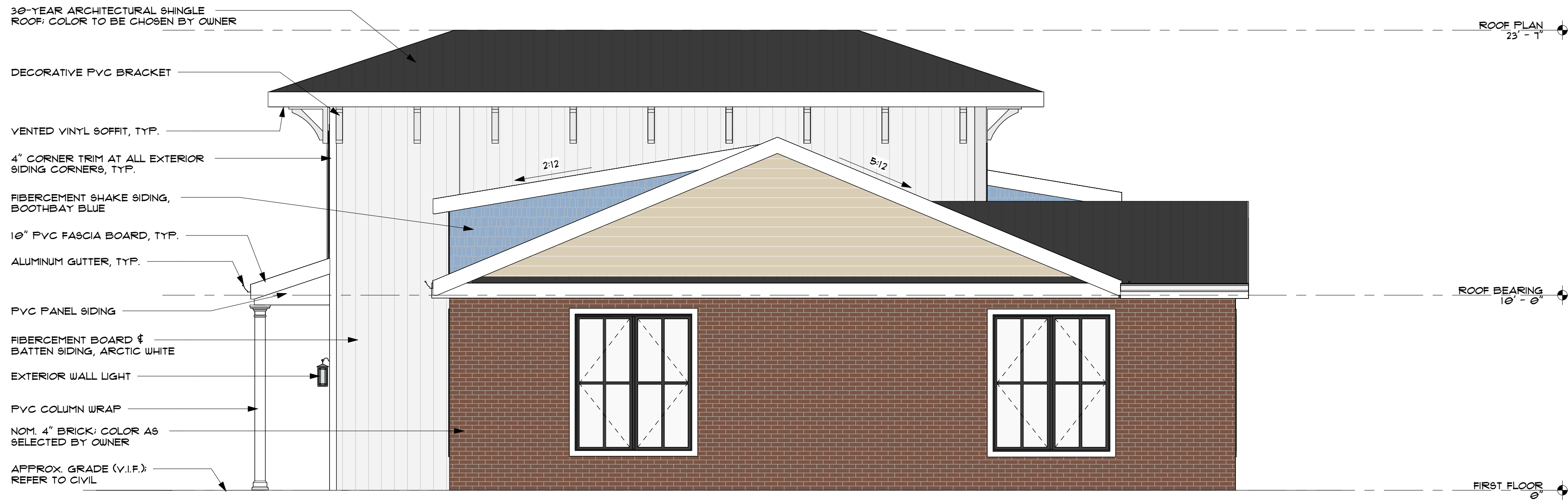
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ELEVATIONS

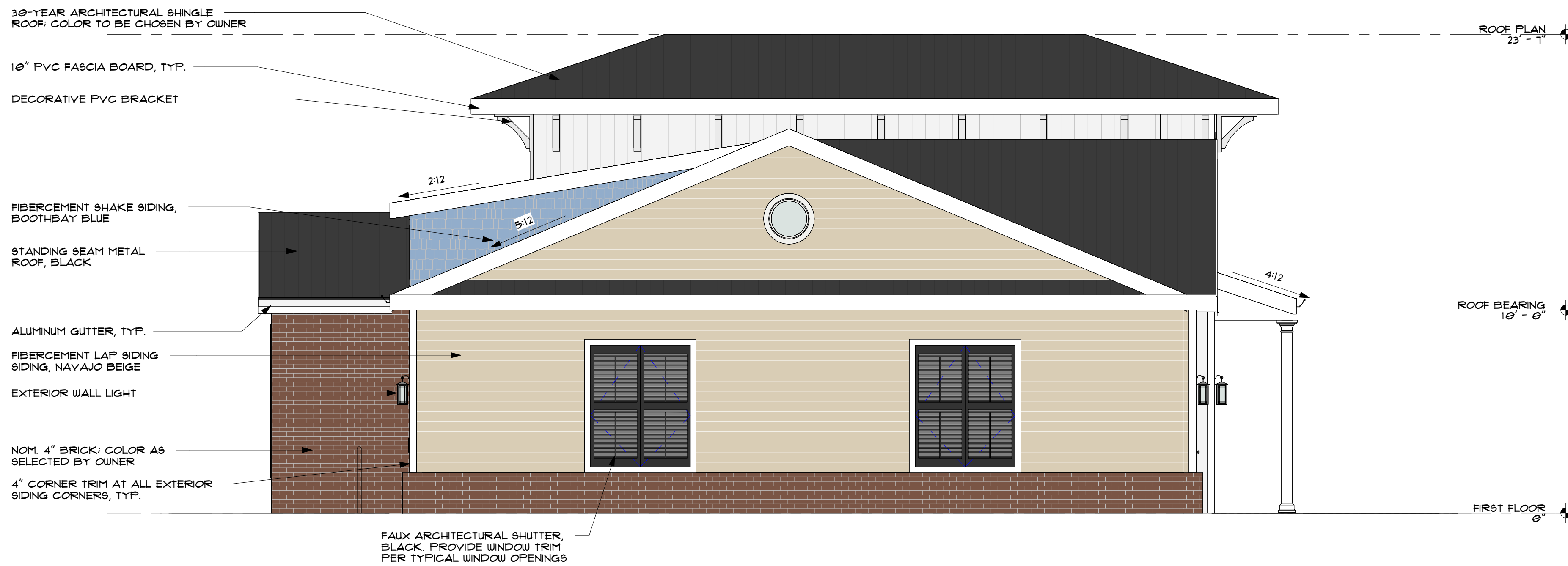
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2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE: 2023.07.24
PROJECT NO.: 2023065
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
SHEET NUMBER:

A-202



① ELEVATION NORTH (RIGHT)
1/4" = 1'-0"



② ELEVATION SOUTH (LEFT)
1/4" = 1'-0"



AL:



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ADDRESS
CITY STATE

SHEET INFO:

RENDERING -
LIZABETH STREET



ELIZABETH STREET VIEW

08/24/2023	HDC Resubmission
08/24/2023	HDC Submission
07/25/2023	Schematic Design
REVIEW DATE	DESCRIPTION
ECT NO.	2023.07.14
E:	20230665
MGR:	Designer
BY VN:	Author
ET NUMBER:	

A-801



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ADDRESS
CITY STATE

SHEET INFO:

ENDERING - EAST
STREET

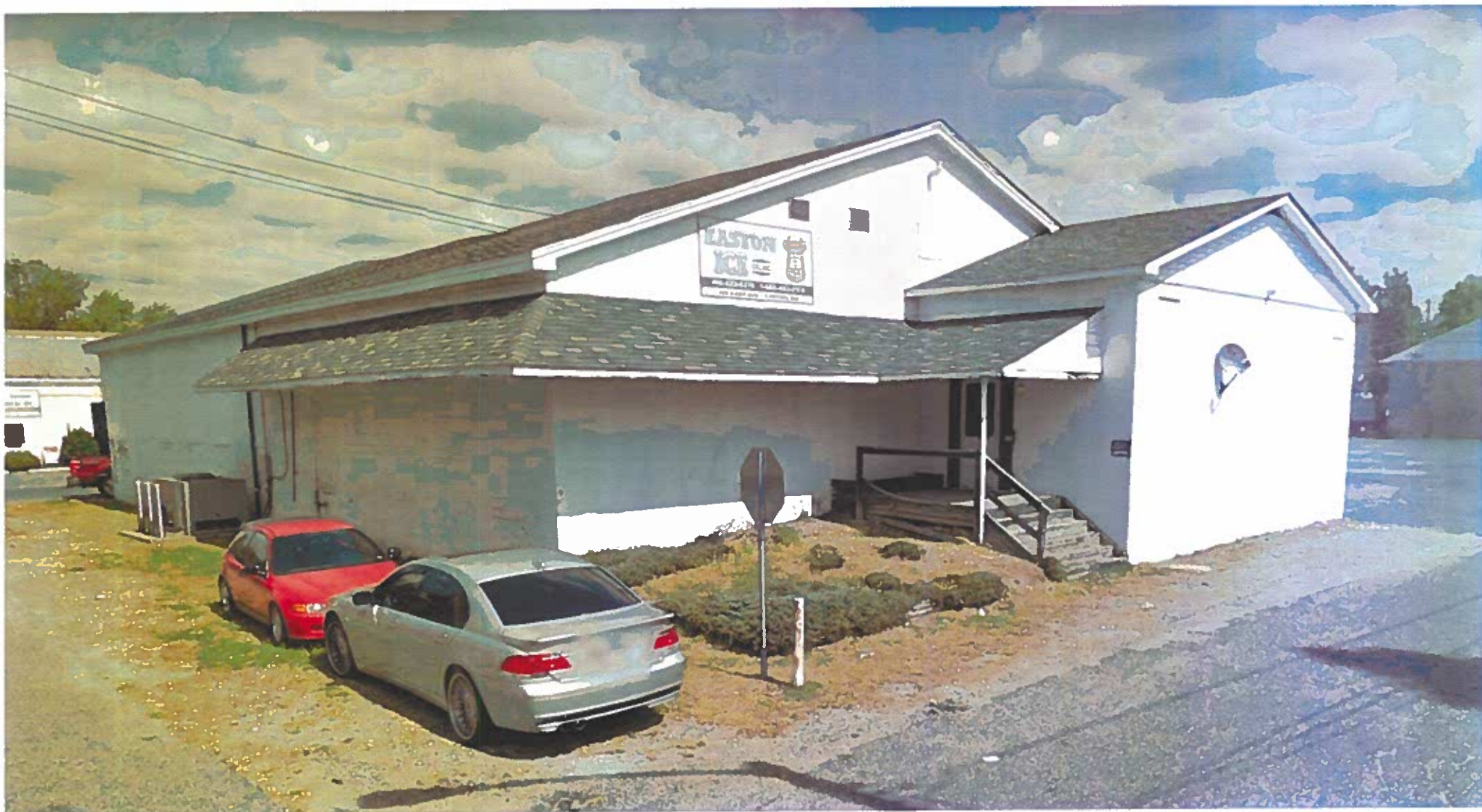


EAST STREET VIEW

08.04.2023	HDC Resubmission
08.02.2023	HDC Submission
07.25.2023	Schematic Design
REV DATE	DESCRIPTION
E:	2023.07.14
	20230605
E:	
MGR:	Designer
VN BY:	Author
ET NUMBER:	

A-802

Easton Ice Building from the corner of East Ave. and alley



Easton Ice Building from East Ave.



Easton Ice Building from East Ave.



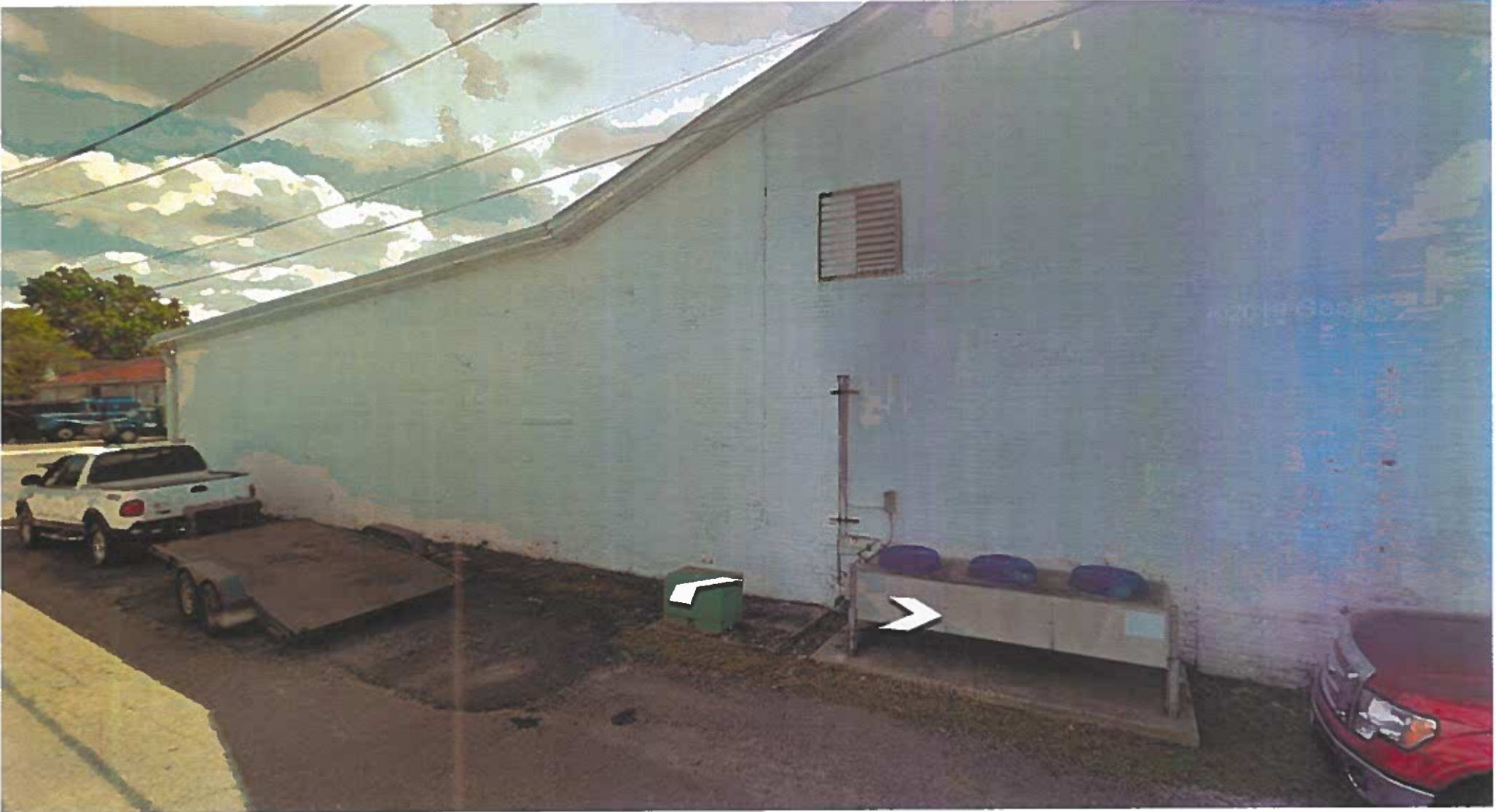
Easton Ice Building from the corner of East Ave. and North Street



Easton Ice Building from North Street



Easton Ice Building from North Street



Easton Ice Building from North Street





Pilottown Engineering
www.pilottownengineering.com
17585 Nassau Commons Blvd - Unit 3
Lewes, DE 19958
302.703.1770

August 14th, 2023

Mr. Brendan Mullaney
100 N. West Street
Easton, MD 21601

Reference: 108 East Avenue
Easton, MD
Project Number: 100.282

Dear Mr. Mullaney,

As per your request, we visited the single story commercial space located at 108 East Avenue in Easton, MD. The purpose of our visit was to observe the existing structural condition of the existing facility. The existing facility consists of a single story, brick and cmu bearing wall, and wood framed roof warehouse facility. The building appears to have an original section with an addition added later on, however both sections are framed similar in nature. Outlined below is a brief description of the current building structural condition based from our visual inspection.

Original Structure Observations:

The original structure consists of exterior, multi-wythe brick bearing walls supporting timber trusses spaced approximately 10 feet on-center. Wood purlins span between the trusses with wood roof decking located on top. Based on our observations, we observed multiple areas where the timber trusses were delaminated at the bearing locations, timber members currently splitting, and a portion of the trusses where the vertical and diagonal members have been modified and appear to be deflecting. Additionally, the trusses are currently bearing on the existing multi-wythe brick wall and a steel beam & posts that were added later during the construction of the building addition.

The 2x wood purlins span between the wood timber trusses and currently appear to be deflecting under the weight of the existing roof. The condition of the purlins generally appear to be ok, however we did observe some areas of water infiltration located along areas of the existing roof framing / decking.

The exterior multi-wythe brick wall is currently uninsulated and has multiple areas where the mortar joints are delaminated, step, vertical, and horizontal cracking are occurring, and a large open vertical crack exists along the North end of the wall. Daylight can currently be seen through the large open crack in the exterior wall and is letting water protrude through the wall structure, causing damage to the brick wall in this area. Additionally, the existing exterior coating on the brick wall was peeling and failing leaving the exterior brick wall open to the weather elements causing delamination of the brick wall.

Below are a number of photographs showing the structural condition of the existing, original structure portion of the facility:



Photograph No. 1: Overall View of Existing Timber Trusses



Photograph No 2: Delamination at Bearing End of Timber Truss



Photograph No. 3: Wood Splitting at Truss Top Chord



Photograph No. 4: Existing Truss with Tension Rod & Splitting of Wood at Bottom Chord



Photograph No. 5: Truss Chord Splitting at Splice Location & Loose Connections of Tension Rod to Bottom Chord



Photograph No. 6: Loose Connections at Existing Bottom Chord Splice Location Along with Damage to Bottom Chord & Splitting of Diagonal Wood Member



Photograph No. 7: Retrofitted Existing Wood Truss without Vertical Tension Member Between Top & Bottom Chords. Additionally, Improper Connections of Reinforcing Members that were Added.



Photograph No. 8: Bottom Chord Wood Splitting at Bearing End



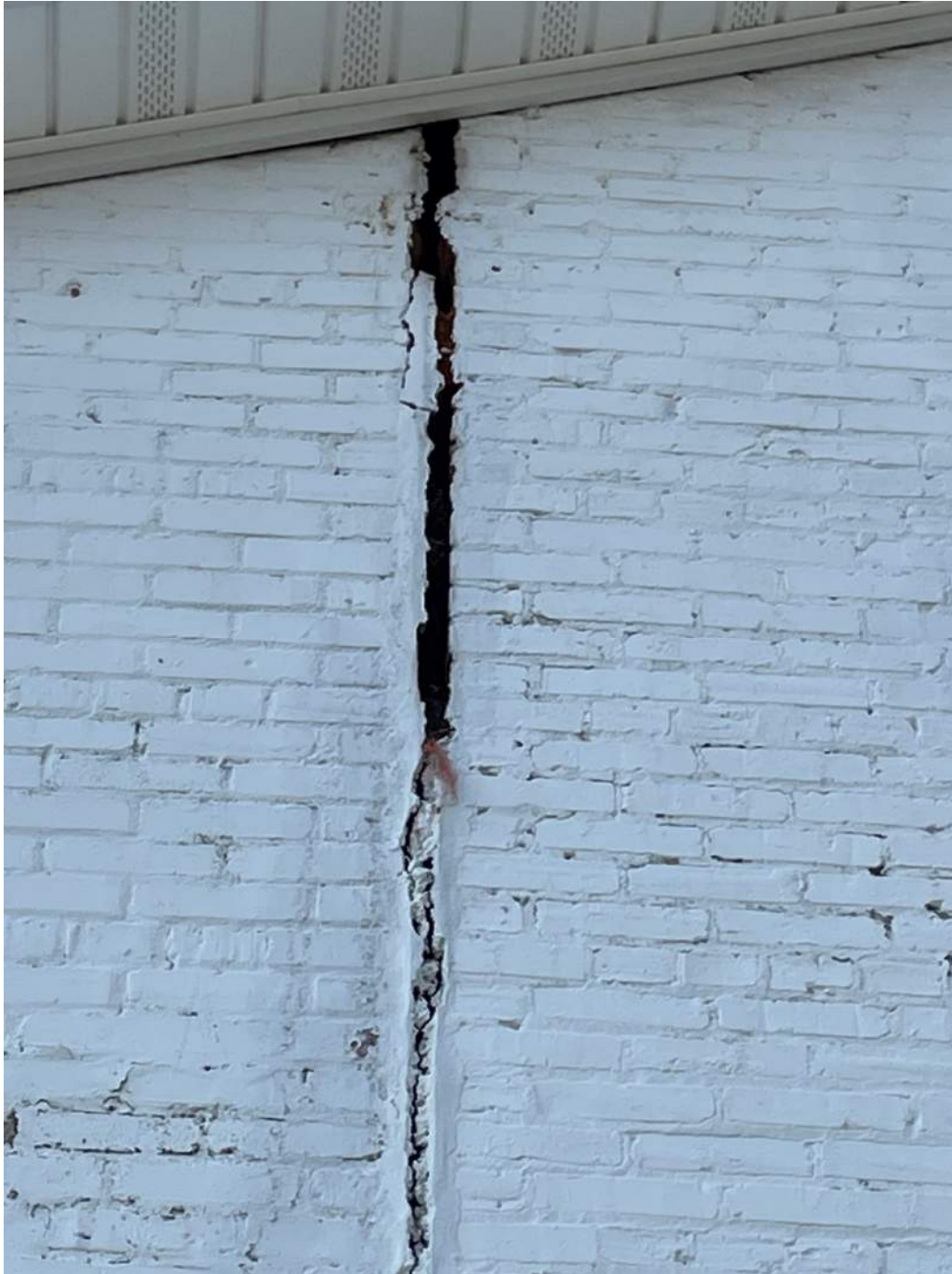
Photograph No. 9: Continuous Bottom Chord Wood Splitting Through the Bottom Chord Splice Location



Photograph No. 10: Truss Bearing Failure / Crushing / Splitting of Truss Bottom Chord



Photograph No. 11: Large Open Crack Through Existing Multi-Wythe Brick Wall



Photograph No. 12: Large Open Crack from Exterior of Building



Photograph No. 13: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 14: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 15: Exterior Brick Wall Horizontal, Step, & Vertical Cracking. Horizontal Cracking Occurring at Level of Interior Floor Slab. Observed Rotation of Existing Brick Wall from Exterior Grade Up to Existing Horizontal Crack.

Addition Structure Observations:

The addition that was added onto the existing structure consists of CMU masonry exterior bearing walls with 2x wood roof rafters and wood roof decking. The wood roof rafters are spaced approximately 16" on-center and span approximately 20'-0". We observed areas where the wood roof rafters are deflecting (sagging) and areas where holes were cut through the rafters due to the presence of mechanical shafts through the roof. We observed some vertical and step cracking of the existing cmu wall along the exterior of the building and also observed missing wood framing ties located at the addition to original structure transition. Shown in the photographs below is the structural condition of the existing Addition portion of the facility:



Photograph No. 16: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No. 17: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No 18: Existing Rafters Cut At Roof Level



Photograph No. 19: Existing Roof Rafters Cut at Bearing End at Steel Beam Location with Not Rafter Hangers



Photograph No. 20: Exterior Wall Transition from Original Brick Wall to Addition CMU Wall



Photograph No. 21: Addition CMU Wall Cracking



Photograph No. 22: Addition CMU Wall Cracking



Photograph No. 23: Addition CMU Wall Cracking



Photograph No. 24: Addition CMU Wall Cracking

Miscellaneous Structure Observations:

During our visit to the project site, we observed a couple of miscellaneous items that were of structural concern. First, the porch and decking at the building entrance was severely delaminated and the wood joists and decking was failing. Second, the railings at the ramps and stairs leading up to the rear loading docks were severely corroded and were not properly attached to the existing loading dock structure. Shown in the photographs below is the structural condition of these two items:



Photograph No. 25: Front Entrance Deck & Railing Delamination



Photograph No. 26: Loading Dock Railing Corrosion & Failure

Structural Observations Conclusion:

Based on our structural observations, the original building had significant structural concerns and we recommend demolition of this portion of the facility. The existing wood roof trusses would need a significant structural upgrade / reinforcing due to the failures at the bearing ends, the condition of the chord members, the current retrofits to a portion of the trusses, and the condition of the truss members at the splice joints and diagonal / vertical members to chord connections. Additionally, the existing multi-wythe brick wall would need significant structural remediation due to the condition of the existing brick & mortar, the existing coating, and the rotation of the exterior bearing wall at the elevation of the interior slab on grade. Since the existing slab on grade is located at a higher elevation than the existing exterior grade (approximate distance of 4 feet), a surcharge loading is placed at the existing brick wall along with the retaining of the interior soil. The cracking shown along the exterior wall and the out of plane rotation signifies significant structural concerns with the stability of the exterior wall.

The addition portion of the facility appeared to be in fair condition, however based on our observations the structure would need structural upgrades. This would most likely consist of existing roof framing reinforcing, exterior wall remediation, and adding structural wood framing and ties at the building transition locations. Additionally, structural upgrades to the existing loading dock and entrance deck would need to be incorporated into the overall plans of the facility.

Due to the original building's roof framing condition and the condition of the existing exterior multi-wythe brick wall, we recommend that the original portion of the facility be demolished. The fair condition of the addition will require significant structural upgrades to meet current loading requirements, however demolition of this portion of the facility may be more cost effective then to perform these upgrades.

If you have any questions or concerns, please don't hesitate to contact our office.

PILOTTOWN ENGINEERING



James R. Baker, P.E.
Managing Partner



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 21, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, August 28, 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 2023-996 has been filed on behalf of Shoregate of Cannery Commercial LLC. The applicant is seeking approval for the demolition and subsequent construction of a new structure at 108 East Avenue. 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



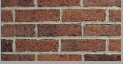
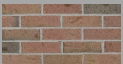
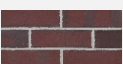
DEMOLITION NOTICE:
Guideline 2.9 Demolition Review Procedures
Sign posted on August 21, 2023

Technical Data Sheet

Uptown Series

Iberia Plant



Product Name	Swatch	Size	Standard	Durability Class (Grade)	Dimensional Variation (Type)	Compressive Strength (psi)	24-hr Cold Water Absorption (%)	5-hr Boil Absorption (%)	IRA (g/min per 30in ²)	Core Volume (%)
Adrian		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Cedarville		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Marysville		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Ravenna		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Shelby		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Sycamore		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40
Wyandot		Modular	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Utility	ASTM C216	SW	FBS	>5,000	<6	<10	<20	<25
		Queen	ASTM C652	SW	HBS	>5,000	<6	<10	<20	<40

This data represents average results. If specific test results are required, sample should be taken from current production lots. U.S. STANDARD TEST METHODS (ASTM C67) ARE USED AS APPLICABLE, UNLESS OTHERWISE NOTED.

Size	Width	Height	Length	Weight	Brick per Cube	Brick per Sq Ft
Modular	3-1/2"	2-1/4"	7-5/8"	3.6	525	6.86
Queen	3	2-3/4"	7-5/8"	3.9	520	5.76
Utility	3-1/2"	3-5/8"	11-5/8"	9.6	198	3.00

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with your
home again.**

Virginia, D.C. & Baltimore Product Catalog



Hardie® Plank Smooth Iron Gray

Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

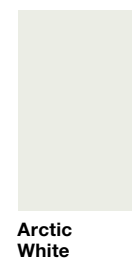


Scan code
to request a
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Hardie® Trim Color Offering



Hardie® Soffit Color Offering



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection™				•
Dream Collection™	•	•	•	•
Prime		•	•	•

Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	•

Beaded Smooth

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	
Prime	•

*9.25 in and 12 in widths do not feature the drip edge

Hardie® Shingle



Staggered Edge Panel

Staggered Edge Panel

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0

Statement Collection™ •

Dream Collection™ •

Prime •



Straight Edge Panel

Straight Edge Panel

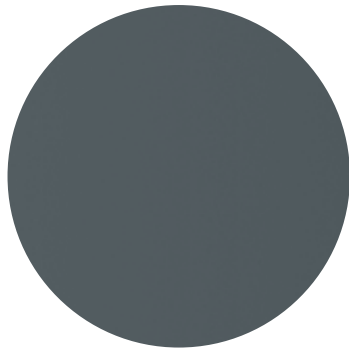
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0

Statement Collection™ •

Dream Collection™ •

Prime •

Hardie® Panel



Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

PRODUCT INFORMATION SHEET

Timberline® Natural Shadow®

Shingles

Value & Performance In A Natural Wood-Shake Look



PRODUCT INFORMATION

"Protect your home with Timberline® Shingles — North America's #1-selling shingles!"

Timberline® Natural Shadow® Shingles Provide These Unique Benefits:

- **Great Value . . .** Architecturally stylish but practically priced—with a Lifetime Ltd. warranty.¹
- **Attractive Appearance . . .** Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories.
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!²
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.¹
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.³

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

²This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Arctic White, Barkwood, Birchwood, Charcoal, Driftwood, Hickory, Hunter Green, Pewter Gray, Shakewood, Slate, Weathered Wood
- **REGIONAL AVAILABILITY:*** Northeast, Southeast, Southwest, West, and Central Areas

*See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 13-0419.04 (Available in Southeast; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (336.5 x 1001.1 mm)
- Exposure: 5 5/8" (142.88 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)^{††}
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: ProStart™; WeatherBlocker™

[†]Refer to complete published installation instructions.

^{††}Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline® Natural Shadow® Shingles. Installation instructions may also be obtained at www.gaf.com.

RESIDENTIAL



PAC-CLAD®

P E T E R S E N

A CARLISLE COMPANY

AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.

▲ PATINA GREEN	▲ TEAL	▲ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲ EVERGREEN	▲ HUNTER GREEN	▲ ARCADIA GREEN	▲ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲ CHARCOAL	INTERSTATE BLUE	▲ PACIFIC BLUE	AWARD BLUE
ALUMINUM BLACK	▲ DARK BRONZE	▲ BURNISHED SLATE	▲ AGED BRONZE	▲ MEDIUM BRONZE
MATTE BLACK	▲ MANSARD BROWN	BURGUNDY	▲ TERRA COTTA	▲ COLONIAL RED
▲ CARDINAL RED	MIDNIGHT BRONZE	▲ MUSKET GRAY	▲ SIERRA TAN	▲ SANDSTONE
▲ ALMOND	▲ SLATE GRAY	▲ CITYSCAPE	▲ GRANITE	▲ STONE WHITE
▲ BONE WHITE				

Premium Colors

▲👑 ANODIC CLEAR	▲👑 SILVERSMITH	●👑 SILVER	●👑 CHAMPAGNE	●👑 COPPER PENNY
●👑 ZINC	●👑 WEATHERED ZINC	👑 WEATHERED STEEL	👑 WEATHERED COPPER	●👑 AGED COPPER

▲ Cool Colors

● Metallic Colors

👑 Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.



Private Residence, Chicago
Installing Contractor: Custom Installations
Architect: Kipnis Architecture and Planning
Distributor: Sheet Metal Supply

GC: Shardon Builders
Photo: A. J. Brown
Profile: Snap-Clad
Color: Weathered Zinc

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com/pac-e-tools to work with the visualizer. Or, ask your contractor for assistance.

A LIFETIME INVESTMENT



Private Residence, Tallahassee, FL
Installing contractor: Tallahassee Roofing
Architect: C. Brandon Ingram Design
General contractor: Barton Construction

Material distributor: ABC Supply
Photo: jeffherrphoto.com
Profiles: Snap-Clad
Color: Mill finish

When considering a metal roof, discussions should focus on lifetime value, not upfront cost. A metal roof is for homeowners who appreciate its value. The price of a metal roof, which comes with an estimated lifetime of 50 years if properly maintained, can be up to three times the installed cost of other materials. In return for the investment, the made-in-the-USA metal roof will last 3 or 4 times longer than a typical residential roof.

METAL EXPERIENCE MATTERS

When choosing an architect or contractor, experience matters. A metal roof is a different product that requires a specialized skill set to properly specify and install. Choosing architects and contractors with metal roof experience will maximize your metal roof's performance, and add a level of comfort to your decision.

NEW CONSTRUCTION OR REMODELING

A metal roof will look beautiful and perform well on a home built from the ground up, or on a home undergoing an exterior remodel or simple roof replacement. A good architect or designer can blend a Petersen metal roof or siding with any architectural style or color.

STEEL OR ALUMINUM

Petersen's PAC-CLAD metal roofing and siding products are available in either steel or aluminum. An experienced Petersen rep, architect or contractor will guide homeowners toward the material that's best for their home.

A GREEN, SUSTAINABLE PRODUCT

A Petersen metal roof is made with recycled content, qualifying it as a "green" or recycled-content product. It is also 100% recyclable at the end of its useful life, unlike other roofing materials which are routinely disposed of by the ton in landfills.

LITERALLY COOL COLORS

A PAC-CLAD metal roof from Petersen is available in 35 colors that are rated by the Cool Roof Rating Council. Coating technology that is specifically formulated for PAC-CLAD products reflects sunlight and cools a roof by emitting radiation to its surroundings. The roof stays cooler and reduces the amount of heat conducted to a home, saving up to 40% of a typical home's annual energy costs.

WARRANTY COVERAGE

Petersen offers a limited 30-year finish warranty on its PAC-CLAD painted metal roof and siding panels. A weathertight warranty is available on selected metal roof products.

BEAUTIFUL PROFILES



Private residence, Florida
Architect: T. S. Adams Studio Architects
Installing contractor: Cartercraft Roofing
Profiles: PAC-150, Flush panel
Colors: Weathered Zinc, Champagne

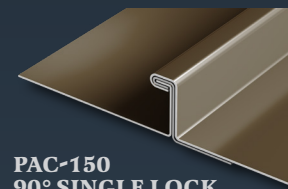
Metal Roofing



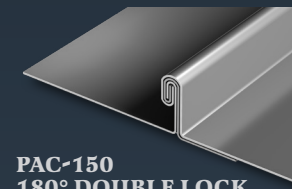
SNAP-CLAD



**REDI-ROOF
STANDING SEAM**

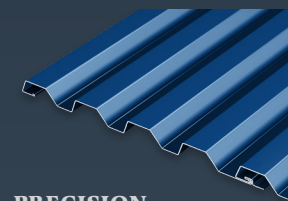


**PAC-150
90° SINGLE LOCK**

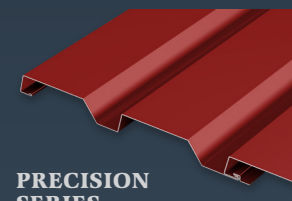


**PAC-150
180° DOUBLE LOCK**

Siding



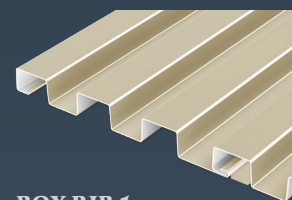
**PRECISION
SERIES HWP**



**PRECISION
SERIES
HIGHLINE 16-C**



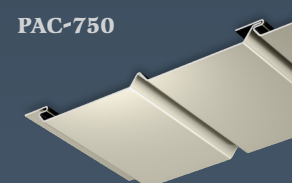
**FLUSH
PANEL**



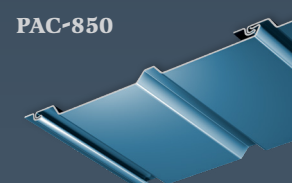
BOX RIB 1

Siding available in wood grain and ore patina finishes.

Soffits



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.

PRODUCT OVERVIEW



TILT-WASH DOUBLE-HUNG WINDOWS

200 Series tilt-wash double-hung windows are available in our most popular sizes and feature low-maintenance exteriors and real wood interiors. Their tilt-wash design makes them easy to clean from inside the home.



GLIDING WINDOWS

200 Series gliding windows feature low-maintenance exteriors and real wood interiors. They have a single sash that glides horizontally to allow for full top to bottom ventilation and are an excellent choice for rooms that face walkways, porches or decks because the sash do not open outward.

Half circle windows are available in sizes to match our tilt-wash double-hung windows.



To learn more about other Andersen® window options, visit andersenwindows.com/windows.



NARROLINE® & PERMA-SHIELD® GLIDING PATIO DOORS

200 Series Narroline gliding doors combine the beauty of natural wood with sleek contemporary profiles to maximize views. Available in two- and four-panel configurations to fit virtually any size requirement.

200 Series Perma-Shield gliding doors are protected inside and out with rigid vinyl cladding to give homes a contemporary look while keeping maintenance to a minimum. They are available with convenient blinds-between-the-glass on select sizes and are available in two-panel configurations.



CUSTOM SIZES

HINGED INSWING PATIO DOORS

200 Series hinged inswing patio doors are built with fiberglass panel construction, traditional styling and white interiors and are available in three exterior colors.

Their hook deadbolt lock provides extra strength, a more weathertight seal and added security compared to ordinary deadbolt locks. They are available in one- and two-panel configurations.





EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system offers low maintenance and durability while providing an attractive appearance.

WINDOWS

EXTERIOR COLORS



White

Sandtone

INTERIOR OPTIONS



Pine

White

PATIO DOORS

EXTERIOR COLORS



White

Canvas

Sandtone

Terratone

Dark Bronze

Black

Hinged inswing patio doors are only available with white, Sandtone or Terratone exteriors.

INTERIOR OPTIONS



Pine

White

Hinged inswing patio doors are only available with white interiors.
Perma-Shield gliding patio door interiors match the exterior color selected.

EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 45.

Time-saving and cost-effective



Innovative attachment strip

No nail holes, no visible fasteners, no painting



Independent of water management system for easy installation

Style that gets noticed

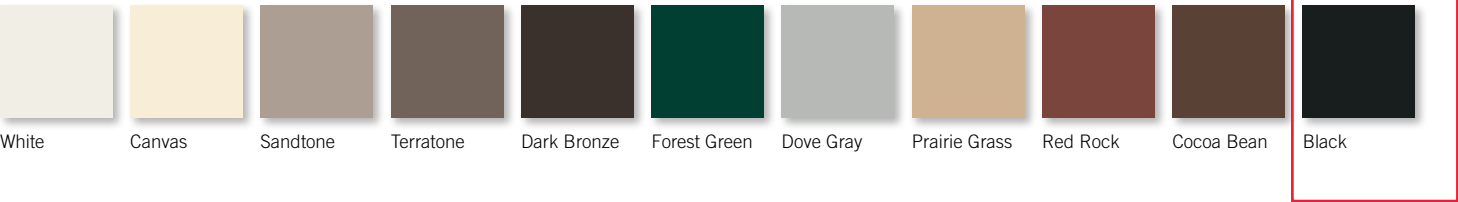
Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.

Sandtone window with cocoa bean trim



Visit andersenwindows.com/exteriortrim to learn more.

TRIM COLORS



Printing limitations prevent exact color duplication. See your Andersen supplier for actual color samples.

Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

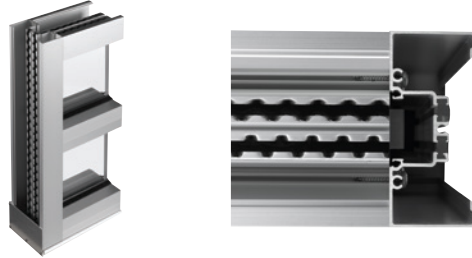
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

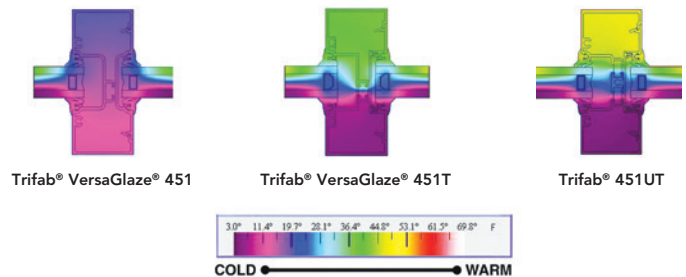
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

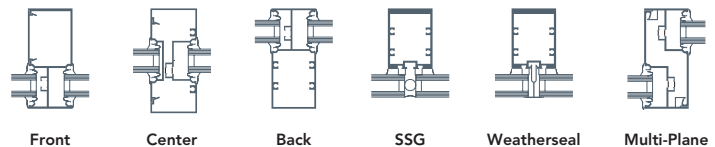
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425





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

Monday, August 14, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor
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 August 14, 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:** 1616 Elkins Lane LLC
File No.: 2019 - 168
Location: 34 South West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1442
Zoning: CB
Request: The applicant is proposing a revised concept that uses wood siding, soffit boards and fascia to provide additional fire separation to meet all Building

Inspection Department requirements. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 77. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Noah Matten

Public Comment — None

The applicant stated that any materials removed during construction will be replaced in-kind. Commissioner Pezor moved to approve the application as submitted. Commissioner Stuart 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:** Chesapeake Green Design, Inc.
File No.: 2023 - 844
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1093
Zoning: R-7A

Request: On February 13, 2023 the Historic District Commission 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 to be used for different portions of the yard: a 4’ tall wooden fence, with 2’ of lattice above was to be located along the Higgins Street frontage; a 4’ tall scalloped picket fence was to run from the front façade to the western property line; and a 6’ tall wooden privacy fence was to run along the western property line. Both the 4’ tall fence with lattice and the 6’ tall privacy fence were depicted using vertical boards.

Upon installation of the fencing, it was discovered that the Higgins Street fencing was installed as a 6’ tall privacy fence using horizontal boards without the 2’ lattice as in the previously approved plans. This section of fencing violates §28-1006.D of the Zoning Ordinance which prohibits fences that exceed 4’ in any

front yard. The Commission is to determine whether the fencing shall remain as installed. 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
Tom Diem, Building Inspection Division

Applicant Presentation — None

Public Comment — None

The Commission requested that the fence be in conformity with the Zoning Ordinance's height requirements, have a uniform appearance on the Higgins Street frontage, and have a transparent lattice. Commissioner Pezor moved to table the application. 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

4. New Business —

- a. Applicant:** East Meets West LLC
File No.: 2023 - 991
Location: 22 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1530
Zoning: CB

Request: This demolition proposal first came before the Commission as a discussion item at the June 26, 2023 meeting. At the time of the meeting, the Commission recommended a formal landscape plan to be submitted. The applicant is now formally requesting approval to demolish the vacant structure located at the property of 22 S. Harrison Street, and to return the area to green space. The applicant is also requesting approval to remove unhealthy trees adjacent to the structure; and a matching white picket fence will subsequently be installed along the southern property line connecting to the existing storage building.

Historic District Guideline references:

i. Demolition Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Bo Orstian

Public Comment — None

Vice Chairperson Brophy moved to table the application with a request to submit a more detailed landscaping plan and photos of the existing fence. Commissioner Greer seconded the motion.

This is the first of two required meetings required for demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

b. Applicant: Gant & Associates
File No.: 2023 - 995
Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1563
Zoning: R-7A

Request: The applicant is proposing to construct a new second story addition on the rear portion of the structure. The addition will use Poplar Board and Baton siding, a standing seam metal roof, a Therma Tru fiberglass entry door, and four (4) aluminum-clad windows. The applicant is also requesting an in-kind replacement to the existing 3-tab asphalt shingle roof; and to fill the existing foundation with a brick veneer. This structure was condemned by the Town in 2011, and in 2021. A demolition order was sent to the previous property owner in 2013. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 102. Rooftop Additions*
- ii. Guideline 103. Materials*
- iii. Guideline 115. Roof Form*
- iv. Guideline 116. Roof Material*
- v. Guideline 126. Arrangement (Windows)*
- vi. Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Kurt Gant, Gant & Associates

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the back door will have brick steps; 2) simulated divided light windows shall be used; and 3) the applicant will submit an amended application if gutters will be installed. Commissioner Stuart 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:** Kevin Guarino
File No.: 2023 - 982
Location: 121 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1932
Zoning: R-7A

Request: The applicant is proposing to replace five (5) existing wooden windows on the Talbot Street frontage of the structure with new vinyl, double hung windows. This is a 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:

Kevin Guarino

Public Comment — None

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

<u>Vote</u>	<u>6 - 0</u>
-------------	--------------

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

- d. Applicant:** Mid-Shore Exteriors
File No.: 2023 - 1004
Location: 106 South Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1960
Zoning: CB

Request: This application is for an emergency request to remove and replace the existing membrane roof. This application received emergency approval as per the Historic District Commission Chairperson. This is a contributing building to the Historic District.

5. Discussion Item —

- a.** Accessory Structures, Pools & Hot Tubs / Home Spas — the Commission will schedule a formal discussion to revise the definition of accessory structures, and to create additional guidelines for above ground pools and hot tubs / home spas within the Historic District.
- b.** Demolition by Neglect — the Commission briefly revisited a discussion regarding the enforcement of property maintenance in partnership with Code Enforcement, and preventing demolition by neglect in partnership with the Building Inspection Division. A formal discussion to revisit and revise the Demolition by Neglect section of the Historic District Guidelines will be held at a later time.

6. Decision Summary Review —

**Commissioner Pezor moved to approve the July 24, 2023 Decision Summary.
Commissioner Bateman seconded the motion.**

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

7. Administrative Approval — None

- 8. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:57 p.m.



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

RECEIVED

AUG 15 2023

TOWN OF EASTON

Application #:	2023-975
Date Received:	08/15/2023
Fee Paid:	
HDC Meeting Date:	08/28/2023
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 300 Talbot Street, Easton MD
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1957 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME For All Seasons Behavioral Health
TELEPHONE NO. 410 822-1018 EMAIL jquvarnstrom@forallseasonsinc.org

Applicant or Agent

NAME Jonathan Qvarnstrom
TELEPHONE NO. 410 822-1018 EMAIL jquvarnstrom@forallseasonsinc.org

Description of Proposal (include additional sheets, as necessary)

<u>We want to install 3 signs warning non clients that parking in our lot will result in their vehicle being towed.</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

<u>Jonathan Qvarnstrom</u>
<u>8/14/2023</u>
<u>Jonathan Qvarnstrom</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

For All Seasons is seeking to install three 12"x22"x.063 Aluminum signs which would each be set on 8' green U-Channel Post in the ground on our property of 300 Talbot Street Easton MD. The purpose of the signs is to proclaim any unauthorized vehicles on our property or parking lot will be towed as many of our clients have been unable to park in our lot due to it being full of cars using it as general parking.

LAYOUT PROOF

(3) 12"x22"x.063 Aluminum....\$85 each.....\$255
(3) 8' Green U-Channel Posts...\$40 each.....\$120
Labor to Install in Denton.....\$220

Tax: \$22.50

Total: \$617.50



Custom Signage | Vehicles | Boats | Print | Business Products

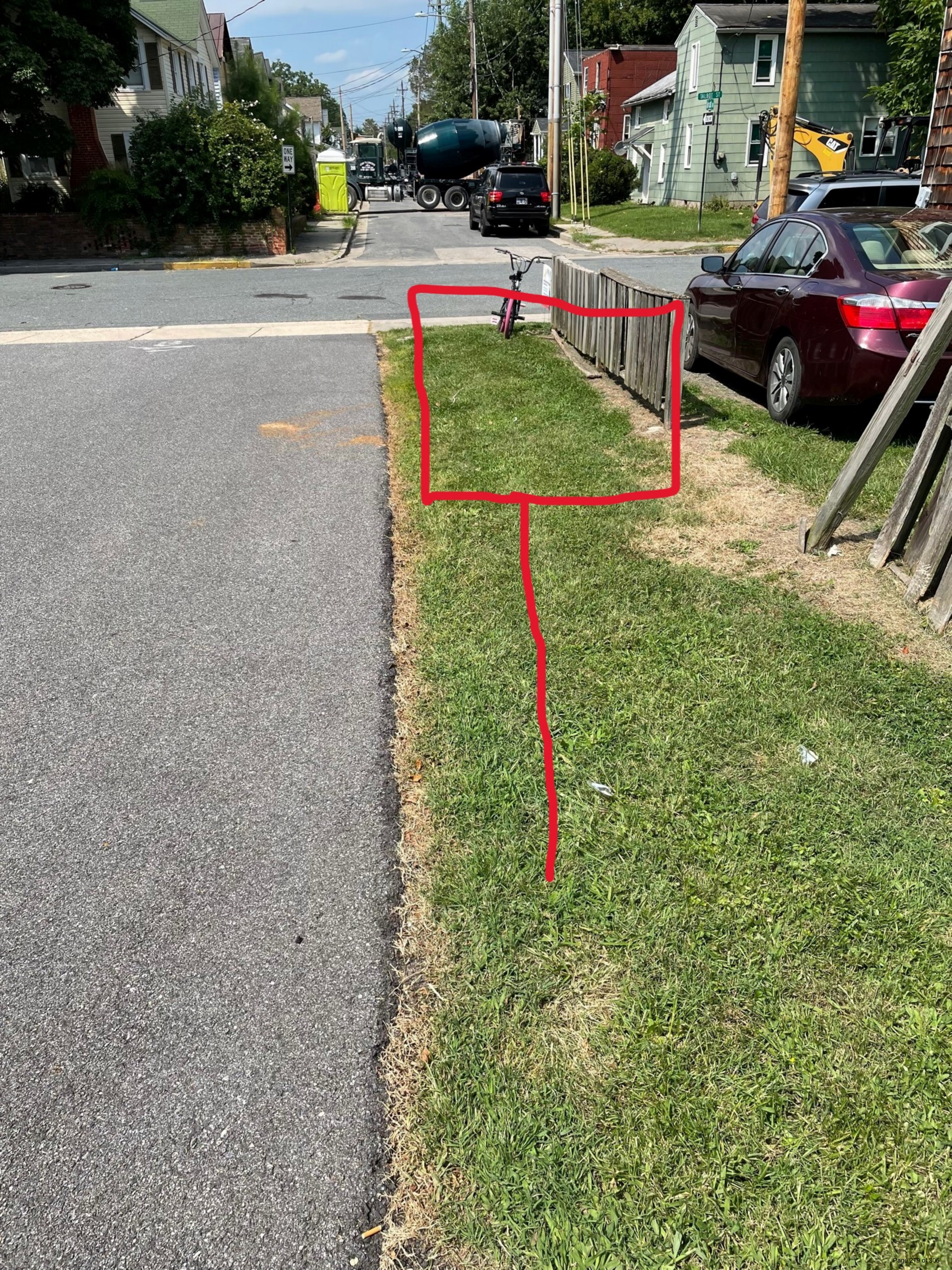
2013 Main Street, Chester, MD 21619

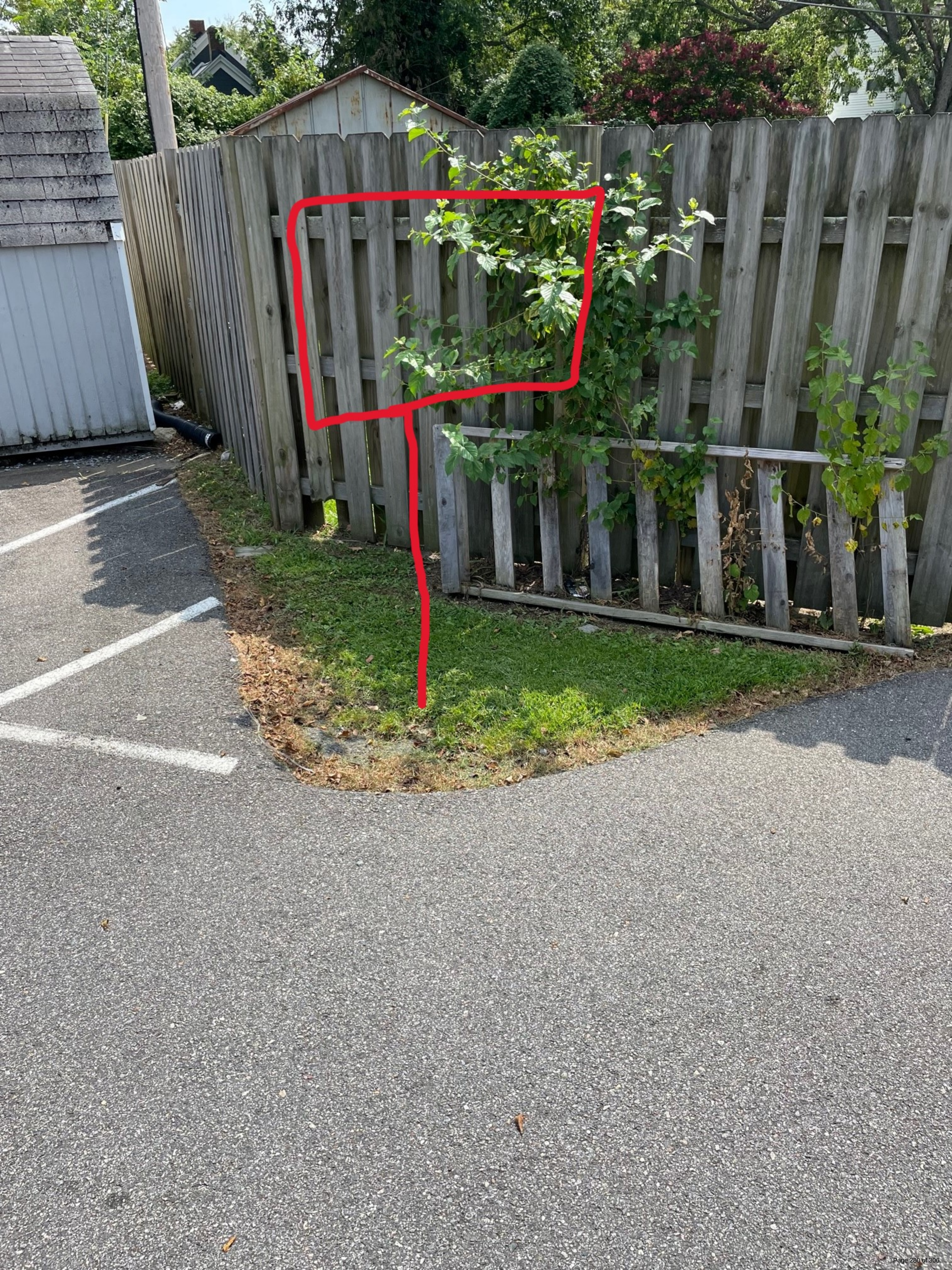
410.643.6000
Mac@ShoreSign.com
www.ShoreSign.com

NOTICE

Design is the Difference at Shore Sign Co. therefore the layout and designs contained in this email are property of Shore Sign Co., Inc. until job completion & full payment is made.

Page 2 of 3 of 306









RECEIVED

AUG 16 2023

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-1016

Date Received: 08/16/2023

Fee Paid: \$25.00

HDC Meeting Date: 08/28/2023

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

9 South St., Easton, MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

South Street Property LLC (Ted Atford)

TELEPHONE NO.

301-980-5636

EMAIL

tcaiii@hotmail.com

Applicant or Agent

NAME

Marasun Roofing (John BP Marrah)

TELEPHONE NO.

410-226-6212

EMAIL

bonnie@marasunllc.com

Description of Proposal (include additional sheets, as necessary)

Full roof replacement (2350) on main house, excluding the front porch, walkable surface, roof. We will be removing the existing asphalt roof & replacing it with an in kind asphalt roof using GAF Timberline HD2 shingles in the color: Slate. If decking is rotted, it will be replaced w/ new. New flashing will be installed around attic fan & chimney, & the existing pipe vent will be replaced w/ a new pipe box. Gutters & guards will remain.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of December 27, 2022, the fees are as follows:
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- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

8/16/2023
John BP Marrah

Revised 4.4.2022



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Revised December 2022

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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 - 021257

Owner Information

Owner Name:

SOUTH STREET PROPERTY LLC

Use:

RESIDENTIAL

Mailing Address:

9 SOUTH ST
EASTON MD 21601-0000

Principal Residence:

NO

Deed Reference:

/01997/ 00291

Location & Structure Information

Premises Address:

9 SOUTH ST
EASTON 21601-0000

Legal Description:

LOT 10-48X72
9 N/S SOUTH ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0000	1514	1230013.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	1,302 SF		3,456 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	END UNIT	STUCCO/	4	2 full	1 Detached	

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	70,000	70,000		
Improvements	131,100	142,000		
Total:	201,100	212,000	208,367	212,000
Preferential Land:	0	0		

Transfer Information

Seller: CRAGG MARIE S

Date: 06/29/2012

Price: \$210,000

Type: ARMS LENGTH IMPROVED

Deed1: /01997/ 00291

Deed2:

Seller:

Date:

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /00536/ 00498

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:

ALFORD UPDATED GAF ROOFING PROPOSAL

JUL 27, 2023

Project #10955332867

MARASUN
roofing | siding | windows | gutters | solar



TED ALFORD

tcaili@hotmail.com

9 south st
Easton, MD
21601



We can help you with

Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-621

INTRODUCTION

Hi Ted ,

Thank you for allowing Marasun the opportunity to provide this quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

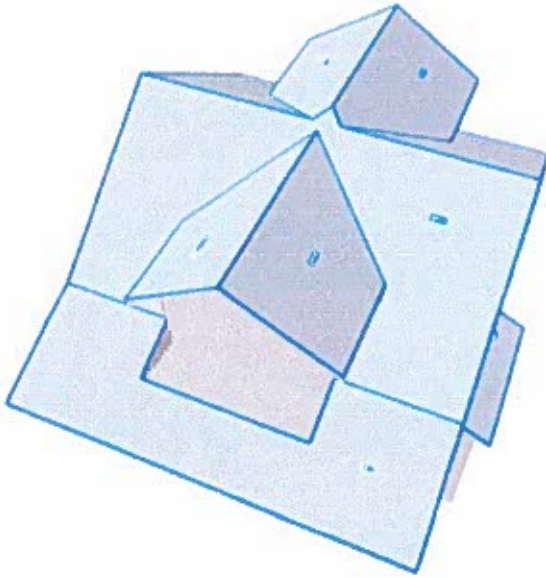
1. Remove and disposal of all old materials: We will strip your house down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground.
2. Supply and install new materials: We are proposing the GAF Timberline HDZ with StainGuard Plus as shown.
3. Clean up of entire work area: We will clean during and after the installation to maintain a clean worksite and we pay special attention to any nails.
4. You will have direct contact with our Production Manager for all scheduling and deliveries.
5. Marasun is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the \$1,000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.
6. We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for Marasun.
7. We provide a Workmanship Warranty as defined in your proposal.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

BP Marrah
Marasun
bp@marasunllc.com
410.226.6212

INSPECTION



We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any rotted decking at a charge of \$75 per sheet, including labor.

We will install Ice and Watershield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the house.

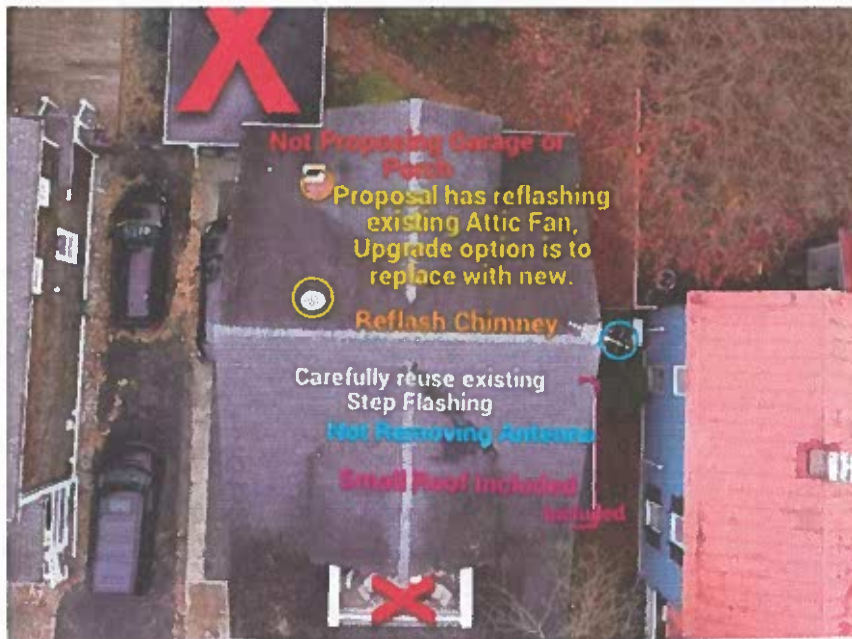
We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on all edges of the roof to improve the wind resistance of your new roof.

We will then install the GAF Timberline Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.



We are not proposing to replace the garage roof or the front porch walkable surface.

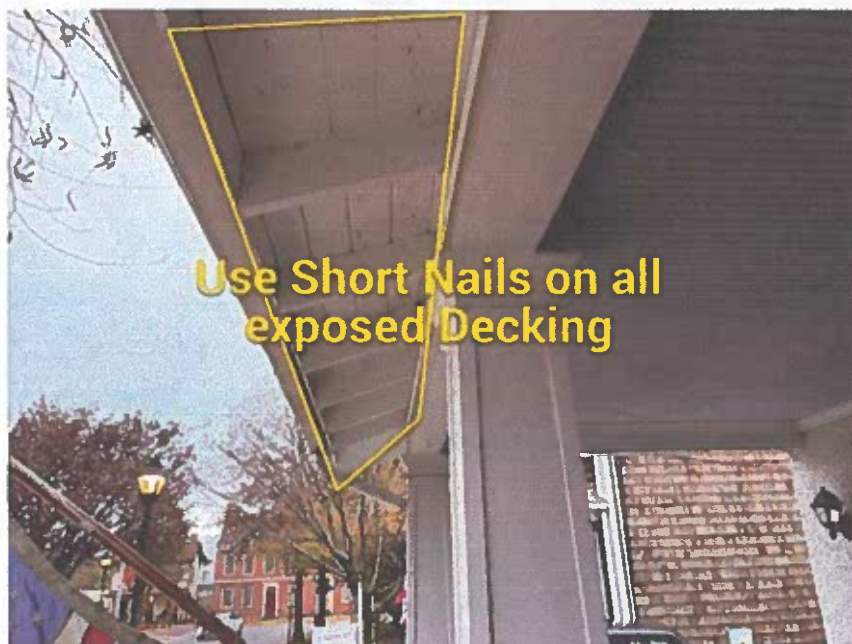
This proposal includes reflashing the existing attic fan and gives you an upgrade option to replace the fan.

We will reflash the chimney.

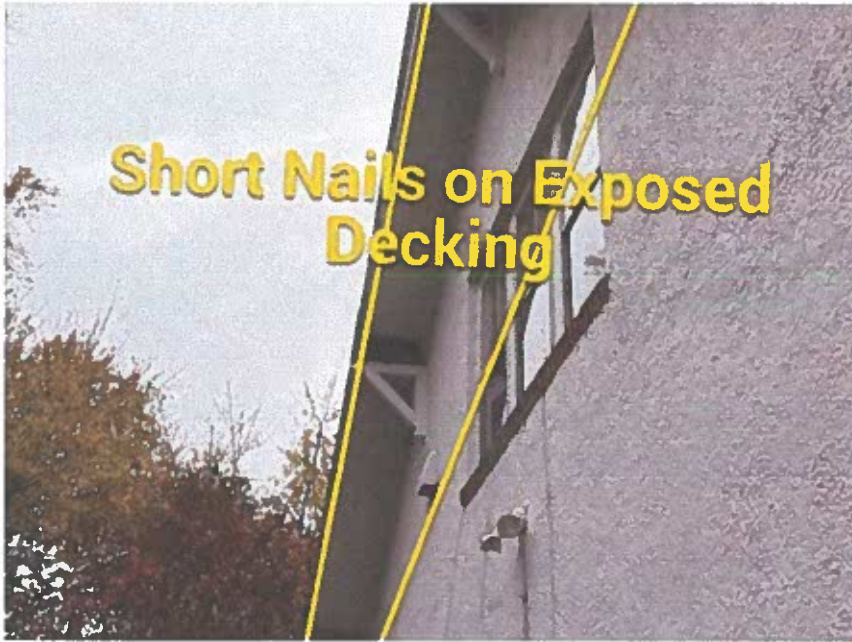
We will remove and replace the gutter guards.

We will leave the antenna in place.

We will reuse the step flashing if serviceable and will replace it as necessary.



We will use short nails on all areas of the roof exposed from below.



Short nails.

GAF ROOFING SYSTEM

Description

GAF ROOFING SYSTEM

GAF TIMBERLINE HDZ WITH STAINGUARD PLUS:

PEWTER GAF

One of our best shingles with LayerLock® technology, Limited Lifetime Warranty and the StainGuard Plus™ algae protection limited warranty.

GAF SEAL-A-RIDGE HIP & RIDGE:

Seal-A-Ridge protective ridge cap shingles are designed to complement the color of your roof's shingles. there is also an exceptional strength against cracking with the micro weave core.

GAF WEATHERWATCH ICE & WATER:

Self sealing and helps prevent leaks due to water backing up in your gutters, wind-driven rain, and damaging ice dams.

GAF PROSTART STARTER:

Starter strips are made with a high-quality, properly positioned adhesive applied at the factory to help prevent shingle blow-off.

TAMKO SYNTHETIC UNDERLAYMENT:

A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.

ROOFING ACCESSORIES - FASTENERS SEALANTS AND PAINT

1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:

Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.

TRI BUILT 1 1/4" COIL NAILS:

Electro galvanized nails used to fasten down the roofing system

TRI-BUILT ELASTOMERIC SEALANT

Clear

TRI BUILT ROOF ACCESSORY PAINT:

is used to paint flashings and penetrations to match the roof.

PIPE BOOTS

TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK

TRIM & FLASHING MATERIALS

DRIP EDGE - TRI ODE 2':

Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.

TRI BUILT ALUMINUM TRIM COIL 24" X 50':

can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.

TRI BUILT PRE-BENT ALUMINUM STEP FLASHING:

is a rectangular piece of flashing bent 90 degrees in the center. It is used for roof to wall flashing. Multiple pieces of the flashing will be installed in layers with shingles to ensure the water flows away from the wall.

DIMENSIONAL LUMBER - WOOD

1/2' CDX PLYWOOD SHEET:

Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary

GAF Timberline **HDZ**
High Definition Lifetime Shingles



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

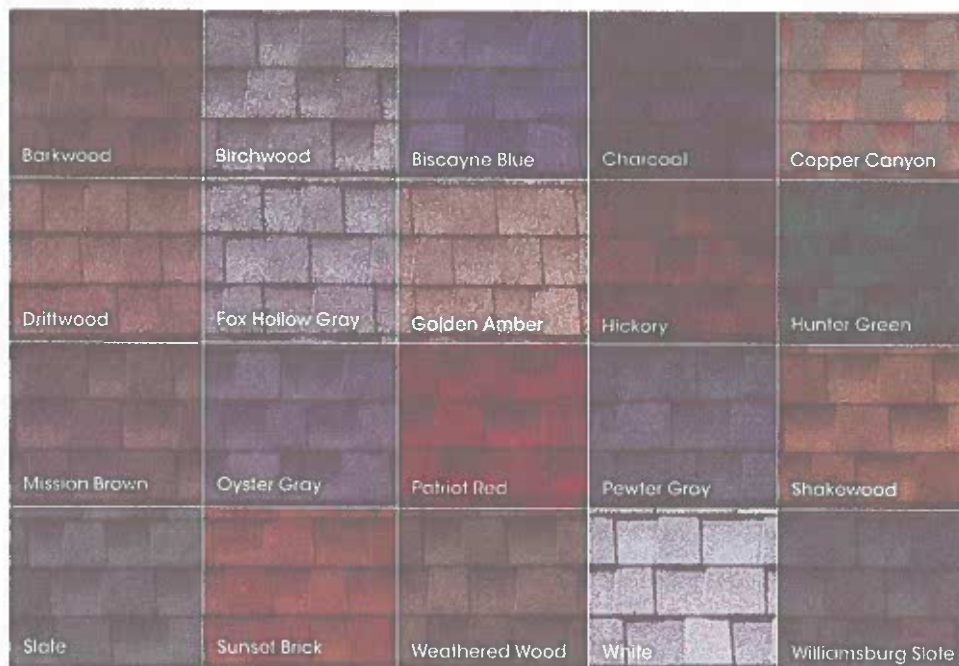


Timberline HDZ® Shingles

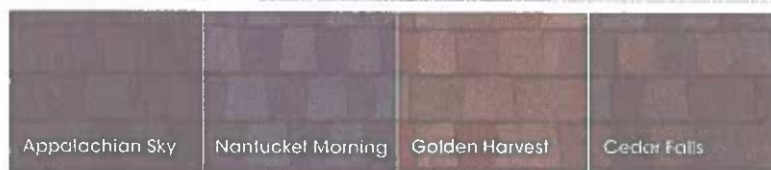
Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection?** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁶
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC: Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LRS for qualifying GAF products.

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

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

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

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

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



We protect what matters most™

GAF

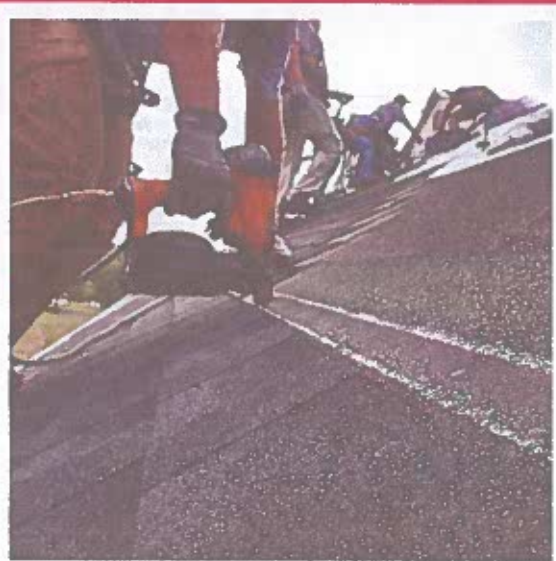


Timberline[®]HDZ[®]
High Definition[®] Shingles



America's #1-selling shingle just got better — again

Now featuring a 25-Year Limited Warranty against
blue-green algae discoloration*



Now with GAF Time-Release Algae-Fighting
Technology and LayerLock™ Technology,
Timberline HDZ® offers everything
you can expect from an architectural
shingle roof, and more.*

* See reverse for details

We protect what matters most™

GAF



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.³
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.³
- **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty²** — When installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.¹ Proprietary GAF Time-Release Algae-Fighting Technology helps protect shingles from unsightly stains.

Installation:



The StrikeZone™ Nailing Area

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



LayerLock™ Technology

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



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



Visit gaf.com/TimberlineHDZ

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

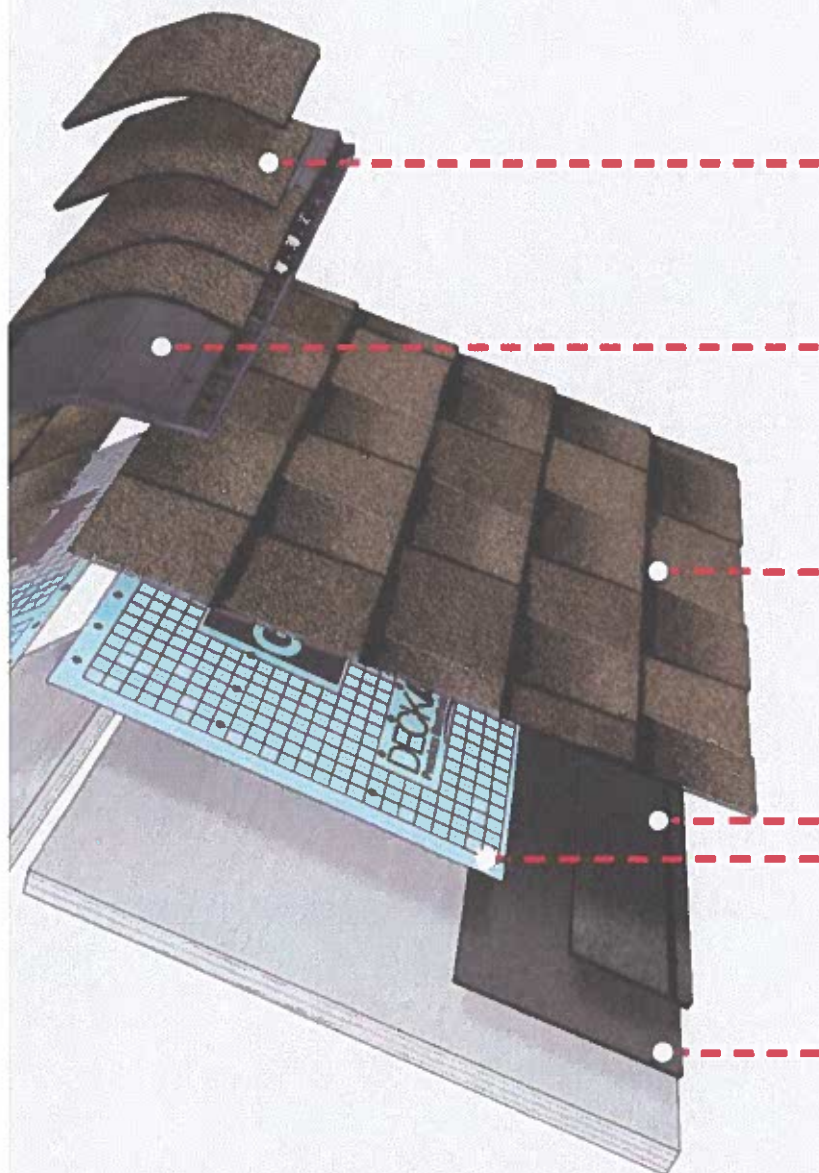
² 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LIRS for qualifying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

³ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

We protect what matters most™

GAF

The GAF Lifetime¹ Roofing System



Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges



Cobra[®] Attic Ventilation
Helps reduce attic moisture and heat



Lifetime Shingles¹
Beautify and protect for years to come



Starter Strip Shingles
Helps guard against shingle blow-offs



Roof Deck Protection
Helps shield the roof deck from moisture infiltration



Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime¹ Shingle and at least 3 qualifying GAF Accessories and get a Lifetime¹ limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor² about enhanced GAF warranties.



¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and at least 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

² Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

Color Availability



Nationally Available Colors



Regionally Available Colors (See next page for details.)



For more details visit
gaf.com/TimberlineHDZ

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



RECEIVED
AUG 25 2023

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

TOWN OF EASTON

Application #: 2023-1021
Date Received: 08/25/2023
Fee Paid: \$25.00
HDC Meeting Date: 08/28/2023
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

307 North St Easton MD

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Harriet Crawford

TELEPHONE NO.

4104767613

EMAIL

crawford.harriet@gmail.com

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

The recent storm tore shingles off my roof and I have leaks in my house with damage to my dry wall. I am replacing the entire roof on my house with in kind shingles. These shingles are as close a match as are available.

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

Harriet Crawford
8/25/23
Harriet Crawford

Revised 4.4.2022



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
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- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
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- **Pieces/Square:** 64
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- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

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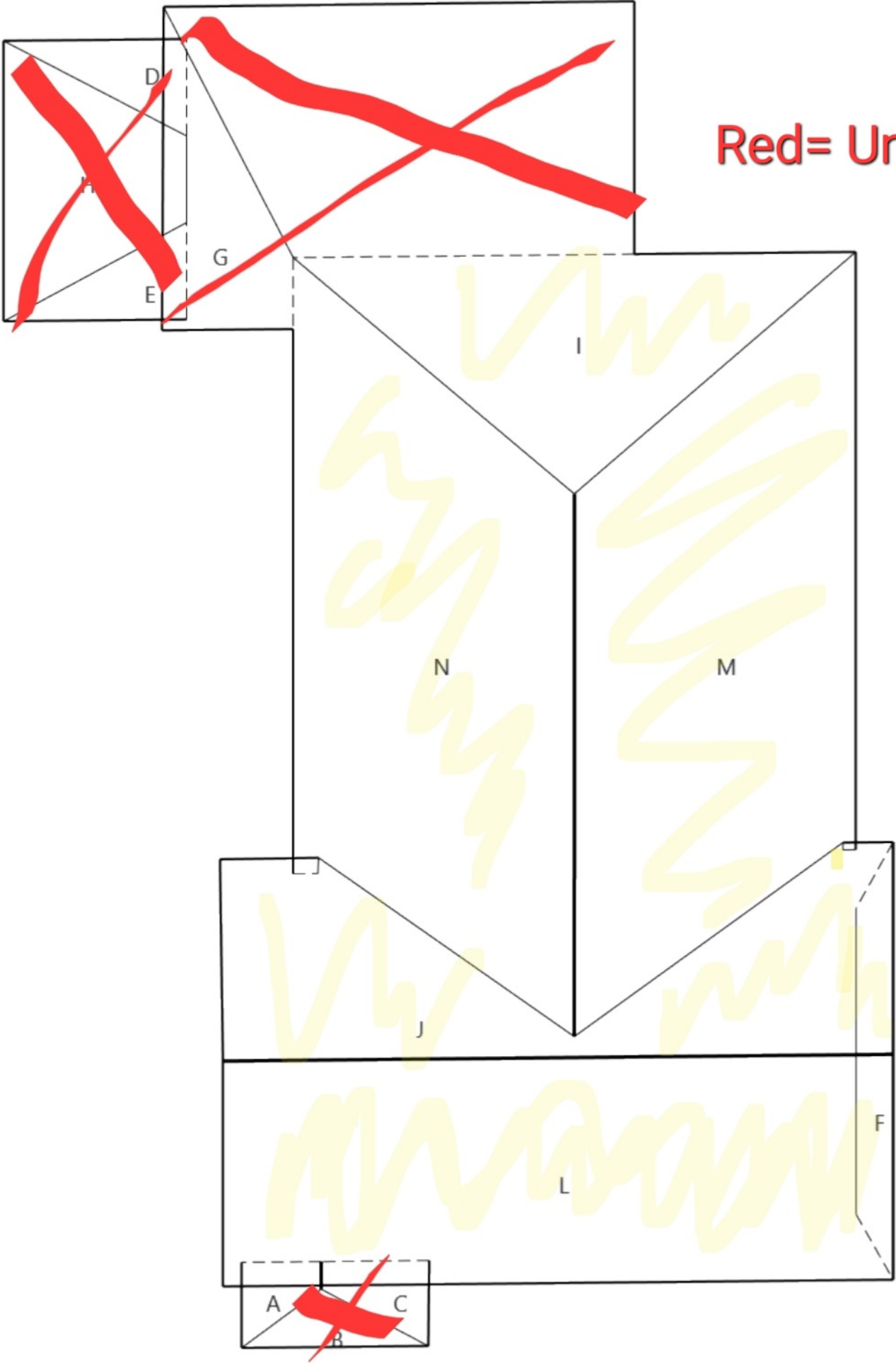
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Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™





Red= Untouched

All Yellow shaded areas
to be replaced with GAF
Timberline HDZ in Slate

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Notes Diagram

Roof facets are labeled from smallest to largest
(A to Z) for easy reference.

EXTENDED COVERAGE 2D

Disclaimer: This report was produced using EagleView
Extended Coverage Technology. Due to a variety of
reasons including, but not limited to: tree coverage,
poor images, low photo resolution or other blockages;
this report DOES NOT offer an accuracy guarantee.
EagleView recommends that anyone using this report
field verify the measurements.



Google
© 2023 Google

New Roof with GAF
Timberline HDZ
Architectural in Slate
(only main slopes)





Bay Area Exteriors
MHIC #140145
29000 Information Lane
#405
Easton, MD 21601
Phone: (410) 200-3147

Crawford Estimate

08/25/2023

Claim Information

Allstate

Claim Number: 0722248655

Harriet Crawford
307 North Street
Easton, MD 21601
(410) 476-7613

Job: Harriet Crawford

Asphalt Roofing Section

- Remove existing shingles down to decking
- Inspect plywood and replace plywood throughout asphalt sections 1/2" CDX (\$4,480 is included in this total for 56 sheets of plywood) however any decking not installed will be credited back to you)
- Furnish and install ice and water barrier along any eaves and valleys
- Furnish and install synthetic underlayment
- Furnish and install drip edge C 3 1/2 (white) on all rakes and eaves
- Furnish and install GAF ProStart starter shingles on all rakes and eaves
- Furnish and install GAF Timberline HDZ architectural shingles (color pending) with 6 nails per shingle to meet GAF installation guidelines
- ~~Furnish and install snow country ridge vent~~ (Not needed)
- Furnish and install GAF Seal-A-Ridge hip and ridge shingles
- Furnish and install any pipe boots, flashings and accessories
- Clean up and haul away all job related debris
- Sweep yard with magnet to pick up loose nails

System Plus Warranty: \$16,076.50 (Cash/Check Price \$14,615.00)

System Plus warranty Provides:
50 year manufacturer warranty (covers manufacturer defects)
25 year stain guard protection
130-209 mph wind rating
5 year labor warranty backed by Bay Area Exteriors LLC

Flat roof Section

- Provide a thorough power wash clean with mild detergent
- Furnish and Install new siliconized Gaco coating to all entire flat roof surface including around any penetrations

Total cost of material and labor \$6,600.00** or *** Cash or check price*** \$6,000.00

Gutters Section

- Remove and discard gutters and downspouts throughout the whole house
- Furnish and Install new 5" seamless gutters and straps with gutter guard system

Total cost of \$5,060.00 or cash or check price \$4,600.00

Low Slope Side Porch Roofing Section

- Remove Existing self-adhered roofing membrane from sheathing and dispose
- Remove existing sheathing to expose framing
- Add framing members to existing rafters (sistered) to create proper slope for adequate drainage
- Furnish and Install new cdx plywood decking throughout
- Furnish and install new base coat sheet of CertainTeed Deck Seal throughout entire slope
- Furnish and install new top coat sheet of self-adhered CertainTeed Deck Seal throughout entire slope

Total Cost of \$4,730.00, or Cash or Check Price of \$4,300.00

Total
\$ 29,515
We can get administrative approval for replacement of like-kind materials

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date