



Historic District Commission MEETING AGENDA

Monday, September 11, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for the September 11, 2023 meeting.

Old Business

- 1) **Application Number:** 2022 - 670
Applicant: Town of Easton
Location: 123 S. Locust Lane
Tax Map 104, Grid 0EA, Parcel 1858
Zoning District: R-7A
Request: Amendment to Previously Approved Roof Material.
- 2) **Application Number:** 2023 - 968
Applicant: Jackie Whisman
Location: 114 S. Harrison Street
Tax Map 104, Grid 0EA, Parcel 1958
Zoning District: R-7A
Request: Amendment to Roof Replacement Request.
- 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.
- 4) **Application Number:** 2023-865
Applicant: Chesapeake Neighbors LLC
Location: 20 N. Aurora Street
Tax Map 103, Grid 000, Parcel 1130
Zoning District: R-7A
Request: Redevelopment

New Business

- 1) **Application Number:** 2023 - 1022
 Applicant: Scott Reynolds
 Location: 610 Goldsborough Street
 Tax Map 103, Grid 0EA, Parcel 0958

 Zoning District: R-7A
 Request: Fence Installation

- 2) **Application Number:** 2023 - 992
 Applicant: Window Nation
 Location: 121 S. West Street
 Tax Map 104, Grid 0EA, Parcel 1998

 Zoning District: CB
 Request: Window Replacement.

- 3) **Application Number:** 2023 - 1019
 Applicant: Milo Remodeling
 Location: 126 S. Hanson Street
 Tax Map 104, Grid 0EA, Parcel 1892,
 Lot 1

 Zoning District: R-7A
 Request: Porch Replacement and Fence
 Installation.

- 4) Revision to the Historic District Guidelines for a Revised Definition of Accessory
 Structures; and the Drafting of New Guidelines for Pools and Hot Tubs / Home
 Spas.

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the August 28, 2023 meeting.

Administrative Approval

- 1) **Application Number:** 2023 - 1026
 Applicant: Economy Restoration, LLC
 Location: 416 August Street
 Tax Map 104, Grid 0EA, Parcel 1064

 Zoning District: R-7A
 Request: In-Kind Asphalt Shingle Replacement.

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 123 S Locust Lane

Application Number: 2022- 670

Request: Roofing Material Amendment

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

In May of 2022, the Historic District Commission approved extensive renovations that including raising the existing structure to install a new foundation and demolishing a rear addition. The original approval stated that the new roof would be cedar shake with the exception of the new addition which would be standing seam. The applicant is now proposing to use standing seam for the entirety of the roof.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements

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

Appendix B:



Shingles

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern. Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles. Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

Analysis – The proposed standing seam material meets the specifications for standing seam metal roofs with a rib height of 1” and a panel width of 16”. Given that the original roof was cedar shake, the Commission must determine if standing seam is consistent with this building’s architectural style.

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			
2101015400		123 S LOCUST LANE		JENKINS, BERNICE			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR-DETERIORATING					
ARCHITECTURAL STYLE			ADDITION(S)				
NATIONAL FOLK			NONE APPARENT				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2/2 + 6/6 WOODEN WINDOWS + WOOD WINDOW + DOOR SURROUNDS. PORCH REBUILT WALLS SHEATHED IS ASBESTOS SHINGLES.							



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

Meeting Date: 5/9/2022
Application Number: 2022-0670
Location: 123 Locust Lane
Applicant: Trevor Newcomb
Request: Renovation

own of Easton, Trevor Newcomb was present on behalf of the Renovation for 123 Locust Lane, a contributing building in the Historic District.

It was discussed that as part of the renovation

- The rear lean-to addition is to be removed.
- New two-story additions will be added.
- The North Wall is to be fire rated.
- The existing porch will be restored/rebuilt.
- The structure will be raised to install a continuous block foundation with brick.
- Windows will be wood clad.
- Roof shingles will be cedar on the original portion of the structure and the new addition will be metal standing seam.
- Window trim will be wood.
- Window details will be replacated
- Chimneys to remain will be capped and repointed.
- Siding will be wood or cement board lap style smooth side.

Upon motion by Vice Chair Demby, seconded by Mr. Bateman and carried 6 - 0, application 2022-0670 was approved.

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/31/2022
Date



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

RECEIVED

AUG 21 2023

TOWN OF EASTON

Application #: 2022-670 / 2023-1018
 Date Received: 08/21/2023
 Fee Paid: -
 HDC Meeting Date: 09/11/2023
 Date Property Posted: 09/04/2023

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 123 South Locust Lane
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1800s NATIONAL REGISTAR # -

PROPERTY INFORMATION

OWNER NAME TOWN OF EASTON
 TELEPHONE NO. 822-2526 EMAIL tnewcomb@eastonmd.gov

Applicant or Agent

NAME TREVOR B. NEWCOMB
 TELEPHONE NO. 924-3276 EMAIL tnewcomb@eastonmd.gov

Description of Proposal (include additional sheets, as necessary)

- Amendment to the previously approved Cedar Shake Material to be used on the primary original rock to standing seam.
 - To clarify Porch Roofing to be Cedar

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, tHhDeC 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

TREVOR B. NEWCOMB
8-21-23
TREVOR B. NEWCOMB

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

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





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

Meeting Date: 5/9/2022
Application Number: 2022-0670
Location: 123 Locust Lane
Applicant: Trevor Newcomb
Request: Renovation

own of Easton, Trevor Newcomb was present on behalf of the Renovation for 123 Locust Lane, a contributing building in the Historic District.

It was discussed that as part of the renovation

- The rear lean-to addition is to be removed.
- New two-story additions will be added.
- The North Wall is to be fire rated.

→ The existing porch will be restored/rebuilt.

- The structure will be raised to install a continuous block foundation with brick.
- Windows will be wood clad.

→ Roof shingles will be cedar on the original portion of the structure and the new addition will be metal standing seam.

- Window trim will be wood.
- Window details will be replacated
- Chimneys to remain will be capped and repointed.
- Siding will be wood or cement board lap style smooth side.

— CEDAR ROOF

— STANDING SEAM

Upon motion by Vice Chair Demby, seconded by Mr. Bateman and carried 6 - 0, application 2022-0670 was approved.

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/31/2022
Date

← Ignore THAT



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
www.town-eastonmd.com



Revised Scope of Work – 123 South Locust Lane

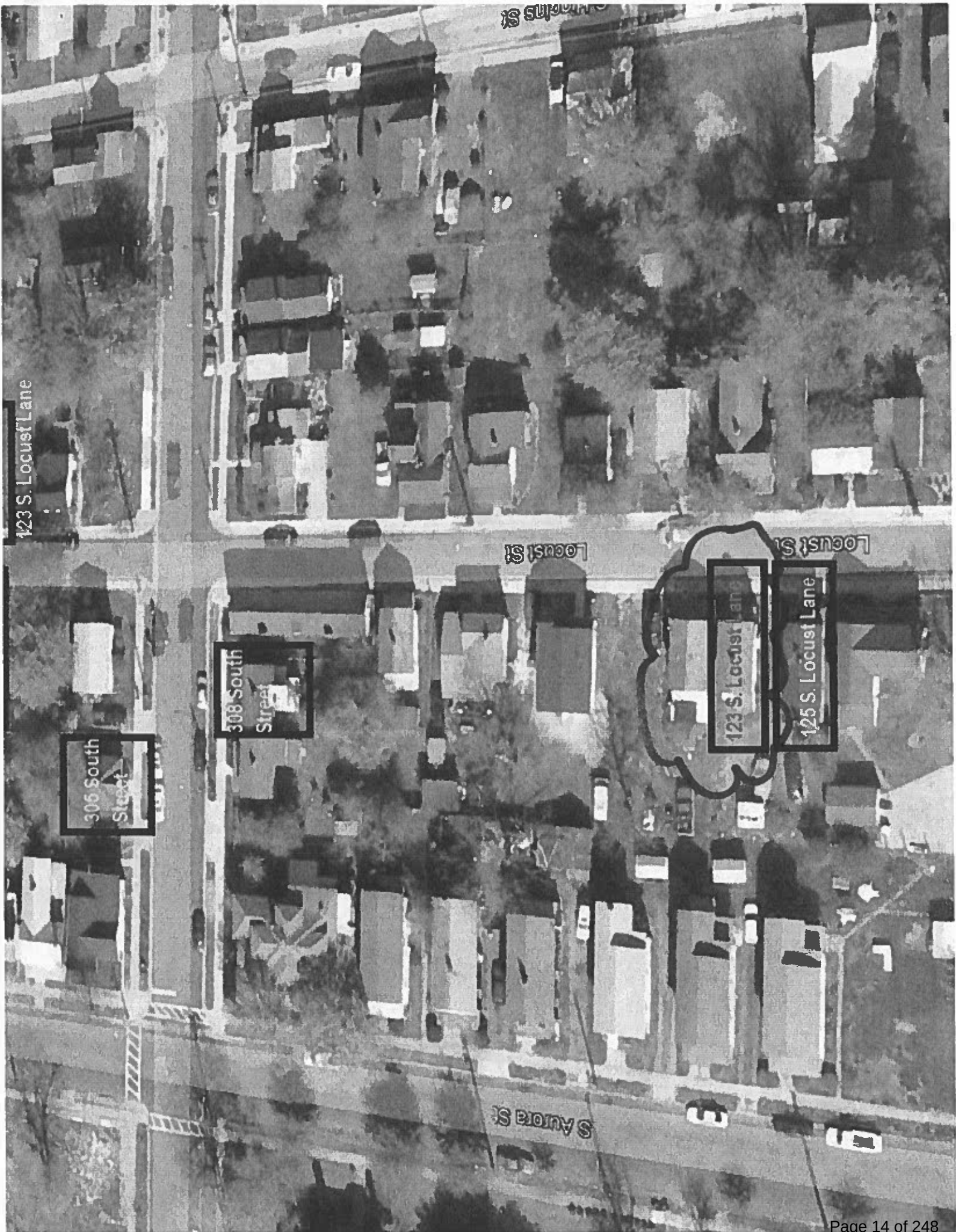
The project goal for the property located at 123 South Locust Lane is to fully rehabilitate the dwelling while maintaining the historical significance, meeting minimum livability standards, creating an energy efficient dwelling and providing an affordable workforce housing unit. To achieve these goals, the following scope of work is anticipated:

Original Scope of Work Language

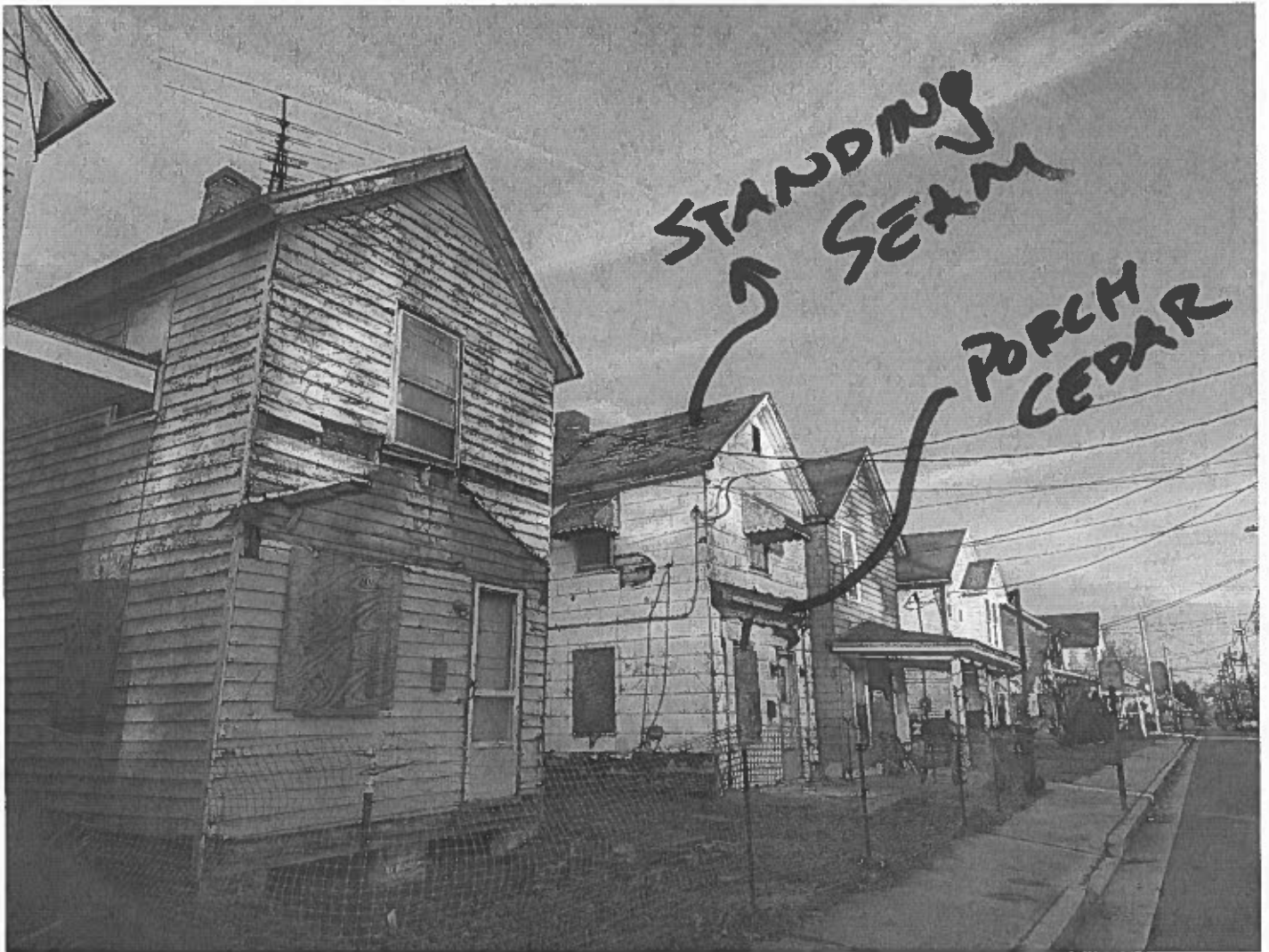
- Remove all layers of roofing material, replace or repair rafters, install/replace sheathing as necessary and install cedar shake roofing materials.
- Demolish the existing one-story addition and add a two-story addition to the rear of the original structure to provide a kitchen and a bedroom and to allow for the reconfiguration of the stair system. The roof over the addition is to be metal standing seam and the ridge height to be lowered from the existing ridge approximately 12".

Revised Scope of Work Language

- Remove all layers of roofing material, replace or repair rafters, install/replace sheathing as necessary and install cedar shake roofing materials **onto the front porch roof.**
- Demolish the existing one-story addition and add a two-story addition to the rear of the original structure to provide a kitchen and a bedroom and to allow for the reconfiguration of the stair system. **The roof over the addition and the existing structure is to be metal standing seam.**









Samantha Smith <ssmith@eastonmd.gov>

Fwd: Roof Panel 16" or Less and Cedar to Standing Seam Porch Roof Modification

1 message

Nicholas Johnson <njohnson@eastonmd.gov>

Wed, Aug 30, 2023 at 10:23 AM

To: Samantha Smith <ssmith@eastonmd.gov>

Here is a revised submission for [123 S Locust Lane](#).

----- Forwarded message -----

From: **Trevor Newcomb** <tnewcomb@eastonmd.gov>Date: **Wed, Aug 30, 2023** at 10:07 AM

Subject: Roof Panel 16" or Less and Cedar to Standing Seam Porch Roof Modification

To: Nicholas Johnson <njohnson@eastonmd.gov>

Good Afternoon Nick,

I want to be sure that the HDC received the attached information regarding the type of standing seam panels to be used. Upon your recommendation, we will use a standing seam with a between-the-rib width of 16" or less.

Further, after reviewing the porch roof slopes for both 123 and 125 South Locust Lanes, there is not enough slope to allow for the lawful use of cedar shake. So, our only option is to continue the use of standing seam at these locations.

Thank you for your assistance in this matter.

1.800.406.7387
FIND A DISTRIBUTOR
REQUEST INFO
Q Search

PRODUCTS ▾
PROJECTS ▾
INDUSTRIES ▾
ARCHITECTS ▾
CONTRACTORS ▾
RESOURCES ▾

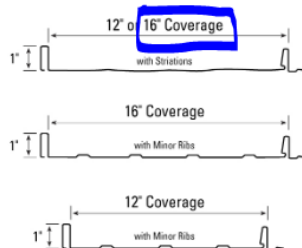
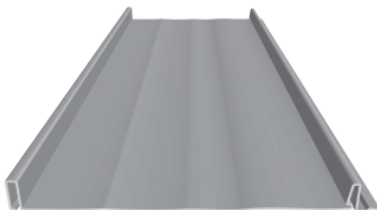


IMAGE II™

Roof, Wall

Panel Coverage: 12", 16"**Rib Height:** 1"**Rib Features:** Snap-Seam Direct Fastened**Standard Gauges:** 24 ga., 26 ga.

Like all Standing Seam Roof panels, Image II™ delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting and beautiful roof. As a direct concealed-fastened option, Image II provides the benefit of the same great look at a more economical price.

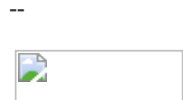
Available Material: Steel**Available Substrate:** Solid Substrate**Fasteners:** Concealed, Standing Seam Roof

COMPARE PRODUCTS

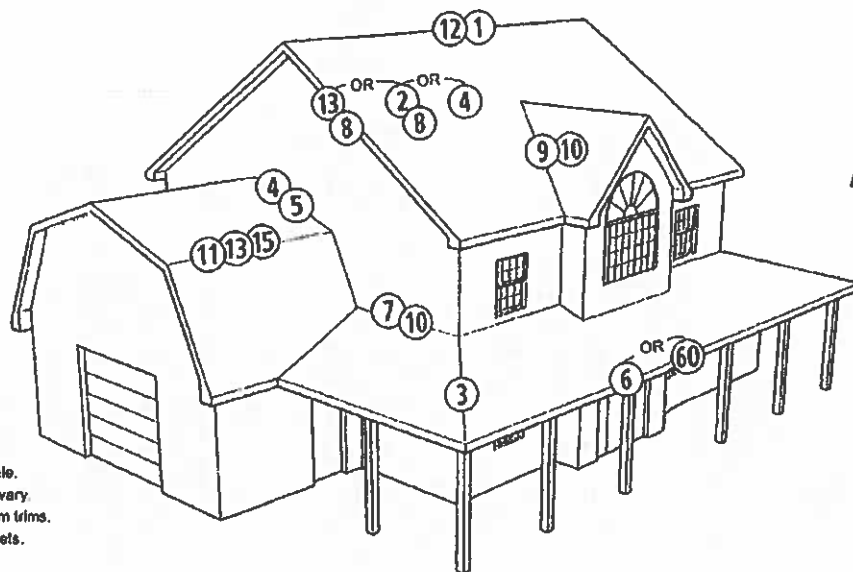
FIND A DISTRIBUTOR

For any questions about product availability or color, call our **Deer Lake, Pennsylvania** branch at **800.544.2577**.

24 gauge

**Trevor Newcomb**

Director – Facilities & Buildings



ABSeam Trims

Drawings are not to scale.
Exact dimensions may vary.
Contact us about custom trims.
Item codes are in brackets.
cc = Color Code



① ABS Ridge Cap
(ESRHcc)



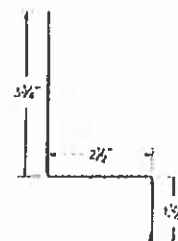
② ABS Rake Trim
(ESRTcc)



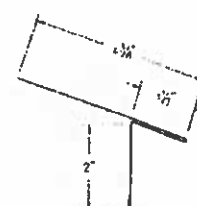
③ ABS Ridge Hip
(ESGFcc)



④ ABS Slim Line Rake
(ESSLRcc)



⑤ ABS Sidewall Flashing
(ESGFcc)



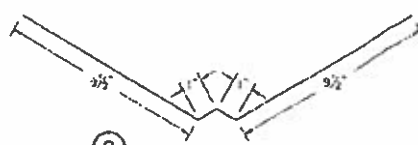
⑥ ABS Residential Eave
(ESREcc)



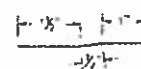
⑦ ABS Universal Endwall
(ESUEcc)



⑧ ABS Starter "J"
(ESGJcc)



⑨ ABS Formed Valley
(ESFVcc)



⑩ ABS Offset Crawl
(ESOCcc)



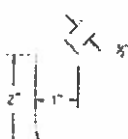
⑪ ABS Metal "Z" Closure
(ESMZCcc)



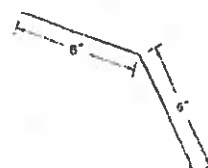
⑫ ABS Vented "Z" Closure
(ESMZCcc)



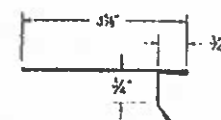
⑬ ABS Gable Cleat
(ESGCcc)



⑭ ABS Counter Flashing
(ESCFcc)



⑮ ABS Gombrel Trim
(ESGTcc)



⑯ Drip Edge
(DEcc)

82 Garden Spot Rd,
Ephrata PA, 17522
Office: 717-445-6885
Toll Free: 800-373-3703

www.abmartin.net
sales@abmartin.net

35 Ridge Rd,
Newville, PA 17241
Office: 717-776-5951
Toll Free: 800-782-2712

Colors are as close as possible to actual colors, but may vary slightly from actual metal. Please request a free metal sample.
© Copyright 2016 A.B. Martin Roofing Supply, LLC. All rights reserved.



PROJECT REVIEW FORM

Request for Comments from the Maryland Historical Trust/
MDSHPO on State and Federal Undertakings

RECEIVED
Date Received: AUG 28 2023
BY: [Signature]

MHT USE ONLY

Log Number:

202303586
CDBG
EUR

Project Name Town of Easton Housing On The Hill Initiative

County Talbot

Primary Contact:

Contact Name Trevor Newcomb

Company/Agency Municipal - Facilities

Mailing Address 14 South Harrison Street

City Easton

State Maryland

Zip 21601

Email tnewcomb@eastonmd.gov

Phone Number +1 (410) 822-2526

Ext.

Project Location:

Address 123 South Locust Lane

City/Vicinity Easton

Coordinates (if known): Latitude

Longitude

Waterway

Project Description:

List federal and state sources of funding, permits, or other assistance (e.g. Bond Bill Loan of 2013, Chapter #; HUD/CDBG; MDE/COE permit; etc.).

Agency Type

State

Agency/Program/Permit Name

HUD/CDBG Program Income Funds

Project/Permit/Tracking Number (if applicable)

This project includes (check all applicable):

☐ New Construction ☐ Demolition ☒ Remodeling/Rehabilitation

☐ State or Federal Rehabilitation Tax Credits

☐ Excavation/Ground Disturbance

☐ Shoreline/Waterways/Wetlands

Other/Additional Description: Addendum to original submission. Change primary roof from cedar shake to standing seam

Known Historic Properties:

past ZONA 202206206

This project involves properties (check all applicable): ☒ Listed in the National Register ☐ Subject to an easement held by MHT

☒ Included in the Maryland Inventory of Historic Properties ☐ Designated historic by a local government

☐ Previously subject to archeological investigations

Property/District/Report Name

Town of Easton Historic District

(T-410)

7701706

Attachments:

All attachments are required. Incomplete submittals may result in delays or be returned without comment.

☒ Aerial photograph or USGS Quad Map section with location and boundaries of project clearly marked.

☒ Project Description, Scope of Work, Site Plan, and/or Construction Drawings.

☒ Photographs (print or digital) showing the project site including images of all buildings and structures.

☒ Description of past and present land uses in project area (wooded, mined, developed, agricultural uses, etc).

MHT Determination:

☐ There are NO HISTORIC PROPERTIES in the area of potential effect

☐ The project will have NO ADVERSE EFFECT WITH CONDITIONS

☐ The project will have NO EFFECT on historic properties

☐ The project will have ADVERSE EFFECTS on historic properties

☒ The project will have NO ADVERSE EFFECT on historic properties

☐ MHT REQUESTS ADDITIONAL INFORMATION

MHT Reviewer: Beth Roman

Date: September 5, 2023

Submit printed copy of form and all attachments by mail to: **Beth Cole, MHT, 100 Community Place, Crownsville, MD 21032**

2na 9/5/23 EUR



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

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 114 S Harrison Street

Application Number: 2023-968

Request: Asphalt and Corrugated Metal Roof Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace the corrugated metal roof on the rear porch and the existing asphalt shingles on the main portion of the structure with architectural asphalt shingles. This application previously came before the Commission at the July 10th, 2023 meeting. At that time, the Commission had questions regarding the pitch of the new roof for the existing standing seam metal section. The applicant has amended their application to reflect that this portion of the roof will not be replaced and gutters will be removed and replaced at a later date.

Historic District Guidelines:

Guideline 70. Roof Material

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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The corrugated metal roofing section is not visible from the primary right of way and is one of three different roofing materials present on this home.



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

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



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

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

Request: The applicant is proposing to replace the corrugated metal roof on the rear porch and the existing asphalt shingles on the main portion of the structure with architectural asphalt shingles. The standing seam roof on the front porch will remain. This property is listed on the Maryland Register of Historic Places and is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 70. Roof Material

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Jackie Whisman

Public Comment:

Jim Carr

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

Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
-------------	--------------

FOR:	4 - Demby, Bateman, Greer, Pezor,
------	-----------------------------------

AGAINST:	0
----------	---

ABSTAIN:	0
----------	---

ABSENT:	2 - Brophy, Stuart
---------	--------------------



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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 114 S Harrison Street

Application Number: 2023-968

Request: Asphalt and Corrugated Metal Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

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

Historic District Guidelines:

Guideline 70. Roof Material

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

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



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

STAFF RECOMENDATION:

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

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



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



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

RECEIVED
JUN 22 2023
TOWN OF EASTON

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

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

Applicant or Agent

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

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

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

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

Restoration of existing windows is the 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





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



Presented to:

Tim Bishoff

Location:

114 South Harrison Street, Easton, Maryland, 21601

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

WWW.MIDSHOREEXTERIORS.COM

GAF Timberline® HDZ™
High Definition® Lifetime Shingles



Barkwood

America's #1-selling shingle just got better

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

GAF

We
protect
what
matters
most



Charcoal



Slate



Fox Hollow Gray



Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



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



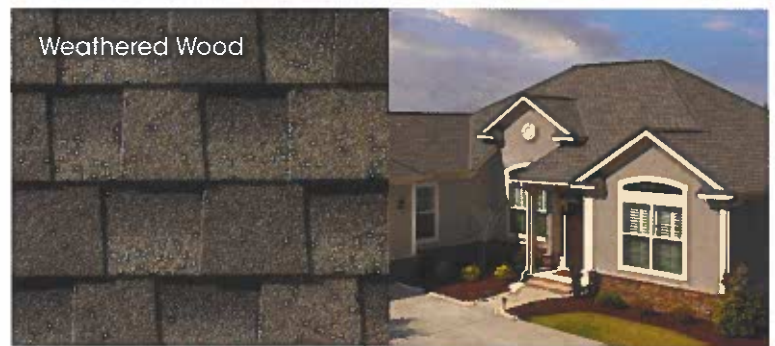
Barkwood



Hickory



Shakewood



Weathered Wood



Mission Brown



Patriot Red

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



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

Timberline® HDZ™ Shingles

Benefits:

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

Installation:



The StrikeZone™ Nailing Area

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



LayerLock™ Technology

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



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



Visit gaf.com/LayerLock

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

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

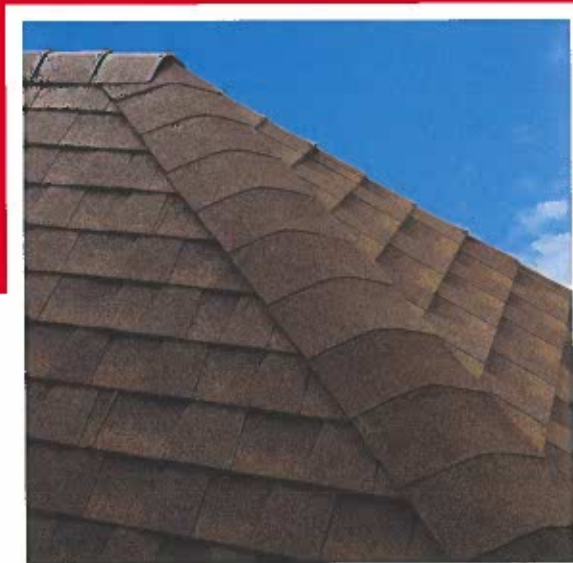
We protect what matters most™





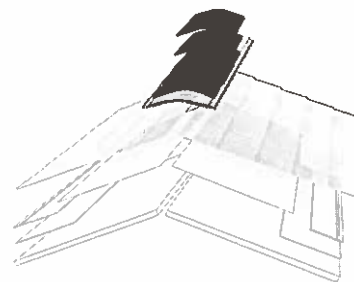
Seal-A-Ridge® Ridge Cap Shingles

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



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

Seal-A-Ridge® Ridge Cap Shingles



Benefits:

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

Also available:

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

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

Product Details:

Seal-A-Ridge® Ridge Cap Shingles

Nominal Specifications:

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

Code Approvals:

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

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

Nominal Specifications:

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

Code Approvals:

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

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

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

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

⁴ Refer to UL Online Certification Directory for actual assemblies.

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

Note: See gaf.com/ridgecapavailability for regional availability

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



We protect what matters most™



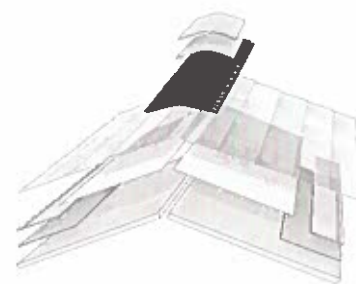
Cobra® Snow Country® Exhaust Vent for Roof Ridge

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



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

Cobra® Snow Country® Exhaust Vent for Roof Ridge



Benefits:

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

Balanced Ventilation:

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

consult local building codes for specific ventilation requirements.

How Much Do I Need?

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

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

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

Product details:

For use in colder climates

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

Code Approvals & Standards:

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



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

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

¹ Under controlled laboratory testing conducted by GAF

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

³ Refer to UL Online Certification Directory for actual assemblies



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



We protect what matters most™



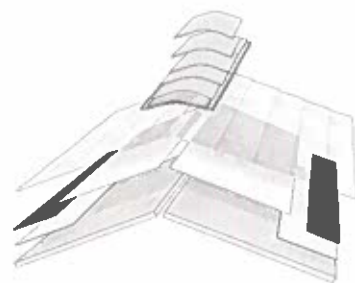
Pro-Start® Eave/Rake Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



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

Pro-Start® Eave/Rake Starter Strip Shingles



Benefits:

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

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

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

Packaging

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

Coverage

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

Code Approvals:

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

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

² Excludes Shafter, CA product.

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

⁴ Refer to UL Online Certification Directory for actual assemblies



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



We protect what matters most™



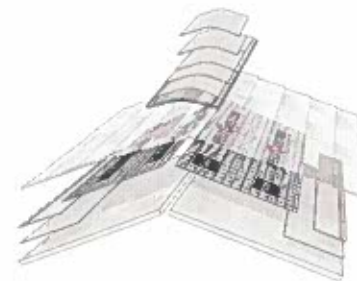
FeltBuster® High-Traction Synthetic Roofing Felt

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



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

FeltBuster® High-Traction Synthetic Roofing Felt



Benefits:

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



Product Details:

Nominal Specifications:

For use with asphaltic shingles

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

Code Approvals:

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

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

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

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



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



We protect what matters most™



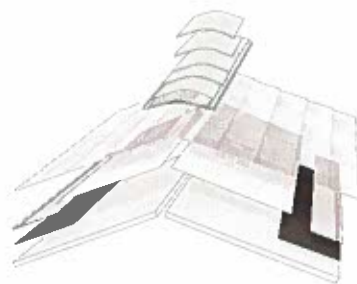
WeatherWatch® Mineral-Surfaced Leak Barrier

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



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

WeatherWatch® Mineral-Surfaced Leak Barrier



Benefits:

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

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

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

Meets or exceeds the following requirements of ASTM D1970

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

Product Details:

Nominal Specifications:
For use with asphalt shingles

1.5 square roll:^{*}

- 150 ft² (13.94 sq. m) per roll¹
- Roll width: 36" (.914 m)
- Roll length: 50' (15.24 m)

2.0 square roll:^{*}

- 200 ft² (18.58 sq. m) per roll¹
- Roll width: 36" (.914 m)
- Roll length: 66' (20.33 m)
- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

^{*}Excludes laps

Code Approvals:

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

¹ Check local building codes for requirements in your area.

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

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

⁴ Refer to UL Online Certification Directory for actual assemblies



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



We protect what matters most™



How Does GAF Protect Its Customers...



Golden Pledge® Limited Warranty



The Legal Stuff

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

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

WITH A GREAT WARRANTY & GREAT PIPE FLASHINGS

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



THE **ULTIMATE**® PIPE FLASHING

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



**LIFETIME TOOL
& BUILDING
PRODUCTS LLC**

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

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



Installs
Over
Pipe



**LIFETIME TOOL
& BUILDING
PRODUCTS LLC**

LIFETIMETOOL.COM
877-904-1002



**Golden Pledge®
Limited Warranty**



The Legal Stuff

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

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

EASYSleeve®

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

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

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

EASYFit™

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

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



Installs
Into
Pipe



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.

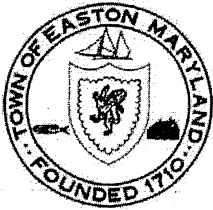
If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"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)

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

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

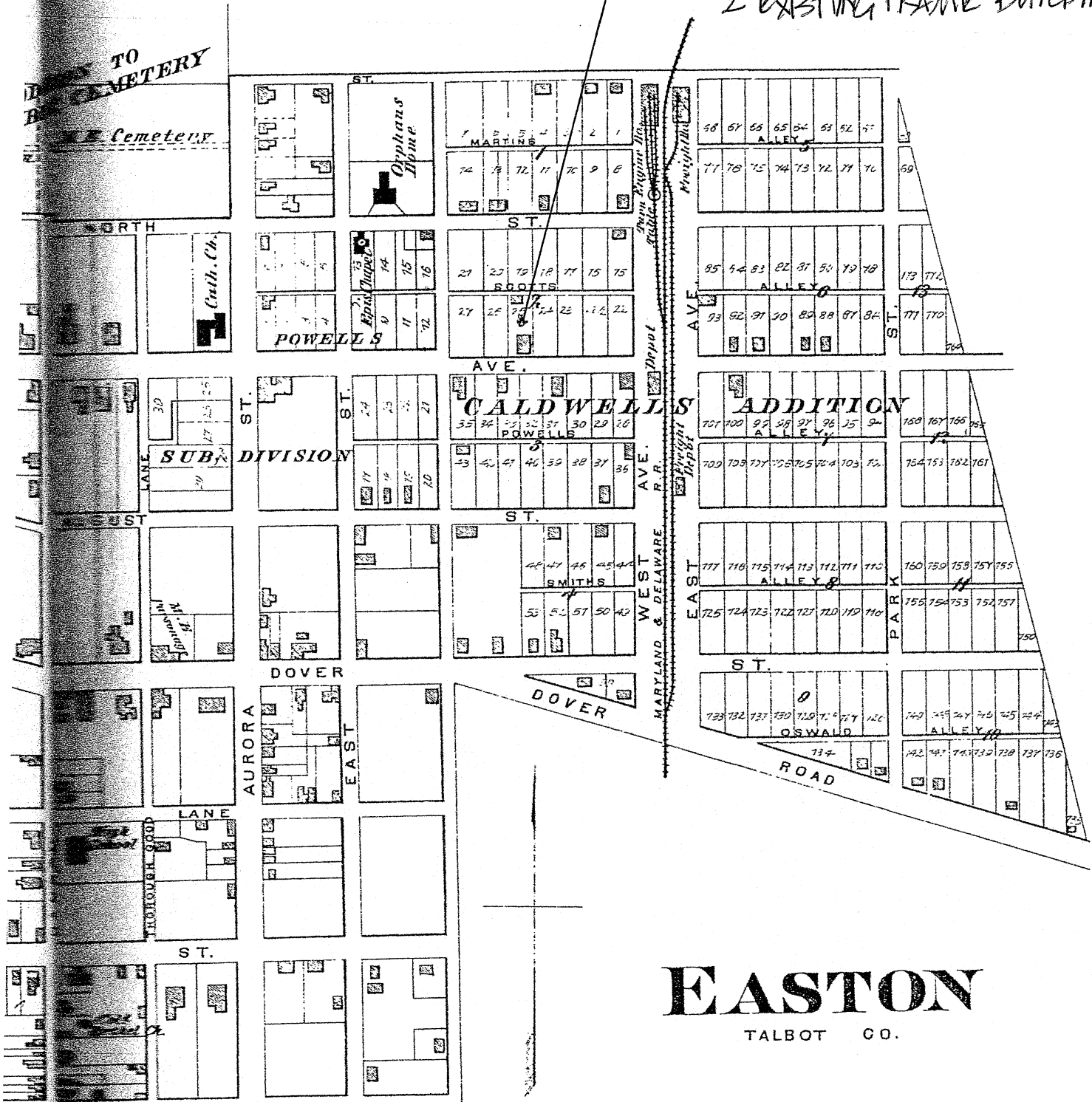
Newspapers.com

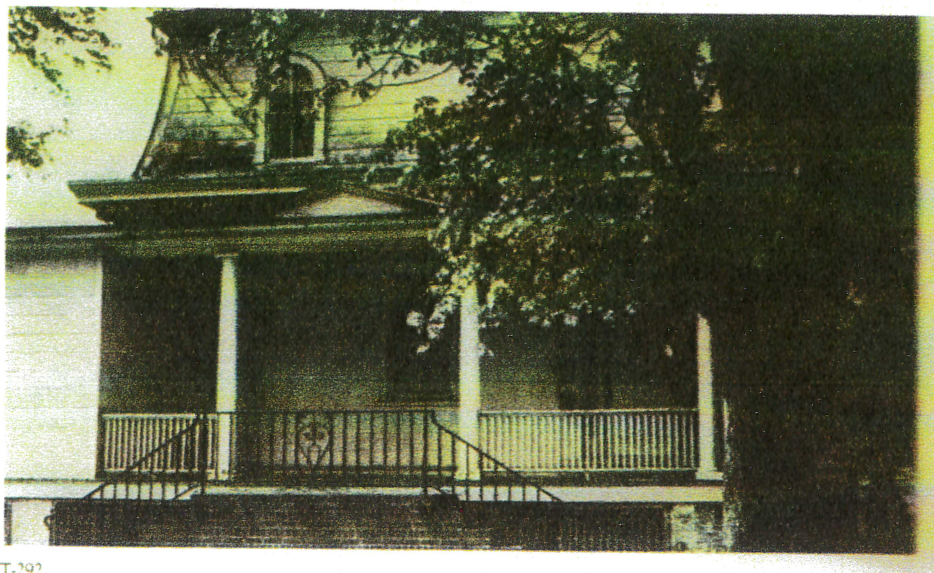
CARRIAGE HOUSE CA. 1930



Copyright

LOT 25 (404) CALDWELL'S ADDITION
2 EXISTING FRAME BUILDINGS





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

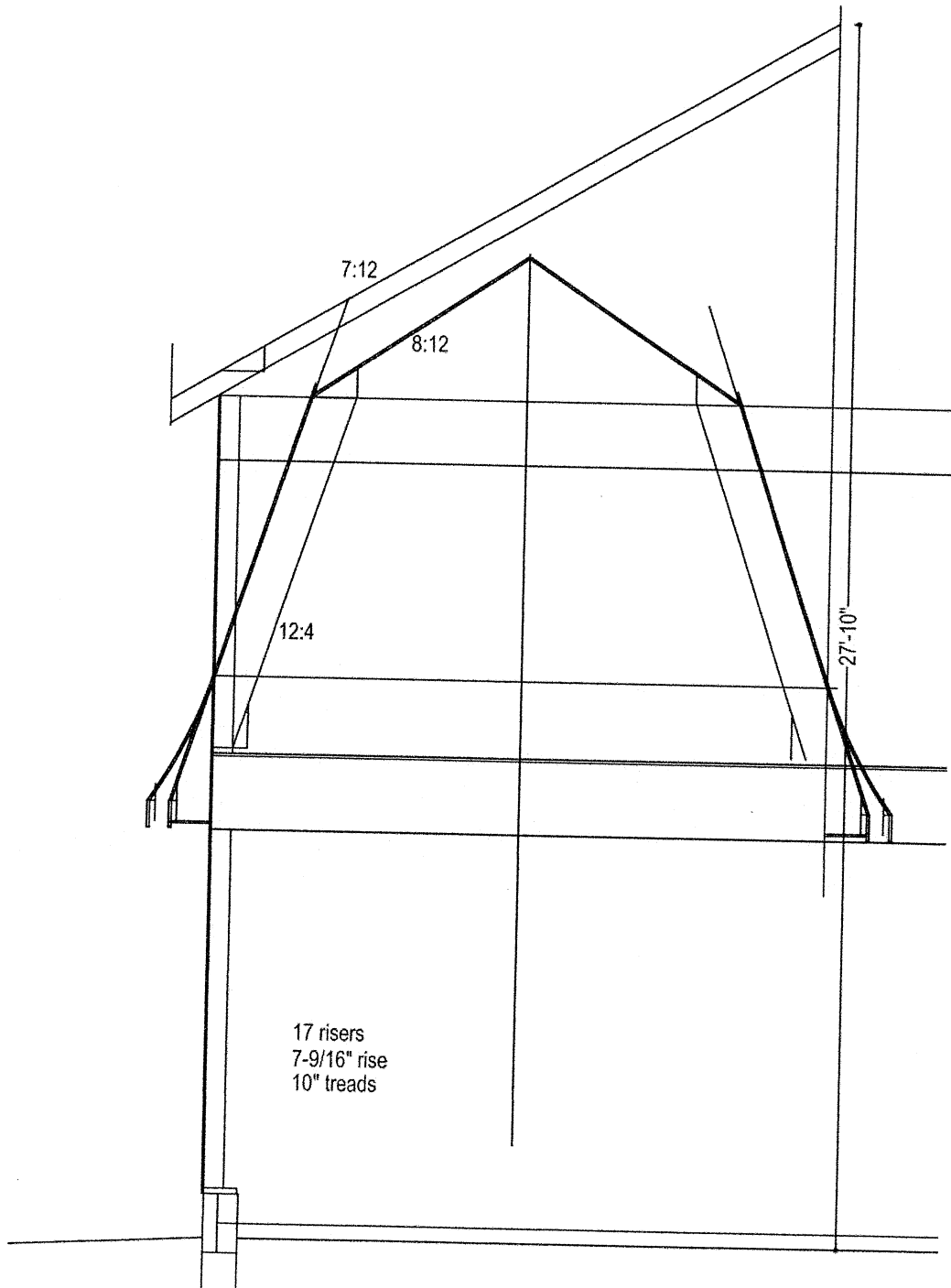
HISTORIC EASTON P. 76
EXISTING CARRIAGE HOUSE
DEMOLISHED IN THE LATE 1970's



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.

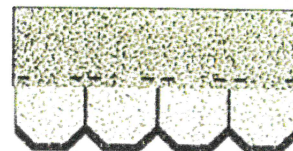
See actual warranty for specific details and limitations.



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: AWPA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
- b. Termite Resistance: AWPA 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.

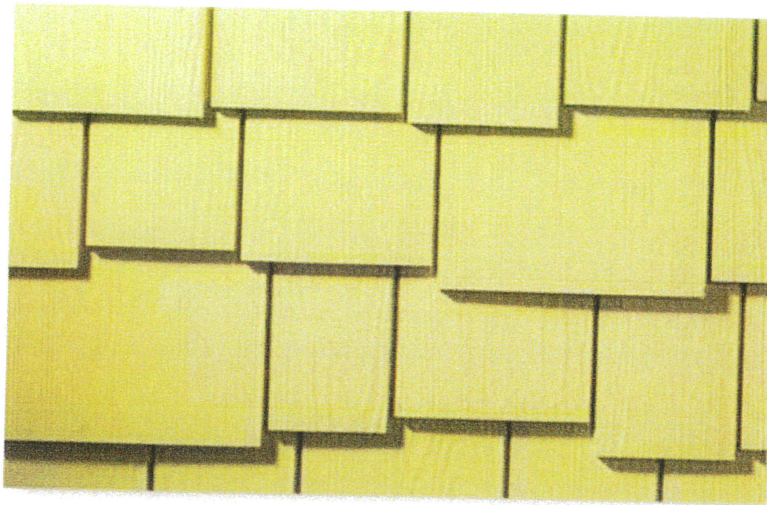
Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities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



HardieShingle® Siding Straight Edge Panel Evening Blue
HardieTrim® Boards Arctic White

HardieShingle®

Thickness 1/4 in



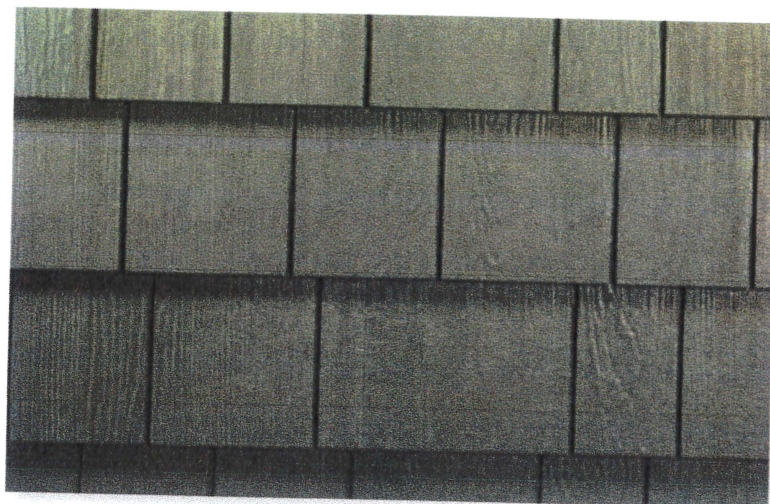
STAGGERED EDGE PANEL

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 ✓



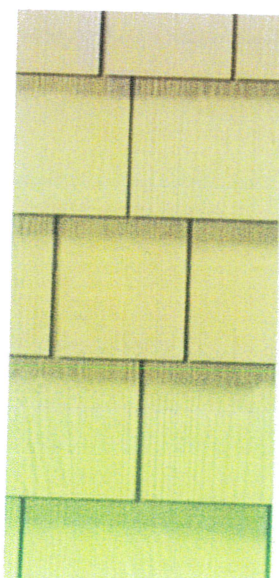
STRAIGHT EDGE PANEL

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 ✓



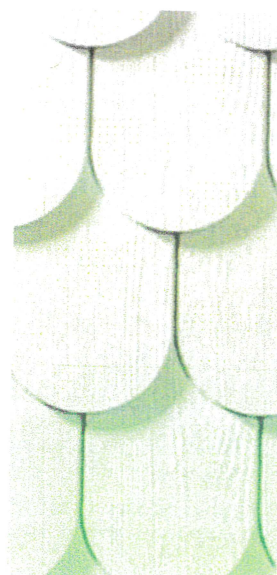
INDIVIDUAL SHINGLES

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

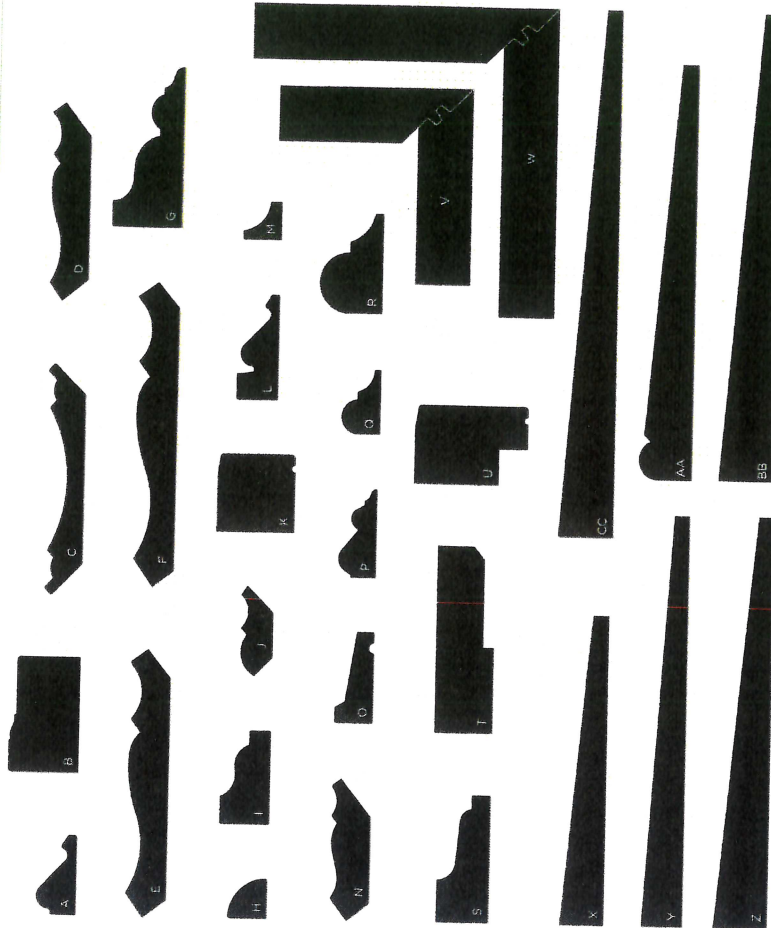
Fabricated from BORAL TRUExTERIOR® TRIM
By DURATION® MOULDING & MILLWORK



TruExterior®
Siding & Trim

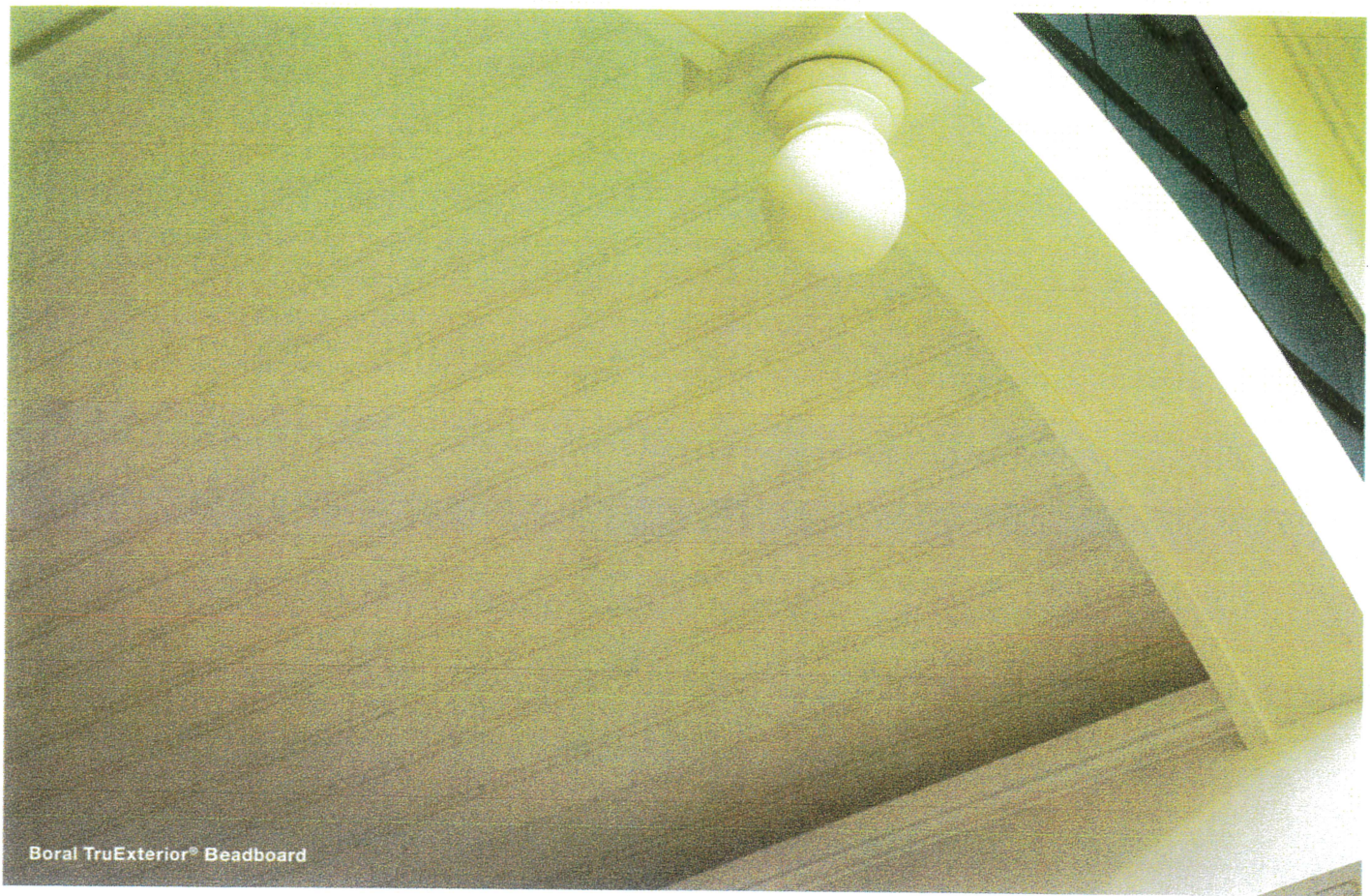
WOLF POLY-ASH MOULDINGS & SIDING PROFILES

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'	D18016	1 1/2" x 2 1/2"	S Solid Crown - 8'	D211	15/16" x 2 1/4"
D Crown Mould - 16'	D49	11/16" x 4 1/4"	T Rabbetted Casing Smooth - 16'	TE21116	15/16" x 2 1/4"
E Crown Mould - 16'	D47	11/16" x 3 1/2"	U Rabbetted Casing Woodgrain - 16'	DRCW	1 1/2" x 3 1/2"
F Crown Mould - 16'	D45	11/16" x 4 5/8"	V Thick Sub Sill - 8'	D269	1 3/8" x 2"
G Empire Crown - 8'	D794	1 3/8" x 2 3/4"	W Outside Corner - 10'	D26916	1 3/8" x 2"
H Quarter Round - 8'	D79416	1 3/8" x 2 3/4"	X Outside Corner - 10'	5441DDC	1 1/2" x 3 1/2"
I Single Mould - 8'	D210	11/16" x 1 1/16"	Y Outside Corner - 20'	5442DDC	1 1/2" x 3 1/2"
J Bed Mould - 8'	D75	9/16" x 1 9/16"	Z Beveled Siding - 16'	1269BS	1 1/2" x 5 1/2"
K Sub Sill Mould - 8'	D69	1 3/8" x 1 3/8"	AA Beveled Siding - 16'	1280BS	1 1/2" x 7 1/4"
L Band Mould - 8'	D217	11/16" x 1 7/8"	BB Beveled Siding - 16'	3480BS	1 1/16" x 2 1/4"
M Scallo - 8'	D93	11/16" x 1 1/16"	CC Beveled Siding - 16'	3490BS	1 1/16" x 8 1/4"
N Crown Mould - 16'	D82	11/16" x 2 1/2"			
O Dip Cap - 8'	D197	11/16" x 1 5/8"			
P Beveled Base Cap - 8'	D8416	11/16" x 1 9/16"			

● 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

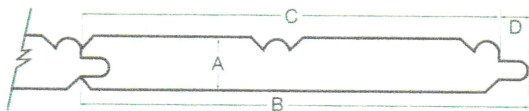
Available Finish:



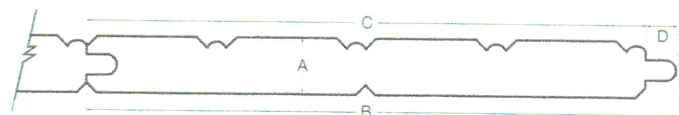
smooth



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

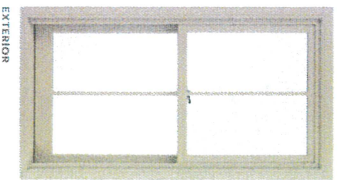
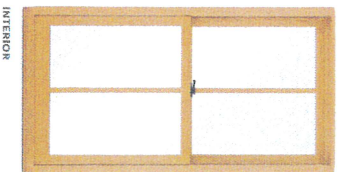
15



Double Hung G2 windows in 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

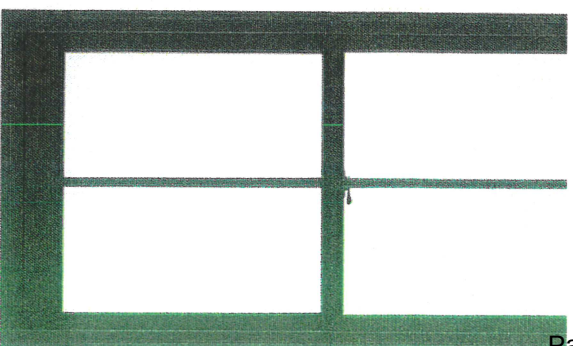
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

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



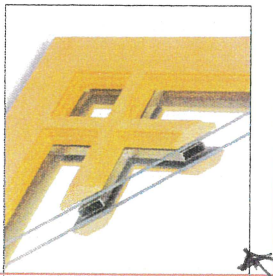
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

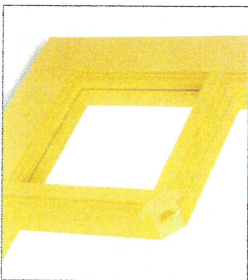


DIVIDED LITES

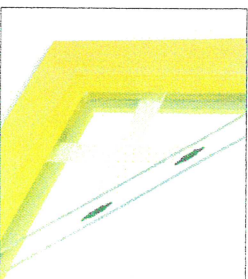
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided 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.



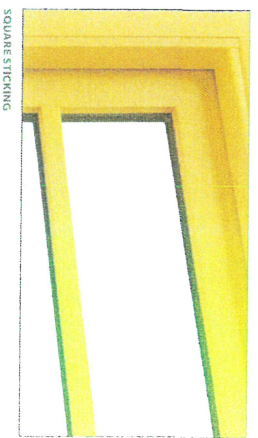
GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

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

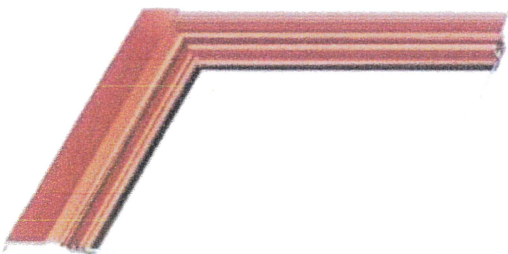
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are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

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

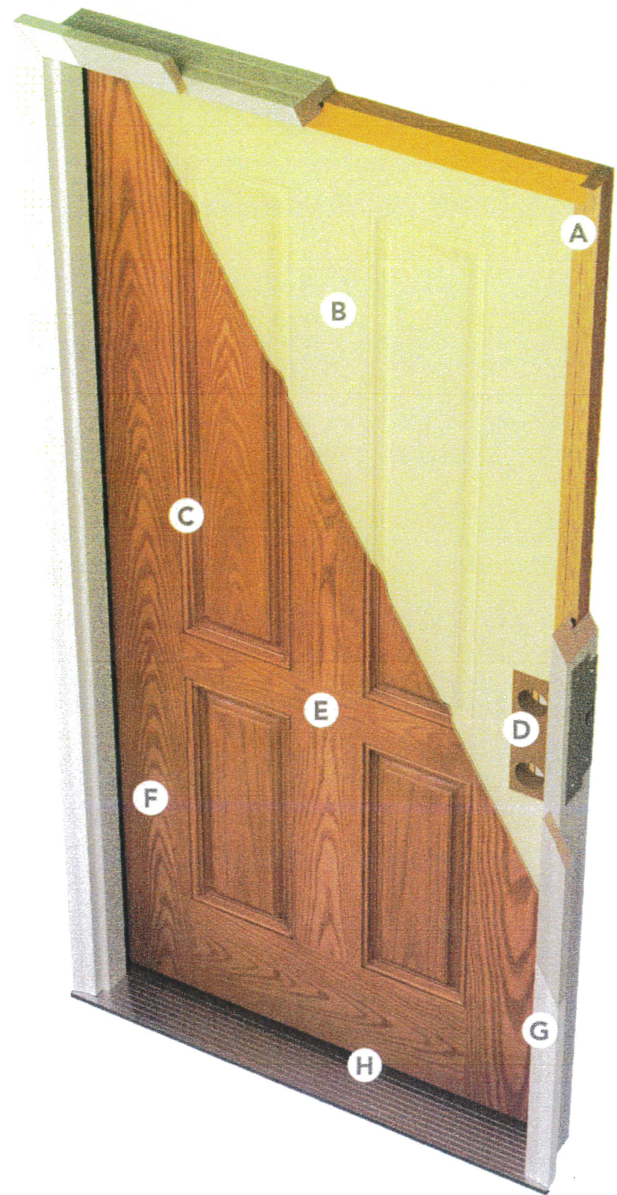
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

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.***

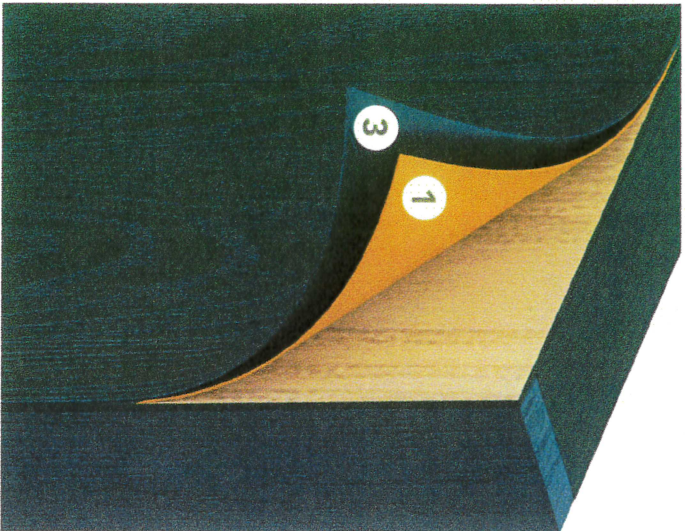
- Oak Grain
- ☐ Smooth Fiberglass 

Entry System U-Factor: As low as .14

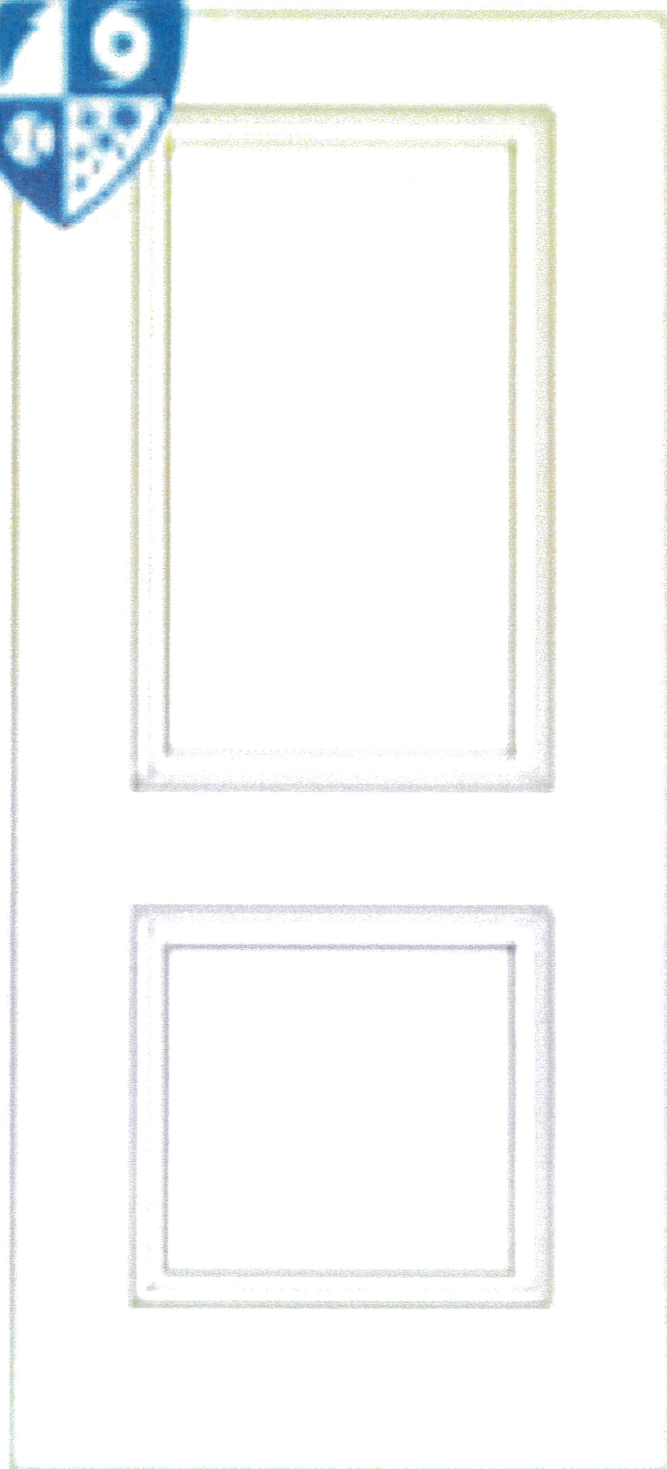
(Tested to NFRC specifications for a 6 panel door with wood frame).

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

5-Step Paint Finishing System

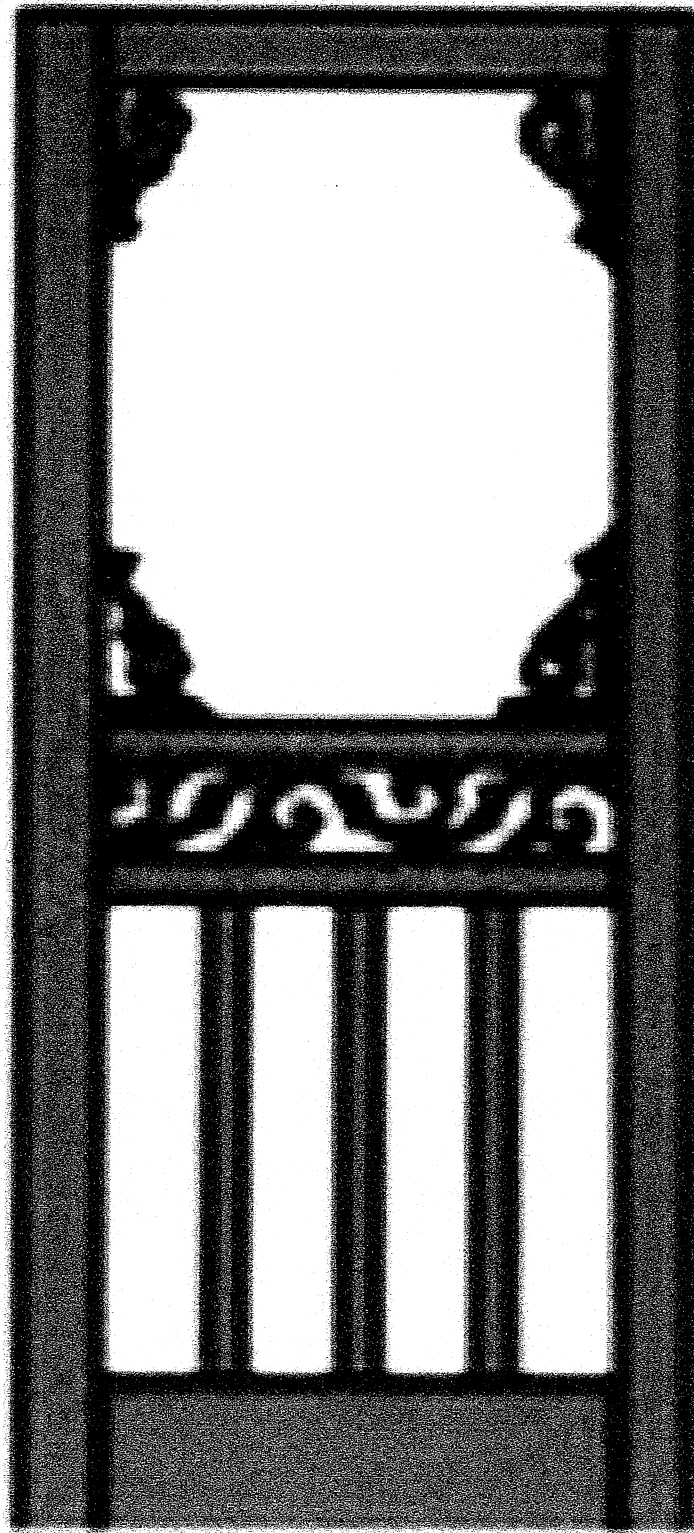


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured 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

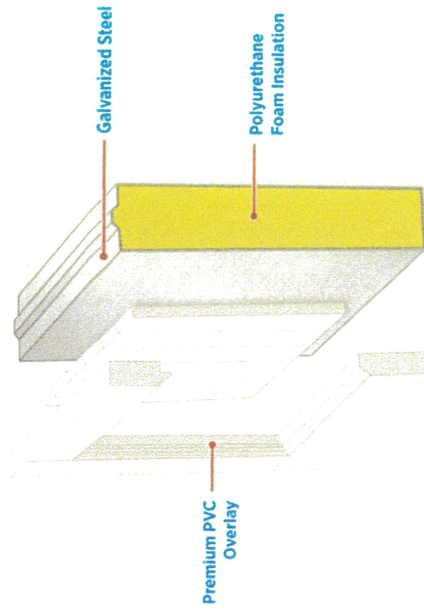
HANDCRAFTED GARAGE DOOR MATERIALS

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.

TIMELESS 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.

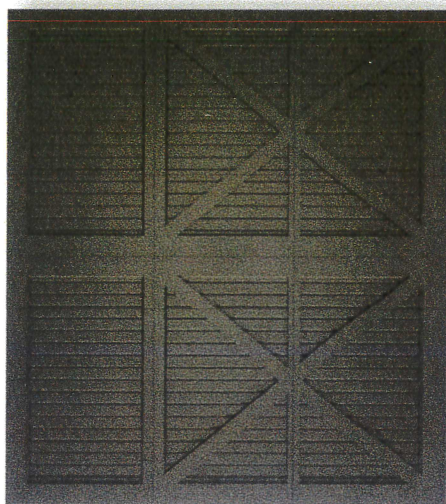
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

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

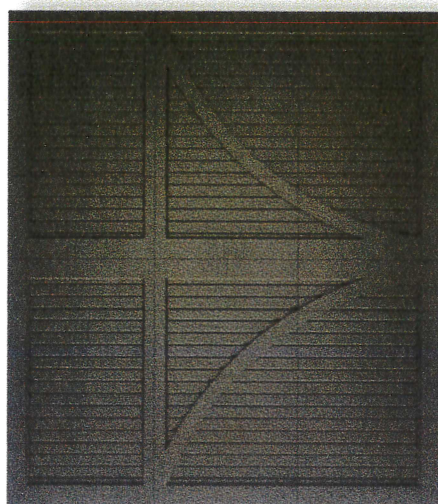
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

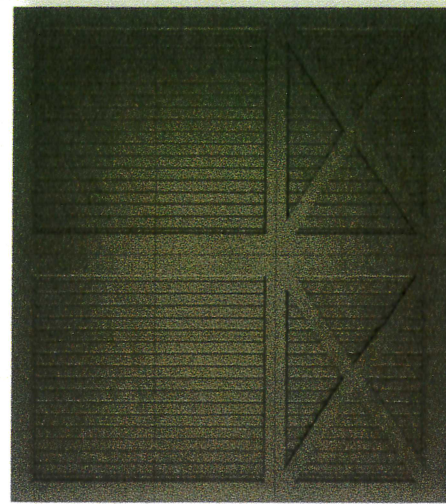
Don't see the custom option you want?
Call us at 800-250-2221



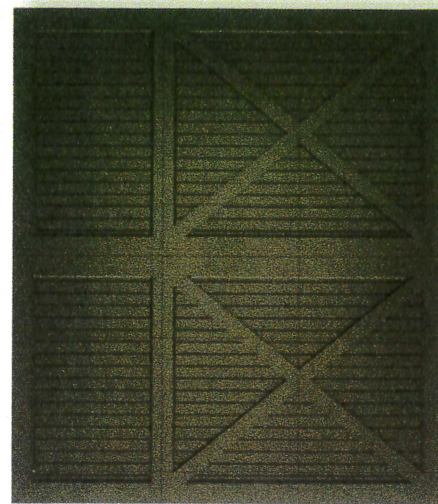
301



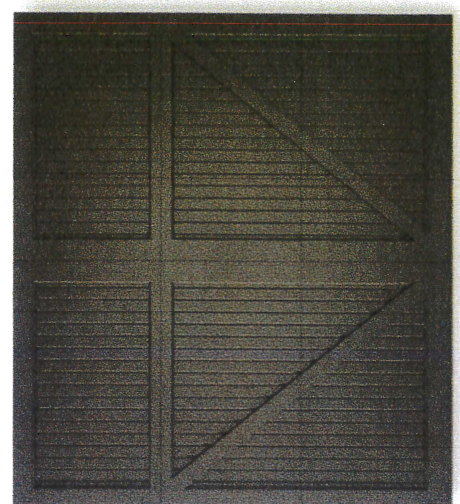
302



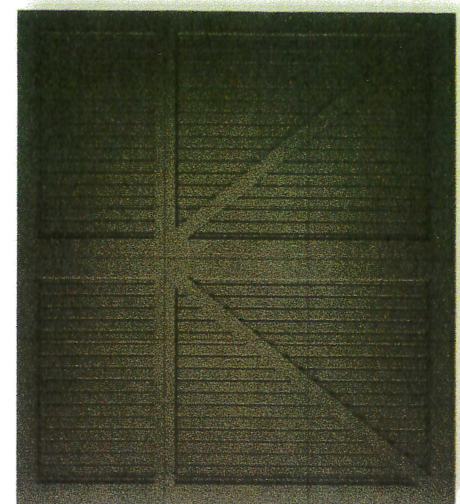
304



305



303



306

Timberlane

302: Carriage Collection Garage Door

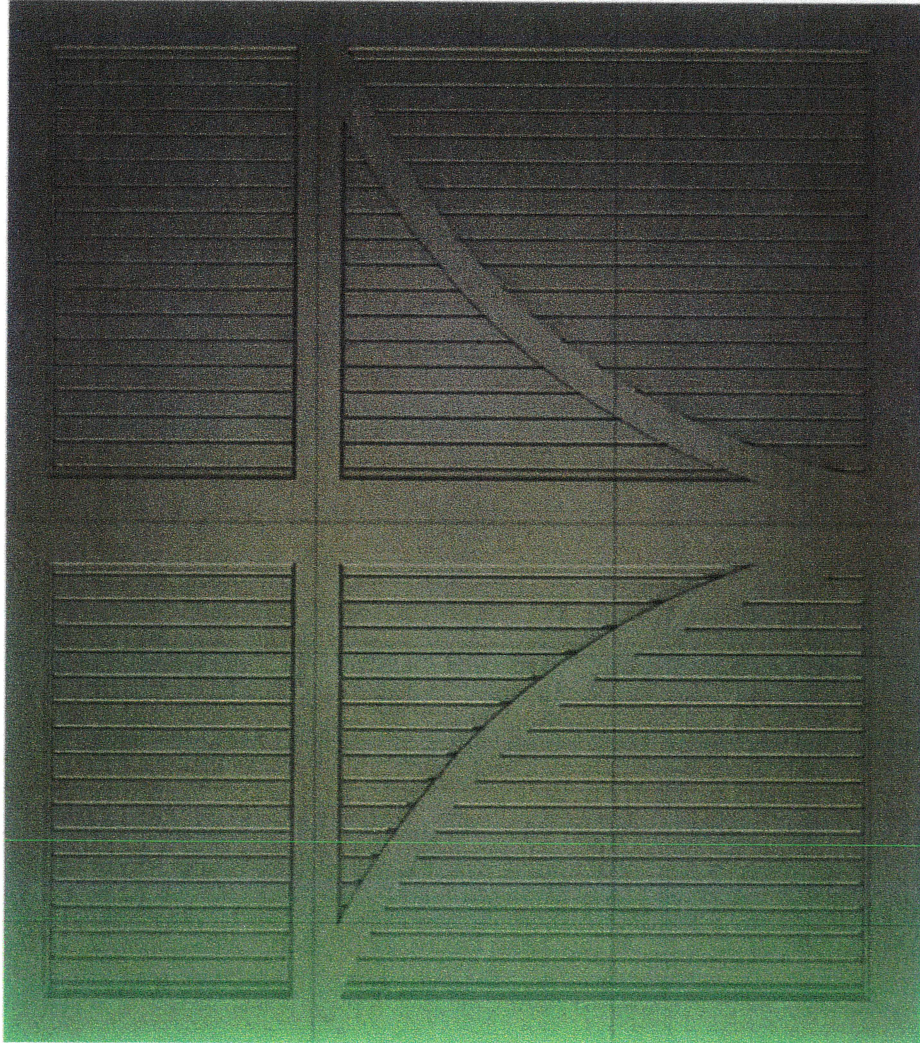
Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

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.

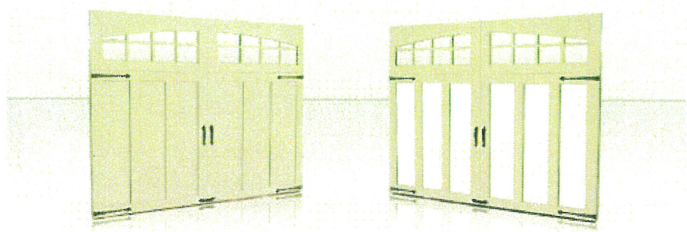
WHERE TO BUY

SEE ON MY HOUSE

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

POWER TO YOUR CHOICE

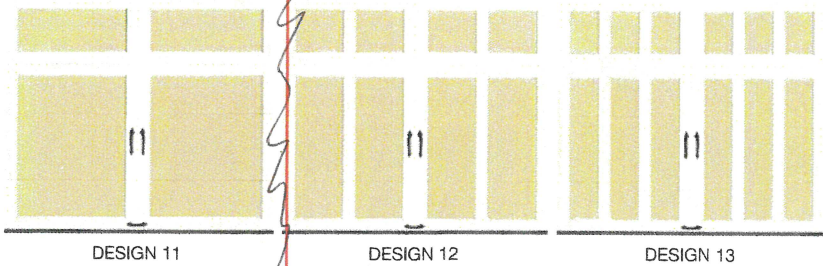
CHAT WITH US +



Matching Colors - or - Mix-and-Match

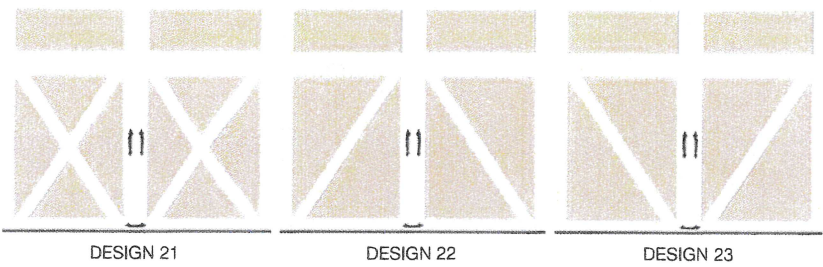
DOOR DESIGNS

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

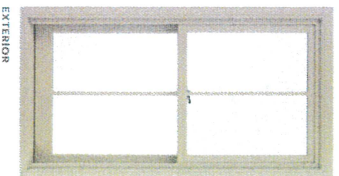
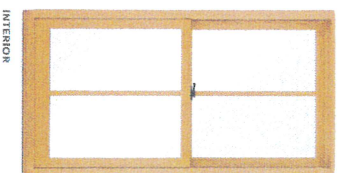
15



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

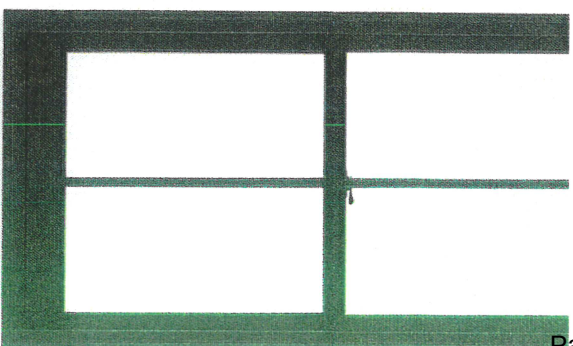
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

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.

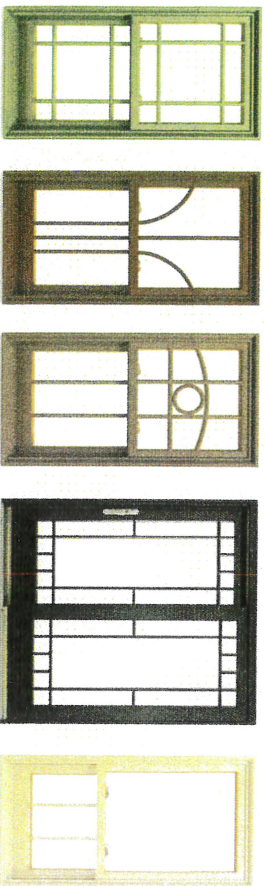


Ultimate Double Hung G2 window in Ebony



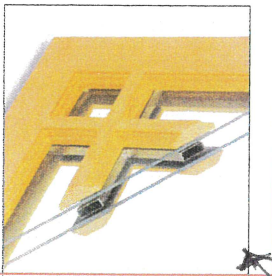
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

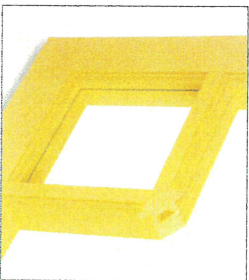


DIVIDED LITES

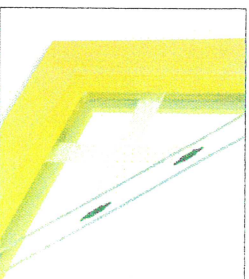
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided 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.



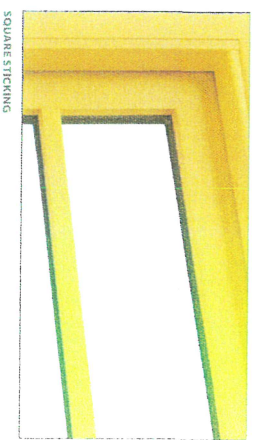
GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

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

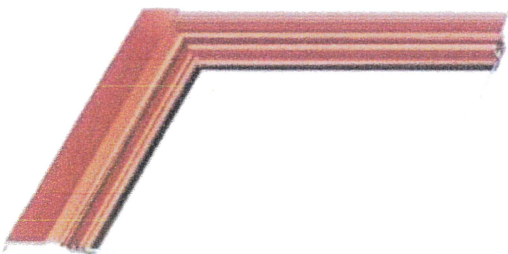
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are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

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 $\frac{7}{8}$ " 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

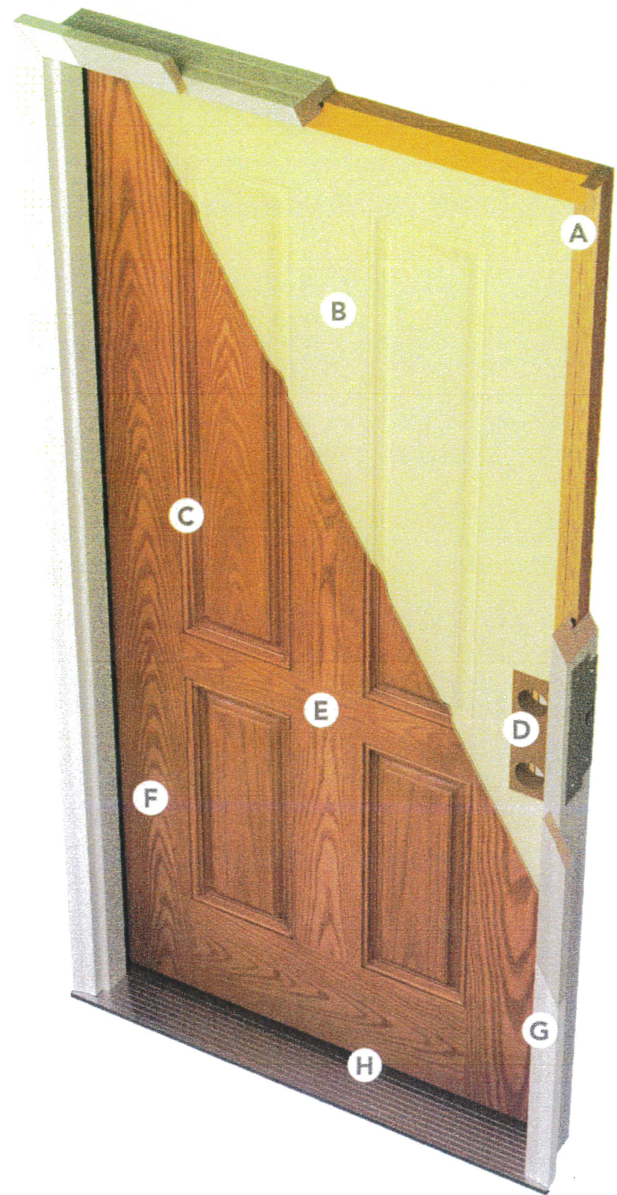
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

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.***

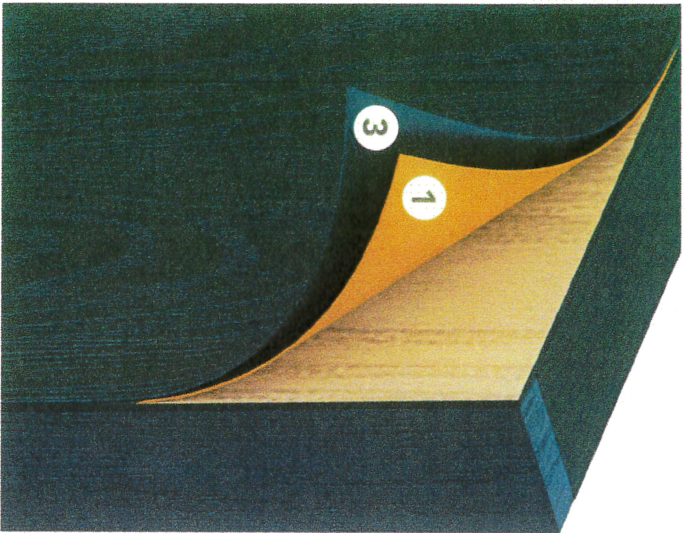
- Oak Grain
- ☐ Smooth Fiberglass 

Entry System U-Factor: As low as .14

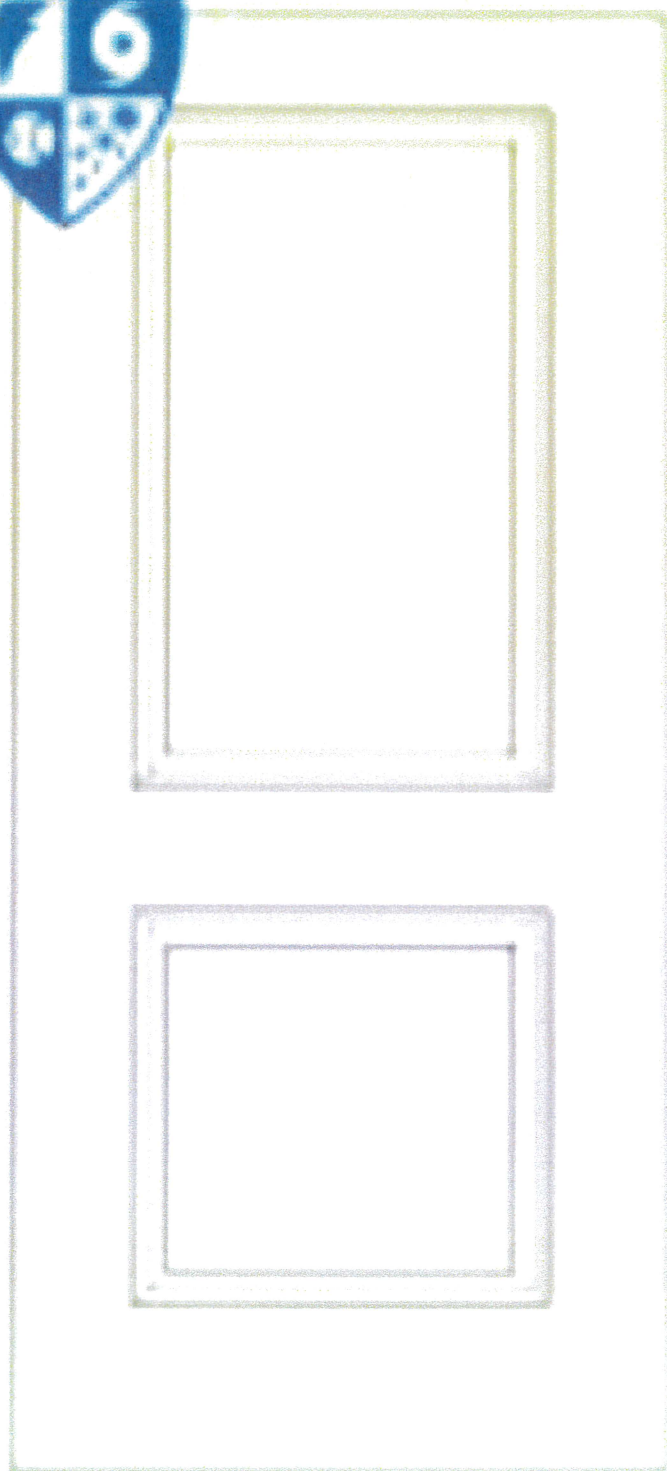
(Tested to NFRC specifications for a 6 panel door with wood frame).

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

5-Step Paint Finishing System

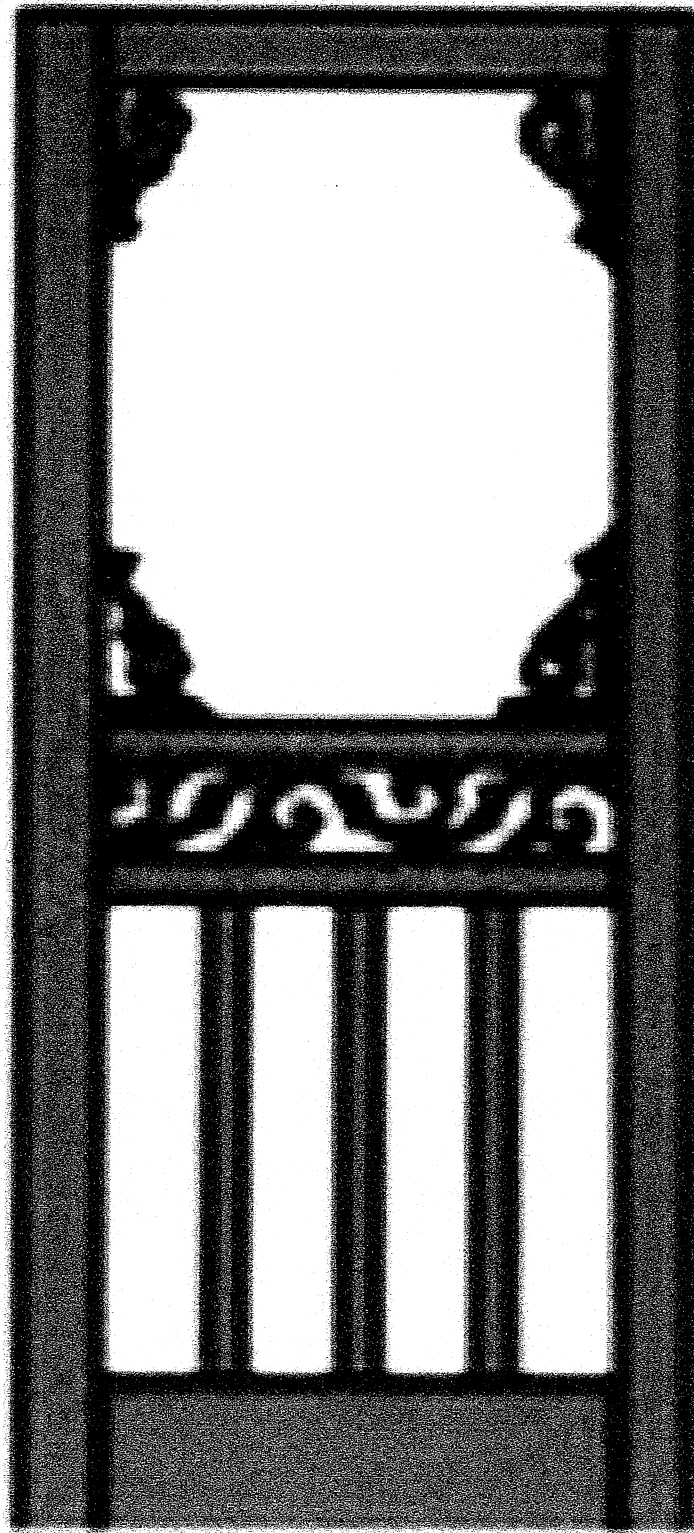


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured 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

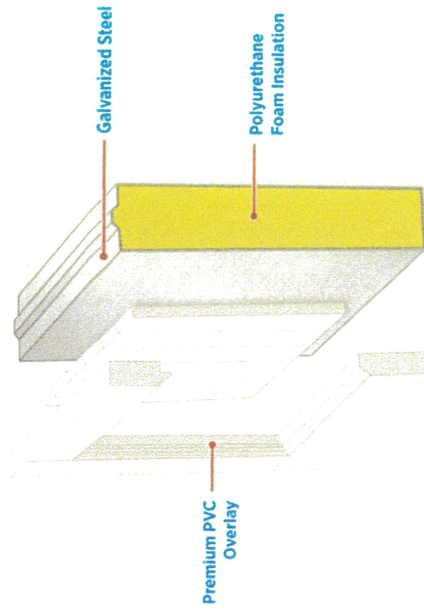
HANDCRAFTED GARAGE DOOR MATERIALS

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 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.

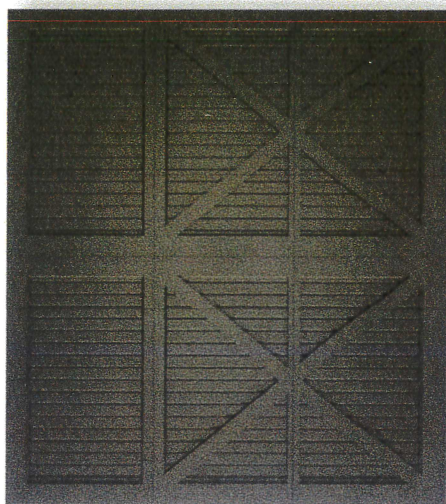
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

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

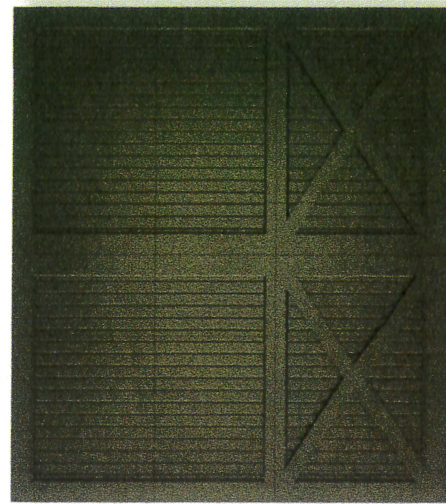
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

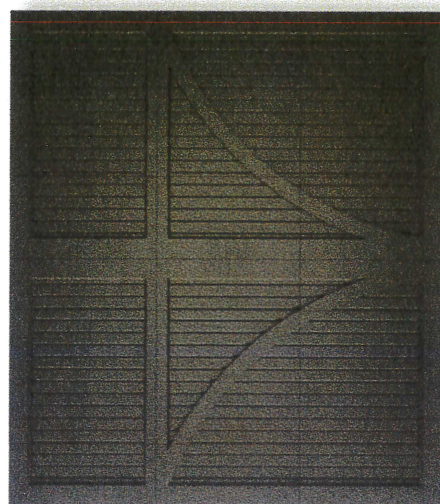
Don't see the custom option you want?
Call us at 800-250-2221



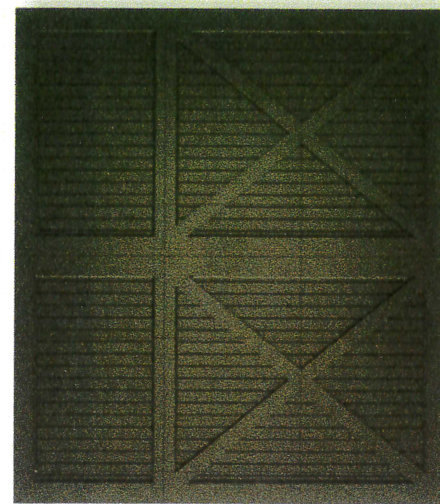
301



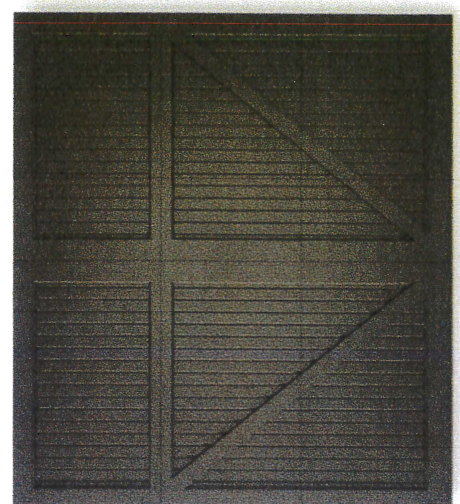
304



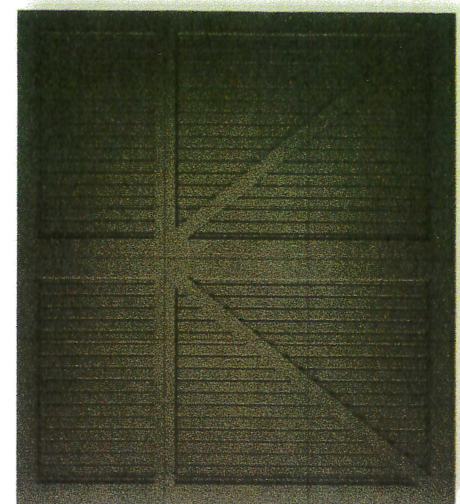
302



305



303



306

Timberlane

302: Carriage Collection Garage Door

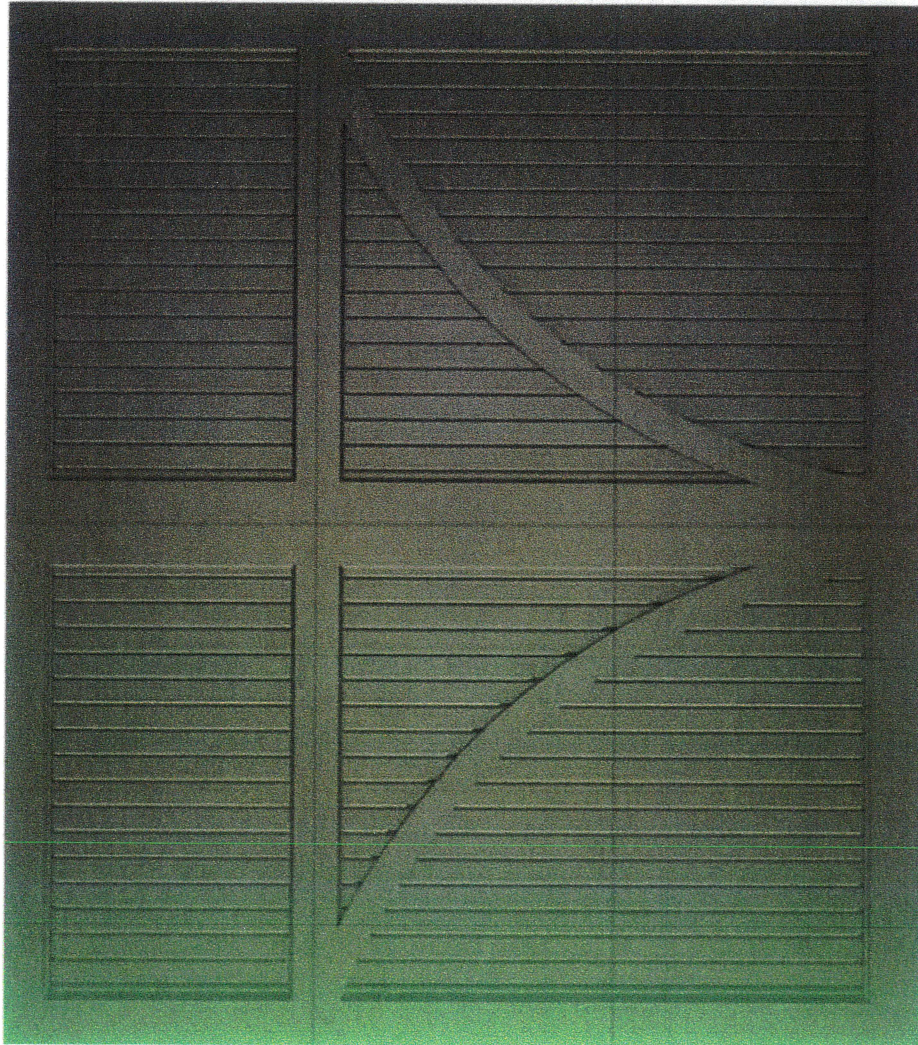
Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

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.

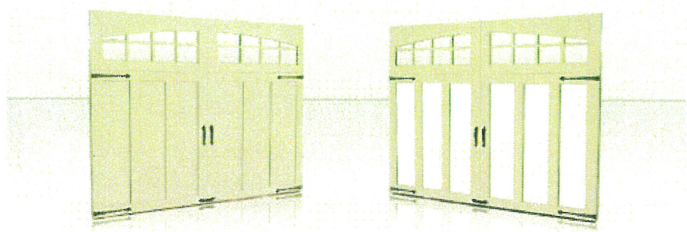
WHERE TO BUY

SEE ON MY HOUSE

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

POWER TO YOUR CHOICE

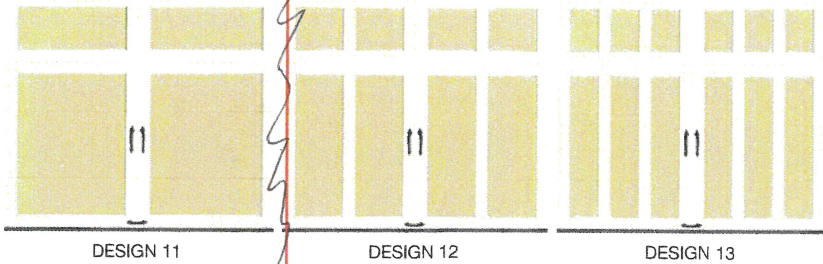
CHAT WITH US +



Matching Colors - or - Mix-and-Match

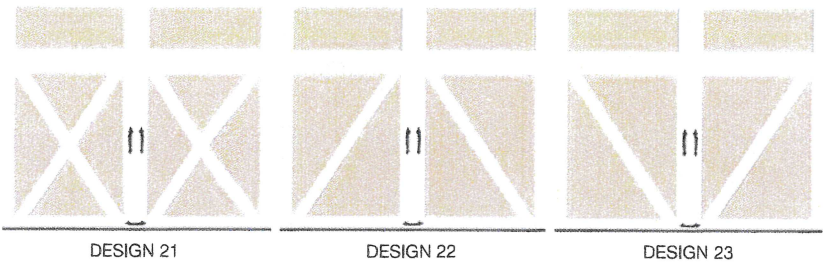
DOOR DESIGNS

SERIES 1



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

SERIES 2



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

SERIES 3



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.

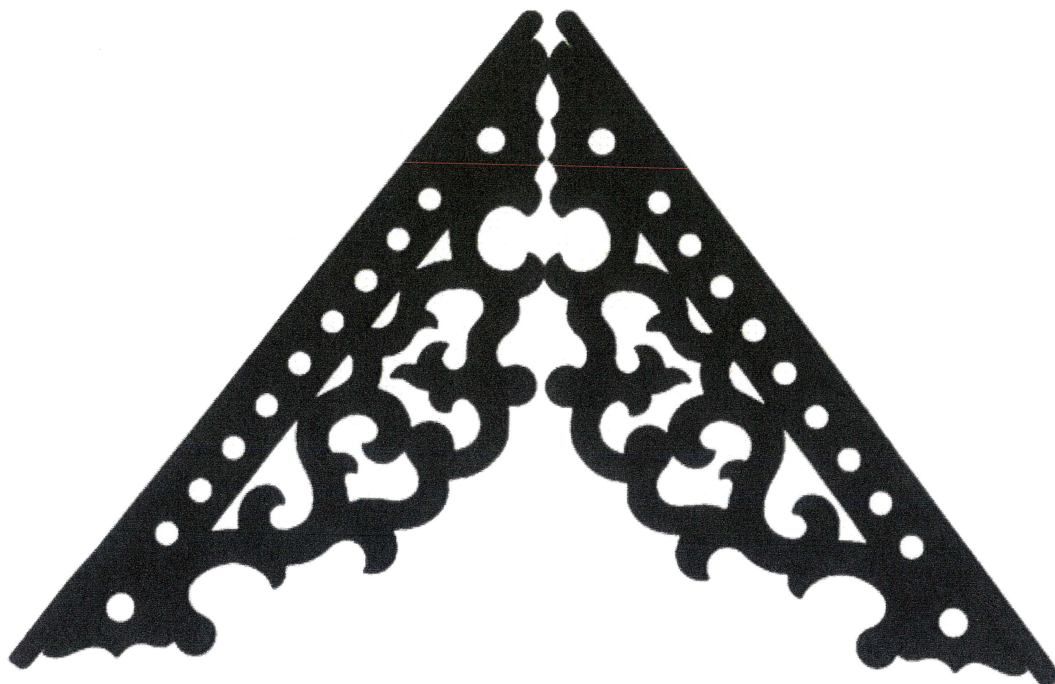


Beautiful and durable in all seasons, withstands the elements better than traditional materials.

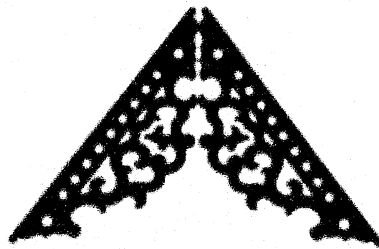


[Close this window](#)

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"
21"	25"



For all additional options, see page 18.

The Cellular PVC Advantage

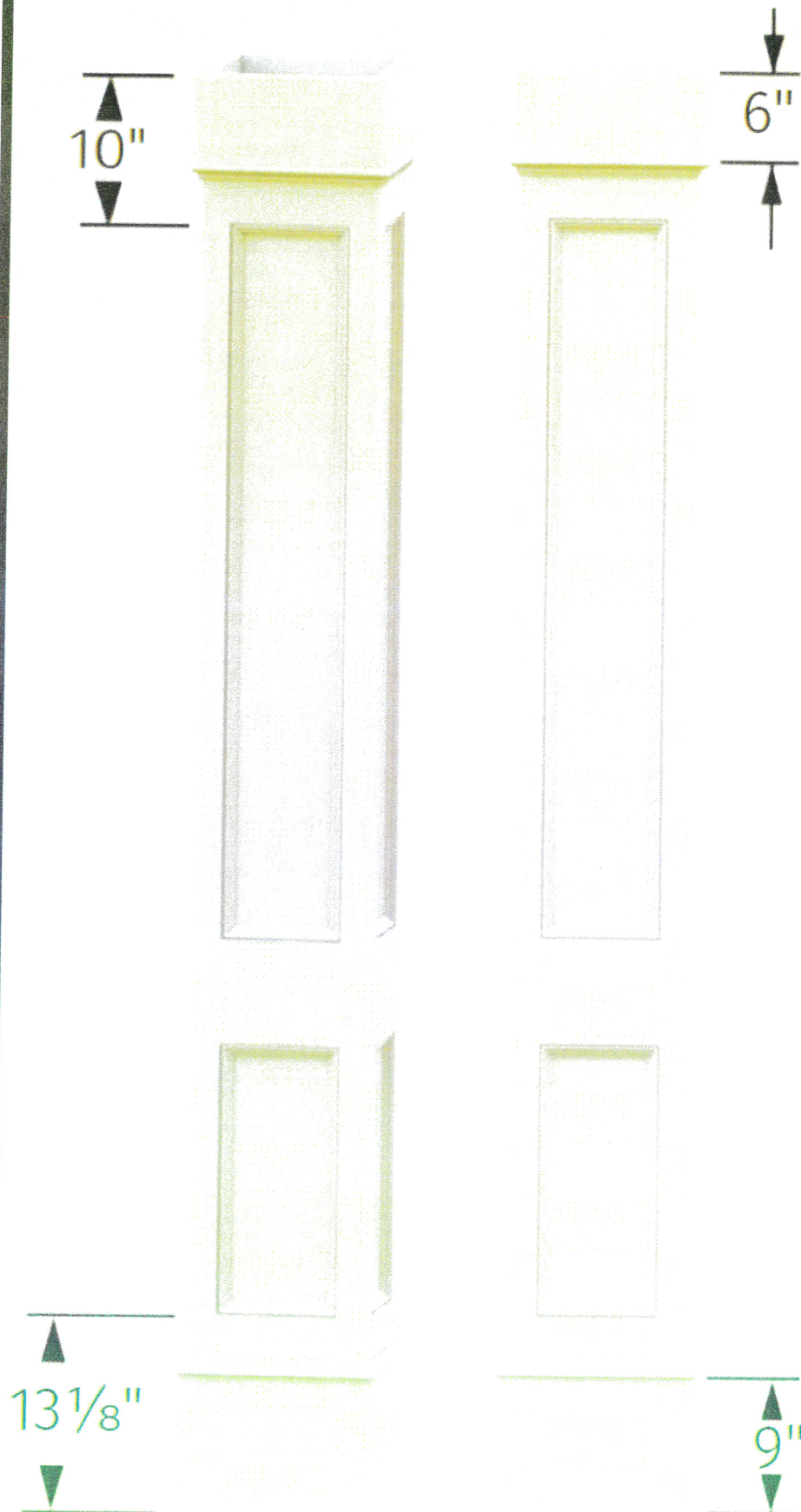
Exposure to the elements is wood trim's worst enemy. Moisture, changing temperatures, UV light and insects contribute to its eventual deterioration. INTEX Polyvinyl Chloride (PVC) material offers the ultimate combination of durability and designability. We utilize both Freefoam & Celuka cellular PVC 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

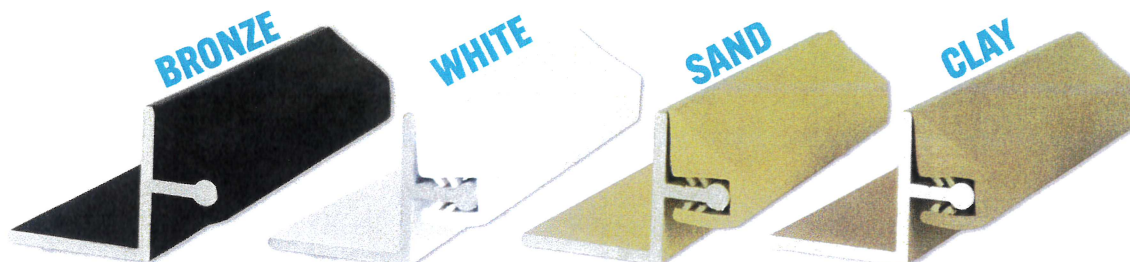
RECESSED PANEL WITH INLAY SPLIT



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

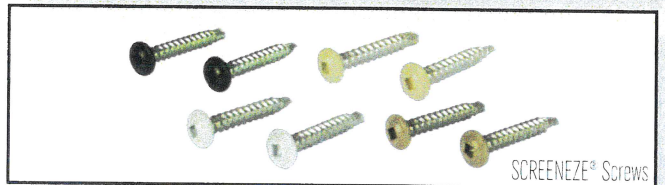
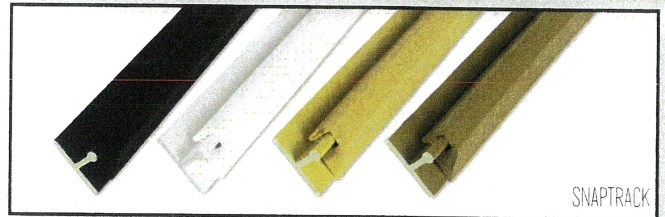
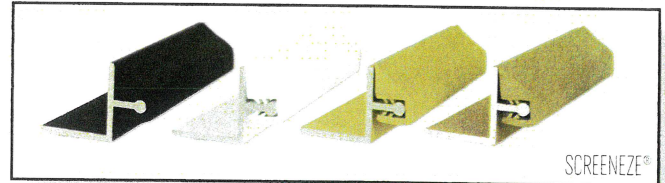
Aluminum Base Channel

- 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
- SNAPTRACK - 3/4" | 0.062" thick | 8' in length

PVC Vinyl Cap

- Window grade, virgin vinyl with UV inhibitor
- SCREENEZE® - 3/8" x 1/2" | 8' or 12' in length
 - SNAPTRACK - 3/4" | 8' in length

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
 - 1000 hour salt spray coating

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.

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.

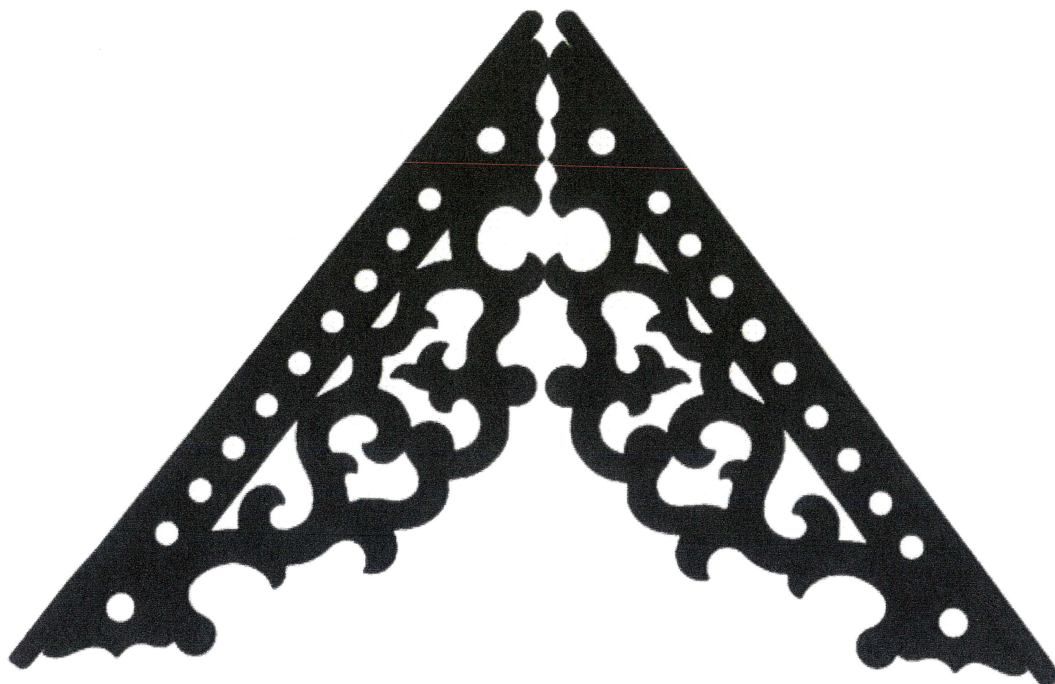


Beautiful and durable in all seasons, withstands the elements better than traditional materials.

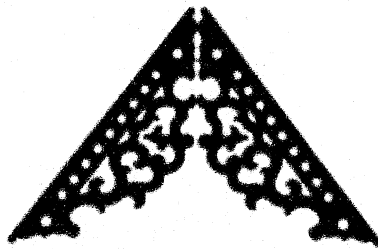


[Close this window](#)

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.

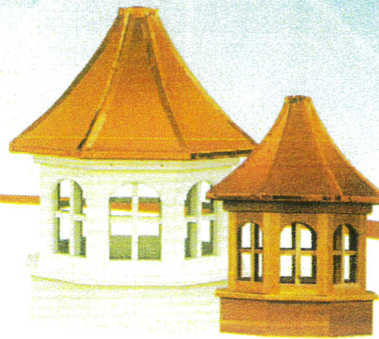
Available for pitches from 3/12 through 16/12.
The shallower the pitch (smaller top number), the more space there will be between the two sides of the design.
16/12 pitch shown.



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"
21"	25"



For all additional options, see page 18.

The Cellular PVC Advantage

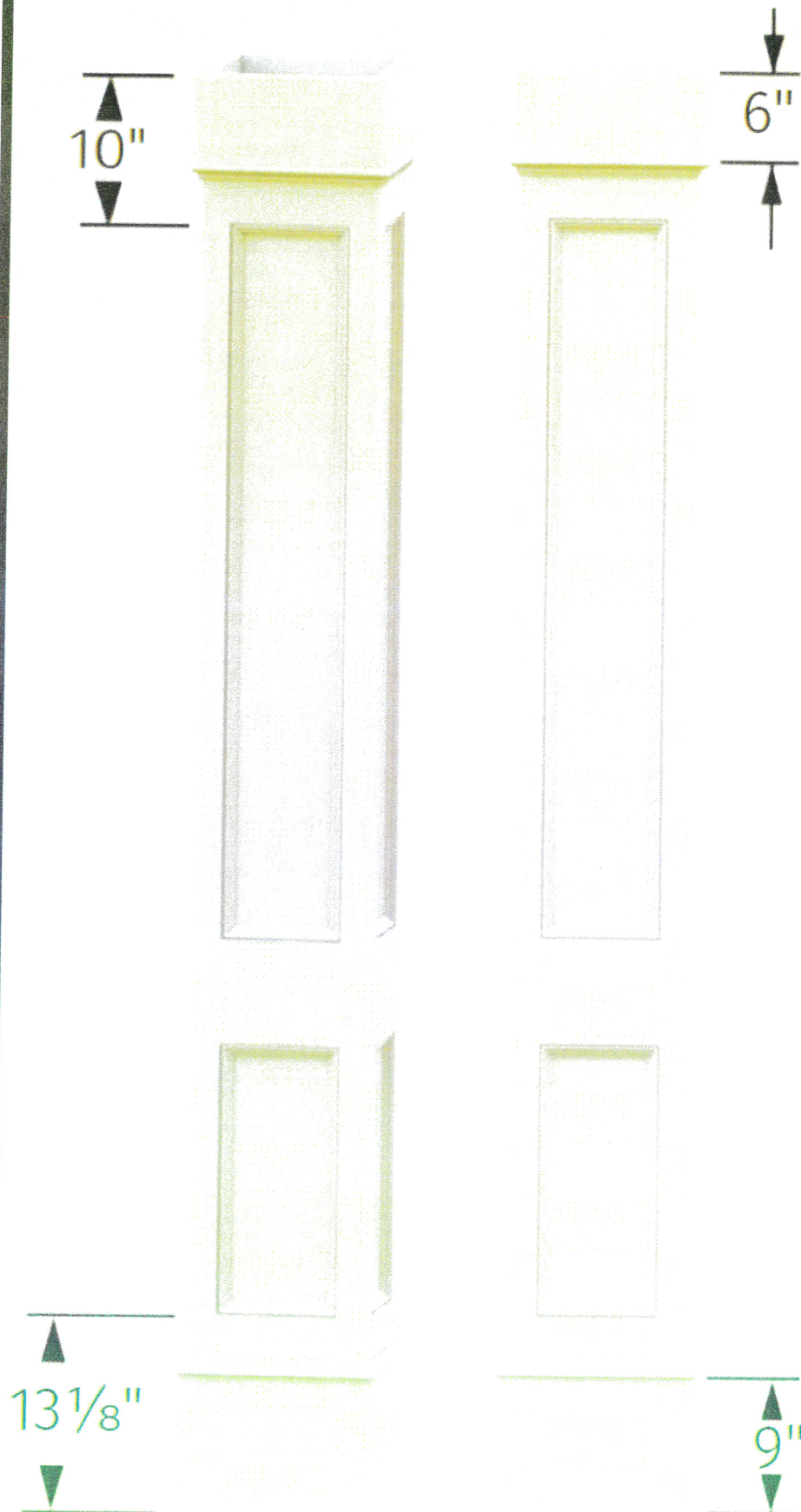
Exposure to the elements is wood trim's worst enemy. Moisture, changing temperatures, UV light and insects contribute to its eventual deterioration. INTEX Polyvinyl Chloride (PVC) material offers the ultimate combination of durability and designability. We utilize both Freefoam & Celuka cellular PVC 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

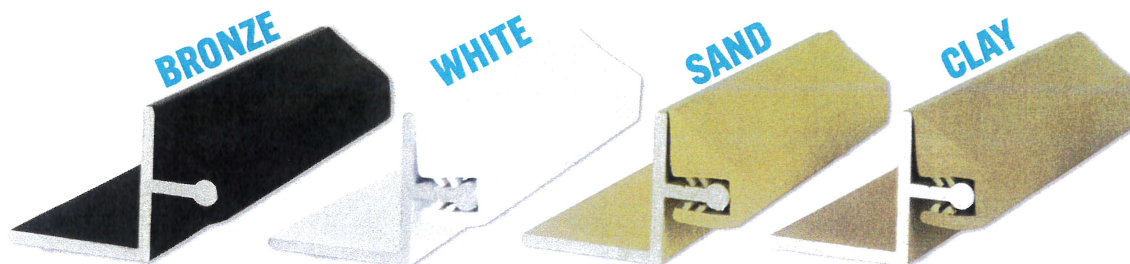
RECESSED PANEL WITH INLAY SPLIT



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

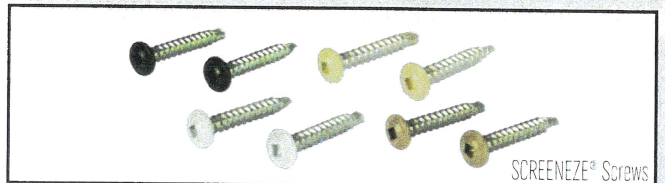
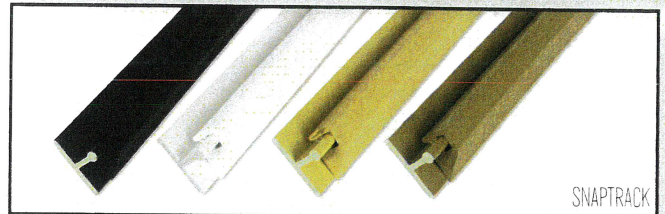
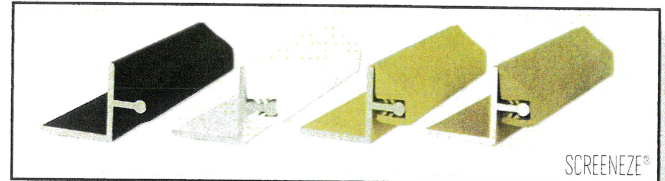
Aluminum Base Channel

- 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
- SNAPTRACK - 3/4" | 0.062" thick | 8' in length

PVC Vinyl Cap

- Window grade, virgin vinyl with UV inhibitor
- SCREENEZE® - 3/8" x 1/2" | 8' or 12' in length
 - SNAPTRACK - 3/4" | 8' in length

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®

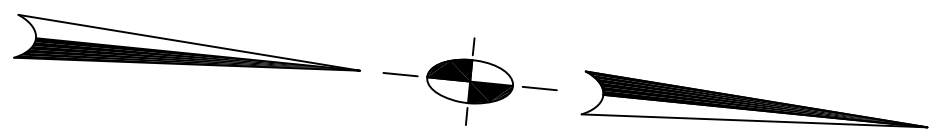
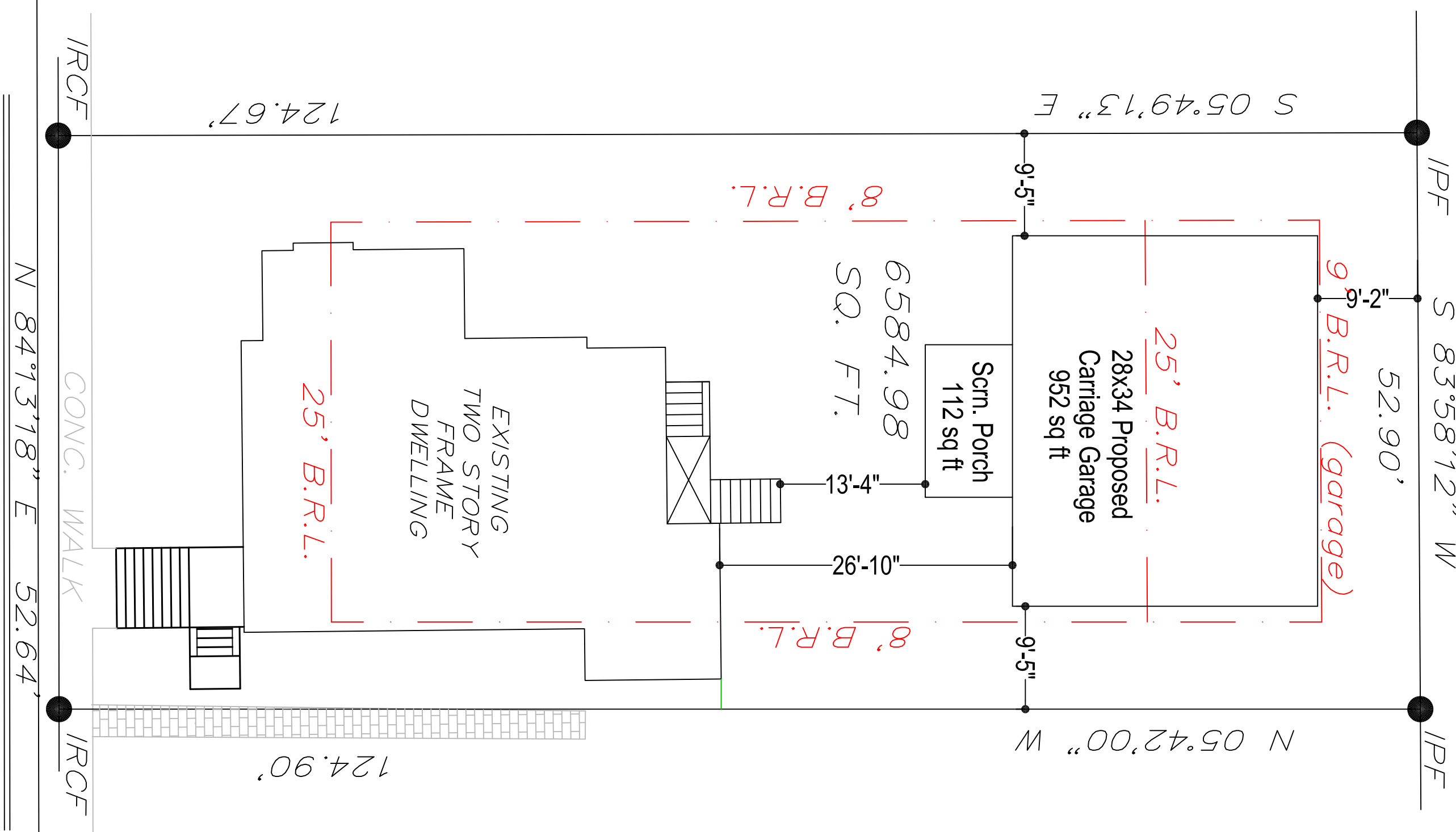
SNAPTRACK Screws

- Countersunk flat head
 - #6 size head
 - 1 1/4" in length
 - Phillip drive
 - Wood screw
 - Stainless steel
- Hidden under vinyl cap when installed
 - 1000 hour salt spray coating

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.

SCOTTS ALLEY



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)

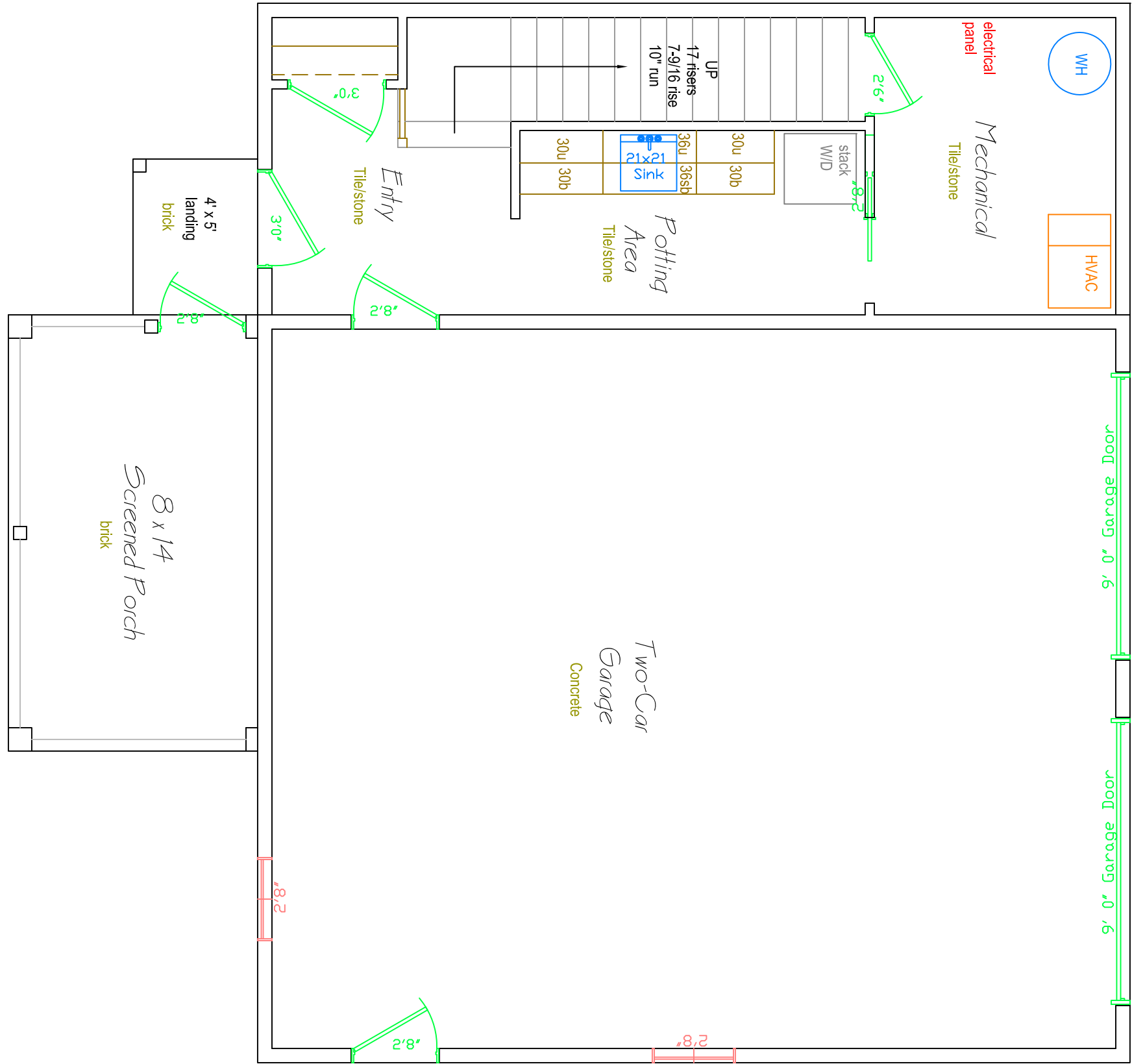


East Bay
Plans
LLC

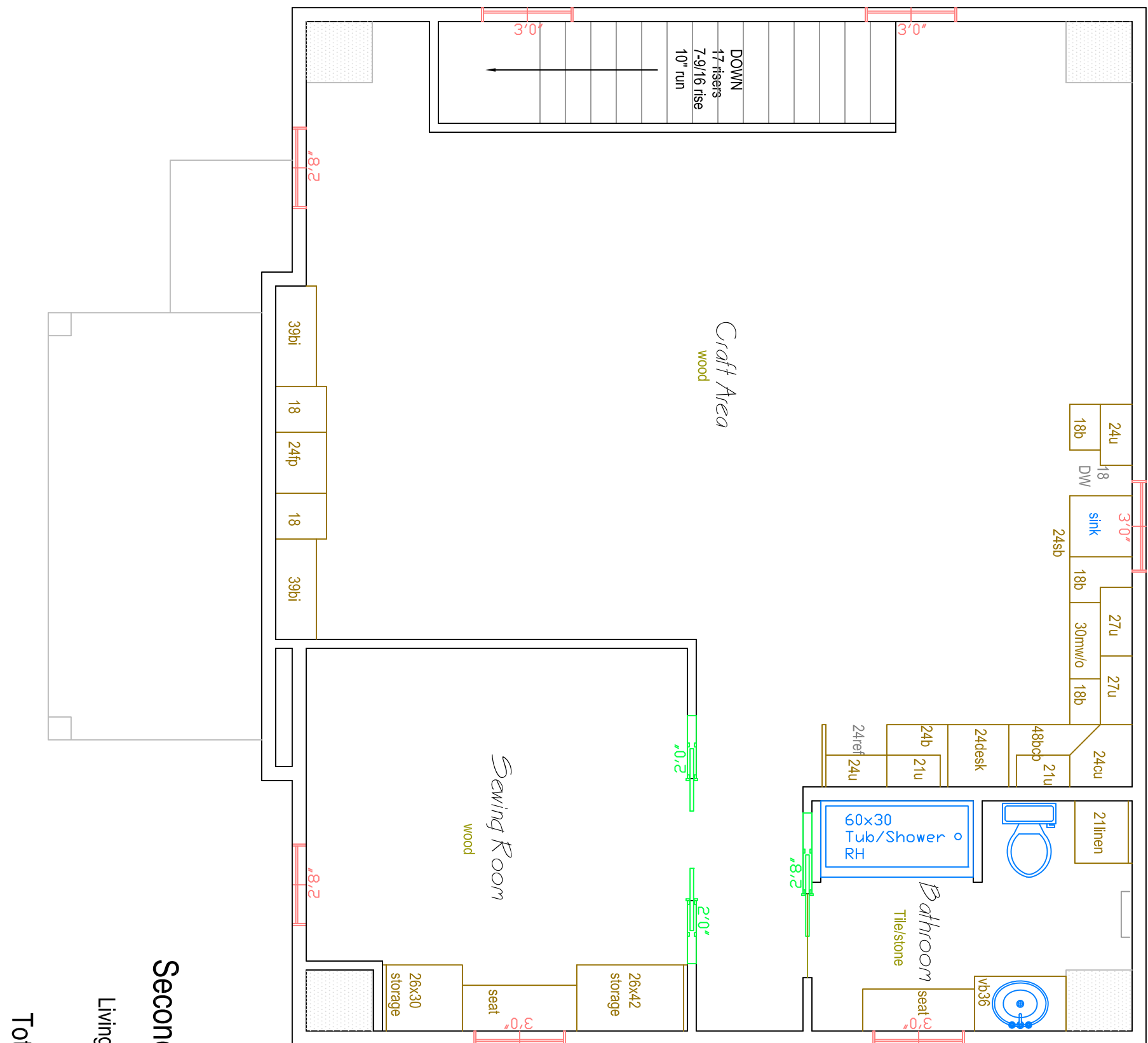
St. Michaels, MD
21083
(410) 745-0944
www.eastbayplans.com
eastbay@earthlink.net

Larry and Kelly Pezor
407 Goldsborough Street
Easton, MD 21601

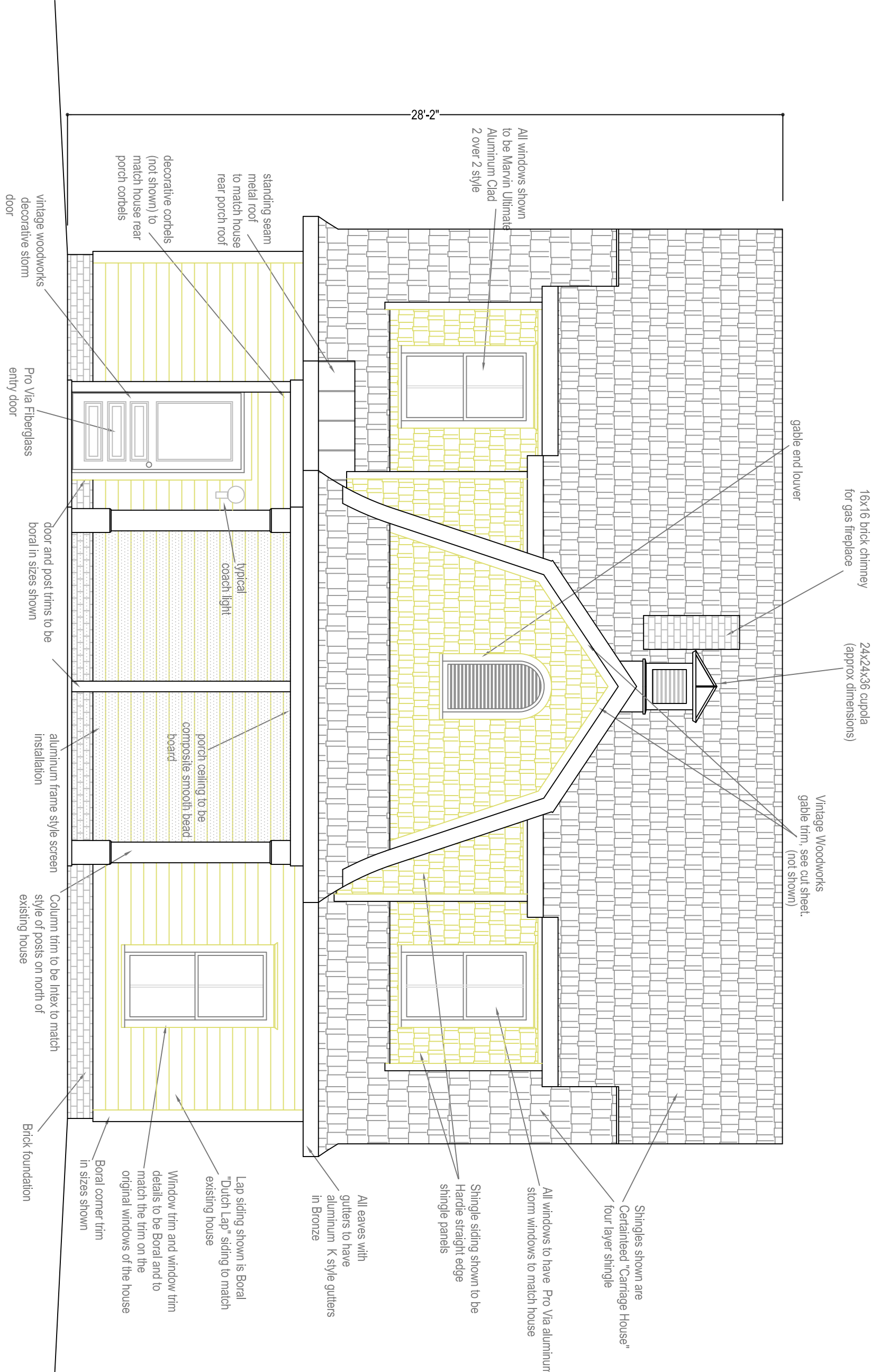
A Proposed Carriage Garage for:



1st Floor - Floor Plan
Proposed

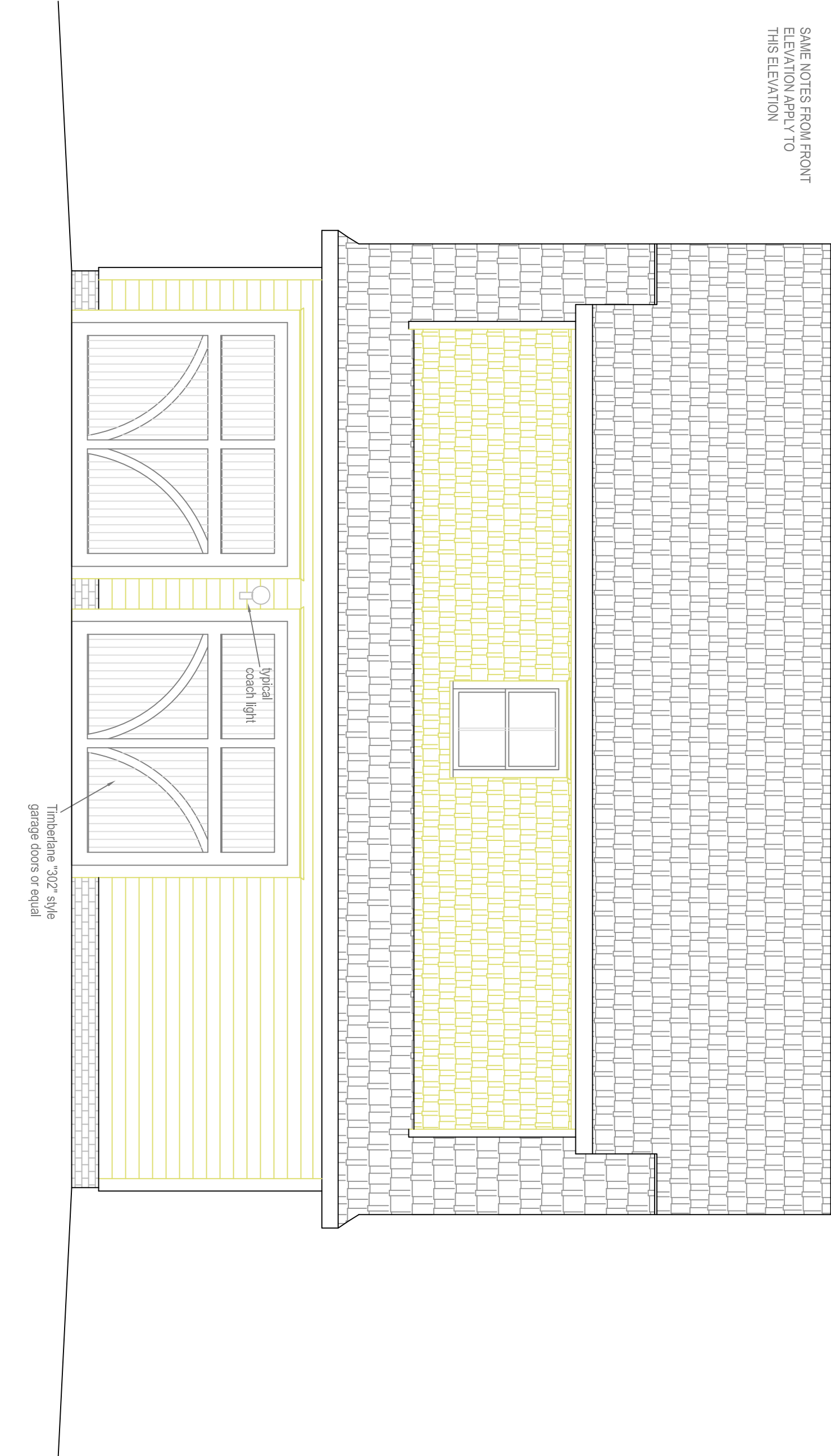


2nd Floor - Floor Plan
Proposed



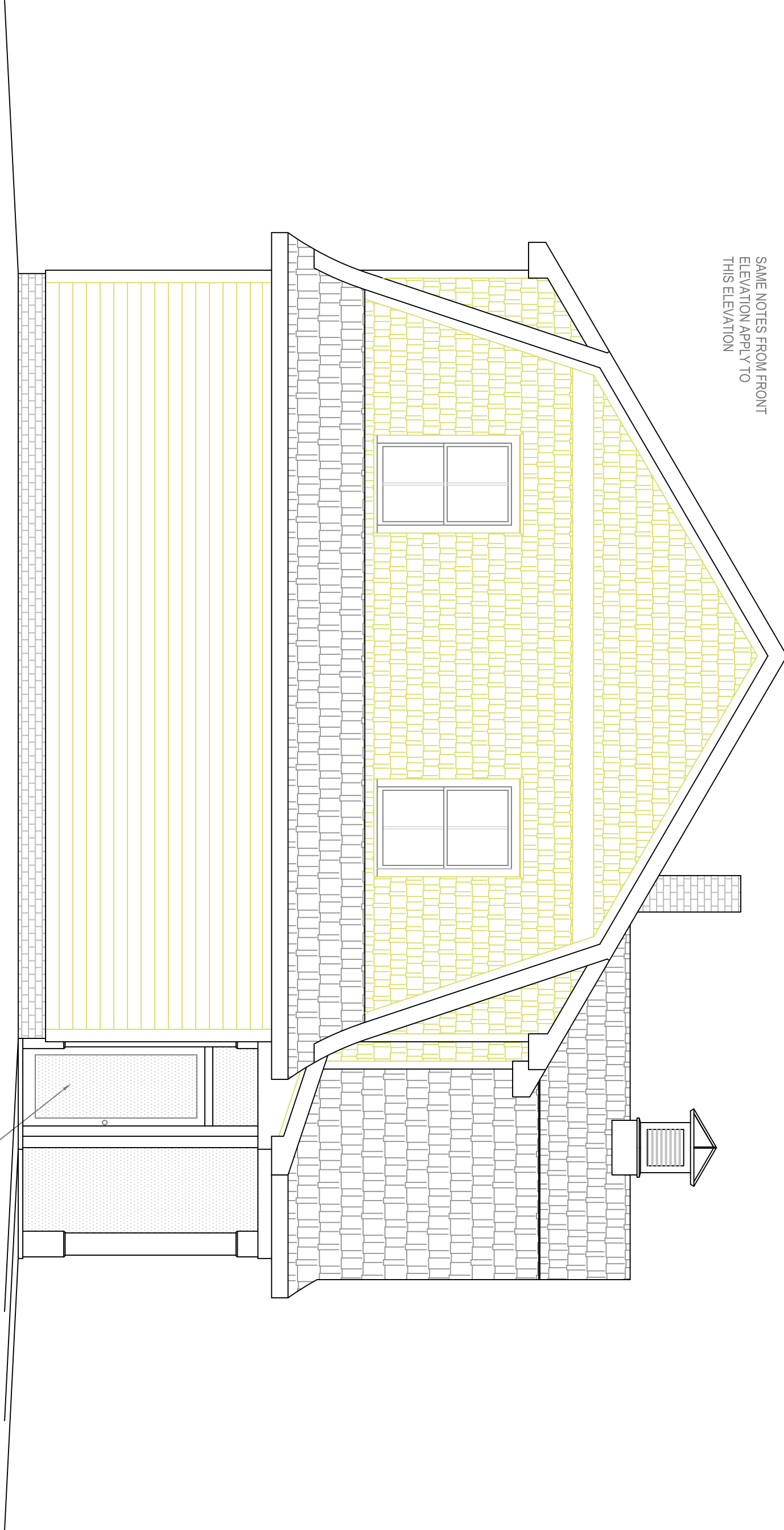
Front (Goldsborough) Elevation

Scale: 1/4"=1'0"



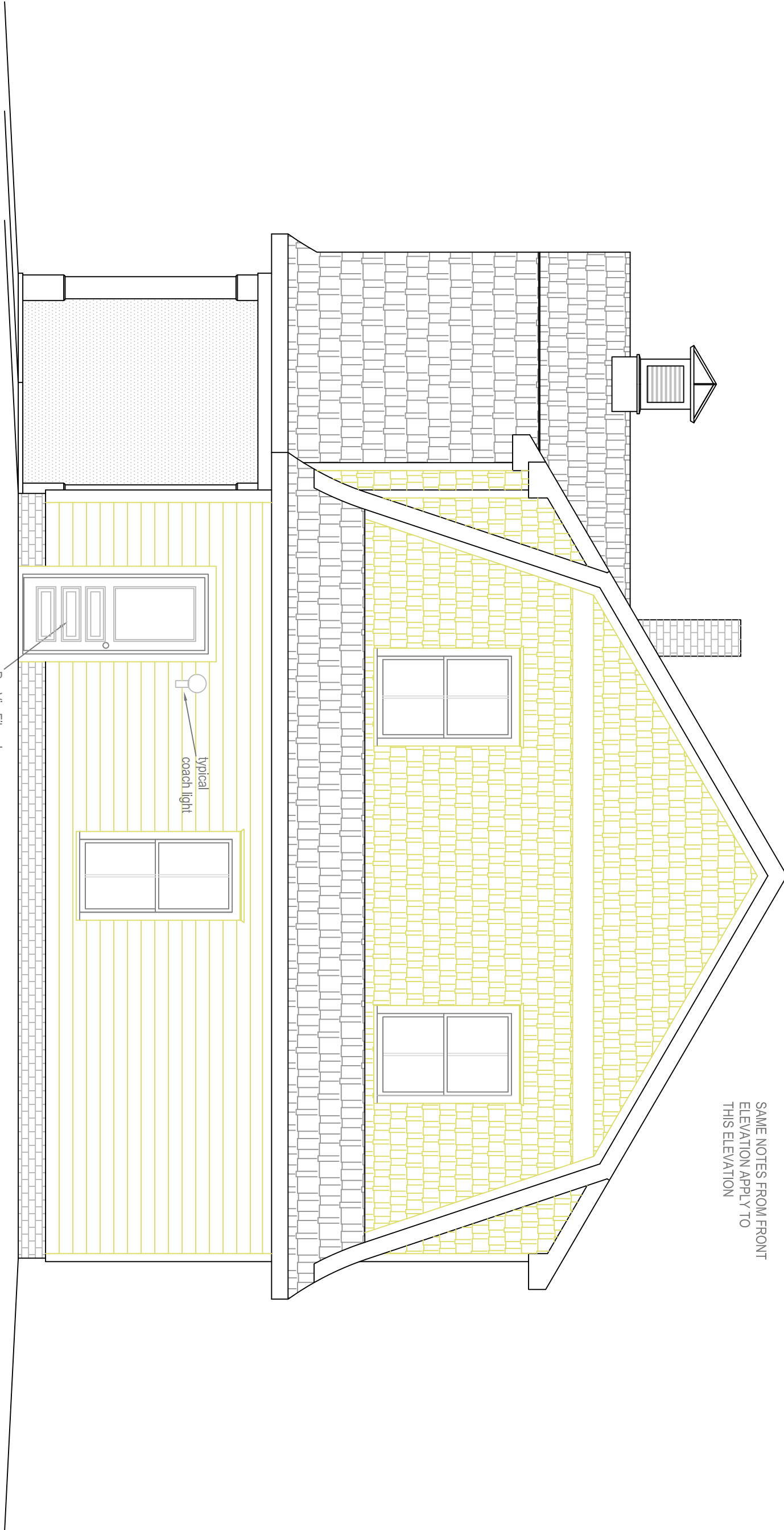
Rear (Alley) Elevation

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"

A Proposed Carriage Garage for:

Larry and Kelly Pezor
407 Goldsborough Street
Easton, MD 21601

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 20 N Aurora Street

Application Number: 2023-865

Request: Demolition/New Construction

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

The applicant is proposing to demolish two existing outbuildings located along the rear property line and replace them with two new residential structures. The Commission previously found that these outbuildings were both non-contributing structures. The proposed replacement structures will be located in the same locations and footprints as the existing outbuildings. The applicant has submitted all of the required information for demolition including:

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

DEMOLITION 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 Commission previously found that the two outbuildings are non-contributing structures based on the Easton Historic District Design Guideline’s Demolition Review Procedure. Also, a structural report was prepared by Structural Solutions Inc. that found significant issues with framing and floor joists in both of the outbuildings. Based on the documented structural issues and the HDC determination that these are non-contributing structures, demolition may be appropriate.



NEW CONSTRUCTION GUIDELINES:



Figure 1: Surrounding Structures

Guideline 94. Style

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

Analysis – The proposed structures do not imitate historic architectural styles. They are clearly modern residential structures that borrow design aspects of surrounding historic outbuildings and residents. The proposed structures are nearly identical in height to the neighboring outbuildings at 24 N. Aurora Street and 18 N. Aurora Street. The cornice heights and roofing styles also closely resemble the surrounding structures.

Guideline 95. Siting

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

Analysis – The property is not a vacant lot. The existing outbuildings are oriented to face the interior drive isle and the proposed new construction is similarly oriented. Due to the new construction needing to fit within the existing building's footprint, it would be difficult for these structures to be oriented towards Locust Street.

Guideline 96. Orientation, Alignment, and Setback

- Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- 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.
- Additions to free standing buildings should be setback behind the front façade if possible.



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

d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Analysis – The proposed structures closely align with the setbacks of the surrounding structures. The proposed structures have slightly larger setbacks from Locust Street to accommodate landscaping and garbage enclosures but are still consistent with the setbacks of other buildings on this block.

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.

Analysis – The width of the proposed northern structure and its neighboring structure are both roughly 30 feet. The southern structure is significantly narrower than the neighboring structure due to the fact that this structure is a large barn that runs the entire length of the lot. The heights of the proposed structures are within one and two feet respectively of the surrounding structures.

Guideline 103. Materials

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

Analysis – Surrounding outbuildings generally have wooden siding and asphalt shingle roofs. The proposed new construction proposes an asphalt shingle roof which is consistent with these surrounding structures and fiber cement board siding consistent with Guideline 103b.



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.

Analysis – The proposed structures do not incorporate flashy details or ornamentation. They use simple overhangs and gable roofs as architectural features.

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.

Analysis – The door on the smaller structure is centered and the doors on the larger outbuilding are on the right side of the façade which are both consistent with Guideline 107b.

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.

Analysis – The entry door designs are simple in design with two panels and four lights and are oriented towards the interior of the lot.

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



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

- 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.

Analysis – The proposed structures have gable roofs of similar form and slope to surrounding buildings.

Guideline 116 Roof Material

- a. Roof material should generally be consistent with that of surrounding buildings.
- b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Analysis – Surrounding structures and the principle residential structure have asphalt shingle roofs.

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.

Analysis – Windows are present on all elevations with the exception of the rear facades of both structures which closely abut neighboring outbuildings.

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.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Analysis – The proposed 2/2 vinyl clad windows are consistent with windows found on surrounding homes. The neighboring outbuildings have a combination of different window types and styles and many facades have no window openings. Vinyl clad windows may be appropriate on non-contributing buildings per Appendix B.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application. The Commission has previously determined that the two outbuildings are non-contributing structures and the structural analysis identifies serious issues. The proposed structures are nearly identical in height to the surrounding structures



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

and occupy nearly the exact footprint as the existing structures. Windows are visible on every elevation and materials appear appropriate for new construction (vinyl clad windows, wood doors, fiber cement siding). The Commission may condition approval upon the fiber cement siding having a smooth finish and the trash cans being screened from view.

RECOMMENDED CONDITIONS:

1. The fiber cement siding shall have a smooth finish.
2. Trash receptacles shall be screened from view either through plantings or a wooden fence no taller than four (4) feet in height.

DRAFT FINDINGS:

1. The existing outbuildings are non-contributing structures and have structural deficiencies worthy of demolition.
2. The proposed new construction is consistent with the Easton Historic District Guidelines for new construction.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

RECEIVED

AUG 28 2023

TOWN OF EASTON

Application #: 2023-865
Date Received: 08/28/2023
Fee Paid: \$200.00 on 02/14/2023
HDC Meeting Date: 09/11/2023
Date Property Posted: 08/28/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 20 N. Aurora St. Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME Chesapeake Neighbors LLC
TELEPHONE NO. 410-269-1883 EMAIL Jolinger@chesapeakeighbors.org

Applicant or Agent

NAME Virginia Richardson
TELEPHONE NO. 410-714-2405 EMAIL Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

8-28-23
Virginia Richardson

Revised 4.4.2022

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

Proposed Redevelopment Plan (3 Units)

8-28-2023

Project Description:

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

It is the Owner’s intent to improve the quality of life for the residents by enhancing the quality of the built environment and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan. In order to achieve this objective, the Owner is proposing to raze the two (2) non-contributing outbuildings in their entirety.

Upon removal of the two (2) outbuildings, two new outbuildings will be constructed using similar footprints. The North building will be transformed from a studio apartment into a 1 bed loft, Apartment 1. The South building will maintain the (1) 1-bedroom and (1) two bedrooms count with an increase in square footage by utilizing the attic area as living space. The new buildings will be constructed in such a manner that it will not diminish the integrity of the primary dwelling. To maintain architectural compatibility, these outbuildings are significantly smaller than the primary structure. The roof ridge will not be higher than the ridge of the existing primary dwelling and will be similar in height to the adjoining neighboring accessory structure. The exterior of the building will have horizontal siding and architectural shingled roofs.

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



1 message







NOTE:
EXISTING MAIN HOUSE RIDGE HEIGHT: 38'-11"

ALL DIMENSIONS TO EXISTING STRUCTURES ARE APPROXIMATE.



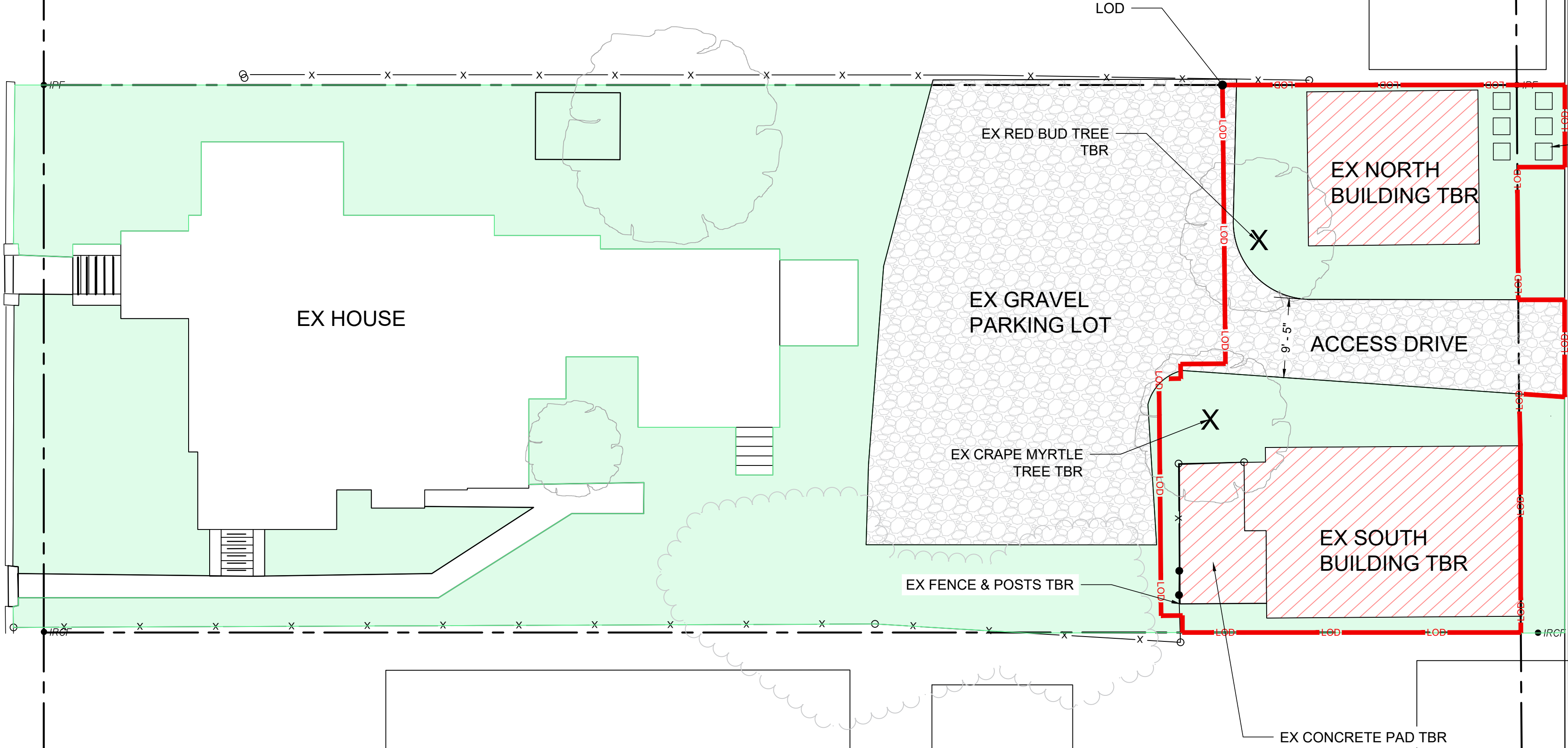






EXISTING CONDITIONS & DEMOLITION PLAN

AURORA ST



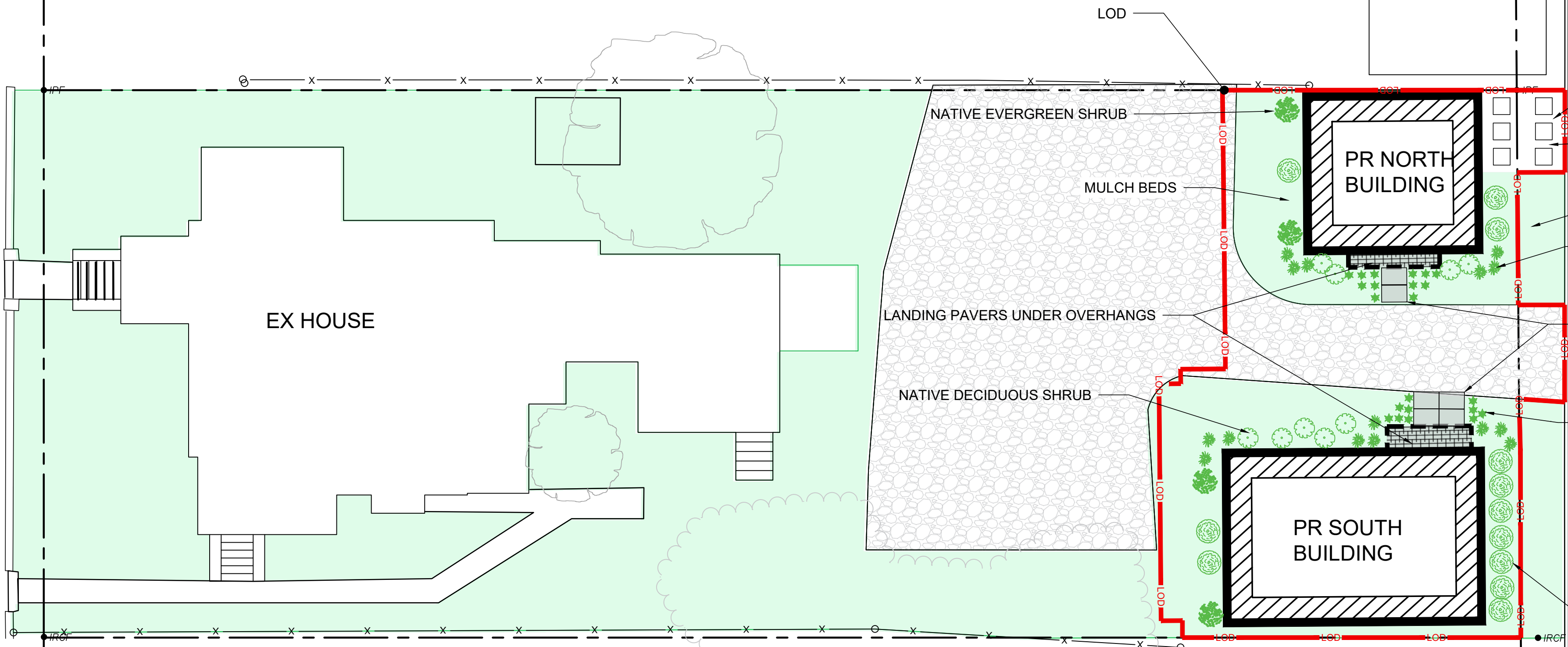
EX IMPERVIOUS SURFACE TBR:	
N. BUILDING:	371 SF
S. BUILDING:	634 SF
EX. CONCRETE PAD:	150 SF
TOTAL:	1,155 SF

EX TRASH RECEPTACLE AREA

LOCUST ST

PROPOSED SITE PLAN

AURORA ST



PR IMPERVIOUS SURFACE:	
N. BUILDING:	372 SF
S. BUILDING:	609 SF
PAVERS/GRAVEL:	188 SF
TOTAL:	1,169 SF

PR LIMITS OF DISTURBANCE: 2,627 SF

NOTE: NO EROSION-SEDIMENT CONTROL & STORMWATER MANAGEMENT IS REQUIRED IF LOD IS UNDER 5,000 SF PER TALBOT COUNTY SCD CODE.

LOCUST ST

- PR TRASH RECEPTACLE AREA
- #57 STONE
- TURF GRASS
- NATIVE GRASSES
- 2' X 3' FLAGSTONES
- NATIVE GROUND COVER
- NATIVE FLOWERING SHRUBS

EXISTING & PROPOSED SITE PLAN - HD SUBMISSION

OF THE LANDS OF

CHESAPEAKE NEIGHBORS - PRIMROSE

TAX MAP: 0103, GRID: 0000, PARCEL: 01130
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE NEIGHBORS LLC

RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 108 N. Harrison St., Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3867

REVISIONS

REV. #	DATE	DESCRIPTION
1		

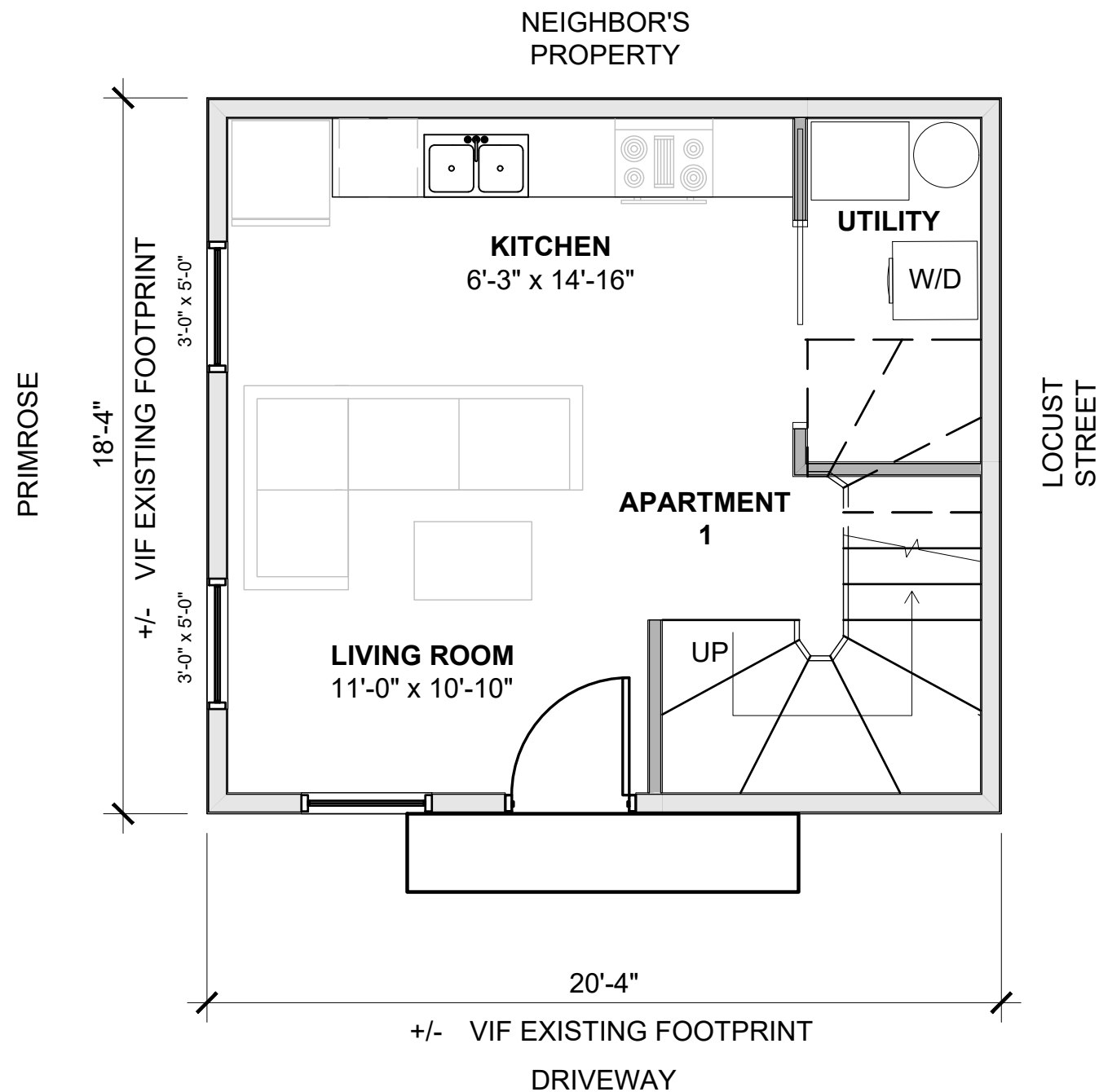


DESIGNED BY: WCS

APPROVED BY:

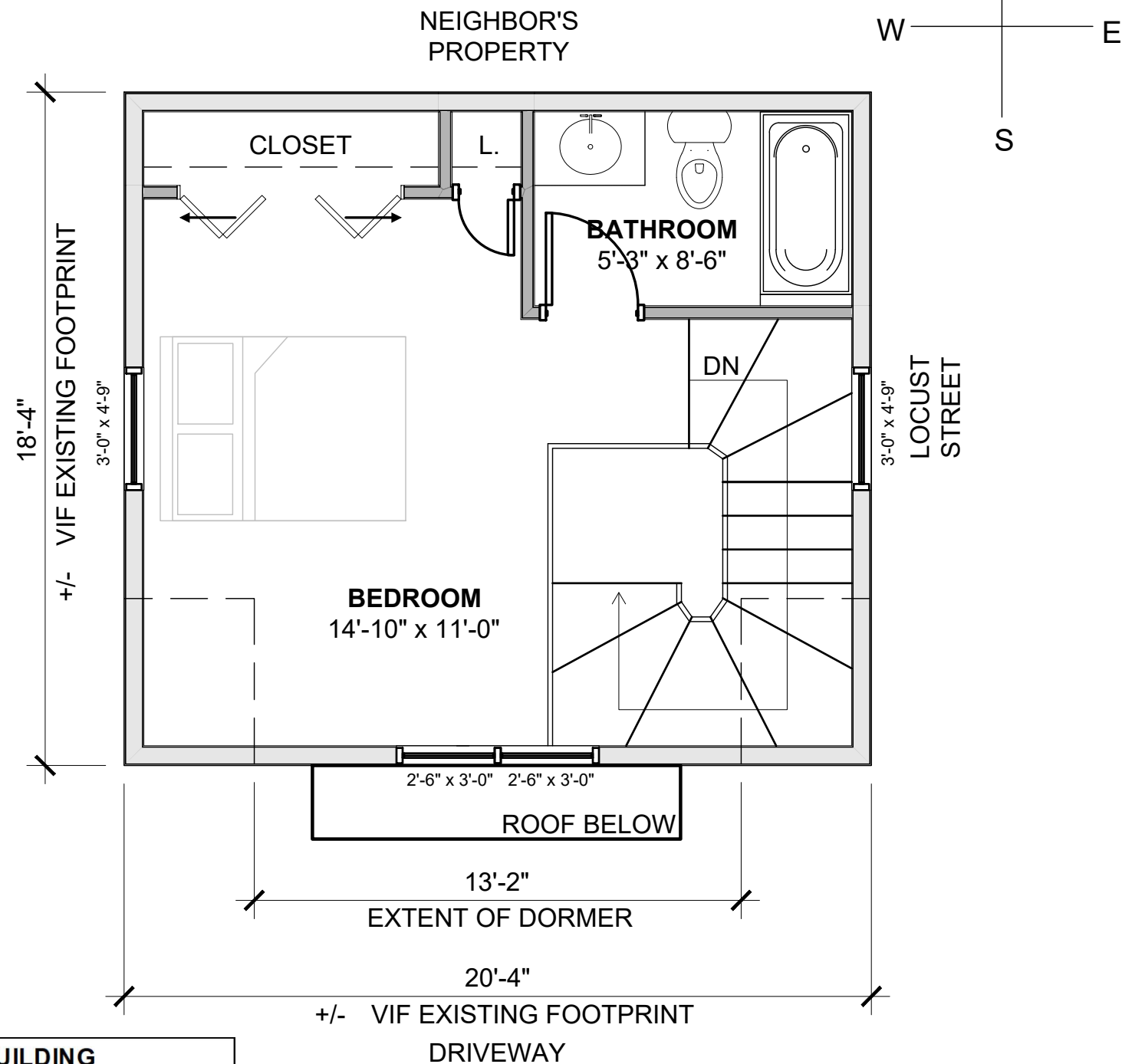
SHEET NO.: C-101

FOR REVIEW



1ST FLOOR

NORTH OUT BUILDING			
APT.	SF	BED	BATH
1ST APARTMENT	488	1 BED	1 BATH
1 1/2 STORY			



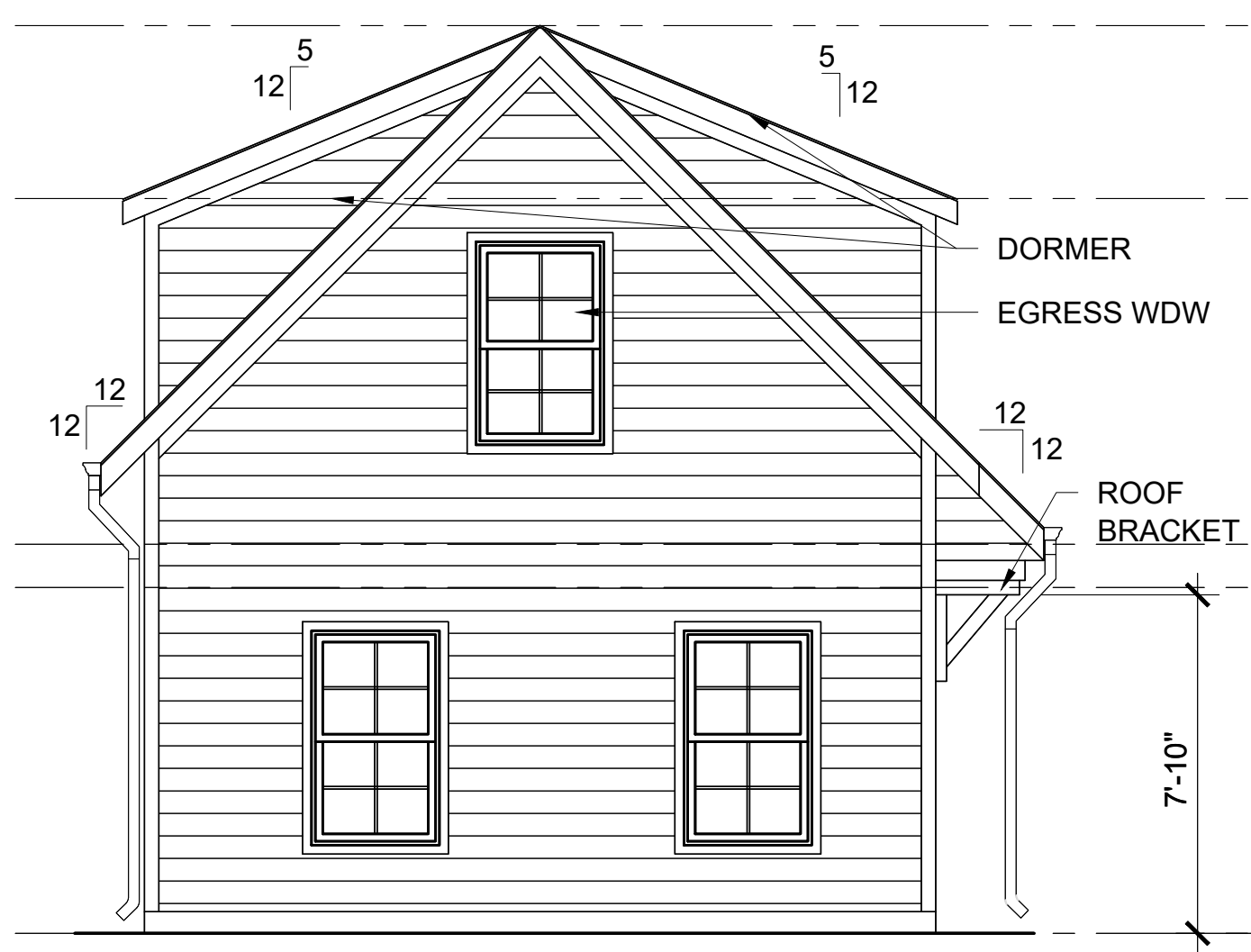
2ND FLOOR

PROPOSED FLOOR PLANS

ORIGINAL STRUCTURE HGT - 14'-0"
ADJACENT BARN HGT - 22'-0"



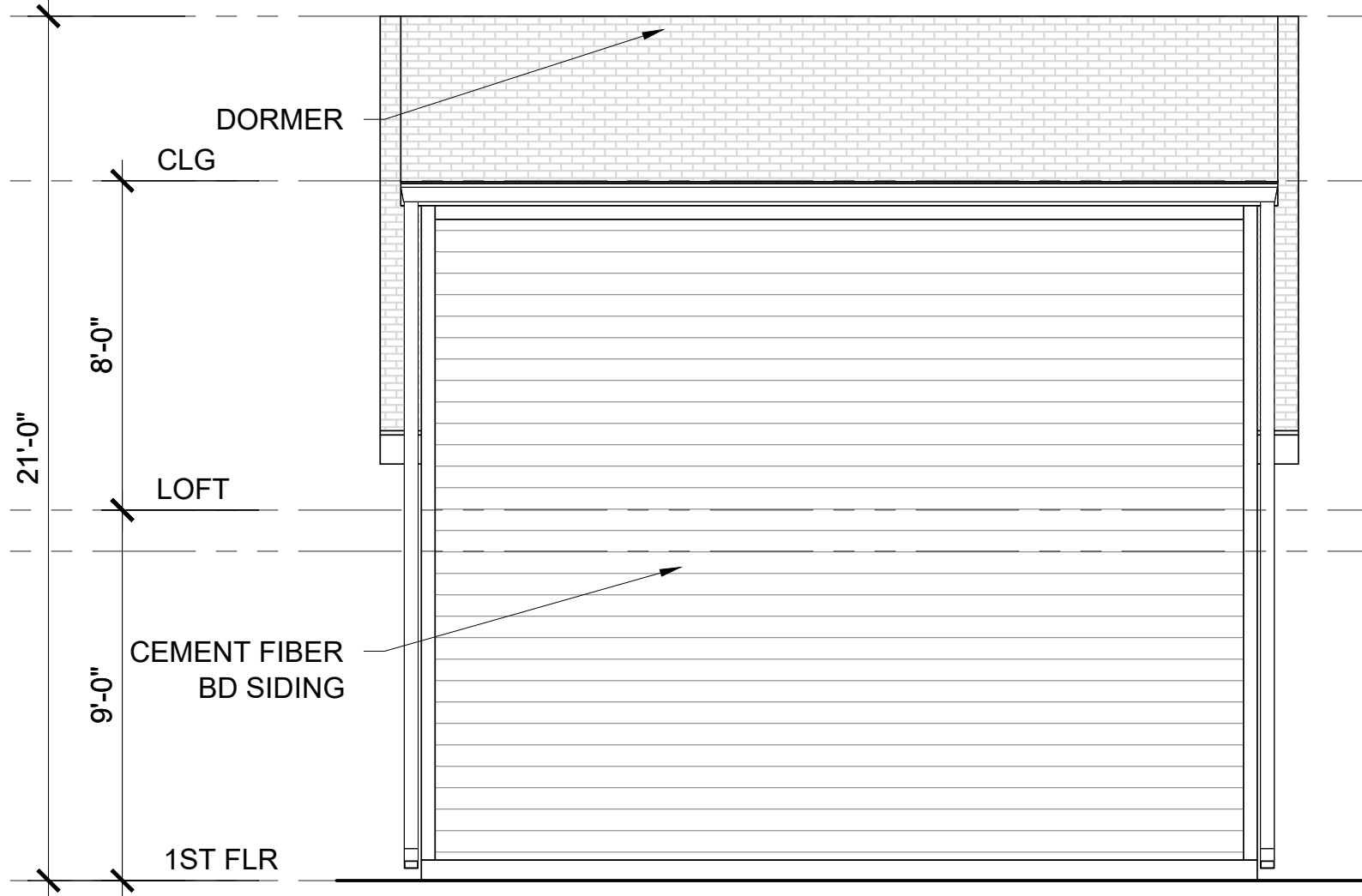
SOUTH ELEVATION - FACING DRIVEWAY



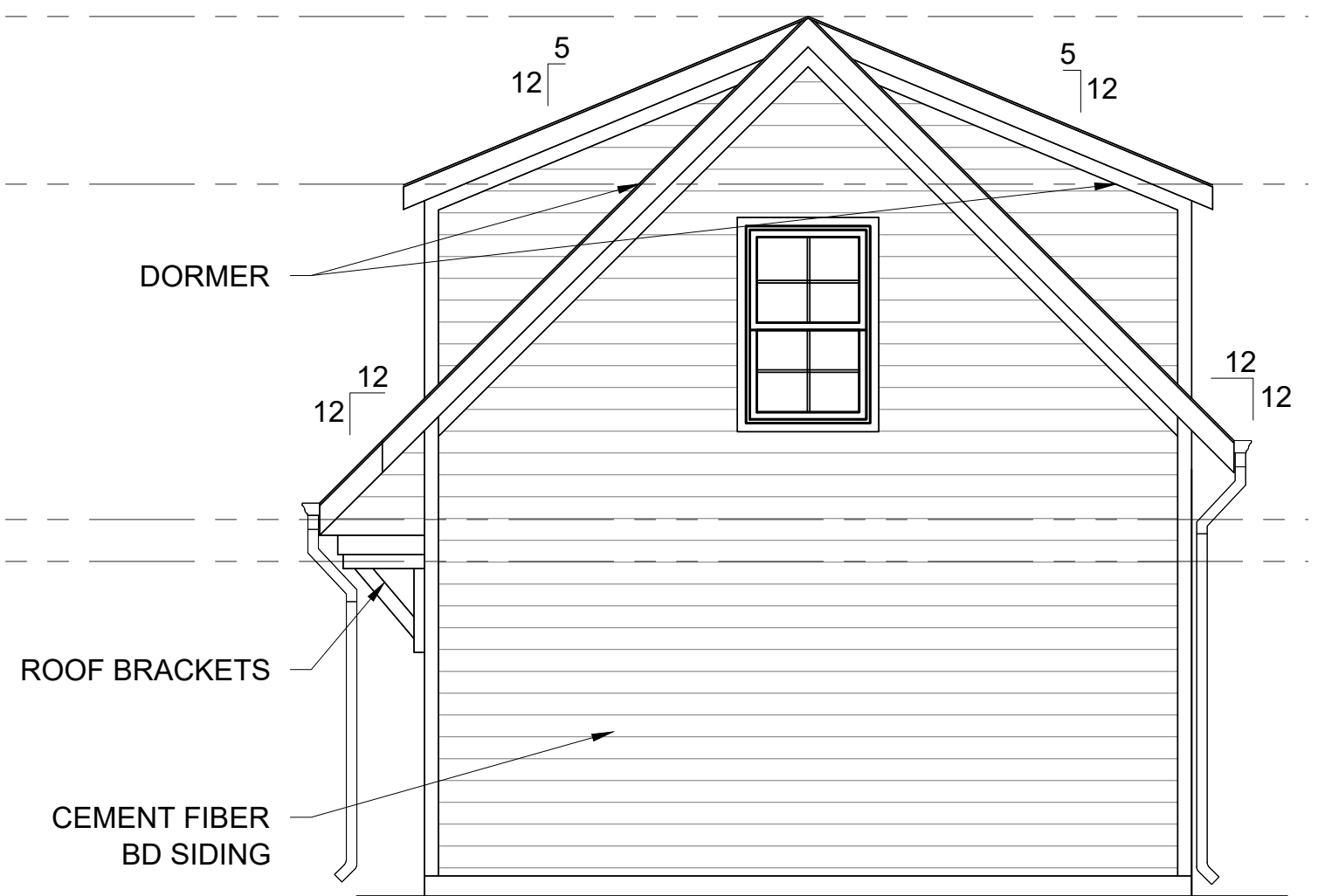
WEST ELEVATION - FACING MAIN HOUSE

PROPOSED EXTERIOR ELEVATIONS

ORIGINAL STRUCTURE HGT - 14'-0"
 ADJACENT BARN HGT - 22'-0"

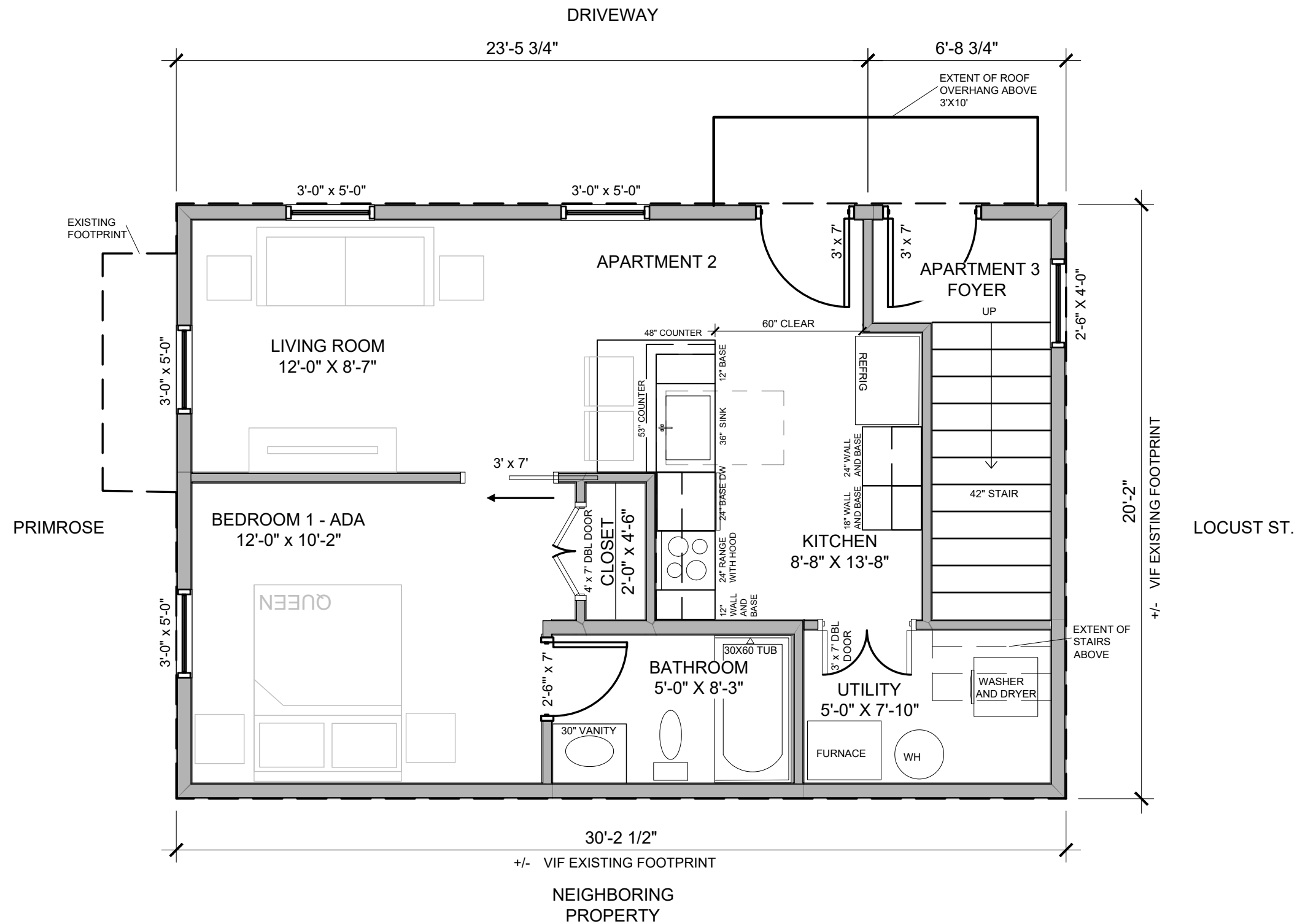


NORTH ELEVATION - FACING ADJACENT BARN



EAST ELEVATION - LOCUST ST

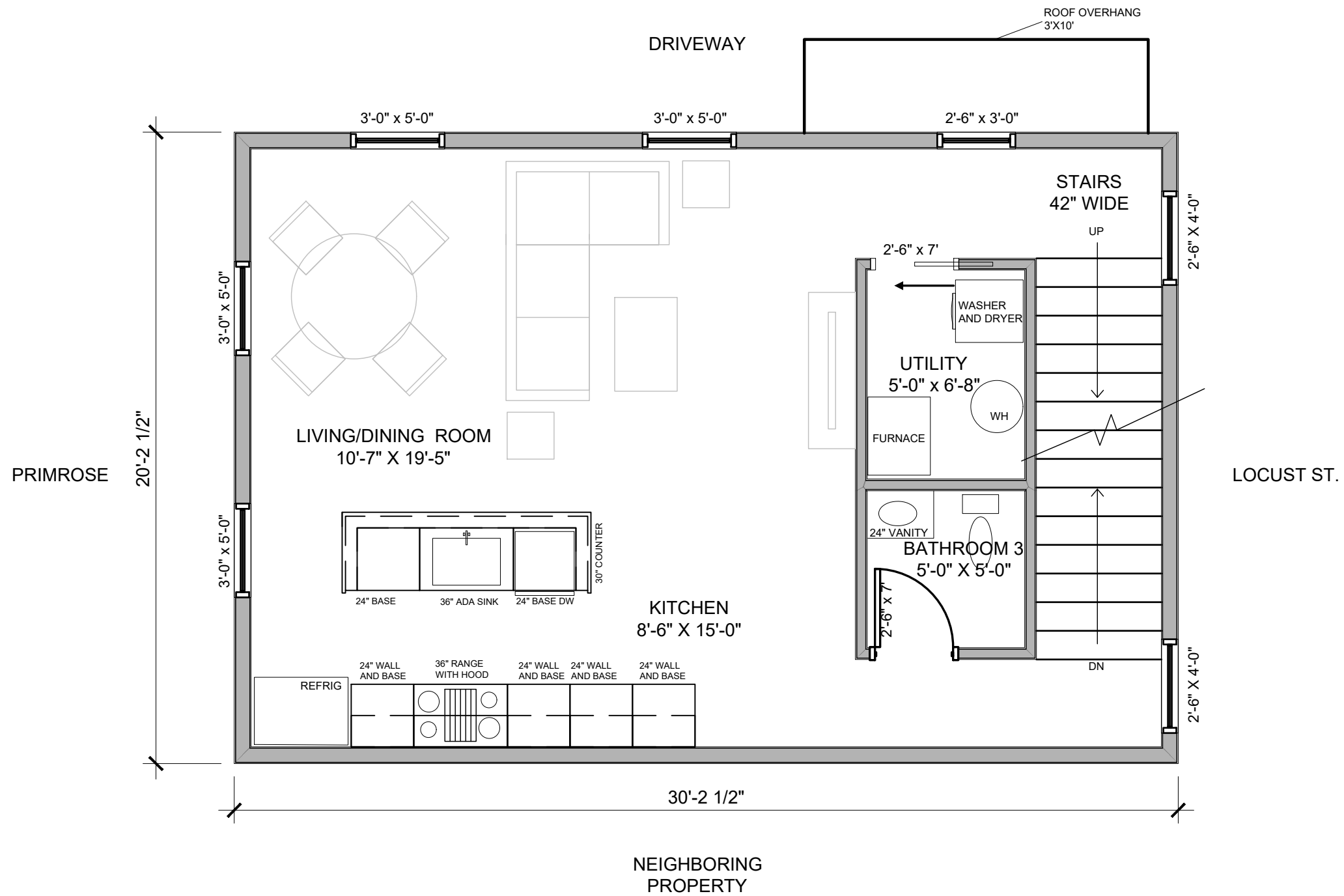
PROPOSED EXTERIOR ELEVATIONS



1ST FLOOR - APARTMENT 2

SOUTH OUT BUILDING			
APARTMENT	SF	BED	BATH
1ST FLOOR APARTMENT 1 STORY	488	1 BED	1 BATH
2ND FLOOR APARTMENT 1 1/2 STORY	1010	2 BED	2 1/2 BATH

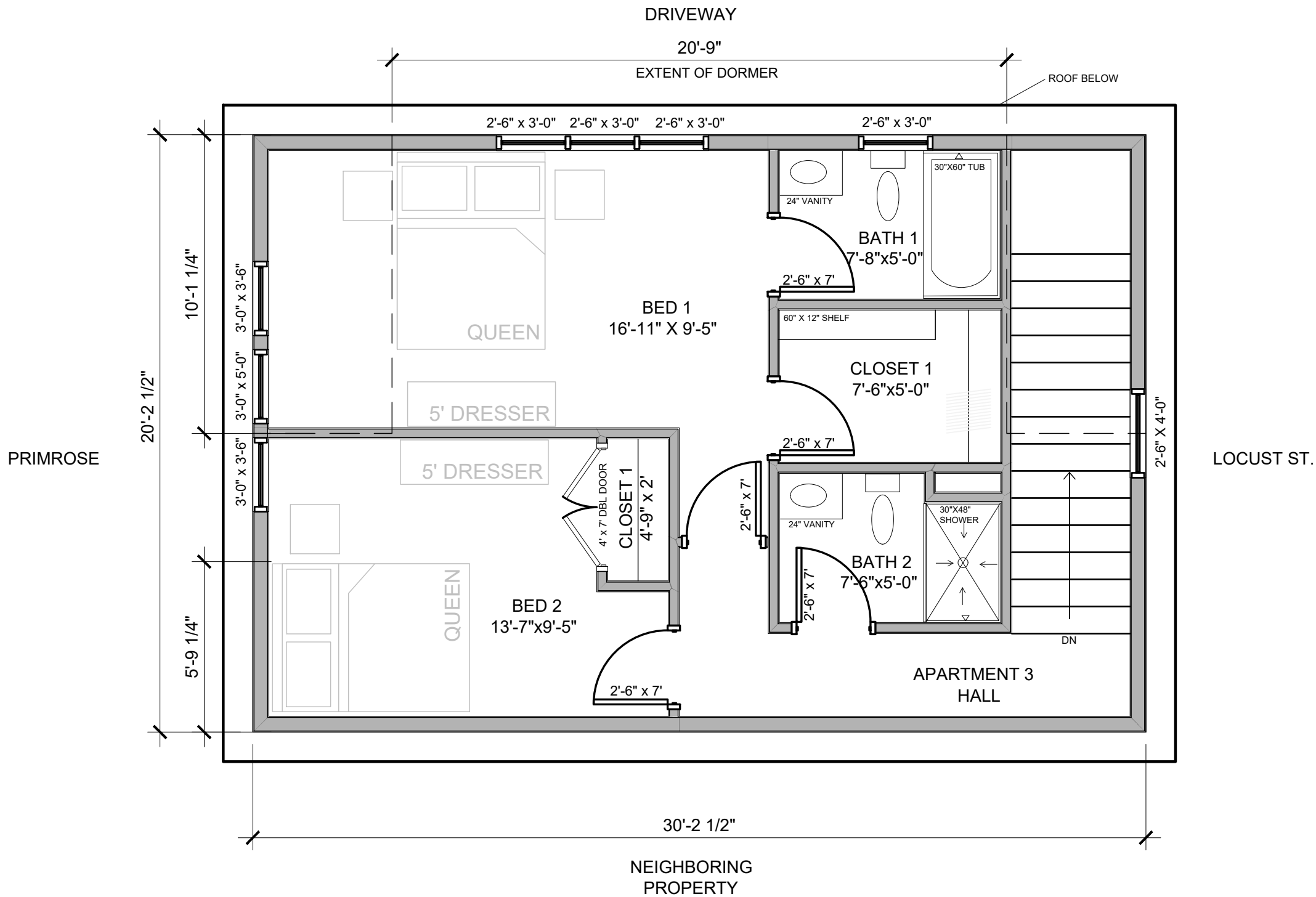
PROPOSED FLOOR PLANS



2ND FLOOR - APARTMENT 3

SOUTH OUT BUILDING			
APARTMENT	SF	BED	BATH
1ST FLOOR APARTMENT 1 STORY	488	1 BED	1 BATH
2ND FLOOR APARTMENT 1 1/2 STORY	1010	2 BED	2 1/2 BATH

PROPOSED FLOOR PLANS



3RD FLOOR - APARTMENT 3

SOUTH OUT BUILDING			
APARTMENT	SF	BED	BATH
1ST FLOOR APARTMENT 1 STORY	488	1 BED	1 BATH
2ND FLOOR APARTMENT 1 1/2 STORY	1010	2 BED	2 1/2 BATH

PROPOSED FLOOR PLANS

MAIN HOUSE HGT - 38'-11"
ORIGINAL STRUCTURE HGT - 25'-10"
ADJACENT BARN HGT - 32'-0"



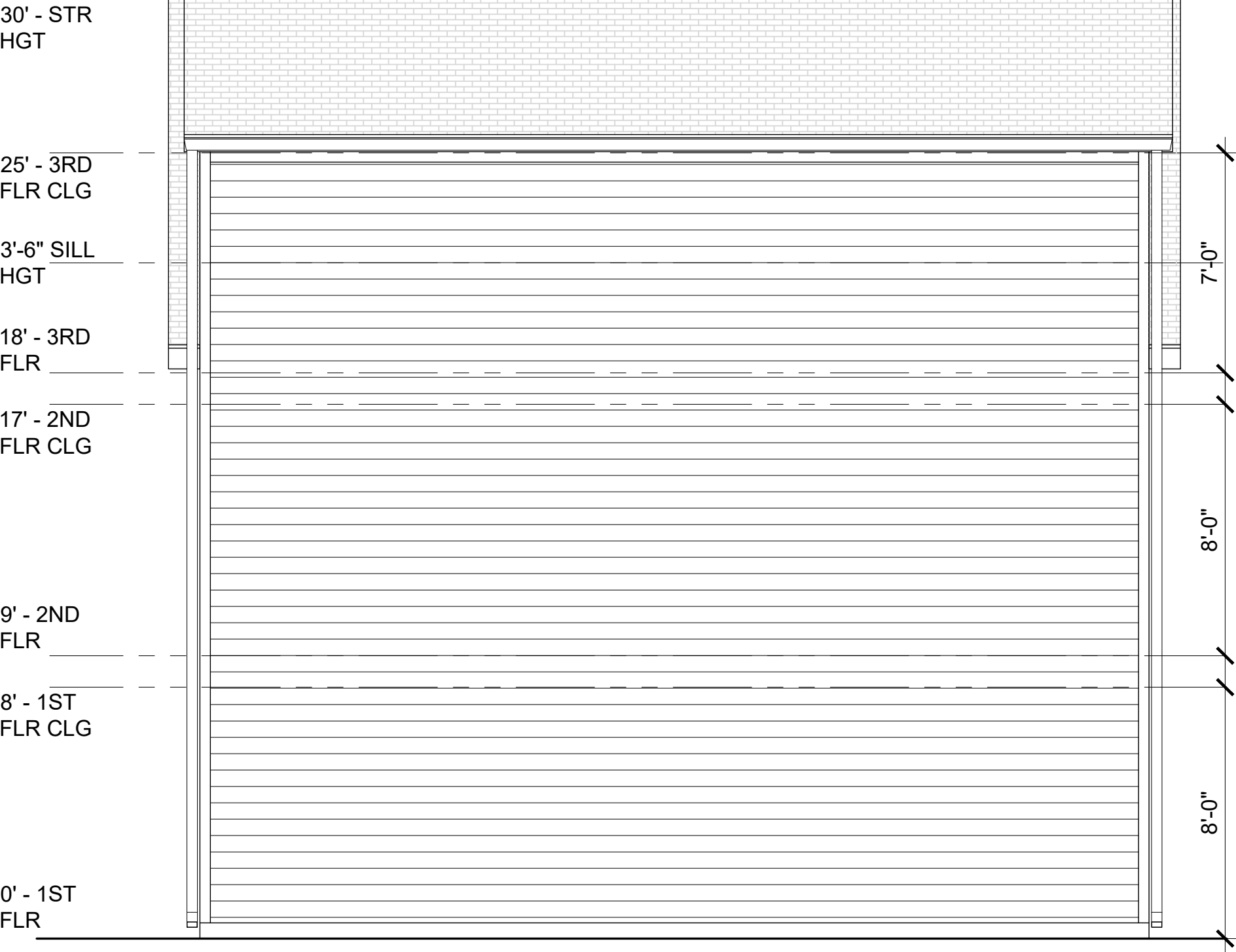
NORTH ELEVATION - FACING DRIVEWAY



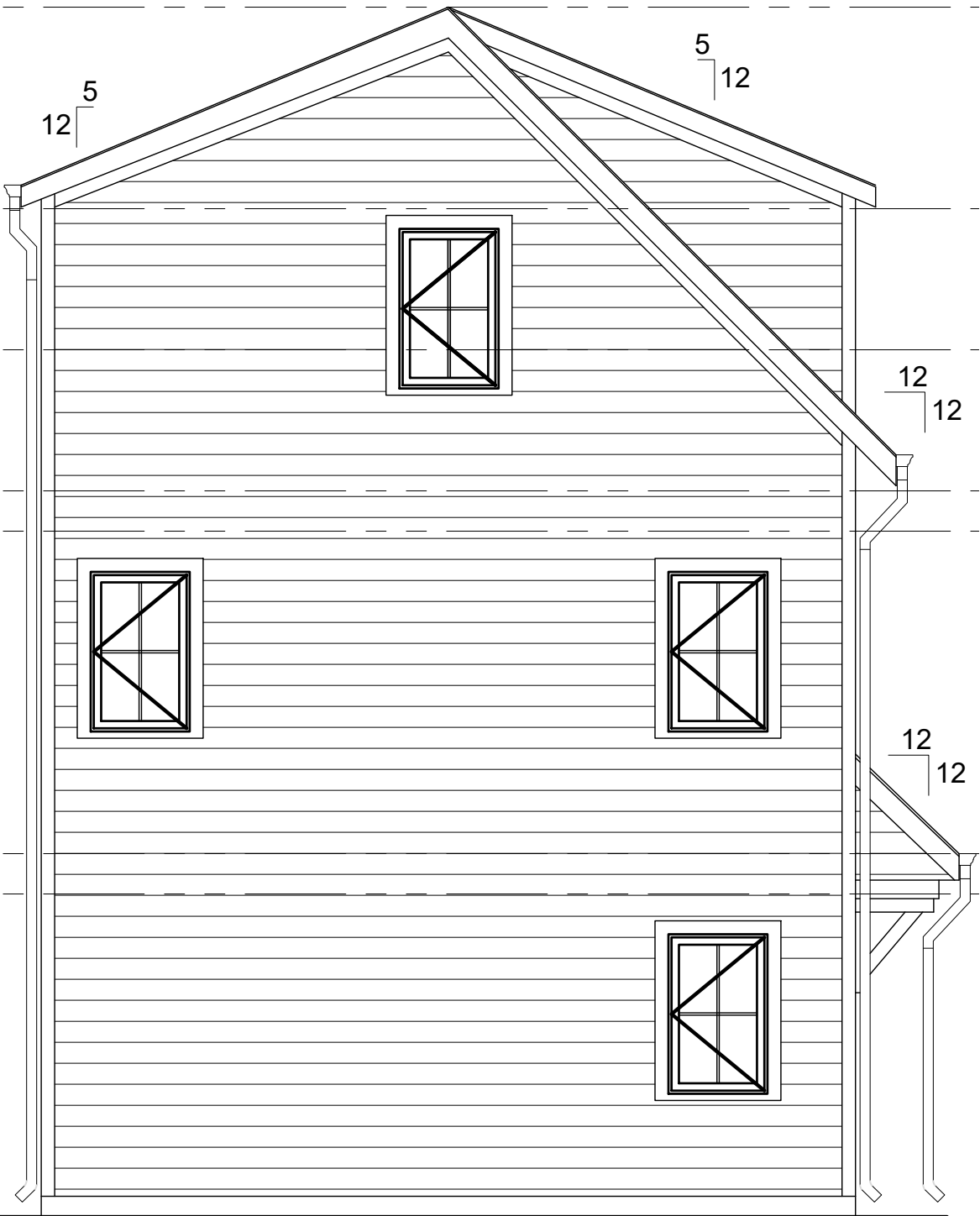
WEST ELEVATION - FACING PRIMROSE

PROPOSED EXTERIOR ELEVATIONS

38'-11" - HGT OF EX. HOUSE



SOUTH ELEVATION - FACING NEIGHBOR



EAST ELEVATION - FACING LOCUST ST.

PROPOSED EXTERIOR ELEVATIONS

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



N. Aurora St. view of the main structure



Southeast view of the main structure



Northeast view of the main structure



Northeast side view of the North outbuilding



Alley view of the North outbuilding



Front view of the South outbuilding

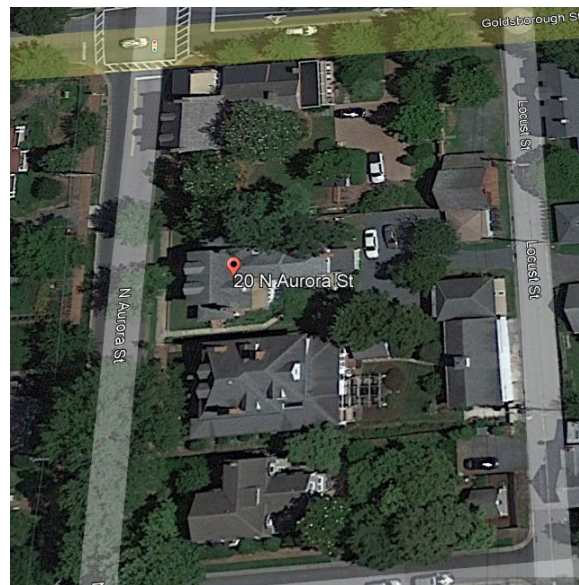


Alley view of the South outbuilding



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

Existing Conditions Assessment



Prepared by
Virginia Richardson, AIA

February 8, 2023
DRAFT

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

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

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



Sanborn Fire Insurance Map 1896



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

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





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



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



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

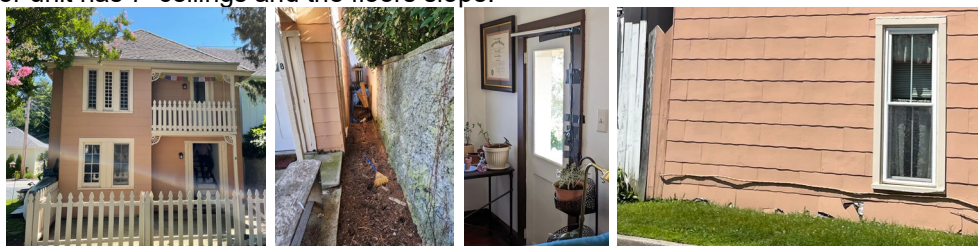
The North Outbuilding Single Story: The wood framed, single story, hipped roof, slab on grade structure houses a single studio apartment. The approximately 334 sf unit has an open kitchen/living/sleeping space and a separate full bath. The windows are modern. It appears to have once been a shed or barn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

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



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

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



END OF REPORT

Structural Solutions, Inc.
Consulting Structural Engineers

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

February 6, 2023

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

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

Dear Ms. Richardson:

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

OBSERVATIONS

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

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

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

DEFINITIONS

Wood Creep

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

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

CONCLUSIONS

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

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

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

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

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

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

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

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

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

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

Sincerely,



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



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

APPENDIX
PHOTOGRAPHS

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

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



PHOTOGRAPH 1

Site Plan of 20 North Aurora Street, Easton MD.



PHOTOGRAPH 2

West elevation (front) of the main building.

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



PHOTOGRAPH 3
North elevation of the main building.

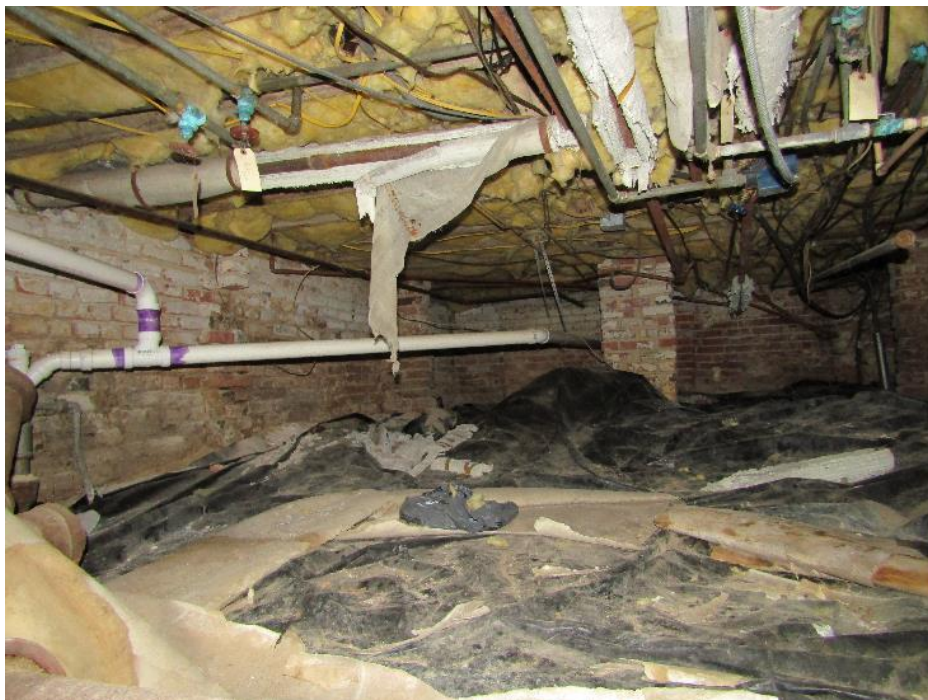


PHOTOGRAPH 4
East elevation of the main building.

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



PHOTOGRAPH 5
South elevation of the main building.



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



PHOTOGRAPH 7

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 8

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 9
East end of the main building.



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



PHOTOGRAPH 11

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



PHOTOGRAPH 12

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

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



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



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



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



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



PHOTOGRAPH 17

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



PHOTOGRAPH 18

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

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



PHOTOGRAPH 19

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



PHOTOGRAPH 20

West elevation of the one-story out-building.



PHOTOGRAPH 21

North elevation of the one-story out-building.



PHOTOGRAPH 22

East elevation of the one-story out-building.



PHOTOGRAPH 23

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



PHOTOGRAPH 24

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



PHOTOGRAPH 25

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

Material Specification

Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Horizontal Lap Siding
Arctic White

HardiePlank®

HardiePlank® Lap Siding Product Description

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

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



Select CedarMill®



Smooth



Beaded CedarMill®



Beaded Smooth

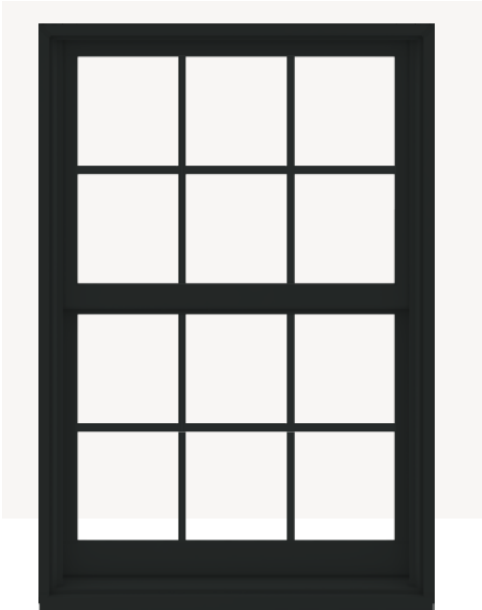


Custom Colonial Roughsawn®



Custom Colonial Smooth®

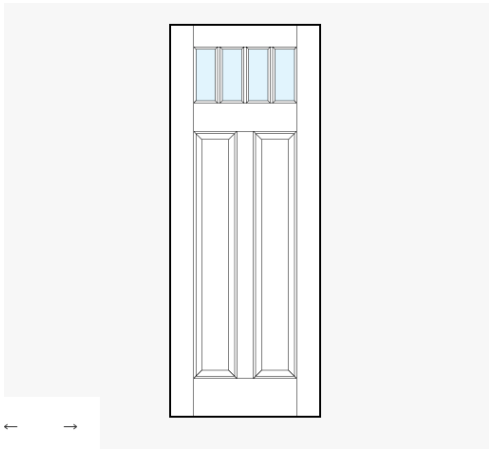
Windows: Andersen Series 100 - Black



Gutter/Down Spout: K-Style
Black



DOOR: Trustile Panel Lite Series Wood- PL243



Strength with Style

PRESIDENTIAL SHAKE® TL

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

PRESIDENTIAL SHAKE®

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



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

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

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

Fire Resistance:

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

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

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

Quality Standards:

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

WARRANTY

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

See actual warranty for specific details and limitations.

200 SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS

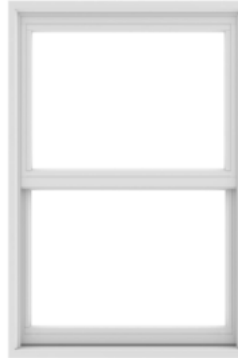
CUSTOM SIZES

The best value for a wood product

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

★★★★ 4.3 (37) | \$\$\$

Request a quote →



PRODUCT VIEW

INTERIOR

EXTERIOR

MOST POPULAR EXTERIOR OPTIONS



Sandtone White

View all options →

IS IT RIGHT FOR YOU?

Material

Wood protected by vinyl exterior. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

Colors

2 exterior and 2 interior deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free

Sizes

Sizes can be up to 3'4-feet wide and 6-feet high so you can fill almost any space with fresh air and natural light. Check out The Essentials under the Tech Specs tab for sizing document links.

Accessories

Hardware styles with up to 7 finish options and standard grille patterns let you personalize the final look to match the character of your home. Andersen offers a variety of [options and accessories](#).



FULL DIVIDED LIGHT

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

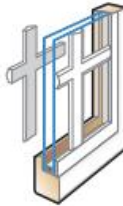
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

Available on 100 Series products.



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 4, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, September 11, 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 Chesapeake Neighbors LLC has filed a revised application for 20 N. Aurora Street - the Primrose. The applicant is seeking approval to demolish two (2) non-contributing outbuildings. Two new structures will then be constructed within the footprint of the existing structures. This is a continued hearing from the June 12, 2023 meeting - the second of two required meetings for the demolition of structures in 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 28, 2023



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

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 610 Goldsborough Street

Application Number: 2023- 1022

Request: Fencing

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new 6-foot-tall wooden privacy fence around the rear yard. The fence will be a vertical style privacy fence constructed that will be painted white. On August 25th the Building Inspection Department issued a stop work order for this project after it was discovered that fencing was being installed without Historic District Commission approval or a building permit.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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



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

Analysis –The proposed fencing appears to meet the Easton Zoning Ordinance’s requirements for fencing. The fencing may not exceed four feet in height above the surface of the ground within any portion of the front yard.

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.

Submit by 28th for 9/11 meeting



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MARYLAND 21829

RECEIVED

AUG 28 2023

Application #: 2023-1022
Date Received: 08/28/2023
Fee Paid: \$75.00
HDC Meeting Date: 09/11/2023
Date Property Posted: 09/04/2023

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 610 Goldbrough St.
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1974 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Florence Ball
TELEPHONE NO. 443-210-5300 EMAIL Florenceb1948@gmail.com

Applicant or Agent

NAME Scott Reynolds
TELEPHONE NO. 443-210-5300 EMAIL ScottReynolds5300@gmail.com

Description of Proposal (include additional sheets, as necessary)

Fence is in place when Deck was Built. Ran out of money fence & permit expired using solid 4x4 post for ground front & side which had a fence was removed and fence post put back in place. Dirt had to be brought in to level the property. Can't plant no plants because of clay & transplanting new grass on new dirt.

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

Scott Reynolds
8-27-23
Scott Reynolds

Revised 4.4.2022



TOWN OF EASTON

Office of Building Inspection
14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2526



ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. 1707E

Location of Building	Number and Street <u>610 GOLDSBOROUGH ST.</u>	Zone	Date <u>8/25/23</u>	Time <u>11:45</u>
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

SITE VISIT (FENCE)

*NEED TO STOP WORK ON FENCE
*NEED TO GET HDC APPROVAL
*ONCE YOU GET HDC APPROVAL YOU WILL NEED
TO GET FENCE PERMIT

☐ APPROVED ☐ APPROVED W/ EXCEPTION ☒ DISAPPROVED ☐ DISAPPROVED W/ PENALTY
☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

When applicable, please call for inspection when corrections have been completed. Acceptance and approval by an inspector of this office is required and must be corrected before _____.

Signature COPY LEFT ON SITE

Printed Name [Signature]

I hereby acknowledge receipt of this notice by my signature, which does not imply agreement or disagreement with its contents

By: [Signature]

Inspector

Cody's Fence

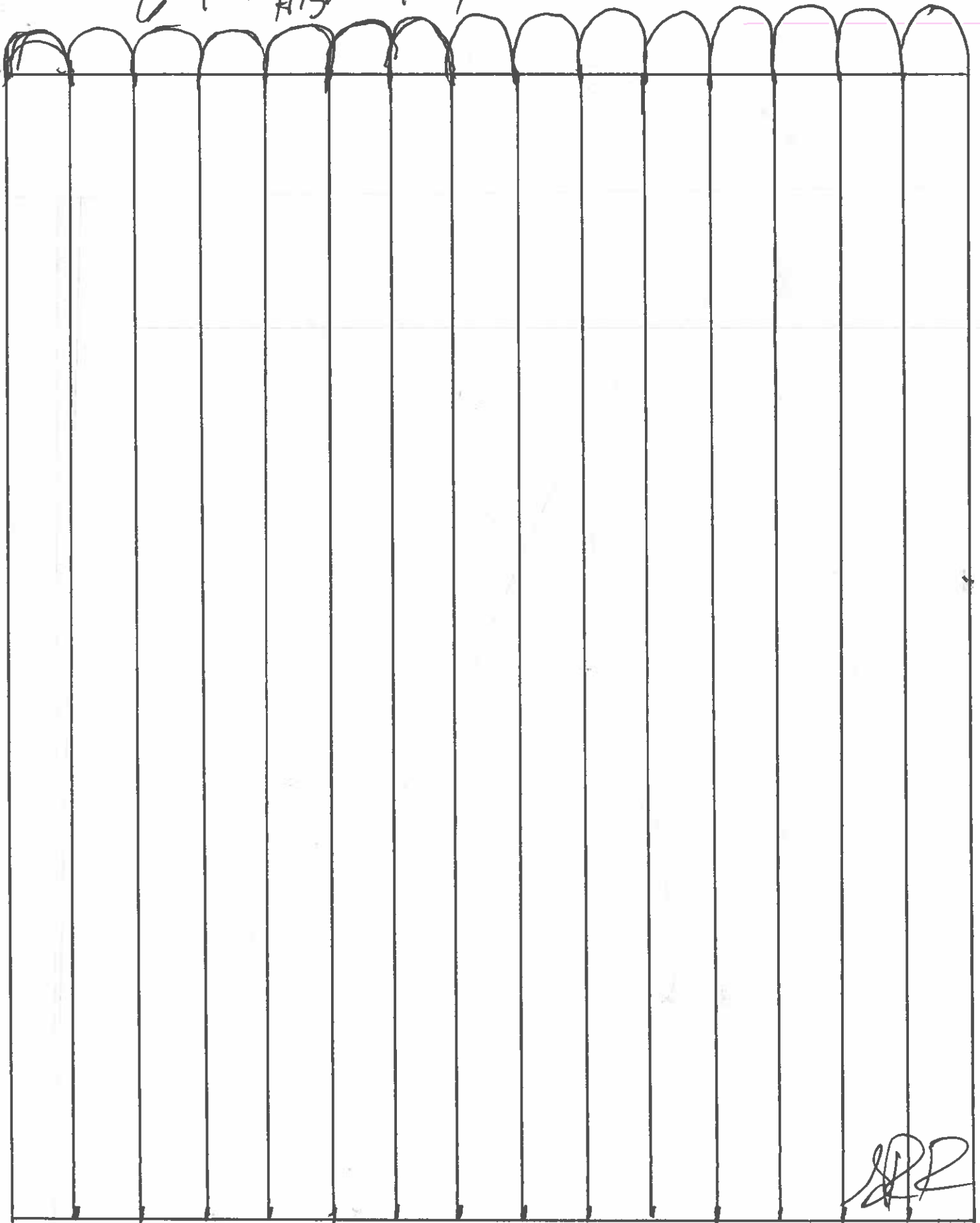
6 FT High after Top soil
is added

6' FT
High
Dirt added



6' x 5 3/4''
High wide
Wood Fencing
Front + side
of ~~House~~ Yard
Chicken to
for open
Ventilation
and Garden
to Be secured

6' FT High Top



$\frac{3}{4}$ " Spacing Between Fence
Bottom Boards



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

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 121 S West Street

Application Number: 2023-992

Request: Windows

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to replace nine (9) existing windows with new vinyl windows. This structure was built in 2007 and drawings associated with the approved building permit indicate that the existing windows should be Anderson 400 series vinyl-clad windows (See Figure 1).

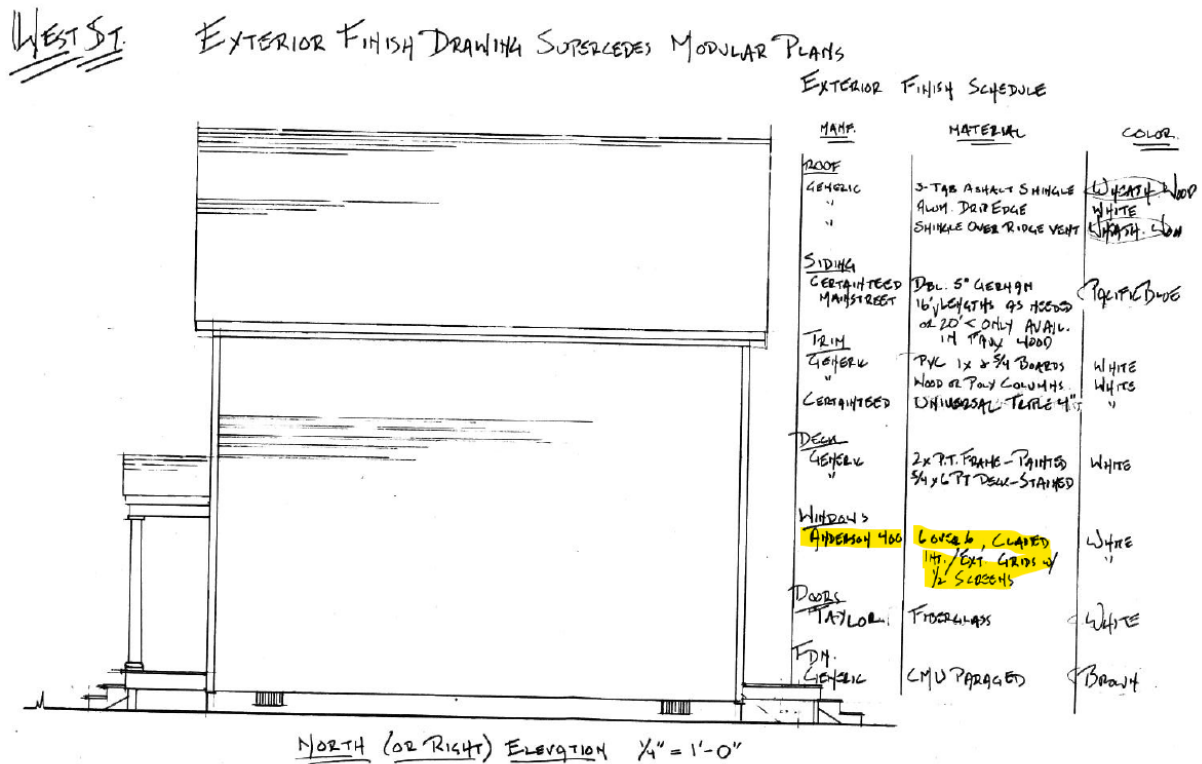


Figure 1 Building Permit Drawings



Historic District Guidelines:

Guideline 90. Make Sensitive Replacements:

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Appendix B:

Vinyl windows are made of PVC (polyvinyl chloride) and are commonly marketed as replacement windows. Vinyl windows are problematic for use in historic districts because as they are not typically available in proportions or finishes that are needed to match the original windows in historic buildings. Because of the way the product is made, vinyl windows tend to have narrow stiles and rails which do not match the thicker proportions found on historic wood windows. Vinyl windows are not paintable and are the least durable of the window types listed here. They are susceptible to sun damage and tend to fade and warp with UV exposure. These units have a typical lifespan of only ten to fifteen years.

Vinyl windows are not appropriate for use in the historic district.



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

Analysis – The proposed vinyl windows contradict Guideline 90e which discourages the use of vinyl windows as a replacement window. Appendix B goes a step farther and states that “**Vinyl windows are not appropriate for use in the historic district.**”

STAFF RECOMMENDATION:

Staff supports the HDC **tabling** this application pending the submittal of a more appropriate replacement window. The Historic District Guidelines indicate that fiberglass-clad or vinyl-clad windows may be appropriate replacement windows for this structure since it was constructed in the 21st century

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101024035		121 S WEST ST		SLACUM, SHARON A			
YEAR BUILT		PHYSICAL CONDITION					
2007							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
2 1/2 STORY 2 BAY MODERN DWELLING CONSTRUCTED IN A TRADITIONAL FORM.							



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

Application #: 2023-992
Date Received: 07/25/2023
Fee Paid: \$75.00
HDC Meeting Date: 09/11/2023
Date Property Posted: 09/01/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 121 S West St
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Sharon Slacum
TELEPHONE NO.: (443) 477-3281 EMAIL: sharonslacum@yahoo.com

Applicant or Agent

NAME: Scott Doughman
TELEPHONE NO.: 860-578-2271 EMAIL: WindowNation@gopermits

Description of Proposal (include additional sheets, as necessary)

Remove/replace 9 windows

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

7/24/23
Scott Doughman



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.



Go Permits, LLC
105 Buttonball Lane
Glastonbury, CT 06033

Scott Doughman
Phone: 860-952-4112
Fax: 860-430-6719
scottdoughman@gopermits.org

To Whom It May Concern,

If you have any questions or require any further information regarding this building permit application, feel free to call me at your convenience and I would be happy to assist you.

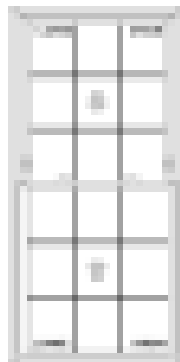
Once the permit is ready:

1. You can call me at 203-507-5576 to process the credit card payment.
(If applicable)
2. **Please mail the original permit to**
 - Scott Doughman
 - Go Permits LLC
 - 105 Buttonball Lane
 - Glastonbury, CT 06033
3. **Also, please email or fax a copy of the permit and receipt to:**
 - Email: WindowNation@gopermits.org
 - And SuzannaObert@gopermits.org

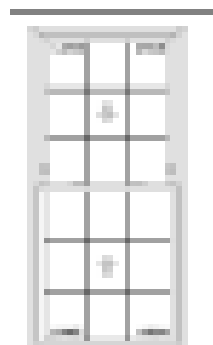
Thank you!

Suzanna Obert, Permit Expediter
Go Permits, LLC
Phone: 203-507-5576
SuzannaObert@gopermits.org

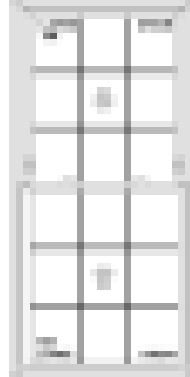
1	GEORGETOWN ELITE DOUBLE HUNG	1	31 W X 65 H
	INSTALL LOCATION=[KITCHEN SINK]		
	EXACT SIZE		
	WHITE FRAME		
	DUAL GLAZE		
	SINGLE STRENGTH		
	LOWE (270)		
	ARGON		
	DURA SPACER		
	COLONIAL=[3Hx3VP]		
	3/4" CONTOUR GRIDS		
	GR INTERIOR COLOR{WHITE}		
	GR EXTERIOR COLOR{WHITE}		
	PLAIN=[WHITE]		
	DOUBLE LOCK		
	NIGHT LATCHES		
	INSTALLATION SCREWS		
	SILL EXTENDER		
	FULL FLEX SCREEN=[VyClear Mesh]		
	AIR LEAKAGE VALUE=[0.3]		
	CPD CODE=[VYW-A-41-00356-00002]		
	SOLAR HEAT GAIN=[0.25]		
	U FACTOR=[0.29]		
	VISUAL TRANSMITTANCE=[0.47]		



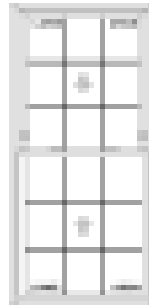
2	GEORGETOWN ELITE DOUBLE HUNG	1	31 W X 65 H
	INSTALL LOCATION=[KITCHEN]		
	EXACT SIZE		
	WHITE FRAME		
	DUAL GLAZE		
	SINGLE STRENGTH		
	LOWE (270)		
	ARGON		
	DURA SPACER		
	COLONIAL=[3Hx3VP]		
	3/4" CONTOUR GRIDS		
	GR INTERIOR COLOR{WHITE}		
	GR EXTERIOR COLOR{WHITE}		
	PLAIN=[WHITE]		
	DOUBLE LOCK		
	NIGHT LATCHES		
	INSTALLATION SCREWS		
	SILL EXTENDER		
	FULL FLEX SCREEN=[VyClear Mesh]		
	AIR LEAKAGE VALUE=[0.3]		
	CPD CODE=[VYW-A-41-00356-00002]		
	SOLAR HEAT GAIN=[0.25]		
	U FACTOR=[0.29]		
	VISUAL TRANSMITTANCE=[0.47]		



- 3 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 65 H
 INSTALL LOCATION=[LIVING ROOM TEMP]
 EXACT SIZE
 WHITE FRAME
 DUAL GLAZE
 DOUBLE STRENGTH
 LOWE (270)
 TEMPERED
 ARGON
 DURA SPACER
 COLONIAL=[3Hx3VP]
 3/4" CONTOUR GRIDS
 GR INTERIOR COLOR{WHITE}
 GR EXTERIOR COLOR{WHITE}
 PLAIN=[WHITE]
 DOUBLE LOCK
 NIGHT LATCHES
 INSTALLATION SCREWS
 SILL EXTENDER
 FULL FLEX SCREEN=[VyClear Mesh]
 AIR LEAKAGE VALUE=[0.3]
 CPD CODE=[VYW-A-41-00351-00002]
 SOLAR HEAT GAIN=[0.25]
 U FACTOR=[0.29]
 VISUAL TRANSMITTANCE=[0.47]

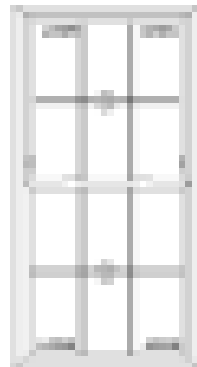


- 4 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 65 H
 INSTALL LOCATION=[LIVING ROOM]
 EXACT SIZE
 WHITE FRAME
 DUAL GLAZE
 SINGLE STRENGTH
 LOWE (270)
 ARGON
 DURA SPACER
 COLONIAL=[3Hx3VP]
 3/4" CONTOUR GRIDS
 GR INTERIOR COLOR{WHITE}
 GR EXTERIOR COLOR{WHITE}
 PLAIN=[WHITE]
 DOUBLE LOCK
 NIGHT LATCHES
 INSTALLATION SCREWS
 SILL EXTENDER
 FULL FLEX SCREEN=[VyClear Mesh]
 AIR LEAKAGE VALUE=[0.3]
 CPD CODE=[VYW-A-41-00356-00002]
 SOLAR HEAT GAIN=[0.25]
 U FACTOR=[0.29]
 VISUAL TRANSMITTANCE=[0.47]



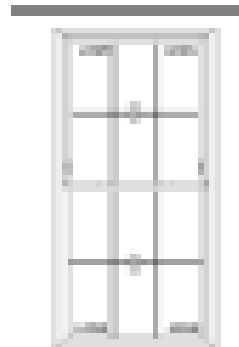
- 5 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 61 H

INSTALL LOCATION=[CLOSET]
EXACT SIZE
WHITE FRAME
DUAL GLAZE
SINGLE STRENGTH
LOWE (270)
ARGON
DURA SPACER
COLONIAL=[3Hx2VP]
3/4" CONTOUR GRIDS
GR INTERIOR COLOR{WHITE}
GR EXTERIOR COLOR{WHITE}
PLAIN=[WHITE]
DOUBLE LOCK
NIGHT LATCHES
INSTALLATION SCREWS
SILL EXTENDER
FULL FLEX SCREEN=[VyClear Mesh]
AIR LEAKAGE VALUE=[0.3]
CPD CODE=[VYW-A-41-00356-00002]
SOLAR HEAT GAIN=[0.25]
U FACTOR=[0.29]
VISUAL TRANSMITTANCE=[0.47]

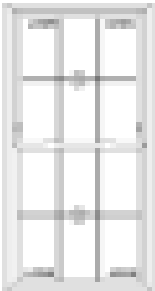


- 6 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 61 H

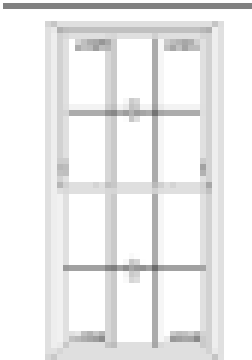
INSTALL LOCATION=[BEDROOM 1]
EXACT SIZE
WHITE FRAME
DUAL GLAZE
SINGLE STRENGTH
LOWE (270)
ARGON
DURA SPACER
COLONIAL=[3Hx2VP]
3/4" CONTOUR GRIDS
GR INTERIOR COLOR{WHITE}
GR EXTERIOR COLOR{WHITE}
PLAIN=[WHITE]
DOUBLE LOCK
NIGHT LATCHES
INSTALLATION SCREWS
SILL EXTENDER
FULL FLEX SCREEN=[VyClear Mesh]
AIR LEAKAGE VALUE=[0.3]
CPD CODE=[VYW-A-41-00356-00002]
SOLAR HEAT GAIN=[0.25]
U FACTOR=[0.29]
VISUAL TRANSMITTANCE=[0.47]



7 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 61 H
INSTALL LOCATION=[BEDROOM 2]
EXACT SIZE
WHITE FRAME
DUAL GLAZE
SINGLE STRENGTH
LOWE (270)
ARGON
DURA SPACER
COLONIAL=[3Hx2VP]
3/4" CONTOUR GRIDS
GR INTERIOR COLOR{WHITE}
GR EXTERIOR COLOR{WHITE}
PLAIN=[WHITE]
DOUBLE LOCK
NIGHT LATCHES
INSTALLATION SCREWS
SILL EXTENDER
FULL FLEX SCREEN=[VyClear Mesh]
AIR LEAKAGE VALUE=[0.3]
CPD CODE=[VYW-A-41-00356-00002]
SOLAR HEAT GAIN=[0.25]
U FACTOR=[0.29]
VISUAL TRANSMITTANCE=[0.47]



8 GEORGETOWN ELITE DOUBLE HUNG 1 31 W X 61 H
INSTALL LOCATION=[BEDROOM 3]
EXACT SIZE
WHITE FRAME
DUAL GLAZE
SINGLE STRENGTH
LOWE (270)
ARGON
DURA SPACER
COLONIAL=[3Hx2VP]
3/4" CONTOUR GRIDS
GR INTERIOR COLOR{WHITE}
GR EXTERIOR COLOR{WHITE}
PLAIN=[WHITE]
DOUBLE LOCK
NIGHT LATCHES
INSTALLATION SCREWS
SILL EXTENDER
FULL FLEX SCREEN=[VyClear Mesh]
AIR LEAKAGE VALUE=[0.3]
CPD CODE=[VYW-A-41-00356-00002]
SOLAR HEAT GAIN=[0.25]
U FACTOR=[0.29]
VISUAL TRANSMITTANCE=[0.47]



9 GEORGETOWN ELITE DOUBLE HUNG

INSTALL LOCATION=[BEDROOM 4]

EXACT SIZE

WHITE FRAME

DUAL GLAZE

SINGLE STRENGTH

LOWE (270)

ARGON

DURA SPACER

COLONIAL=[3Hx2VP]

3/4" CONTOUR GRIDS

GR INTERIOR COLOR{WHITE}

GR EXTERIOR COLOR{WHITE}

PLAIN=[WHITE]

DOUBLE LOCK

NIGHT LATCHES

INSTALLATION SCREWS

SILL EXTENDER

FULL FLEX SCREEN=[VyClear Mesh]

AIR LEAKAGE VALUE=[0.3]

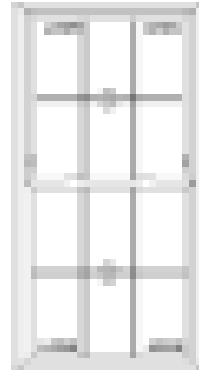
CPD CODE=[VYW-A-41-00356-00002]

SOLAR HEAT GAIN=[0.25]

U FACTOR=[0.29]

VISUAL TRANSMITTANCE=[0.47]

1 31 W X 61 H



GEORGETOWN SERIES



WINDOW NATION

WINDOWS • SIDING • DOORS

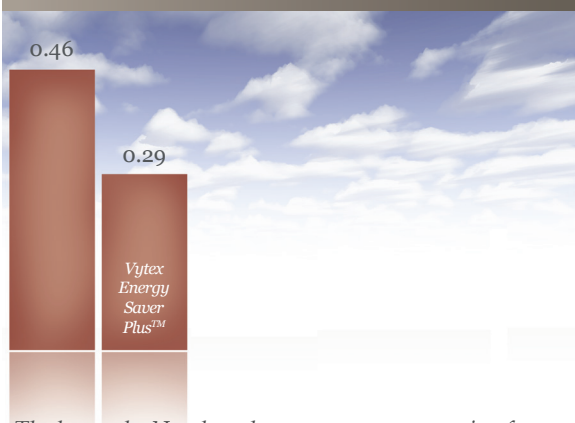


Every window is precision-built to match your home's openings and deliver the luminous effect you're looking for.

Owning Georgetown Series windows will increase the enjoyment of your home—and increase its value. In terms of quality and durability, they are simply at the top of their class. Thoughtful design and sturdy construction means the Georgetown Series admits more light and ventilation than other, ordinary windows. It also means the Georgetown Series provides exceptional energy-efficiency and resistance to wear and tear. Owning the perfect window also means owning the perfect glass. In the Georgetown Series, Window Nation uses two panes of energy-efficient glass, separated

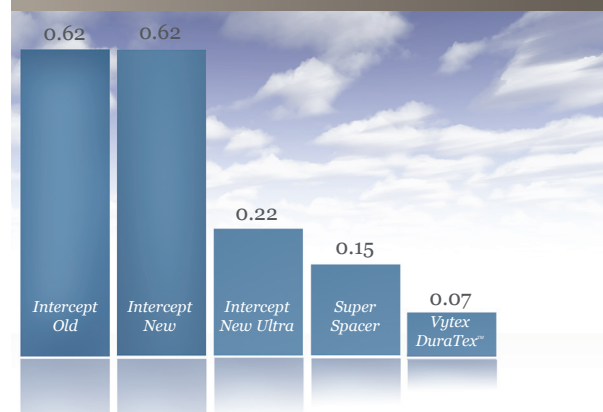
by a DuraTex™ spacer, for each glass panel. The DuraTex™ spacer system insulates the frame and the edge of the glass 50% better than Super Spacer and 80% better than Intercept, saving energy and increasing comfort. But that's not all. Double-hung windows in the Georgetown Series also feature easy-to-operate, tilt-in sashes that make cleaning a snap. When it comes to beauty, durability, comfort and convenience, nothing compares to the Georgetown Series.

Overall Window U-value NUMBER = U-VALUE



The lower the U-value, the greater your protection from heat loss through your windows.

Thermal Conductivity of Spacer Materials



The lower the thermal conductivity, the warmer the glass—and the more comfortable you feel. Vytex DuraTex™ Warm Edge Spacer System offers a 50% improvement in thermal conductivity over Super Spacer and an 80% improvement over Intercept.

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Elevation (Front)



Elevation (Front)

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Room: Bedroom Width: 31 UI: 92 Notes: 3w2h



Room: Bedroom Height: 61 Width: 31 UI: 92 Notes:

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Room: Bedroom Height: 61 Width: 31 UI: 92 Notes:3w2h



Room: Closet Height: 61 Width: 31 UI: 92 Notes:

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

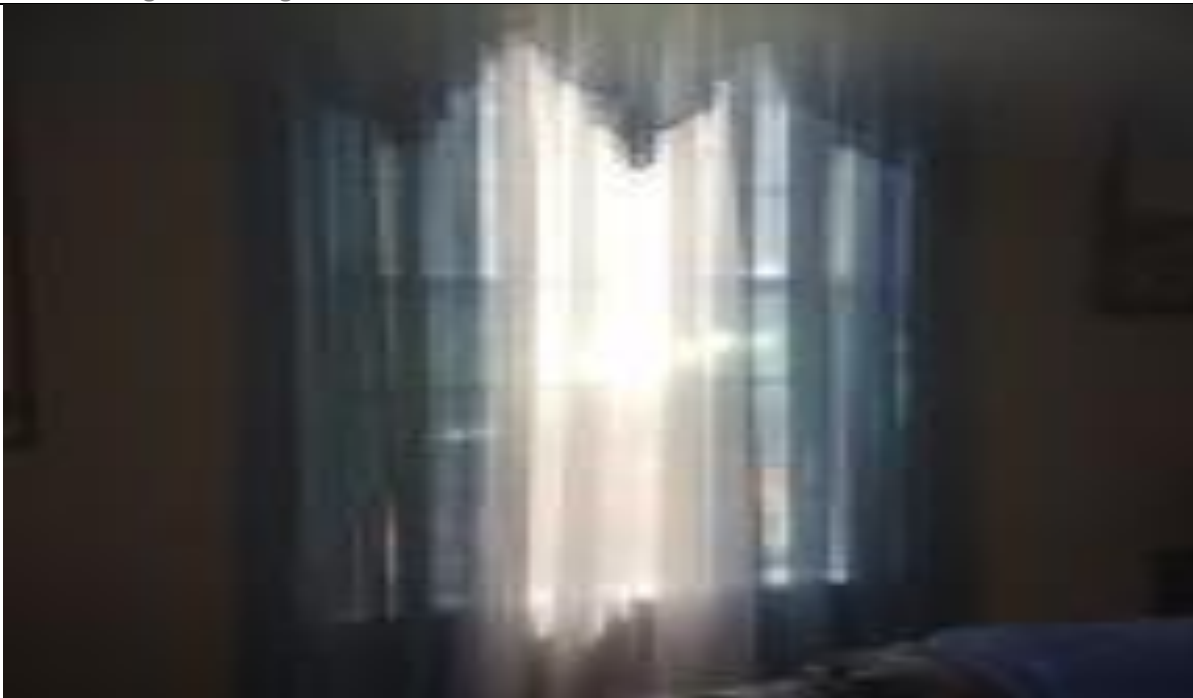
Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Room: Living Room Height: 65 Width: 31 UI: 96 Notes:3W3H



Room: Living Room Height: 65 Width: 31 UI: 96 Notes:3W3H

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Room: Kitchen Height: 65 Width: 31 UI: 96 Notes:3W3H



Room: Kitchen Height: 65 Width: 31 UI: 96 Notes: 3W3H

Measure Technician

Mervin Rivas

Order: S290019 : Windows : Slacum, Sharon

Homeowner

Sharon Slacum

121 S West St

Easton, MD 21601

Phone: (443) 477-3281

Email: sharonslacum@yahoo.com



Room: Kitchen Height: 65 Width: 31 UI: 96 Notes: 3W3H



Elevation (Rear)

871 Cromwell Park Drive
Glen Burnie, MD 21061



Date of Agreement:
June 29, 2023

License #: 124358

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: Sharon Slacum 121 S West St Easton, MD 21601	Buyer Contact Information: (443) 477-3281 Primary Mobile (410) 310-9699 Other	Buyer Email Information: sharonslacum@yahoo.com
---	--	---

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement").

Windows - Georgetown Inclusions: Fusion-welded corners, Special Formula uPVC, Deluxe Limit lock on double hung windows, Duratex warm edge spacer, True sloped sill on double hung window, Steel reinforcement in meeting rails, Block & Tackle Balance system, Integral Sash Interlock, Multi-chambered hollow thermalized frame and sash for strength and insulation, Integral weather-stripping, Elegant sculpted exterior, exterior custom capping, installation by factory certified crew, clean up and haul away of all job related debris.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.

It is agreed and understood by and between parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replaces any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way (with exception that installation materials may be substituted with similar products when inventory shortages exist) unless such changes are in writing and signed by both Buyer(s) and Window Nation, LLC. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this 3 page Product Specification.

Window Nation

Signature of Exterior Design Consultant
William Blackburn - License # 102422

Buyer(s)

Signature

You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day after the date of this transaction, or midnight of the seventh business day after the date of this transaction if you are at least 65 years old. See attached notice of cancellation form for an explanation of this right.

871 Cromwell Park Drive
Glen Burnie, MD 21061



Date of Agreement:
June 29, 2023

License #: 124358

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: Sharon Slacum 121 S West St Easton, MD 21601	Buyer Contact Information: (443) 477-3281 Primary Mobile (410) 310-9699 Other	Buyer Email Information: sharonslacum@yahoo.com
---	--	---

Work Order Details:

1	Model: Georgetown W:32" H:66" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Kitchen • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	
2	Model: Georgetown W:32" H:66" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Living Room • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	
3	Model: Georgetown W:32" H:62" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Closet • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	
4	Model: Georgetown W:32" H:62" Quantity: 2 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Bedroom • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	

871 Cromwell Park Drive
Glen Burnie, MD 21061

License #: 124358



Date of Agreement:
June 29, 2023

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: Sharon Slacum 121 S West St Easton, MD 21601	Buyer Contact Information: (443) 477-3281 Primary Mobile (410) 310-9699 Other	Buyer Email Information: sharonslacum@yahoo.com
---	--	---

Work Order Details (cont.)

5	Model: Georgetown W:32" H:62" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Bedroom • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	
6	Model: Georgetown W:32" H:62" Quantity: 1 • Style: Double Hung • Match Existing Pattern • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Bedroom • Configuration: Equal Sashes • Grids: Colonial Contour - Full • Screen: Flex Screen (full) • Color: Interior White/Exterior White	

Special instructions:

Customer is removing the blinds and curtains they may or may not fit after install

Installation Details:

Window Removal Type: Vinyl New Construction Exterior Trim: G8 Exterior Trim Color: White Sealant: OSI Quad Max Insulation Around Window: OSI Quad Foam Clean Up and Haul Away: Yes	Additional products needed in the future: No Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes Year house was built: 2007 EPA Lead Containment Required: No EPA Lead Testing Required: No HOA Approval Required: No
---	--

871 Cromwell Park Drive
Glen Burnie, MD 21061



Date of Agreement:
June 29, 2023

License #: 124358

Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer's Information and Description of Property: Sharon Slacum 121 S West St Easton, MD 21601	Buyer Contact Information: (443) 477-3281 Primary Mobile (410) 310-9699 Other	Buyer Email Information: sharonslacum@yahoo.com
---	--	---

All home improvement contractors and subcontractors must be licensed by the Home Improvement Commission. Inquiries about a Maryland contractor should be transmitted to the Home Improvement Commission, (410) 230-6309.

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services of Window Nation, LLC. ("Contractor") in accordance with the prices and terms described in this 6 page document and the Product Specifications, which are incorporated as part of the Agreement (collectively, this "Agreement"). This Agreement represents a cash sale of goods and services. Buyer(s) agrees to pay the cost of the goods and services purchased as described herein, regardless of timing or approval of any financing Buyer(s) may seek for their purchase.

Sale Total	\$10,814.00	Estimate Project Start: 8-12 weeks Estimate Project Finish: 1 to 3 days after start Buyer(s) acknowledge that definite start and completion dates are NOT of the essence. Delays beyond Contractor's control not included in calculating timeframes. See Section 6 of the Terms and Conditions.
Setup & Disposal Fee	\$249.00	
Permit Fee	\$0.00	
Total Sale Price	\$11,063.00	
Sales Tax (0%)	\$0.00	
Total Amount Due	\$11,063.00	
Down payment - zero promo	\$0.00	
Balance Due	\$11,063.00	
COD (Payable at time of install)	\$0.00	
Amount Financed	\$11,063.00	

This Agreement constitutes the entire agreement and understanding between the parties, and this Agreement replaces any and all prior negotiations, representations, or agreements, either written or oral. No amendment, modification or waiver of this Agreement shall be valid or effective unless in writing and signed by both parties. Buyer(s) hereby acknowledge that Buyer(s) 1) has read the entire Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above and 2) was orally informed of his/her right to cancel this transaction.

Buyer(s) also agrees and understands that if Buyer(s) finance the work with a third-party, the terms of that financing will be contained on separate documents, including any finance charge.

Price includes all discounts and promotions.

I have read and received each page of this 5 page Agreement.

Window Nation

Signature of Exterior Design Consultant
William Blackburn - License # 102422

Buyer(s)

Signature

You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day after the date of this transaction, or midnight of the seventh business day after the date of this transaction if you are at least 65 years old. See attached notice of cancellation form for an explanation of this right.



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

Historic District Commission Staff Report

Meeting Date: 9/11/2023

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

Property Address: 126 S Hanson Street

Application Number: 2023- 1019

Request: Front Porch and Fence

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to replace the existing concrete front porch decking with a new wooden porch deck. The original posts will be removed and re-installed, and the existing roof will remain. The Historic District Survey states that this porch “appears original”. In 2022, an in-kind asphalt shingle roof replacement was approved for this property.

The second part of this request is to remove an existing fence and install a new wooden fence around the rear yard.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

- a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

Guideline 65. Make Sensitive Replacements

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.



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

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Porch and Deck Materials

Historic porch materials typically include wood, brick, stone, and concrete. Because few appropriate substitute materials for brick, stone, and concrete existing, these materials should generally be replaced in-kind.

Analysis – Given that the Easton Historic District Survey considers this structure contributing and states that the existing porch appears original, this porch should be held to a high standard. Guideline 64 places a clear emphasis on maintain and repairing original porches (including decking). The Commission must first determine if the original concrete porch decking can be repaired. If the Commission determines that the existing porch decking can be removed, it will then need to decide whether wood is an appropriate material in this instance. Given that the existing porch deck is concrete, Guideline 65b suggests that concrete would be the most appropriate material. Appendix B further elaborates on appropriate materials for porches and states that concrete should be replaced in-kind. However, Guideline 65b also states that wood should be used for structural parts including decking.

STAFF RECOMENDATION:

Staff supports a **continuation** of this application by the Historic District Commission. Guideline 65b and Appendix B suggest that concrete would be a more appropriate material than wood for this porch. Given that this is a contributing structure and likely an original porch it should be held to a high standard and either repaired or replaced in-kind.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the submission of a more appropriate porch decking material.

OR

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



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

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023195		126 S HANSON ST		TAYLOR, NORRIS E. AND JOYCE W.			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
CHANGES INCLUDE ARTIFICIAL SIDING AND NEW WINDOWS. PORCH APPEARS ORIGINAL. ALTERED SHED IN POOR CONDITION.							



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

Application #: 2023-2019
Date Received: 08/23/2023
Fee Paid: \$75.00
HDC Meeting Date: 09/11/2023
Date Property Posted: 09/04/2023

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: 126 S. Hanson Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Jeff and Patricia Goodman
 TELEPHONE NO.: 703-780-9058 EMAIL: Jeff.h.goodman@gmail.com

Applicant or Agent

NAME: Michael Hardy
 TELEPHONE NO.: 703-801-8629 EMAIL: m.loremodeling@hotmail.com

Description of Proposal (include additional sheets, as necessary)

Remove and replace a concrete porch with a wood framed porch leaving porch roof columns in place
Installing a pressure treat wood fence with 42"x8" panels around the rear of the property with 1- 42"x40" gate

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>Michael Hardy</u>

<u>Michael Hardy</u>

Revised 4.4.2022

NORTH
MD COORDINATE SYSTEM
NAD 83/2011

SOUTH HANSON STREET

TAX PARCEL 1892, LOT 2
N/F
SARAH LENTZ
2158 / 257
PLAT 1217 / 807

TAX PARCEL 1891
N/F
DIANA M CHASE
2158 / 257

TAX PARCEL 1894
N/F
WILLIAM F. EVANS
SALLY A. EVANS
531/38

TAX PARCEL 1892,
LOT 1
AREA = 3,525 SQ.FT.±

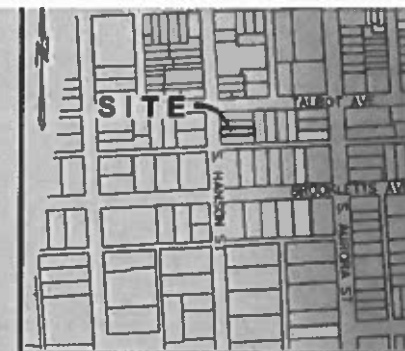
TWO STORY
FRAME DWELLING

SHED

0' 10' 20' 30'
SCALE 1" = 10'

LEGEND:

- PAVED SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- BRL = BUILDING RESTRICTION LINE
- FENCE
- OHU = OVERHEAD UTILITIES
- CRS = CAPPED REBAR SET



VICINITY MAP
SCALE: 1" = 400'

NOTES:

- OWNER: TG2, LLC.
9397 MT. VERNON CIRCLE
ALEXANDRIA, VA 22309
- SITE INFORMATION:
ADDRESS: 126 S. HANSON STREET
EASTON, MD 21801
TAX MAP 104, GRID EA, PARCEL 1892, LOT 1
TAX ACCOUNT: #01-023195
- DEED REFERENCE: 2253/202 (PARCEL 3)
PLAT REFERENCE: 1 / 22
- CURRENT ZONING INFORMATION:
DISTRICT: R-7A, RESIDENTIAL DISTRICT
MINIMUM SETBACKS: FRONT 15'
SIDE 8'
REAR 25'

UNDERGROUND UTILITY WARNING:

NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.

SURVEYORS CERTIFICATION:

I DO HEREBY CERTIFY TO TG2, LLC. THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN 09.13.06.03 AND 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND, WITHOUT REVIEW OF AN ABSTRACT OF TITLE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Steven W. Whitten
STEVEN W. WHITTEN
PROFESSIONAL LAND SURVEYOR MD. NO. 21328

06 / 01 / 2022
DATE

EXPIRATION DATE: 06 / 01 / 2023



FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING
ENVIRONMENTAL CONSULTING
PERMITTING

EASTON
410-822-8484
118 E. Dover Street, Suite C
Easton, Maryland 21801

CAMBRIDGE
410-228-8885
804 Maryland Avenue
Cambridge, Maryland 21613

www.FINKWHITTEN.com

BOUNDARY SURVEY

OF THE LAND OF
TG2, LLC.

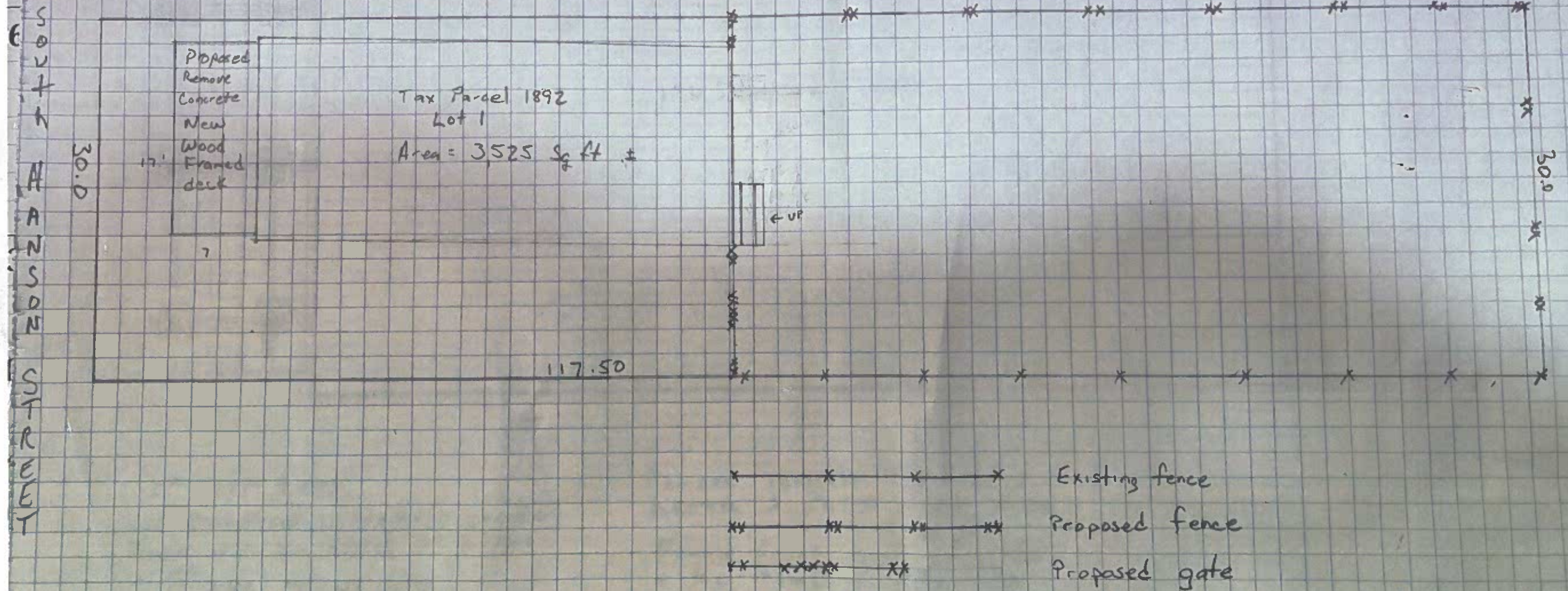
TAX MAP 104, GRID EA, PARCEL 1892, LOT 1
IN THE FIRST ELECTION DISTRICT
TOWN OF EASTON
TALBOT COUNTY, MARYLAND

DRAWN J.C.N.	CHECKED S.W.W.
DATE 05 / 25 / 22	
SCALE 1" = 10'	
JOB NO. 104-EA-1892-1	

July 5, 2023

Job Name: Hanson Street Remodel
OWNERS: Jeff + Patricia Goodman
Job Address: 126 S. Hanson Street
Contact Phone:
owners Phone

Proposed Fence & Gate



July 5, 2023

Job Name: Hanson Street Ramp
owners: Jeff + Patricia Goodman
Job Address: 126 S. Hanson Street
contact Phone: 703-901-8629
owners Phone: 703-447-8279

126 S. Hanson Street

2^{ea} 2x8 PT Beams
6x6 Posts set in 18x18x24 concrete
Post will be bolted to Beams
5/16" galv carriage bolts
5/4 x 6 PT decking nailed to
2x6 Joists PT

All fasteners will be
galvanized

Remove concrete Slab + block
Remove 3 Posts + set aside

Frame front deck no rails
+ Re-install existing Post

1/4" = 1'

★★★★☆ (51) ✓



+

 **Add to Cart**

Add to Quote



Compare

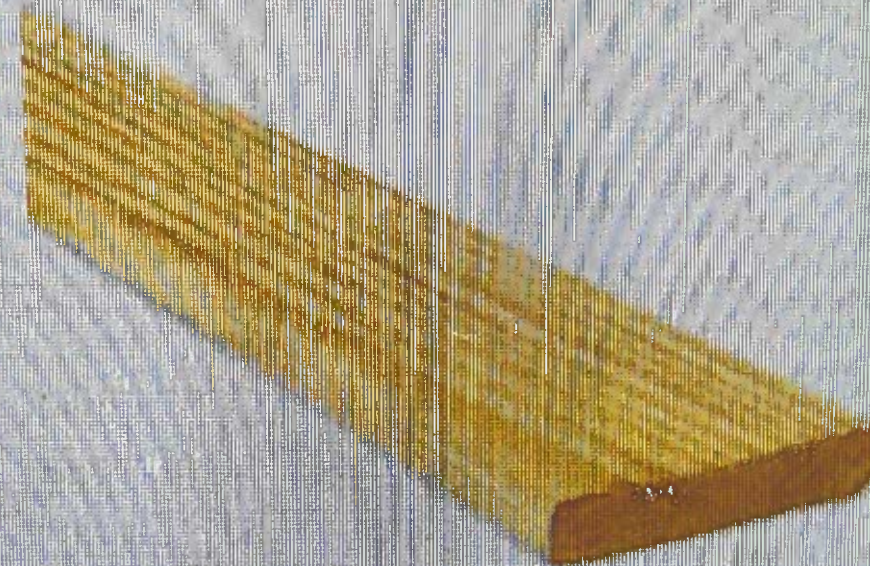
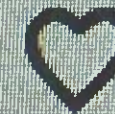


Severe Weather

**3.5-ft x 8-ft Pressure Treated Pine Gothic
Spaced Picket Fence Panel**

Model #GTFPT25E

Fence



(2)

Number

 Multiple Sizes Available

 Multiple Sizes Available

Severe Weather

5/4-in x 6-in Premium Radius Edge Wood
Pressure Treated Lumber

Severe Weather

5/4-in x 6-in S
Pressure Treated









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

Monday, August 28, 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/minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor

Staff:

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

Absent:

Commission Members:

Dudley Greer
Michael Stuart

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 28, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business —

a. Applicant: Zachary A. Smith *Esq.*
File No.: 2023 - 945
Location: 216 E. Dover Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1177
CB

Request: At their June 12, 2023 meeting, the Historic District Commission (HDC) approved the installation of two (2) wall mounted bracket signs, window replacements, and the installation of an outdoor cooler with a condition of their approval upon “a staff 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. Also, upon installation of the approved signage, it was noticed that the signs were not mounted at street level on the column next to the main door as per the HDC application or signage permit. The actual installment of the signs was placed on the second-floor in between the second-floor windows. The Commission shall determine whether the signage can remain as installed. This is a non contributing building to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Zachary A. Smith *Esq.*

Public Comment — None

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

<u>Vote</u>	<u>3-1-2</u>
FOR:	3 - Demby, Bateman, Pezor
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	2 - Greer, Stuart

b. 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: The applicant is requesting approval to demolish the vacant residential structure, and to return the property located 22 S. Harrison Street to green space. The recently 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. This is the second of two required meetings for the demolition of contributing structures within the Historic District.

Historic District Guideline references:

- i. *Guideline 128. Avoid Demolition*
- ii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Bo Orstian

Public Comment — None

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

The Commission has made a request for the applicant to return for approval of any landscape or hardscape installation. This is the second of two required meetings required for demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

- c. Applicant:** Laurence and Kelly Pezor
File No.: 2022 - 701
Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0747
Zoning: R-7A

Request: The Certificate of Appropriateness extension request for a previously approved garage construction was withdrawn from the August 28, 2023 HDC meeting agenda.

4. New Business —

- a. Applicant:** Jackie Whisman
File No.: 2023 - 990
Location: 114 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1958
Zoning: R-7A

Request: The applicant is proposing to replace the existing wooden fence in the existing footprint. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jackie Whisman

Public Comment — None

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

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

- b. Applicant:** Parker Counts LLC
File No.: 2023 - 1009
Location: 129 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0621
Zoning: CB

Request: The applicant is proposing to replace two (2) existing wooden doors on the front façade of the building. The existing doors and the proposed doors have 9 light glass windows, brass hardware, and a mail slot. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 42. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Peter Cotter, *Esq.*

Public Comment — None

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

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

- c. Applicant:** the Ivy Cafe
File No.: 2023 - 999
Location: 14 W. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1236
Zoning: CB

Request: The applicant is proposing to restore a wooden hanging sign. The applicant is proposing to refinish all original hardware, sand and seal the historic wooden sign, and to apply the current business logo with cutout metal letters. There appears to be water damage on the bottom portion of the sign that may require the size of the sign to be altered. This is a contributing building to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jennifer McCrea

Public Comment — None

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

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

d. Applicant: Ashley Insurance
File No.: 2023 - 1006
Location: 38 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1534
Zoning: CB

Request: The applicant is proposing to replace the existing post mounted sign 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. This is a non contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

John M. Ashley

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that:

**1) the signage shall incorporate its legally assigned street number; and
2) the base of the sign shall be landscaped within an area of at least 50 square feet in accordance with §28-1101.7(B) of the Zoning Ordinance. Vice Chairperson Brophy seconded the motion.**

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

- e. **Applicant:** Brendan Mullaney, *Esq.*
File No.: 2023 - 1011
Location: 211 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2102
Zoning: R-10A

Request: The applicant is proposing to construct a 46 square foot rear addition to an existing outbuilding. Town records show that in the year 2000, this garage underwent renovations to construct a second modern garage approximately 20 feet behind the existing garage. Building permits for renovations to the structure from 2010 show the two structures were connected to the existing study via a 20' by 12' addition. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitively*
- ii. *Guideline 100. Rear Additions*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that: 1) the windows shall be a wooden clad product; 2) the siding shall match the siding on the existing structure. Commissioner Pezor seconded the motion.

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

- f. **Applicant:** Shoregate of Cannery Commercial LLC
File No.: 2023 - 996
Location: 108 East Avenue, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0753
Zoning: BC

Request: The applicant is proposing to demolish the existing warehouse located on the property at 108 East Avenue, and to construct a new 1-story clubhouse for a proposed residential development located outside of the Historic District. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 128. Avoid Demolition*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement (Doors)*
- x. *Guideline 108. Design (Doors)*
- xi. *Guideline 112. Proportion*
- xii. *Guideline 113. Façade Rhythm*
- xiii. *Guideline 115 Roof Form*
- xiv. *Guideline 116. Roof Material*
- xv. *Guideline 126. Arrangement (Windows)*
- xvi. *Guideline 127. Window Type*
- xvii. *Demolition Guidelines*
- xviii. *New Construction*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*
Brett Ewing, Lane Engineering

Public Comment — None

Commissioner Pezor moved to table the application. Commissioner Bateman seconded the motion.

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

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

5. Discussion Item — None.

6. Decision Summary Review —

Commissioner Pezor moved to approve the August 14, 2023 Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval

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

Request: The applicant is requesting approval for temporary signage to install three (3) 1.83 square foot freestanding no parking signs.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage

b. Applicant: Marasun Roofing
File No.: 2023 - 1016
Location: 9 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1514
Zoning: R-7A

Request: The applicant is proposing to remove the existing asphalt shingle roof and replace in-kind with a Timberline HDZ asphalt shingle roof. The existing soffit, fascia, and gutters shall remain.

Historic District Guideline references:

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

c. Applicant: Harriet Crawford
File No.: 2023 - 942
Location: 307 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0723
Zoning: R-7A

Request: The applicant is proposing to remove the asphalt shingle roof and replace in-kind. The existing soffit, fascia, and cedar shake roof shall remain.

Historic District Guideline references:

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

- 8. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:58 p.m.



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

RECEIVED
SEP 01 2023
TOWN OF EASTON

Application #: 2023-1026
Date Received: 09/01/2023
Fee Paid: \$25.00
HDC Meeting Date: 09/11/2023
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: 416 August Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Marcus & Amanda Garner
TELEPHONE NO.: (410) 253-8877 EMAIL: Tz_40@hotmail.com

Applicant or Agent

NAME: Niel Ellick (Economy Restoration, LLC)
TELEPHONE NO.: (443) 517-9472 EMAIL: niel@economyrestorationmd.com

Description of Proposal (include additional sheets, as necessary)

Remove existing asphalt shingles and underlayment. Inspect sheathing and planking, replace any found to be deteriorated or un-nailable. Install roofing materials and shingles as required by code. Replacement shingles are GAF Timberline HDZ Oyster Grey (same color that is currently on the roof).
*Gutters, fascia and soffit are to 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:
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


8/30/2023
Niel Ellick (Economy Restoration, LLC)

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.



Timberline[®]HDZ[®]

High Definition[®] Lifetime[†] Shingles



As featured on *This Old House*, the Timberline HDZ[®] Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline[®] roof.

And now, a good thing just got even better again.

We protect what matters most[™]



It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, "You're going to be safe, dry, and warm under this roof."

Choosing a Timberline HDZ® roof is a great way to help keep that promise.

It's our first shingle ever to come with patented LayerLock™ Technology. That means it's engineered for the best possible installation.

It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.¹

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.²



¹ 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.

² 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*.

It's a system, built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.¹

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.²

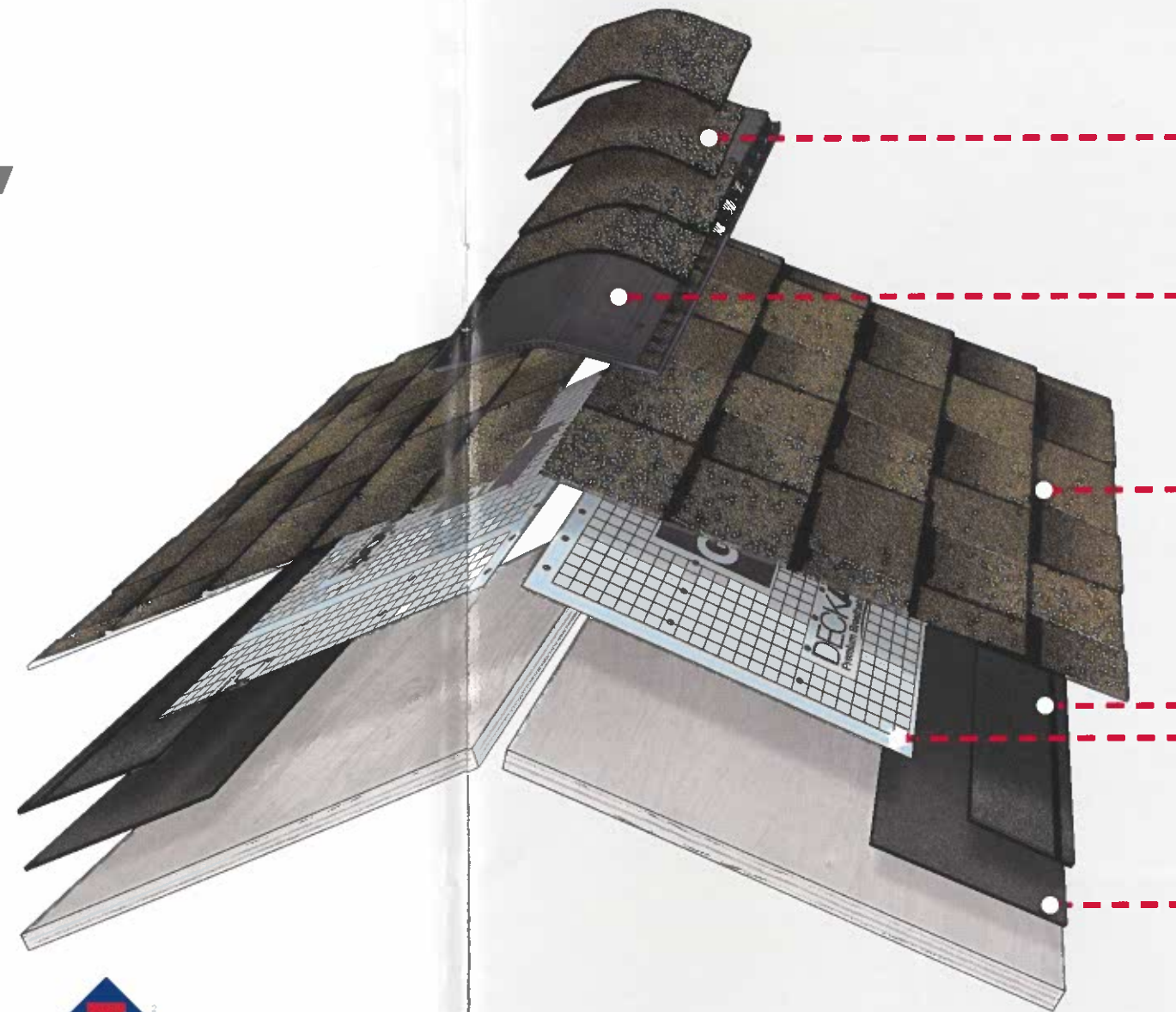


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.



¹ 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*.

² 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.



The GAF Lifetime® 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+ Shingles
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 Lifetime® Shingle and at least 3 qualifying GAF Accessories and get a Lifetime® 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 contractor³ 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 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.

³ 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



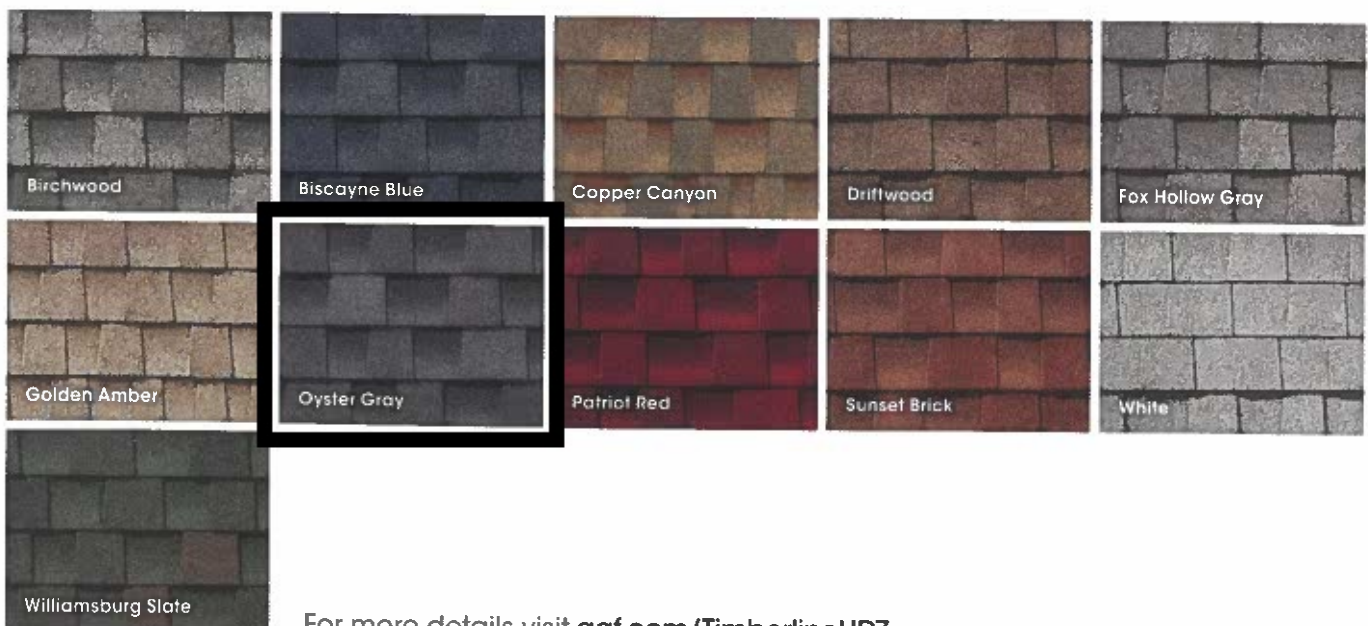
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

Timberline HDZ® Availability

Color Availability Chart

Most Popular Colors:

	1	2	3	4	5	6	7
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•

Harvest Blend Colors:

Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•

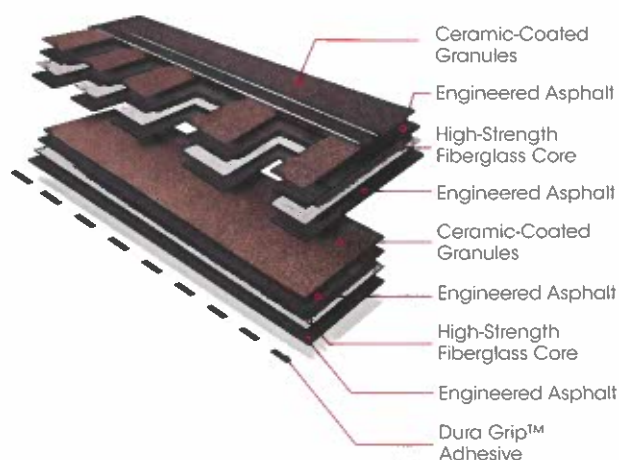
Regional Colors:

Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon ¹	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber ¹	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
White ¹	•	•	•	•	•	•	•
Williamsburg Slate	•	•	•	•	•	•	•



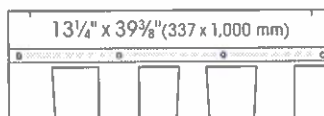
¹ Rated by the Cool Roof Rating Council (CRRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex™; TimberCrest™; Seal-A-Ridge™; Z® Ridge; Ridglass®
- 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 D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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 and qualifying products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

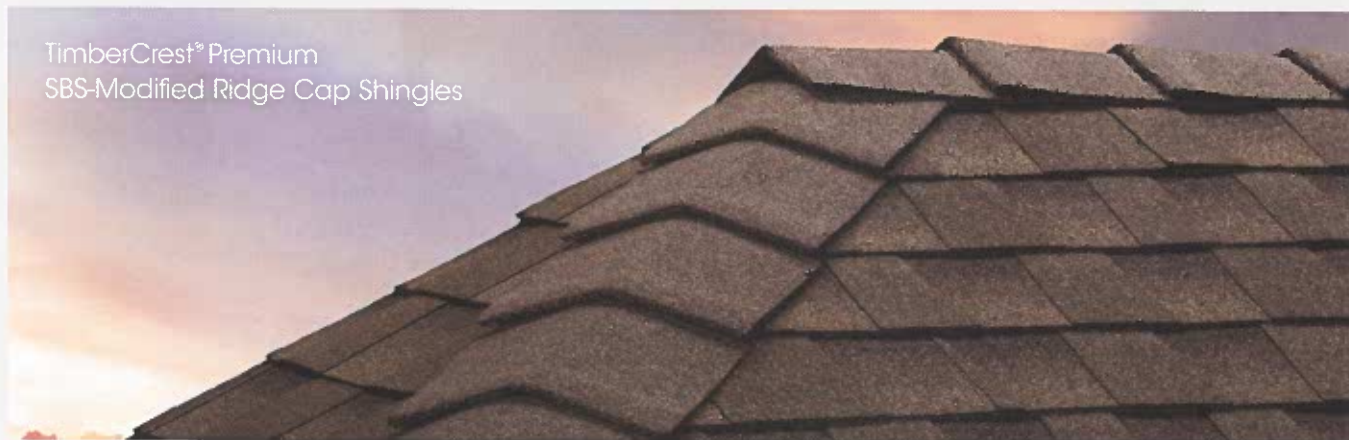


Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.

gaf.com/ridgecaps



TimberTex® Premium Ridge Cap Shingles



TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.¹

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available¹



¹ These products are not available in all areas. See gaf.com/ridgecapavailability for details.

² 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.

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

GAF Timberline HDZ[®]
High Definition™ Lifetime Shingles



It seems like yesterday. In 2020, GAF introduced Timberline HDZ[®] Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.¹

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty² for protection from eave to ridge.

Offer your customers Timberline HDZ[®] — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A **stan**dard INDUSTRIES COMPANY

We protect what matters most™

GAF

¹ 15-year WindProven™ limited wind warranty on Timberline HDZ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven limited wind warranty, see GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² 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 restrictions and qualifying products.

409349-1177

© 2021 GAF 19/21 • #023 • PST21-15
Page 242 of 248







