



Historic District Commission MEETING AGENDA

Monday, September 25, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for the September 25, 2023 meeting.

Old Business

- 1) **Application Number:** 2022 - 671
Applicant: Town of Easton
Location: 125 S. Locust Lane
Tax Map 104, Grid 0EA, Parcel 1857
Zoning District: R-7A
Request: Amendment to Previously Approved
Porch and Porch Roof Material.
- 2) **Application Number:** 2023 - 844
Applicant: Lee Weldon, Chesapeake Green
Design, Inc.
Location: 318 Goldsborough Street
Tax Map 103, Grid 000, Parcel 1093
Zoning District: R-7A
Request: Amendment to Previously Approved
Exterior Alterations.
- 3) **Application Number:** 2023 - 965
Applicant: Helen Herman
Location: 333 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1103
Zoning District: CB
Request: New Exterior Signage.

New Business

- 1) **Application Number:** 2023 - 1017
Applicant: Barrow & Sons LLC
Location: 22 S. Locust Lane
Tax Map 104, Grid 000, Parcel 1596
Zoning District: R-7A

- Request:** Window Replacement.
- 2) **Application Number:** 2023 - 1030
Applicant: Walbridge Real Estate Investments LLC
Location: 412 North Street
Tax Map 103, Grid 0EA, Parcel 0733
Zoning District: R-7A
Request: Window Replacement.
- 3) **Application Number:** 2023 - 1032
Applicant: McAllister, DeTar, Showalter & Walker LLC
Location: 123 S. Washington Street
Tax Map 104, Grid 000, Parcel 1987
Zoning District: CB
Request: Demolition and New Construction.
- 4) **Application Number:** 2023 - 1031
Applicant: Michael and Meghan Stuart
Location: 122 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1138
Zoning District: R-7A
Request: Gutter Replacement.

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the September 11, 2023 meeting.

Administrative Approval

- 1) **Application Number:** 2023 - 1033
Applicant: Mid - Shore Exteriors
Location: 36 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1567
Zoning District: R-7A
Request: In - Kind Roof Replacement.
- 2) **Application Number:** 2023 - 1023
Applicant: Grace Lutheran Church of Easton
Location: 111 Brookletts Avenue
Tax Map 104, Grid 0EA, Parcel 1922

- Zoning District:** R-10A
Request: Placement of a "Blessing Box".
- 3) **Application Number:** 2023 - 1038
Applicant: Braden Tuttle
Location: 415 August Street
Tax Map 103, Grid 0EA, Parcel 1081
Zoning District: R-7A
Request: In-Kind Roof Replacement.
- 4) **Application Number:** 2023 - 1039
Applicant: Marasun LLC
Location: 629 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0776
Zoning District: R-7A
Request: In-Kind Roof Replacement.
- 5) **Application Number:** 2023 - 1040
Applicant: Naveed Kahn
Location: 116 S. Locust Lane
Tax Map 104, Grid 0EA, Parcel 1852
Zoning District: R-7A
Request: In-Kind Roof Replacement.
- 6) **Application Number:** 2023 - 1045
Applicant: C. Albert Matthews Inc.
Location: 118 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1140
Zoning District: R-7A
Request: HVAC Replacement.

Consent Docket

- 1) **Application Number:** 2023 - 1031
Applicant: Michael and Meghan Stuart
Location: 122 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1138
Zoning District: R-7A
Request: **EMERGENCY APPROVAL** for
Emergency Roof Replacement. *(as per
the Historic District Commission
Chairperson)*

2)	Application Number:	9 Brooklett's Ave
	Applicant:	Economy Tree
		MD LTE No. 1701
	Location:	9 Brooklett's Avenue
		Tax Map
	Zoning District:	R-10A
	Request:	EMERGENCY APPROVAL for Emergency Tree Removal. (as per the Historic District Commission Chairperson)

Adjournment.



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: 2022-0671
Location: 125 Locust Lane
Applicant: Trevor Newcomb
Request: Renovation

Town of Easton, Trevor Newcomb was present on behalf of the Renovation for 125 Locust Lane, a contributing building in the Historic District.

It was discussed that as part of the renovation

- Wall in close proximity to the neighboring structure is to be fire rated.
- The existing porch will be restored/rebuilt. Including columns and balustrade.
- Porch floor to be wood.
- Porch Steps to be masonry
- The structure will be raised to install a continuous block foundation with 3 courses of brick.
- Windows will be JeldWenn wood clad. Sizes will remain the same unless small change to egress requirements.
- Roof will be metal standing seam.
- Trim will be wood.
- Chimneys to remain will be capped and repointed
- Siding will be wood or cement board lap style smooth side.

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried 6 - 0, application 2022-0671 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
SEP 13 2023
TOWN OF EASTON

Application #:	2022-671
Date Received:	09/13/2023
Fee Paid:	-
HDC Meeting Date:	09/25/2023
Date Property Posted:	09/18/2023

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

REVISION

PROPERTY INFORMATION

ADDRESS 125 SOUTH LOCUST LANE, EASTON, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1800s NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TOWN OF EASTON
TELEPHONE NO. 410-924-3276 EMAIL tnewcomb@eastonmd.gov

Applicant or Agent

NAME TREVOR NEWCOMB
TELEPHONE NO. 410-924-3276 EMAIL tnewcomb@eastonmd.gov

Description of Proposal (include additional sheets, as necessary)

REVISION TO PORCH ROOF TO INSTALL
STANDING SEAM MATERIAL RATHER
THAN THE CEDAR APPROVED.
THE LOW-SLOPE WILL NOT ALLOW CEDAR
MATERIAL PER CODE.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

TREVOR B. NEWCOMB
9/13/23

Revised 4.4.2022

Real Property Data Search

Search Result for TALBOT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 018353			
Owner Information					
Owner Name:	TOWN OF EASTON		Use:	EXEMPT	
Mailing Address:	14 S HARRISON ST		Principal Residence:	NO	
	EASTON MD 21601-0000		Deed Reference:	/02424/ 00178	
Location & Structure Information					
Premises Address:	125 S LOCUST LN EASTON 21601-0000		Legal Description:	LOT 1,661 SF 125 W/S LOCUST ST EASTON	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0104	000EA	1857	1210013.21	0000	
			Block:	Lot:	Assessment Year:
					2019
Town: EASTON			Plat No:		
			Plat Ref:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1900	816 SF		1,661 SF		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	STANDARD UNIT	FRAME/	2	1 full
Garage					
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2020	07/01/2021	
Land:	25,000	30,000			
Improvements	23,300	18,100			
Total:	48,300	48,100	48,100	48,100	
Preferential Land:	0	0			
Transfer Information					
Seller: JENKINS MARTIN EDWARD JR ETAL	Date: 02/10/2017	Price: \$35,000			
Type: NON-ARMS LENGTH OTHER	Deed1: /02424/ 00178	Deed2:			
Seller: JENKINS, BERNICE	Date: 04/13/1993	Price: \$0			
Type: ARMS LENGTH MULTIPLE	Deed1: /00750/ 00566	Deed2:			
Seller: RASIN, WILLIAM ISAAC	Date: 08/07/1992	Price: \$2,908			
Type:	Deed1: /00731/ 00461	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2020	07/01/2021	
County:	050		0.00	48,100.00	
State:	050		0.00	48,100.00	
Municipal:	050		0.00 48,100.00	0.00 48,100.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					



- PROJECT PRIMARY AREA
- PROJECT ACCESSORY AREAS
- PROJECT SPECIFIC SITE

PROJECT TITLE:

HOUSING ON THE HILL
PROJECT
An Affordable Workforce Housing Effort
TOWN OF EASTON

DRAWING DATE: February 2, 2017

DRAWING ISSUED BY: Donald Richardson

DRAWING TITLE: Project Location Map

DRAWING SCALE: N.T.S.

DRAWING NUMBER: DISCOVERY 1-1

DRAWING REVISION DATE: Revision One

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: Exempt
DATE: 2/10/2017
INITIALS: RPierce
Prop ID: 01-018353

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER
DATE 2/10/2017 KB

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, MD 21601
Telephone: 410-820-4426 Fax: 410-820-4429
Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

This Deed, made this 7th day of February, 2017, by and between MARTIN EDWARD JENKINS, Jr. and WADELLA CHASE THOMAS, Maryland resident(s), Grantors; and TOWN OF EASTON, a Maryland municipal corporation, Grantee.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **Thirty-Five Thousand And 00/100 Dollars (\$35,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said MARTIN EDWARD JENKINS, Jr. and WADELLA CHASE THOMAS do hereby grant and convey unto the said TOWN OF EASTON, a Maryland municipal corporation, forever, in fee simple, all the hereinafter described property:

ALL that lot, piece or parcel of ground situate, lying and being in the Town of Easton, First Election District of Talbot County, State of Maryland and more particularly described as follows, that is to say:

ALL that lot, piece or parcel of ground situate, lying and being in the First Election District of Talbot County, Maryland, and designated as Tax Parcel 1857, upon on a Plat entitled: "BOUNDARY SURVEY ON THE LANDS OF MARTIN E. JENKINS, JR. ET AL. IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND", prepared by Christopher Waters Professional Land Surveying, dated February 2, 2017, and intended to be recorded among the Plat Records of Talbot County, Maryland simultaneously herewith; said Tax Parcel 1857 containing 1,661.0 square feet of land, more or less; see Exhibit "A" attached hereto and made a part hereof for a complete metes and bounds description.

BEING or intended to be the same property conveyed unto MARTIN EDWARD JENKINS, JR., GORDON ANTHONY JENKINS and WADELLA CHASE THOMAS from BERNICE JENKINS by Deed dated April 13, 1993, and recorded among the Land Records of Talbot County, Maryland in Liber No. 750, folio 566; the said Gordon Anthony Jenkins departed this life on or about January 8, 2015 leaving the fee simple interest vested in Martin Edward Jenkins, Jr. and Wadella Chase Thomas, surviving joint tenants.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said TOWN OF EASTON, a Maryland municipal corporation, forever, in fee simple.

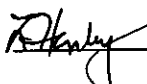
TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2424, p. 0178, MSA_CE91_2363. Date available 02/16/2017. Printed 06/29/2021.

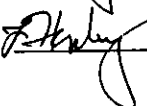
LIBER 2424 FOLIO 178

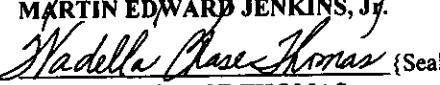
And the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby conveyed; and that they will execute such other and further assurances of the same, as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:





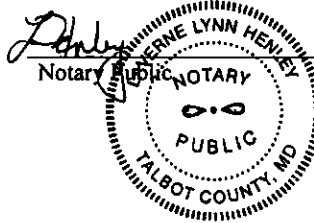
 (Seal)
MARTIN EDWARD JENKINS, Jr.
 (Seal)
WADELLA CHASE THOMAS

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

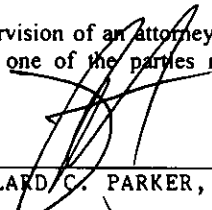
I hereby certify that on this **7th** day of **February, 2017**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **MARTIN EDWARD JENKINS, Jr. and WADELLA CHASE THOMAS**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 1/17/2021



This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the within instrument.



WILLARD C. PARKER, II, ESQUIRE

AFTER RECORDING, PLEASE RETURN TO:
Eastern Shore Title Company
114 N. West Street
Easton, MD 21601
File No. EST-2017-20173LLH



MAS 85/12

IR - Plat Fee - .00
 Subdivision - .00
 Subdivision Name: OWN
 of Easton
 Ref: mas 85/12
 Total: 02/10/17 10:40
 \$77103 CC0205
 Talbot County 002.101
 Registered 01

BOUNDARY SURVEY

ON THE LANDS OF
MARTIN E. JENKINS, JR.
 et. al.

IN THE TOWN OF EASTON
 TALBOT COUNTY, MARYLAND
 as shown in the Land Records of Talbot County

Mary Ann Shortall
 Mary Ann Shortall, Clerk
 Circuit Court for Talbot County

AURORA STREET
 (60' WIDE RIGHT-OF-WAY)



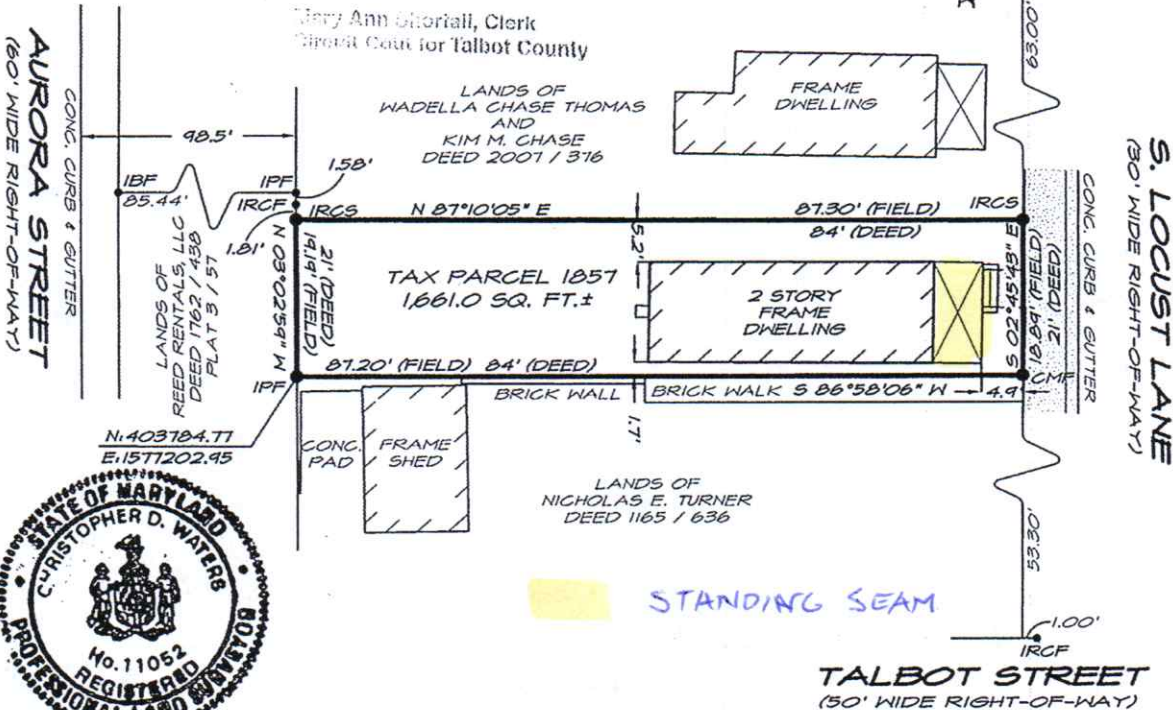
SURVEYOR CERTIFICATION
 THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATIONS 09.13.06.03 & 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2017.

Christopher D. Waters
 CHRISTOPHER D. WATERS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 11052
 DATE 2/2/17

WATERS
 Professional Land Surveying

29510 Skipton-Cordova Road Cordova, MD 21625
 (410) 819-3363(voice & fax) www.waterssurveying.com
 Boundary, Site Plan, Elevation Certification, Location Surveys,
 Subdivisions, Storm Water Management

DATE: 2 / 2 / 17
 SCALE: 1" = 20'
 DRAWN BY: DAYE
 JOB No. 17002



- GENERAL NOTES**
1. PROPERTY: 125 S. LOCUST LANE
 ADDRESS: EASTON, MARYLAND 21601
 2. TAX MAP: 104, PARCEL 1057
 3. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN ON F.I.R.M. 24041C0189D DATED JULY 20, 2016.
 4. DEED REFERENCE: 750 / 566
 5. IRCS DENOTES IRON ROD WITH CAP SET
 6. IRCF DENOTES IRON ROD WITH CAP FOUND
 7. IPF DENOTES IRON PIPE FOUND
 8. IBF DENOTES IRON BAR FOUND
 9. CMF DENOTES CONC. MONUMENT FOUND

P219895

MSA S1254-4963

2/2/17

123 South Locust Lane
Eastern Elevation



123 South Locust Lane
Northern Elevation

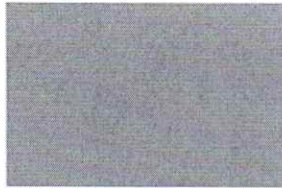


ABSeam Panel

24 Gauge AZ50 Galvalume



valspar
Fluoropon®



Sierra Tan (KST)



Slate Gray (KSG)



Musket Gray (KMG)



Charcoal Gray (KCH)



Medium Bronze (KMB)



Mansard Brown (KMA)



Dark Bronze (KDB)



Matte Black (KBL)



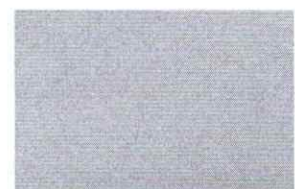
Bright Red (KBR)



Colonial Red (KCR)



Burgundy (KBU)



Copper Penny (KCP)



Hawaiian Blue (KHB)



Gallery Blue (KGB)



Classic Green (KCG)



Hartford Green (KHG)

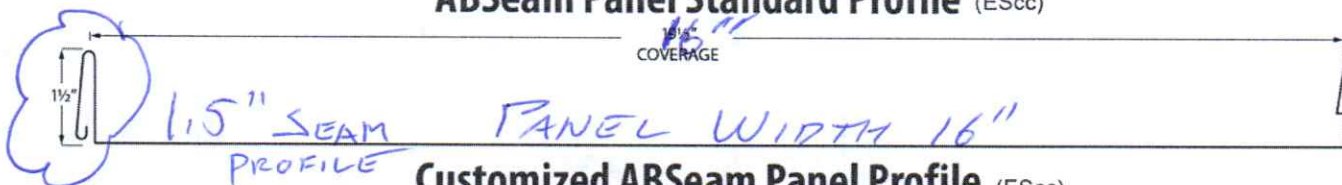
Standard: 19½" Wide Coverage • 1½" High Rib

Customized: 11½" to 19½" Wide Coverage • 1" or 1½" High Rib

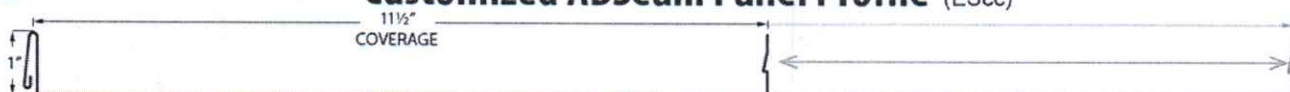
*13.5" Wide Copper Panels also available.

**Bright White also available in 24 gauge.

ABSeam Panel Standard Profile (EScc)



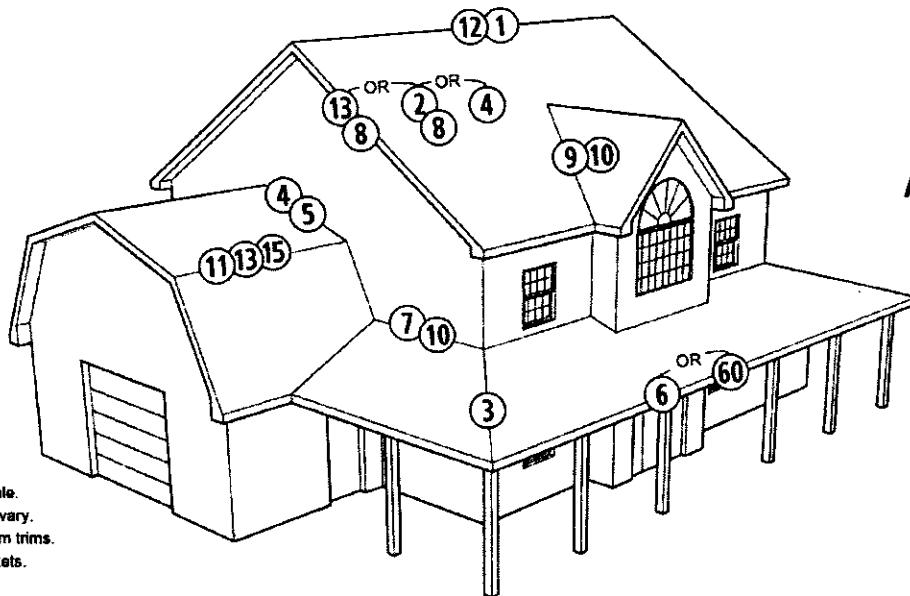
Customized ABSeam Panel Profile (EScc)



Why Fluoropon®?

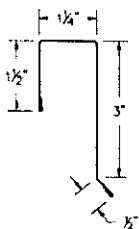
For over 50 years, finishes based on Valspar's Fluoropon's® 70% PVDF resin have helped protect commercial, industrial, and residential buildings around the world. No other coating system withstands the rigors of nature and time like those based on Fluoropon's® 70% PVDF resin system (or Valspar's proprietary 70% PVDF resin system). This high performance fluoropolymer resin, with its extraordinary capability to retain color and gloss, keeps coated metal looking vibrant and appealing for decades.

Colors are as close as possible to actual colors, but may vary slightly from actual metal. Please request a free metal sample.

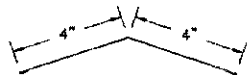


ABSeam Trims

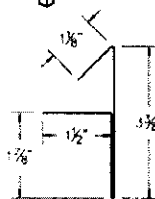
Drawings are not to scale.
Exact dimensions may vary.
Contact us about custom trims.
Item codes are in brackets.
cc = Color Code



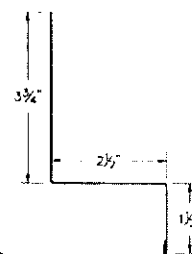
② ABS Rake Trim
(ESRTcc)



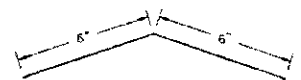
③ ABS Ridge Hip
(ESGFcc)



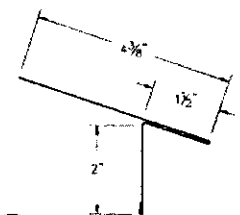
④ ABS Slim Line Rake
(ESSLRcc)



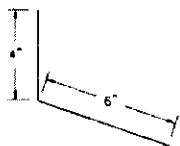
⑤ ABS Sidewall Flashing
(ESSFcc)



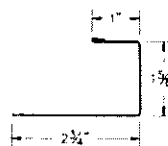
① ABS Ridge Cap
(ESRHcc)



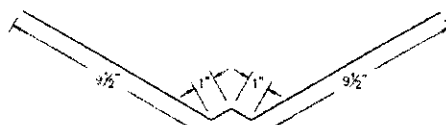
⑥ ABS Residential Eave
(ESREcc)



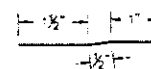
⑦ ABS Universal Endwall
(ESUEcc)



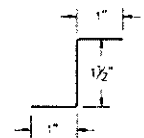
⑧ ABS Starter "J"
(ESSJcc)



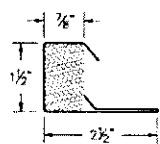
⑨ ABS Formed Valley
(ESFVcc)



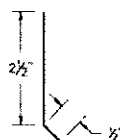
⑩ ABS Offset Cleat
(ESOCcc)



⑪ ABS Metal "Z" Closure
(ESMZCcc)



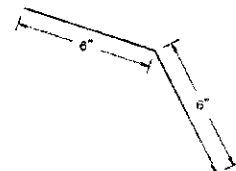
⑫ ABS Vented "Z" Closure
(ESMZCcc)



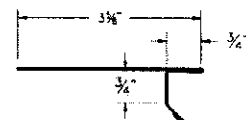
⑬ ABS Gable Cleat
(ESGCcc)



⑭ ABS Counter Flashing
(ESCFcc)



⑮ ABS Gambrel Trim
(ESGTcc)



⑥① 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.
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TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
www.town-eastonmd.com



Revised Scope of Work – 125 South Locust Lane

The project goal for the property located at 125 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.

Revised Scope of Work Language

- Remove all layers of roofing material, replace or repair rafters, install/replace sheathing as necessary and install standing seam roofing materials ***onto the front porch roof.***

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Planner

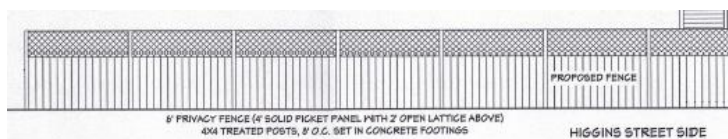
Date: 8 August, 2023

Re: 318 Goldsborough Street Fence

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

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

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



Higgins Street Fence as Approved



Higgins Street Fence as Installed



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

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

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

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences
- ii. Guideline 66. Adding New Porches

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

Vote 5-0-1

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

ABSENT: 1 – Sebastian

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

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

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

Nicholas Johnson
Representative, Historic District Commission

2/28/2023
Date



Historic District Commission MEETING AGENDA

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

Call to Order

Old Business

New Business

1) **Application Number:** 2023-848
Applicant: Derick Daly
Location: 209 Port Street
Tax Map 104, Grid 000, Parcel 1483
Zoning District: R-7A
Request: Roof Solar Panels

2) **Application Number:** 2023-846
Applicant: Josey Tucker, Marasun LLC
Location: 11 South Street
Tax Map 104, Grid 000, Parcel 1515
Zoning District: R-7A
Request: In-Kind Metal Roof Replacement and
New Chimney Flashing

3) **Application Number:** 2023-844
Applicant: Lee Weldon, Chesapeake Green
Design, Inc.
Location: 318 Goldsborough Street
Tax Map 103, Grid 000, Parcel 1093
Zoning District: R-7A
Request: Exterior Alterations

4) **Application Number:** 2023-853
Applicant: BRM LLC
Location: 305 Brooklets Avenue
Zoning District: R-7A
Request: Roof and Siding

5) **Application Number:** 2023-854
Applicant: Moshie Holtzberg
Location: 313 North Street

Zoning District:
Request:

R-7A
HVAC

Discussion Item

Approval of Minutes.

Administrative Approval

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

Location:

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

Zoning District:

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

Request:

CB
Tree Removal

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 2/13/2023

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

Property Address: 318 Goldsborough Street

Application Number: 2023-844

Request: Fence and Rear Deck

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

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

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.



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

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 66. Adding New Porches

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

STAFF RECCOMENDATION

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



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008560		318 GOLDSBOROUGH ST		HALLIDAY, DOUGLAS O			
YEAR BUILT		PHYSICAL CONDITION					
1880*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ASBESTOS WALL SHINGLES ONLY OBVIOUS CHANGE. DWELLING PROBABLY HAD PORCH AT ONE TIME. ORIGINAL FABRIC INCLUDES NARROW DOOR TRANSOM + SURROUND, 2/2 WINDOWS + CORNICE. EXTERIOR STACK CHIMNEY ON LEFT SIDE. NO OUTBLDG							



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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS - ADD DECOR

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

PROPERTY INFORMATION

ADDRESS

318 GOLDSBOROUGH ST

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

BRAINARD H. WARNER

TELEPHONE NO.

301-928-8826

EMAIL

hank-warner@yahoo.com

Applicant or Agent

NAME

LEE WELDON - CHESAPEAKE GREEN DESIGN, INC

TELEPHONE NO.

443-205-9104

EMAIL

lweldon@chESAPEAKEgreendesign.com

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Lee Weldon

1-23-2023

LELAND C. WELDON

TOWN OF EASTON

RECEIVED

JAN 23 2023

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

- ☒ Application must Include:

☒ A Site plan :

- ☒ Drawn to scale
- ☒ Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
- ☒ Include location of neighboring structures
- ☒ Identify height of proposed fence, location of gates and other openings
- ☒ If the height or style of fence changes based on location, this must be clearly identified.

☒ Proposed fence style and material

☒ Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.

☒ other relevant construction and or material detail

Demolition

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

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

Other

- ☒ Attach all documentation supporting request

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

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

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



FENCE AND DECK Proposed for

318 GOLDSBOROUGH
STREET
EASTON, MD 21601

PRESENTED BY
CHESAPEAKE GREEN DESIGN, INC.

443-205-9104

LWELDON@CHESAPEAKEGREENDSIGN.COM

PROJECT OVERVIEW – The Existing House

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



GOLDSBOROUGH STREET FAÇADE

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

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

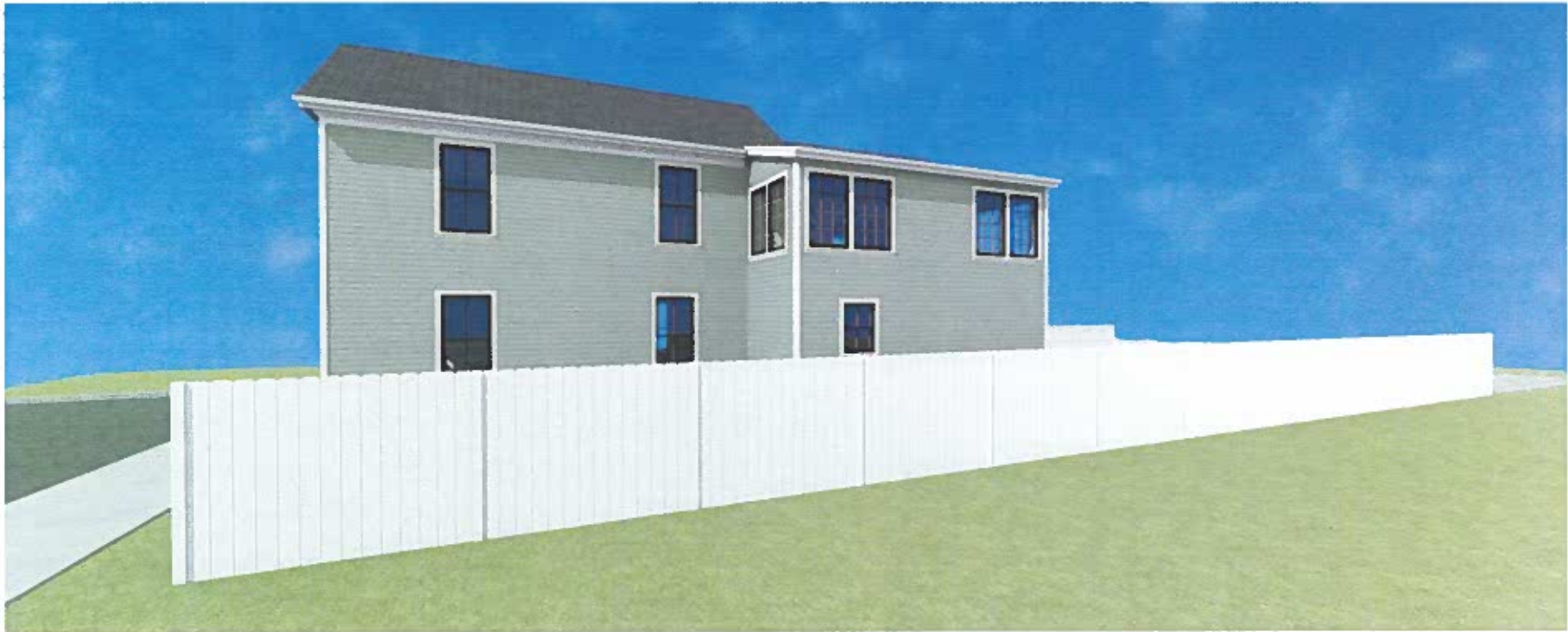
EXTERIOR VIEWS



N. HIGGINS STREET FAÇADE

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

EXTERIOR VIEWS



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

EXTERIOR VIEWS



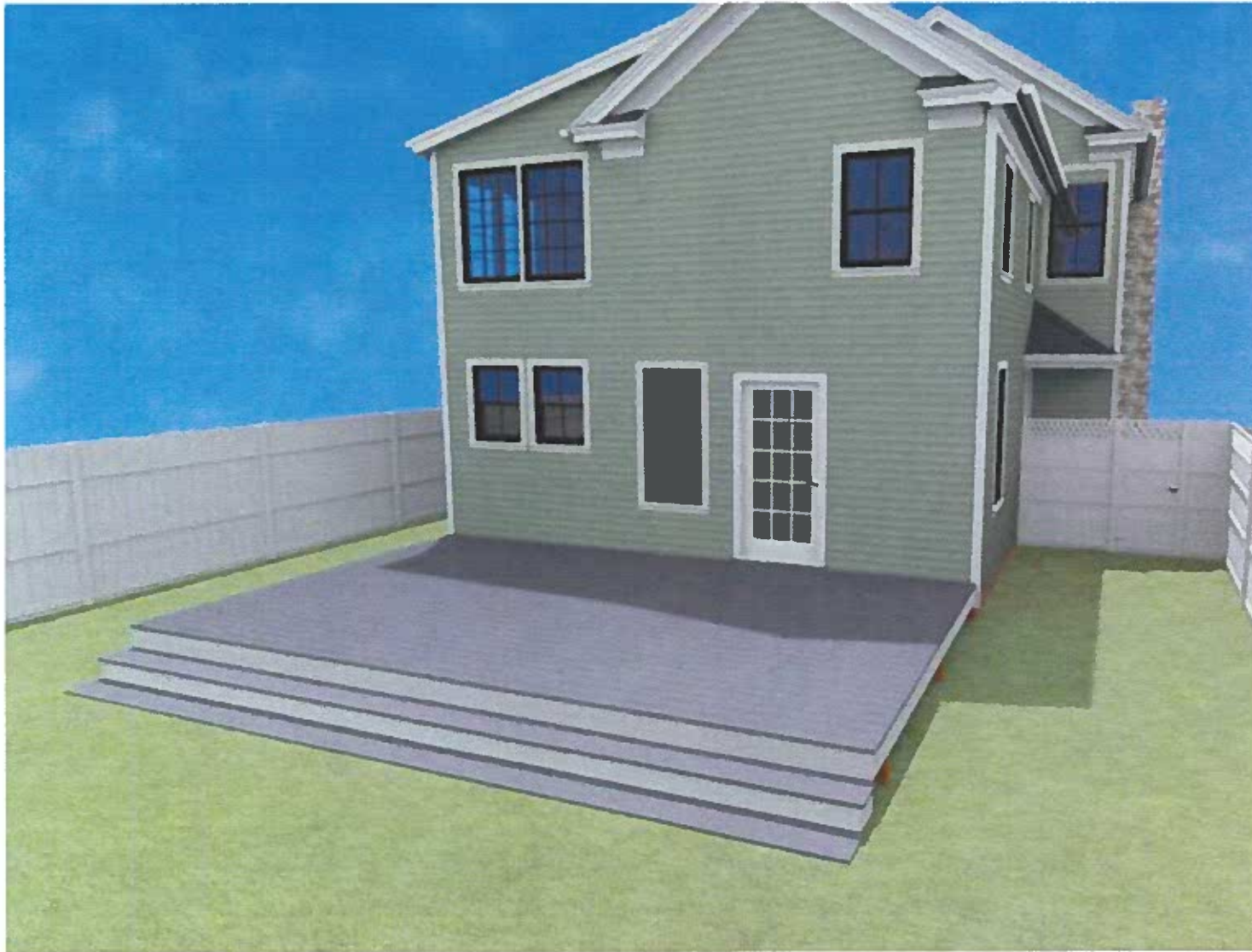
REAR FACING VIEW
4' HIGH OPEN PICKET FENCE (MATCHING FRONT FENCE)
GATE MATCHES FENCE STYLE

EXTERIOR VIEWS

PROPOSED IMPROVEMENTS:

Fences and Gates– General Notes

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



EXTERIORS – Rear Deck

PROPOSED IMPROVEMENTS:

New Deck – General Notes

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

PROPOSED IMPROVEMENTS:

Exterior Finishes – Product Info

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



- Decking – Trex or Equivalent Composite Deck Boards

TREX DECKING SPECIFICATION:



1" Square Edge Board

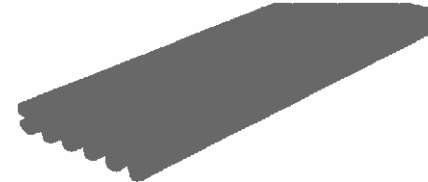
Our square edge boards install traditionally like wood—with deck screws.

Actual Dimensions

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

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

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



1" Grooved Edge Board

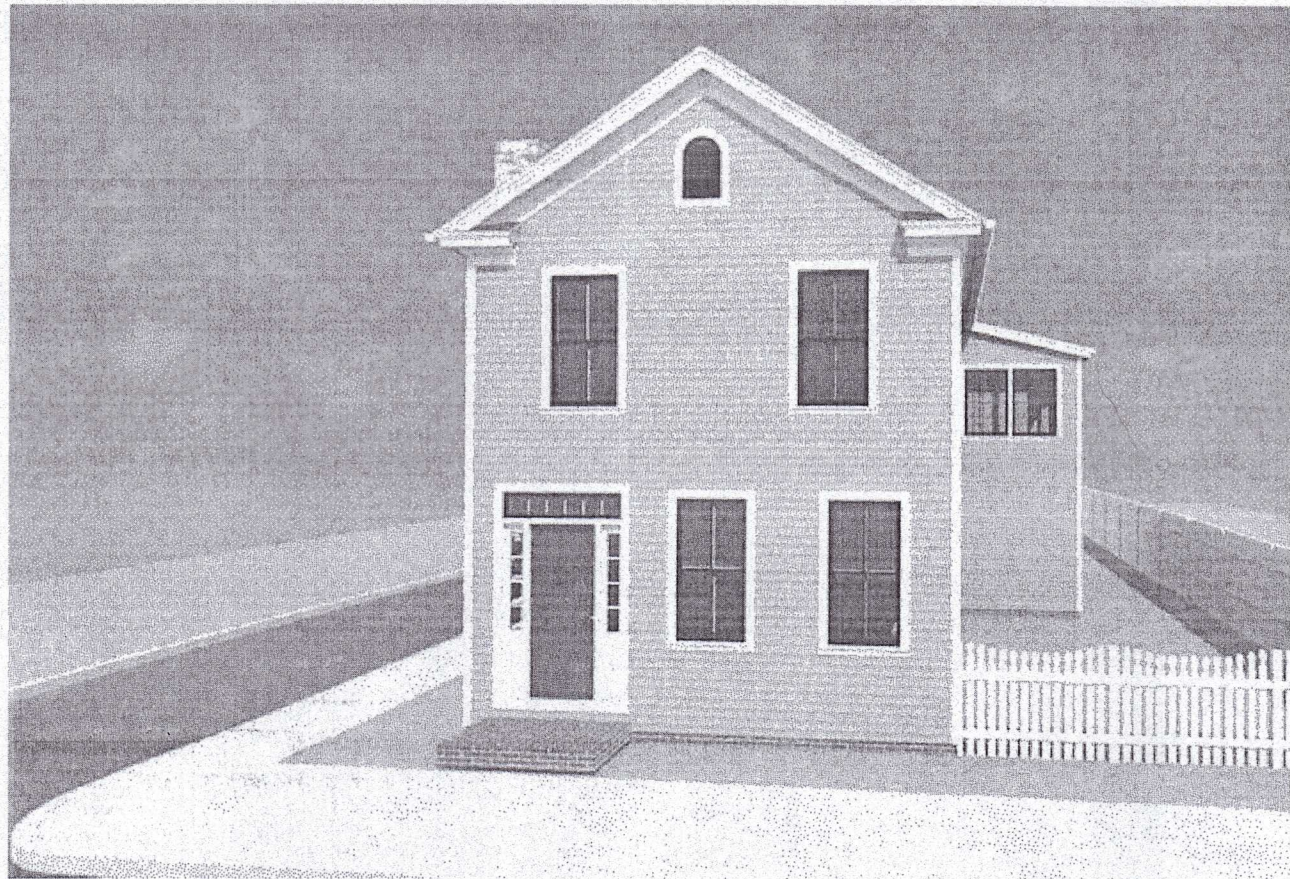
Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

Actual Dimensions

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

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

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



FRONT VIEW

CODE REFERENCE

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

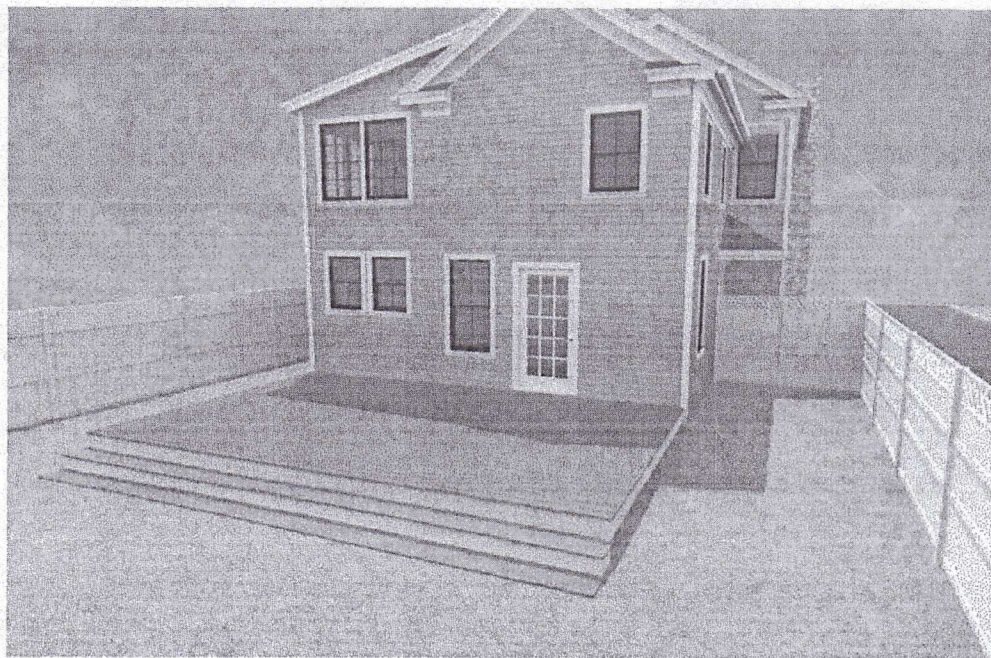
PROJECT INFORMATION

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

PROPOSED DECK 1312 SQ. FT.

PROPERTY INFORMATION

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



REAR VIEW

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

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

Engineered building systems to be certified by suppliers/manufacturers.

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

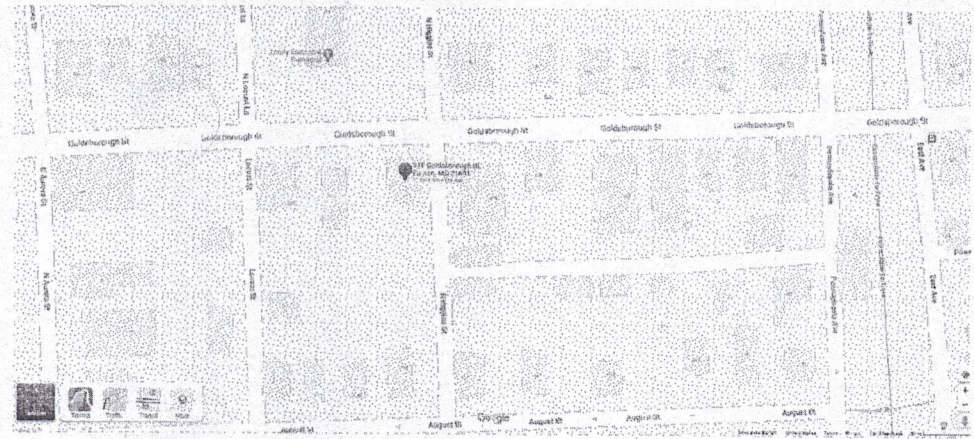
General: All Disturbed areas of home site shall be planted in grass seed
and straw.

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

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

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

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



VICINITY MAP

NO SCALE

GENERAL NOTES

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

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

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

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

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

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

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

GENERAL PROJECT REQUIREMENTS

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

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

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

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

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

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

DRAWINGS PROVIDED BY:

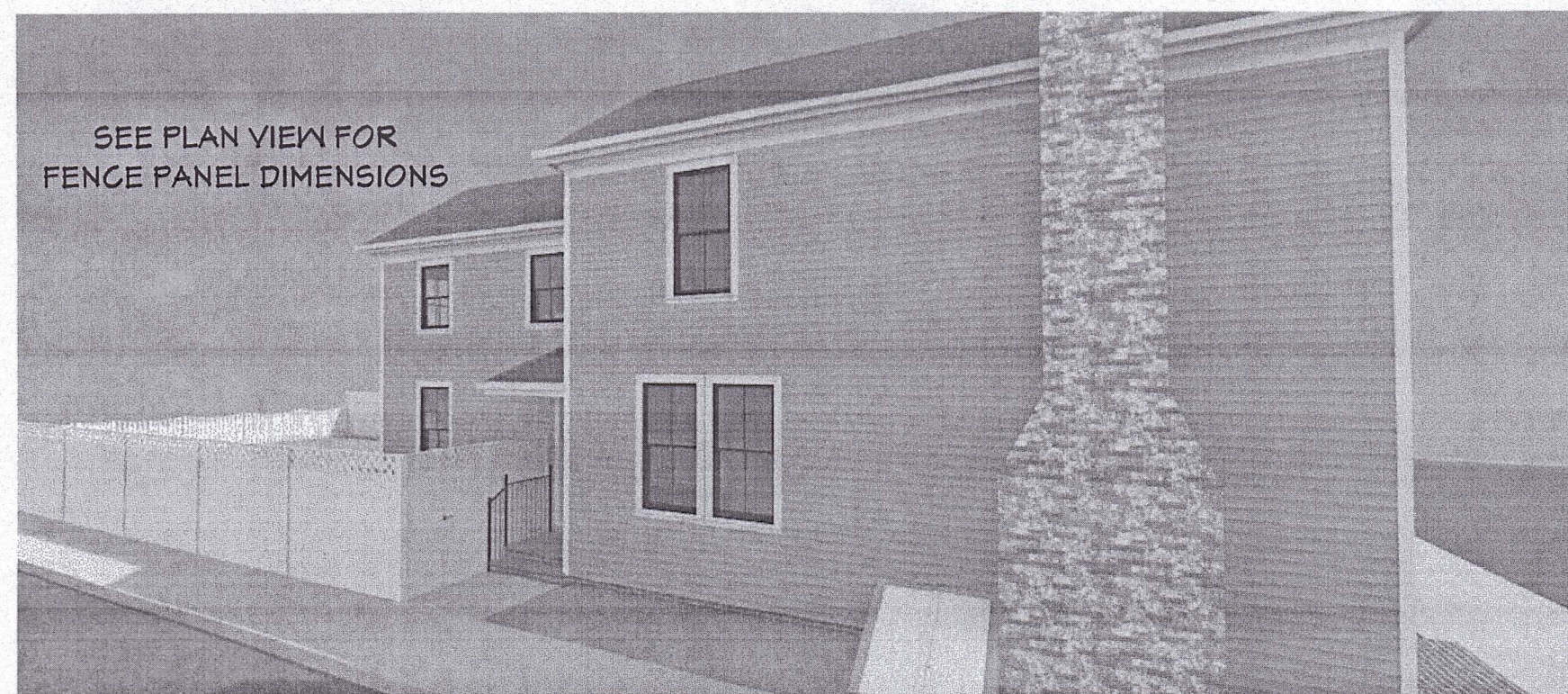
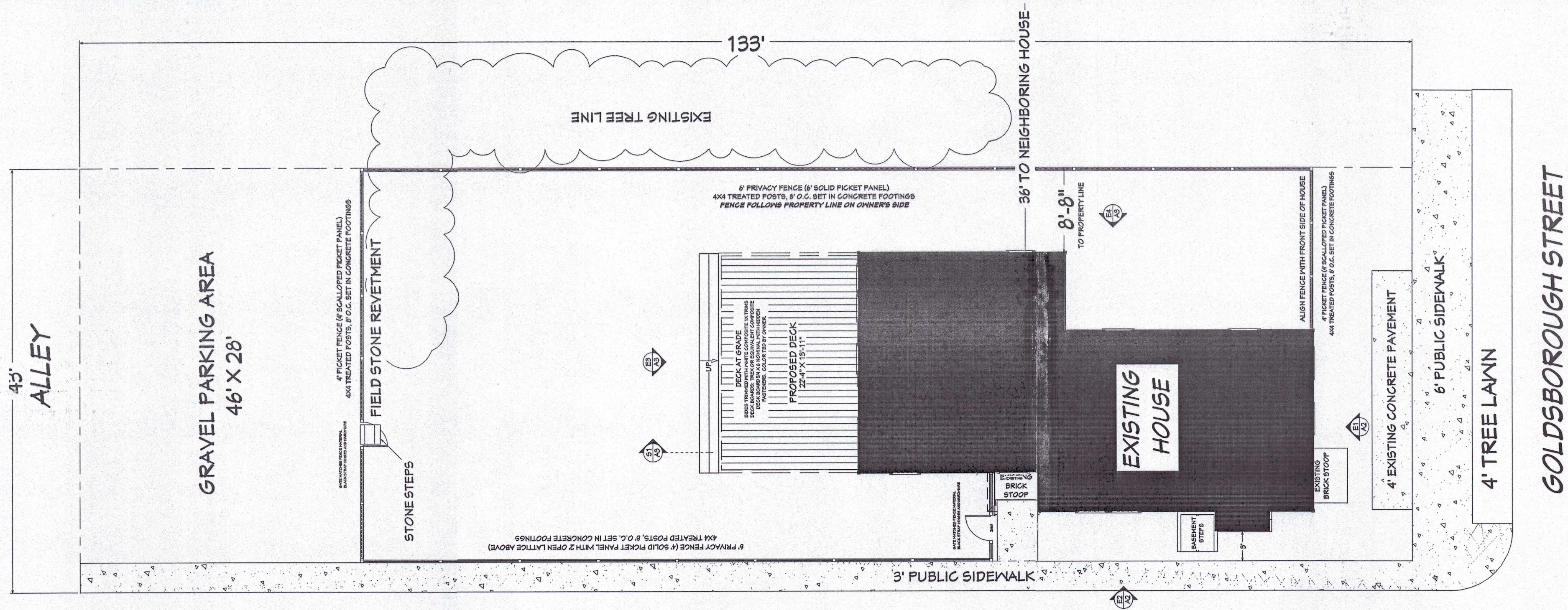
**Chesapeake Green Building
and Design, Inc.**

443-205-9104
www.chesapeakegreendesign.com

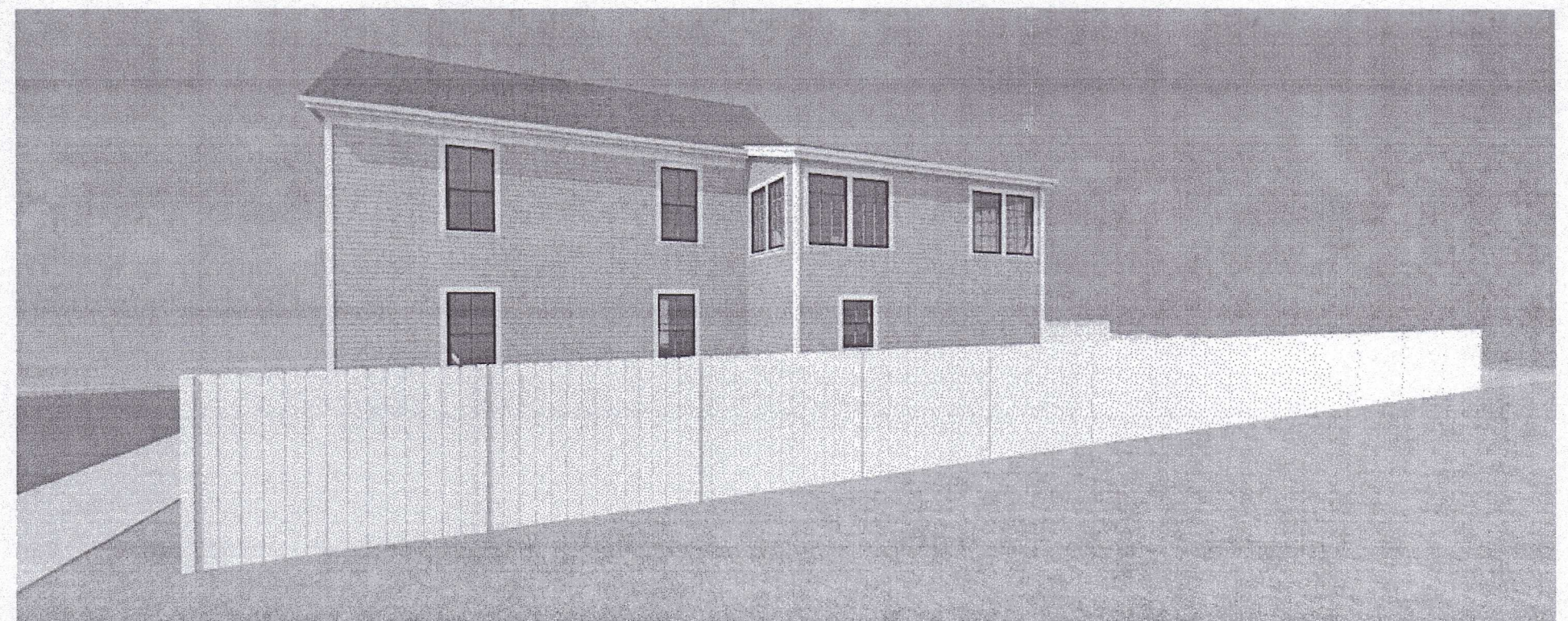
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obtaining expressed written permission and consent from the designer.

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

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



HIGGINS STREET VIEW



GOLDSBOROUGH STREET SIDE VIEW

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

Layout Page Table			
Label	Title	Description	Comments
CS	COVER SHEET		
A1	SITE PLAN	DECK FLOOR PLAN	
A2	ELEVATIONS	DECK FOUNDATION/FRAMING PLAN	
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DRAWINGS PROVIDED BY:

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

SCALE: 1/4" = 1'0"

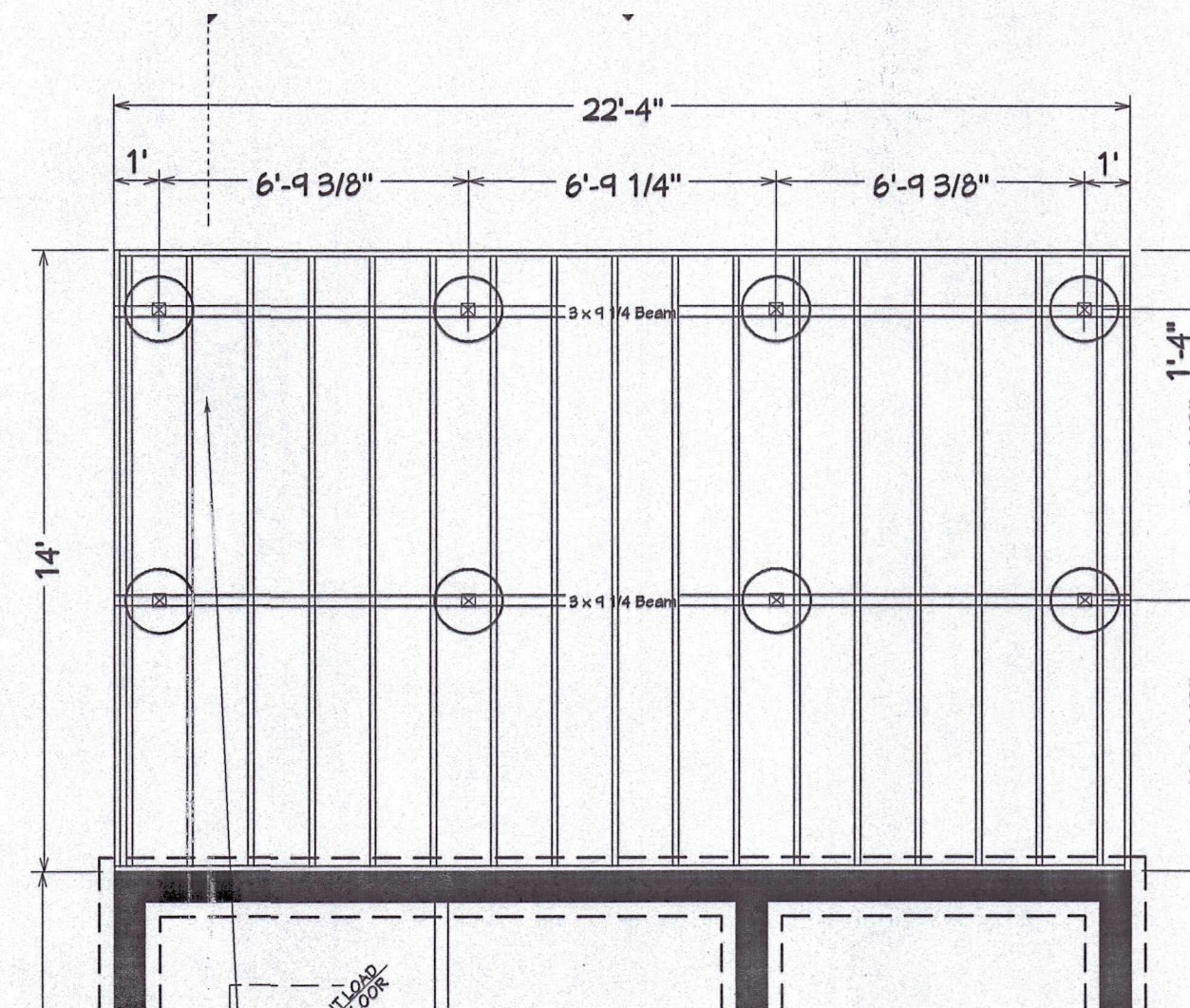
DATE: 1/23/2023

SHEET: A1

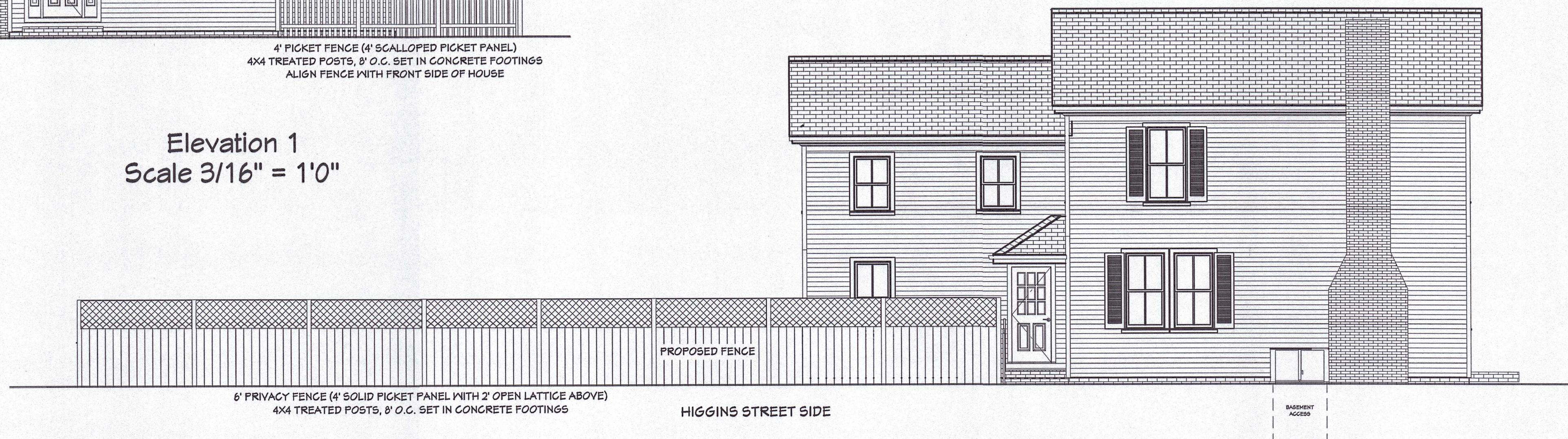


4' PICKET FENCE (4' SCALLOPED PICKET PANEL)
4X4 TREATED POSTS, 8' O.C. SET IN CONCRETE FOOTINGS
ALIGN FENCE WITH FRONT SIDE OF HOUSE

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



Deck Plan



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

HIGGINS STREET SIDE

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

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

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DRAWINGS PROVIDED BY:

Chesapeake Green Building and Design, Inc.

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

SCALE: 1/4" = 1'0"

DATE: 1/23/2023

SHEET: **A2**



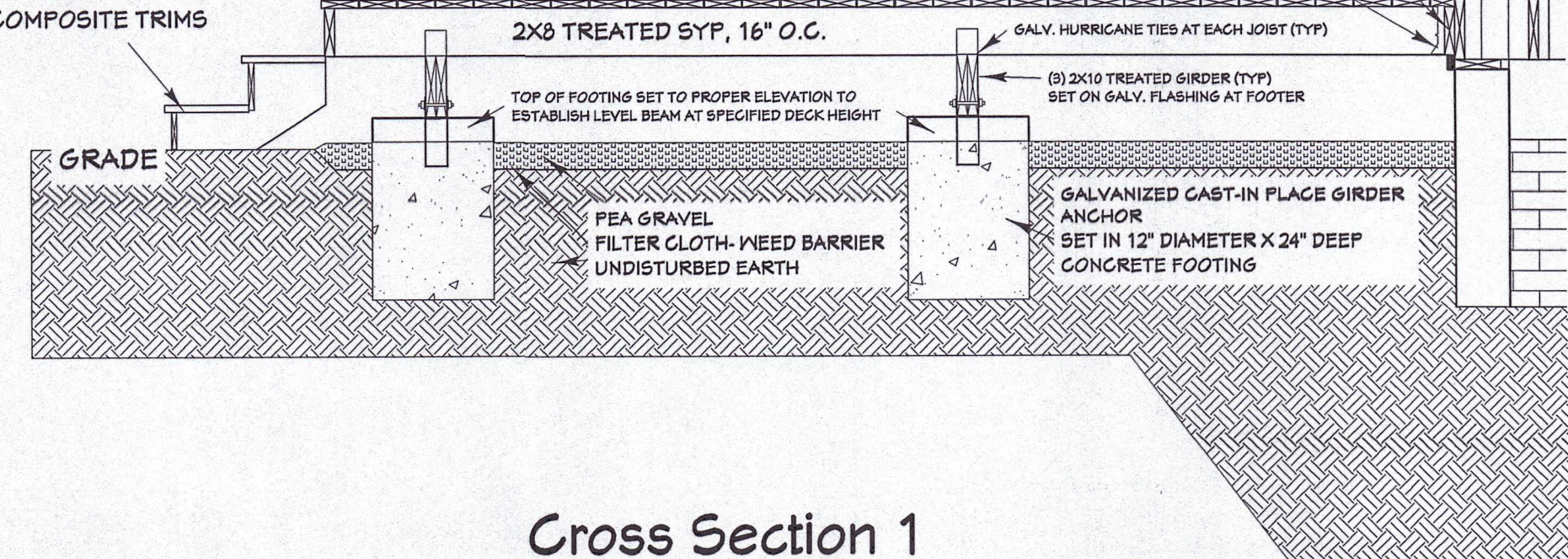
Elevation 4

PROPOSED DECK

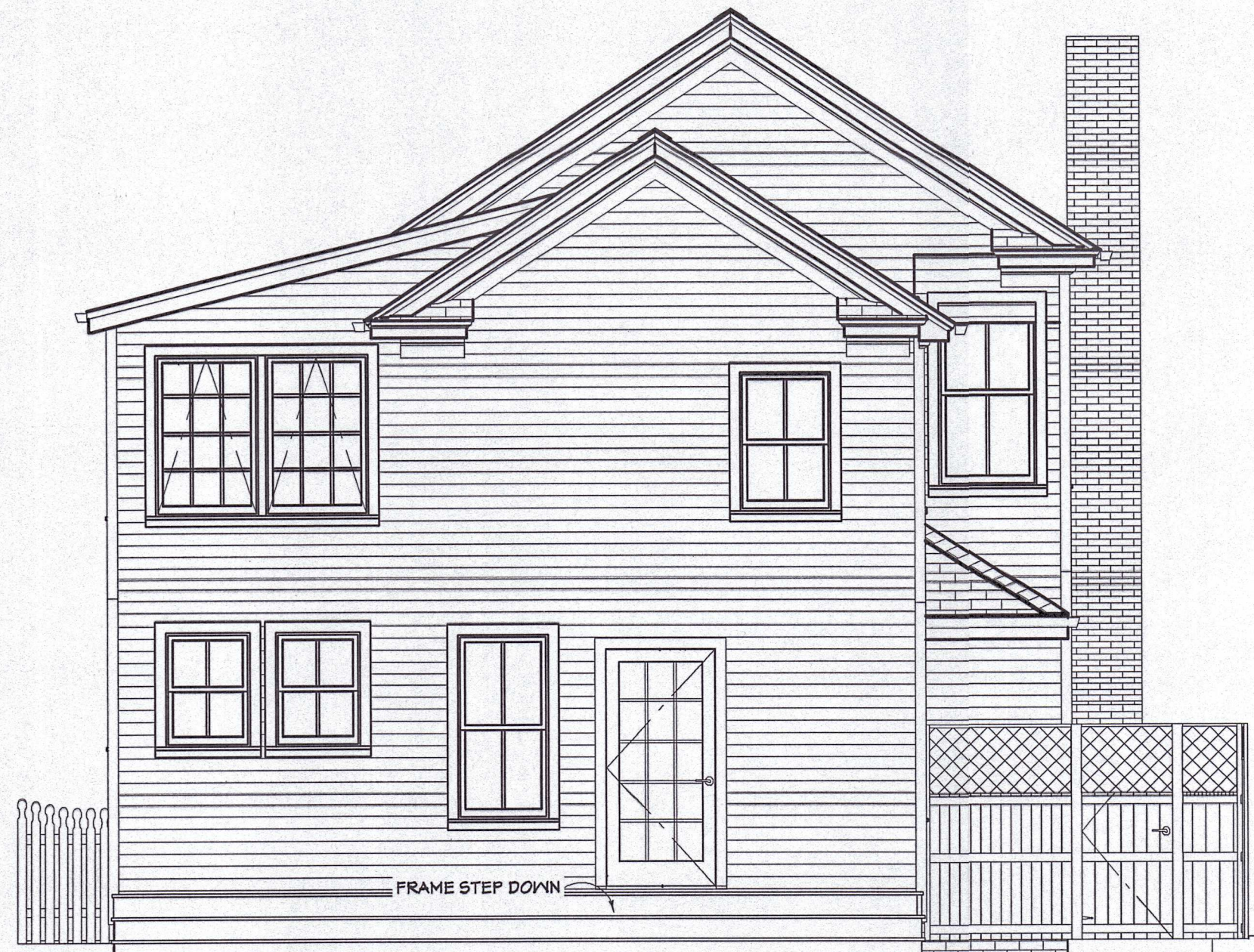
SECURE 2X10 TREATED LEDGER TO FRAMING WITH (3) #10 X 3.5" EXT. WOOD SCREWS, 16" O.C.
GALV. JOIST HANGER AT EACH JOIST

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

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



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



Elevation 3

NEW FRAME DECK AT GRADE

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

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

SCALE:

DATE:

1/23/2023

1/4" = 1'0"

SHEET:

A3

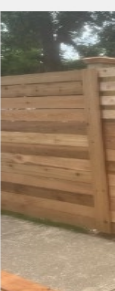
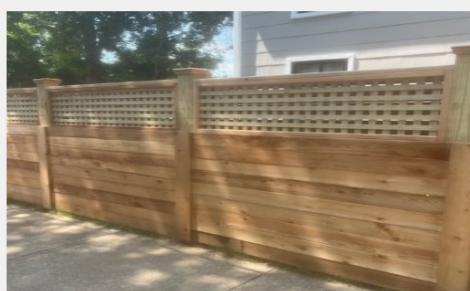
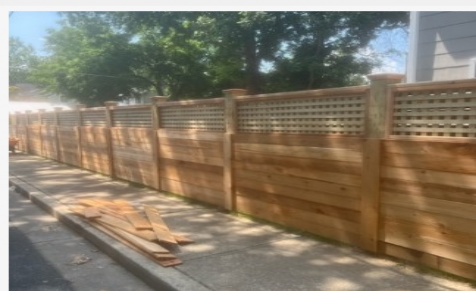








Shared By Scott/Fence
12:38 PM





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

Historic District Commission Staff Report

Meeting Date: 7/10/2023

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

Property Address: 333 E Dover Street

Application Number: 2023-965

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new metal hanging sign from an existing metal bracket. The proposed sign is 1.16 square feet per side and is composed of a metal frame surrounding a "metal substrate" sign. The applicant is also proposing to install a 4.63 square foot wall sign.

The Commission originally approve a larger hanging. However, it was discovered during review of the signage permit that the hanging sign projected to far from the building's surface and exceeded the maximum thickness.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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



Guideline 31. Hanging and Bracket Signs

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

Guideline 35 Wall Signs

- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.
- c. Wall signs should be an appropriate scale for the wall to which they are attached.
- d. It is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

STAFF RECOMENDATION:

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

RECCOMENDED CONDITION:

- 1. Any external lighting shall comply with the lighting standards for signage found in the Easton Zoning Ordinance and the signage shall not be internally illuminated.



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

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Meeting Date: 7/10/2023
Application Number: 2023-965
Location: 333 E Dover Street
Applicant: Helen Herman

Request: The applicant is proposing to install a new metal hanging sign from an existing metal bracket. The proposed sign is 4.63 square feet and is composed of a metal frame surrounding a “metal substrate” sign.

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

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

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.

Nicholas Johnson
Representative, Historic District Commission

7/25/2023
Date

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-965

Date Received: 06/15/2023

Fee Paid: \$75.00

HDC Meeting Date: 07/10/2023

Date Property Posted: 07/03/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION**APPLICATION TYPE**

(PLEASE CIRCLE)

ROOFING

DEMOLITION

☒ SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

333 DOVER STREET EAST

☐

Contributing

☒

Non-Contributing

YEAR BUILT:

2008

NATIONAL REGISTAR #

n/a

PROPERTY INFORMATION

OWNER NAME

CHESAPEAKE MULTICULTURAL RESOURCE CENTER

TELEPHONE NO.

877-772-9832

EMAIL

MATEO@CHESMRC.ORG

Applicant or Agent

NAME

Helen Herman

TELEPHONE NO.

516-637-2983

EMAIL

helen@helenherman.me

Description of Proposal (include additional sheets, as necessary)

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

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

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

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

Helen Herman

Revised 4.4.2022



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



1 FRONT FACADE
NTS

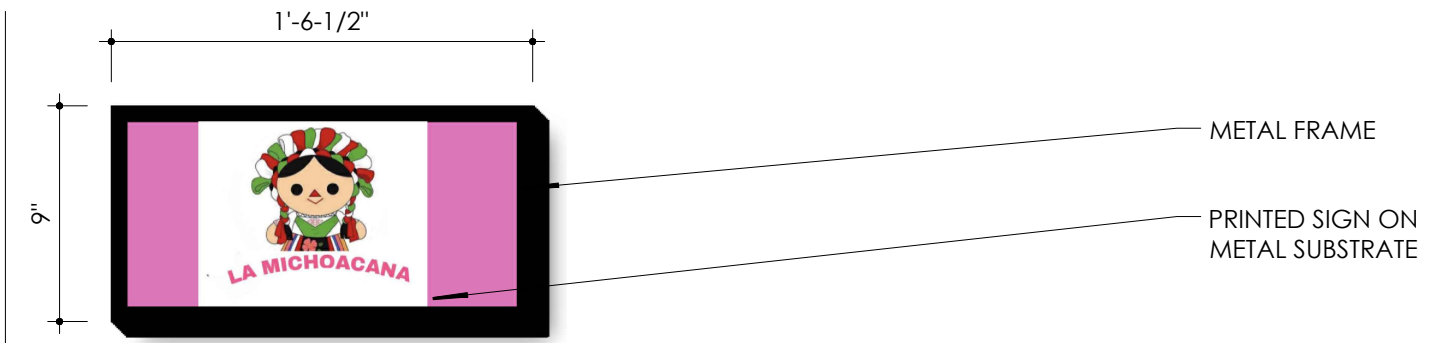
PROPOSED SIGN TO
BE HUNG FROM
EXISTING BLACK,
METAL HANGING
BRACKET

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

Date | JUNE 29, 2023

Scale | VARIES

Drawing # | SK-02



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



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



1 FRONT FACADE
NTS

PROPOSED SIGN
"A" LOCATION

PROPOSED SIGN
"B" LOCATION

8'-6" OFF THE
GROUND

TO BE HUNG
FROM EXISTING
BLACK, METAL
HANGING
BRACKET

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

Date | SEPT. 04, 2023

Scale | VARIES

Drawing # | SK-03



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

Historic District Commission Staff Report

Meeting Date: 9/25/2023

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

Property Address: 22 S Locust Lane

Application Number: 2023-1017

Request: Windows and Porch decking

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to replace an existing wooden window located on the rear porch roof with a new wooden casement window. The applicant is also proposing to replace the decking on the front porch. In 2021, this property came before the HDC with a request to replace the windows on this structure with new vinyl windows. The homeowner was informed by the then Director of Planning and Zoning that vinyl windows are not permitted within the Historic District and a certificate of appropriateness was never issued. In 2022, the HDC granted a certificate of appropriateness for an in-kind porch decking replacement on the rear porch.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements (Porch)

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

Analysis – Given that this is a front porch on a contributing structure, it should be held to a high standard per Guideline 65d. The new porch decking should be wood and match the existing decking in material and style.

Guideline 90. Make Sensitive Replacements (Windows)



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

- 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. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Analysis – The proposed window is wooden but do not match the existing window in design and style as it does not have the appearance of true divided light. The existing window is a casement style window with six lights on each side. (*See Figure 1*)



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



Figure 1 Existing Casement Window

STAFF RECOMENDATION:

Staff supports a HDC **continuation** of this application. The proposed casement window does not match the existing casement window in design and style. Also, the Commission may request more information on the proposed front porch replacement and the scope of work as a whole.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application.

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			
2101003224		22 S LOCUST LANE		BROADWAY, SHEILA B			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
ALTERED + REPLACED 1ST FLOOR FAÇADE WINDOWS ORIGINAL CASEMENTS IN DORMERS WOOD WEATHER BOARD SIDING MODERN GARAGE.							



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



RECEIVED

AUG 17 2023

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

TOWN OF EASTON

Application #: 2023-1017
Date Received: 08/17/2023
Fee Paid: \$75.00
HDC Meeting Date: 09/25/2023
Date Property Posted: 09/18/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 22 S. Locust Lane

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

PROPERTY INFORMATION

OWNER NAME FARRINGTON

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME BARROW & SONS LLC

TELEPHONE NO. 410-310-1174 EMAIL SHARON.BREW@HOTMAIL.COM

Description of Proposal (include additional sheets, as necessary)

Prop up front porch & replace existing wood floor with preprimed wood floor same style.
Power wash & scrape 2 sides of exterior, repair what necessary paint & paint same color.
Repair & Replace window in Kitchen under back porch roof. (wood or fiberglass?)

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Sharon L Barrow

SHARON L BARROW

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

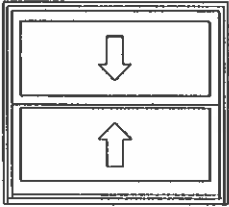
Other

- ☐ Attach all documentation supporting request

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

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

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

SIZE INFO	DESCRIPTION	PRICE	PRICE
Line 1 Rough Opening : 40 3/4 X 36 3/4	Frame Size : 40 X 36 Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, No Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:36.2w, 14.4h, 3.6 sf U-Factor: 0.25, SHGC: 0.20, VLT: 0.46, Energy Rating: 19.00, CPD: JEL-N- 885-01792-00004 PEV 2023.2.0.4342/PDV 7.092 (06/07/23)CW		
			
Viewed from Exterior. Scale: 1/2" = 1'			
		\$785.19	1
			\$785.19
		Total:	\$785.19
		MD SALES TAX (6.0000%):	\$47.11
		Net Total:	\$832.30
		Total Units:	1

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-58513

Page 1 of 1 (Prices are subject to change.) JW230800HRZ (Ver:0)- 08/14/2023 1.08 PM

Quote Date: 08/14/2023

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 08/14/2023



Lowe's Custom Order Quote

Quote # 790920009

Quote Name: Jeld wen Farrington/wood 0728

Date Printed: 7/31/2023

Farrington

customer: BARROW AND SON BARROW AND SON

mail:

address: TBA #1
EASTON, MD 21601

phone: (410) 310-1176

Store: (1982) LOWE'S OF EASTON, MD

Associate: ROGER WHITE (689532)

Address: 501 GLEBE ROAD
EASTON, MD 21601-3203

Phone: (410) 690-9061

Item Total: 1

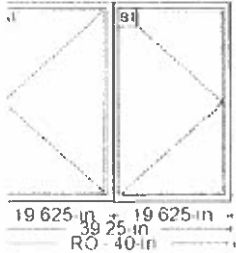
PreSavings Total: \$1,892.54

Freight Total: \$0.00

Labor Total: \$0.00

Pre-Tax Total: \$1,514.03

Savings Total: (\$378.51)



JELD-WEN 39.25-in x 34.25-in Wood W-5500
Casement2
Room Location: Not Specified

Product Warranty



Item Summary

Production Time

Was Price

Now Price

Quantity

Total Savings

Pre-Tax Total

JELD WEN 39.25-in x 34.25-in Wood W-5500 Casement2

42 days

\$1,892.54

\$1,514.03

1

(\$378.51)

\$1,514.03

Valid thru: 08/04/2023

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN Wood W-5500 Casement2
 Assembly = Full Unit
 Energy Efficiency = Energy Star North-Central
 Exterior Trim Type = Brickmould
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Configuration = Left/Right
 Mull Division = Evenly Divided
 Overall Order By = Rough Opening Size
 Overall Rough Opening Width = Custom Size
 Overall Custom Rough Opening Width = 40
 Overall Rough Opening Height = Custom Size
 Overall Custom Rough Opening Height = 35
 Overall Exterior Trim Width = 42.25
 Overall Exterior Trim Height = 36.6875

Species = Auralast Pine
 Interior Finish Type = Natural
 Finish - Interior = Natural
 Finish - Exterior = Primed
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Primed
 STC / OITC Rating = Standard
 Blinds Between Glass = No Internal Blinds
 Glazing = Insulated
 Glass Energy Options = SunResist with
 HeatSave
 Glass Color = SunResist with HeatSave
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Glazing Stop Style = Traditional
 Type of Grille = None
 Grid Type = No Grids
 Sash Limiter = No Sash Limiter
 Impact Rating = Not Applicable
 Rating = DP 35
 Sill Nosing = Std Sill Nosing
 Sill Horns = No Sill Horn
 Prep for Stool = No
 Drip Cap = Metal Drip Cap
 Drip Cap Finish = Brilliant White
 Hardware Finish - Interior = White
 Stainless Steel Hardware = Standard
 Operator/Hinge
 Handle = Nesting Crank Handle
 Egress Hinge = Standard Hinge
 Screen Options = BetterVue Mesh
 Screen Frame Finish = Brilliant White
 Jamb Width = 4 9/16-in
 Jamb Thickness = 4/4 JE
 Drywall Return Kerf = No Kerf
 Extension Jamb Shipped Loose = Extension
 Jamb Factory Applied
 Mull Assembly = Flat Mull
 Certification = None
 Radius Top Rail = None

Is This a Remake = No
 Room Location = Not Specified
 Clear Opening Dimensions = 9 13/16 -in w
 29 13/16 -in h
 2.03sf
 SOS = 937072
 SOS Description = WTS JW W5500 Window
 Additional Information = No
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 42 Days
 Customer Service Number = 1-800-825-0706
 Option 2
 Of Measure = EA
 Vendor ID = 24221
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 06/29/2023
 Catalog Version = 23.3.27.0

End Line 100 Description

Accepted by: _____

Date: 7/31/2023

Pre-Tax Total	\$1,514.03
---------------	------------

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****





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

Historic District Commission Staff Report

Meeting Date: 9/25/2023

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

Property Address: 412 North Street

Application Number: 2023-1030

Request: Windows

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is proposing to replace seven (7) existing wooden windows on the eastern side of the structure. On September 7, 2023 the Building Inspection Department issued a stop work order after it was discovered that the existing wooden windows were being removed and replaced with vinyl windows without a building permit or a Historic District Commission COA (See Photos Bellow). The site was ordered to be made weather tight only, and applications were subsequently filed with the Building Inspection Department and the Historic District Commission. The windows that were installed are a combination of vinyl casement and double hung windows with “between the glass” muntins.



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





Historic District Guidelines:

Guideline 90. Make Sensitive Replacements:

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

Analysis – The proposed vinyl windows contradict Guideline 90e which discourages the use of vinyl windows as a replacement window. Appendix B goes a step farther and states that “**Vinyl windows are not appropriate for use in the historic district.**” Given that this structure was constructed in 2001, the Commission may consider vinyl-clad windows or another wooden-clad material. These windows also have “between-the-glass” muntins which contradict Guideline 90b.

STAFF RECOMMENDATION:

Staff supports the HDC **tabling** this application pending the submittal of a more appropriate replacement window. The HDC may request that the applicant propose a vinyl-clad, aluminum-clad, or fiberglass-clad window that matches the size, proportion, design, and style of the existing windows and the appearance of true divided light.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application pending the 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.



RECEIVED

SEP 09 2023

TOWN OF EASTON

PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-1030
Date Received:	09/09/2023
Fee Paid:	\$75.00
HDC Meeting Date:	09/25/2023
Date Property Posted:	09/18/2023

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

412 NORTH ST. EASTON



Contributing



Non-Contributing

YEAR BUILT:

2001

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

WALBRIDGE REAL ESTATE INVESTMENTS L.L.C.

TELEPHONE NO.

410-829-0135

EMAIL

randallwalbridge@gmail.com

Applicant or Agent

NAME

RANDALL WALBRIDGE

TELEPHONE NO.

410-829-0135

EMAIL

randallwalbridge@gmail.com

Description of Proposal (include additional sheets, as necessary)

7 WINDOWS ON THE EAST SIDE OF THE STRUCTURE
ARE NOTED AS FAILING APART AND NEED TO BE
REPLACED. SCABMENTS & 2 DOUBLE HUNG AS
REFLECTED ON PICTURE PROVIDED. REQUEST
PERMISSION TO UTILIZE VENUSO S. SERRA
UNIT

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

Randall Walbridge
9-9-23
RANDALL WALBRIDGE

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.
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- ☒ 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

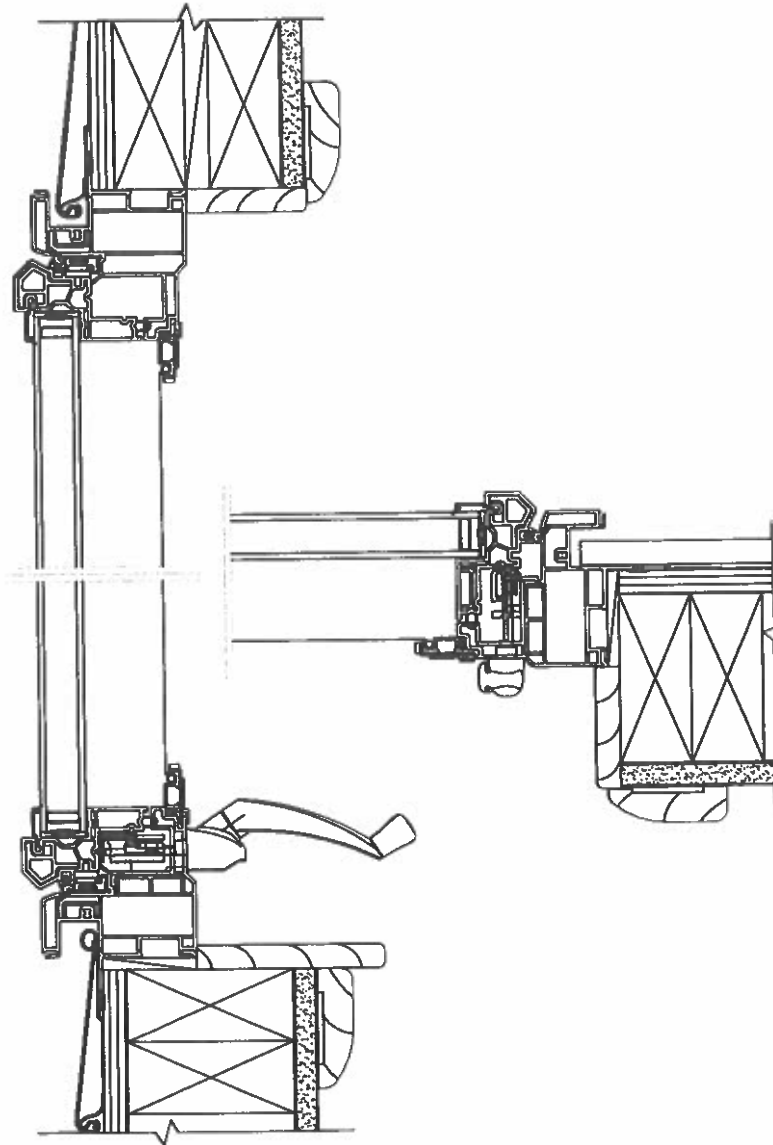
Other

- ☐ Attach all documentation supporting request

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

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



S-Series Casement
Vinyl Siding with Basic Frame

UPDATED BY: RAS

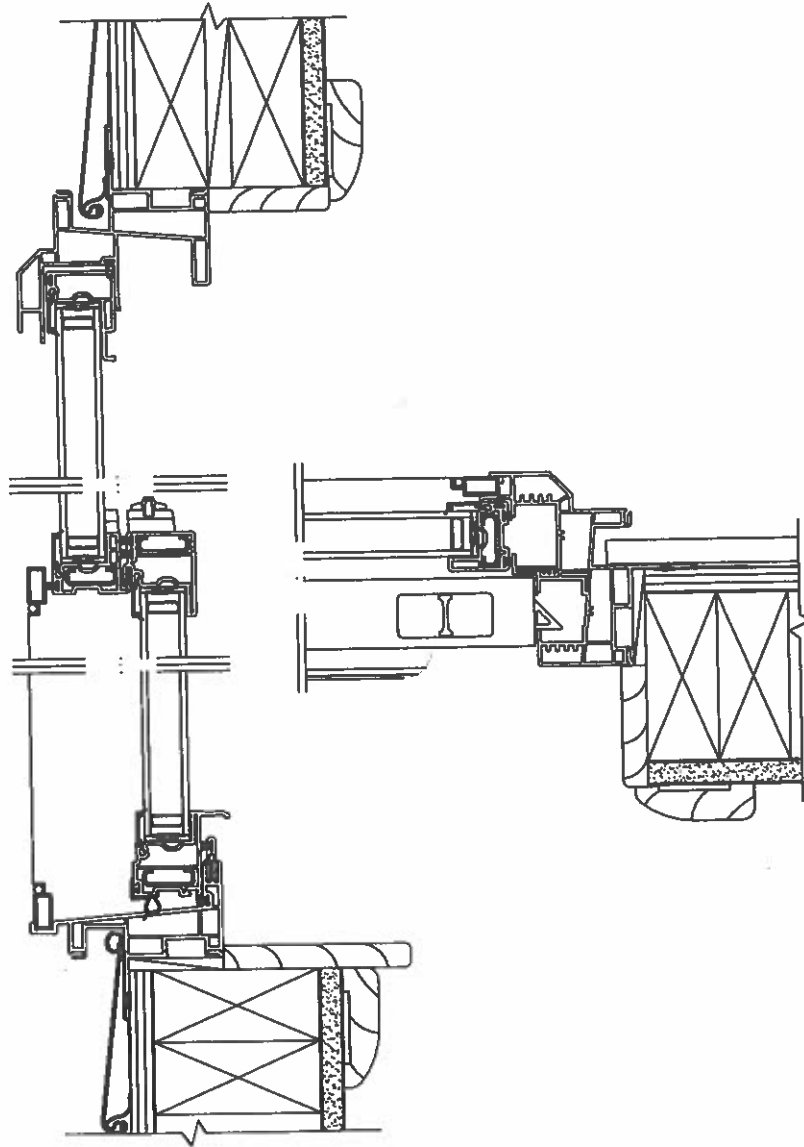
DATE: 11/5/2013

SCALE: 3" = 1'-0"

SECT. 1.4

PAGE: 1

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S-Series Double Hung
Vinyl Siding with Basic Frame

UPDATED BY: RAS

DATE: 10/30/2013

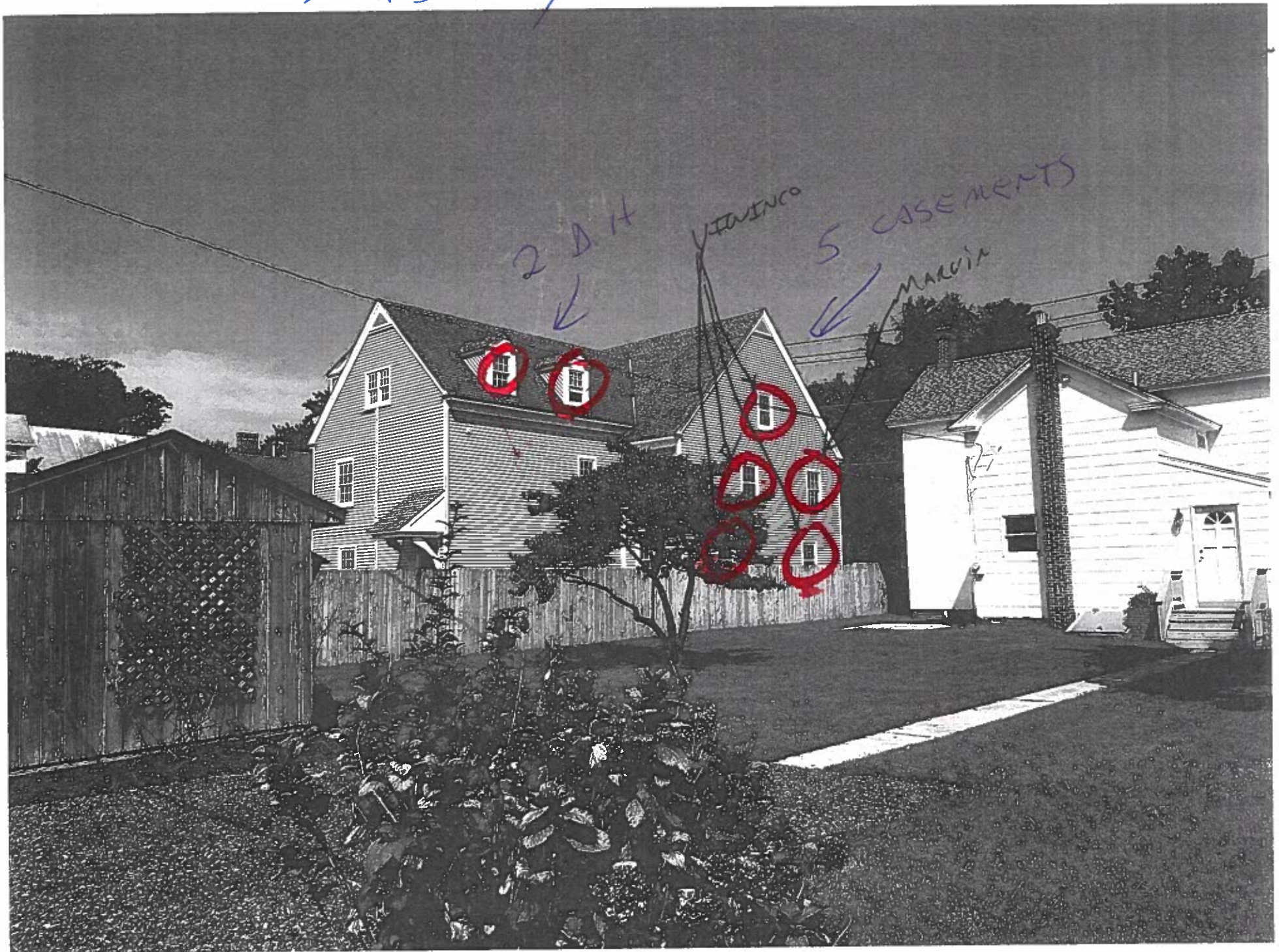
SCALE: 3" = 1'-0"

SECT. 1.1

PAGE: 1

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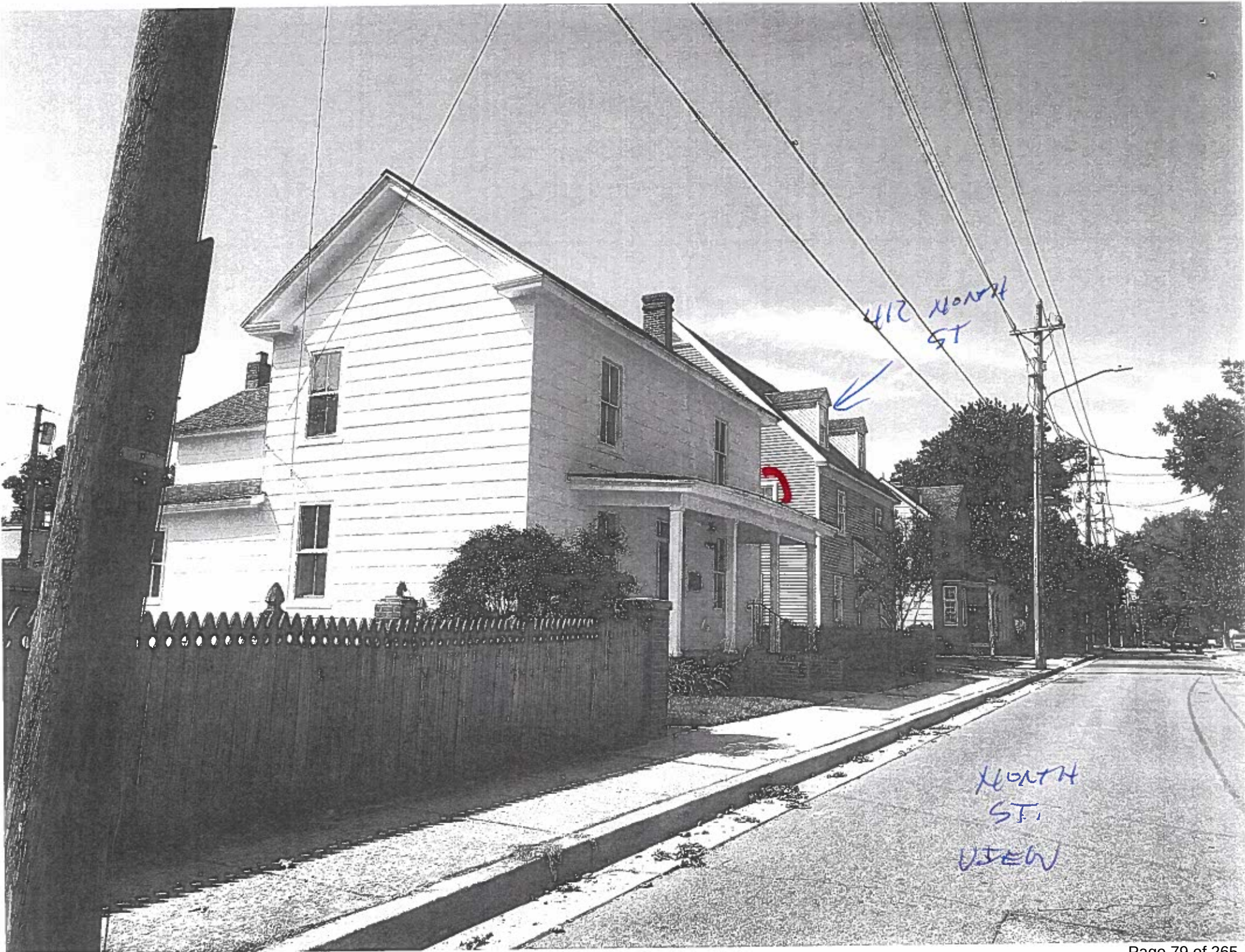
SCOTT'S ALLEY VIEW

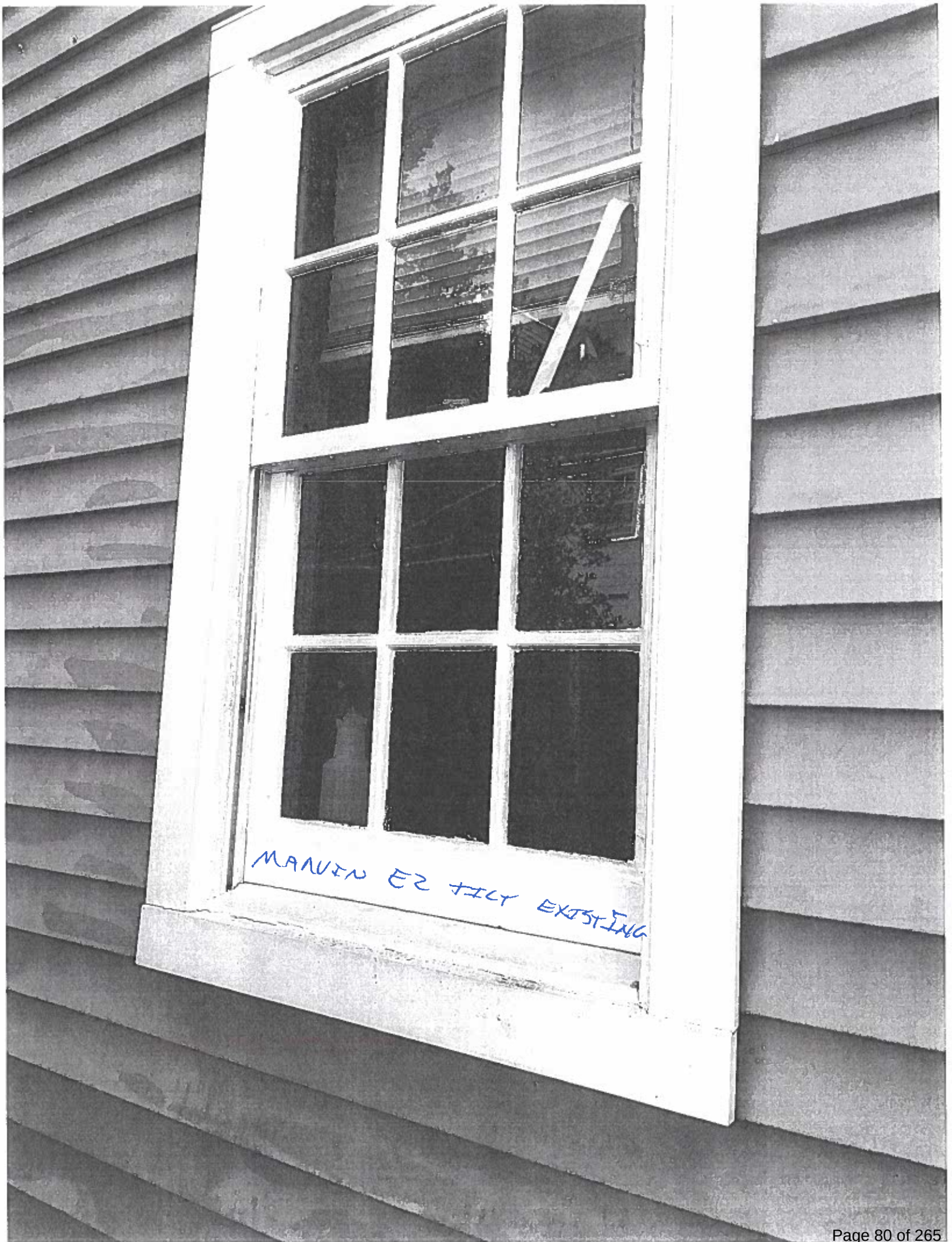


412 NORTH ST.

RANDALL WAKARUS

W.R.E.I





Historic District Commission Staff Report

Meeting Date: 9/24/2023

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

Property Address: 123 S Washington Street

Application Number: 2023-1032

Request: Demolition/New Construction

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

The applicant is proposing to demolish an existing single-story, non-contributing commercial structure. Following demolition, a three-story mixed-use structure will be constructed consisting of first floor retail and apartment units on the second and third floors. The applicant has submitted the following information required for demolition as required by the Historic District Commission Guidelines:

- Historic District Application
- Site Plan
- Structural Analysis
- Replacement Plans
- Existing Elevations

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 – The existing structure is considered a non-contributing structure as it was constructed in 1960. Given that this structure is modern construction, has been heavily altered, and is of little historic significance demolition may be appropriate.

NEW CONSTRUCTION GUIDELINES:



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

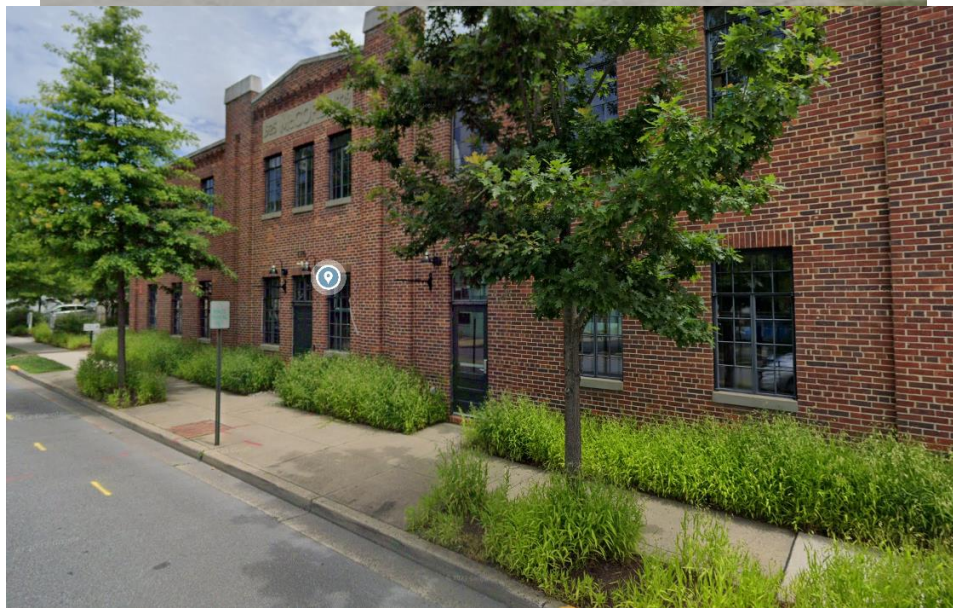


Figure 1: Surrounding Structures



Guideline 94. Style

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

Analysis – The proposed structure does not directly imitate any earlier architectural style but incorporates design elements of historic commercial storefronts such as large windows flanking a recessed entry way. This property is bordered on the south side by a large surface parking lot and a modern gas station with a large surface parking lot to the north making it difficult to design a compatible building which still fits within the central business district and resembles a historic commercial structure.

Guideline 95. Siting

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

Analysis – The property is not a vacant lot. The new building is oriented to face S Washington Street and also has a storefront facing Vine Street. There is little room for landscaping within the front yard with the exception of street trees.

Guideline 96. Orientation, Alignment, and Setback

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

Analysis – The proposed structure is oriented to face S Washington Street. It would not be appropriate to have the setback of this structure match the gas station to the north since this is within the Central Business district where the Town wants to encourage pedestrian scaled commercial development. The proposed structure does match the setbacks of historic structures on the other side of S Washington Street and to the north of the property on the same 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.



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

- 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 footprint proposed structure should occupy a similar visual volume to the McCord building located directly across the street and the row of brick townhomes to the north. These are both two story structures but have taller roofs with decorative parapets and gables. In order to encourage mixed-use infill development within our Town’s center, it is imperative that the Commission allow the allow flexibility regarding the height of new construction. While the proposed building is significantly taller than the single story gas station to the north, it is still a compatible height with other mixed-use commercial structures within the Historic District which are typically three stories tall.

Guideline 103. Materials

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

Analysis – The surrounding commercial structures are all brick with the exception of 111 S Washington Street. The propose structure utilizes cementitious fiber cement board which may be appropriate per 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



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

- 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 use simple and understated elements typical of new construction within the Historic District such as the mixed-use structure at the corner of N Washington and Goldsborough Street. The proposed balconies are not typical of historic structures within the Town but are simple and not overly ornate.

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 proposed commercial entrances are recessed.

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 – It is not clear based on the application what the exact design of the doors will be. Based on the renderings, it appears as if they will be mainly glass doors that closely resemble the storefront windows in material and style.

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity (“low-e”) glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.
- h. Use permeable paving where appropriate to manage stormwater.



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

- i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as “net zero” properties.

Analysis – The Commission may request the inclusion of shutters per Guideline 109a.

Guideline 110. Exterior Lighting

- a. Exterior light fixtures should match the character of the building.
- b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.
- d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

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

Guideline 113. Façade Rhythm

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

Analysis – This structure is bordered by a modern gas station and a large parking lot making it difficult to create a new façade that matches the surrounding structures while still being compatible with historic mixed-use structures.

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 structure has a flat roof which is similar to the surrounding commercial structures.

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.

Guidelines 117 Gutters and Downspouts

- a. Where possible, locate gutters so that they are obscured by parapets.



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

- b. Locate downspouts in inconspicuous locations on the façade.
- c. Half-round gutters and round downspouts are generally more appropriate than corrugated or “K-Style” gutters.

Guideline 118. Layout

- a. Design new storefronts to reach approximately the same height as adjacent and surrounding storefronts.
- b. New storefronts should contain all or most of the typical components of a historic storefront, including large display windows over bulkheads, a transom, signboard, and a cornice.

Analysis – The proposed storefront includes large display windows, bulkheads, a small cornice, and a transom. The design currently does not include signboards and shows graphics being placed directly onto the transom.

Guideline 119. Glazing Systems

- a. The size of storefront windows should be in keeping those on surrounding storefronts.
- b. Wood, finished anodized aluminum, and other metal storefront systems in a variety of finishes are appropriate.

Guideline 120. Entryways

- a. Recess entryways where appropriate.
- b. Entryways may be centered or aligned to either side of the façade.
- c. Include transoms and sidelights in entryway designs. These features provide natural lighting, create visual interest, and help to maintain visual continuity along the street.

Analysis – The storefront is recessed and includes transoms and sidelights in its design.

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 and are similar in design to 114 S Washington Street. Other structures on the block have casement windows and six-over-six windows.

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 4/4 vinyl clad windows are similar in style to other structures found on this block of Washington Street. Also, vinyl clad windows may be appropriate for this structure



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

since it is new construction and the windows are located on second and third floors and side elevations.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application. The Commission may condition its approval upon the inclusion of sign boards above the storefront windows and the removal of the decals on the transom windows.

RECOMMENDED CONDITIONS:

1. Signboards shall be located above the two commercial entryways and the graphics shall be removed from the transom windows.
2. Shutters shall be included on all second and third story windows and be appropriately sized.

DRAFT FINDINGS:

1. The existing structure is non-contributing and has 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 & ZONING
 14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005847		123 S WASHINGTON ST		HURT, JOHN W JR			
YEAR BUILT		PHYSICAL CONDITION					
1960		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				1 STORY CONCRETE BLOCK ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
1 STORY FLAT ROOFED BRICK COMMERCIAL BUILDING FAÇADE HAS BEEN ALTERED. BUILT AFTER HISTORIC DISTRICTS PERIOD OF SIGNIFICANCE.							



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

RECEIVED
SEP 13 2023
TOWN OF EASTON

Application #: 2023-1032
Date Received: 09/13/2023
Fee Paid: \$200.00
HDC Meeting Date: 09/25/2023
Date Property Posted: 09/13/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 123 S. Washington Street, Easton, Maryland 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1960 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME Henry Capital Easton, LLC
TELEPHONE NO. EMAIL

Applicant or Agent

NAME Brendan S. Mullaney; McAllister, DeTar, Showalter & Walker LLC
TELEPHONE NO. 410.820.0250 EMAIL bmullaney@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

Applicant is proposing to demolish the existing noncontributing commercial structure and build a new retail and residential structure upon the property. The replacement structure will be three stories with first-floor retail or commercial and second and third floor residential units. Fifteen parking spaces will be provided on site to ensure adequate off-street parking for the proposed building.

Specific Requirements

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

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

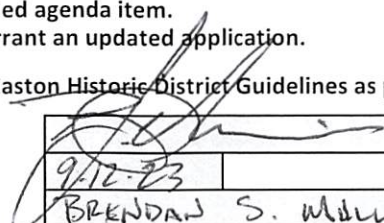
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

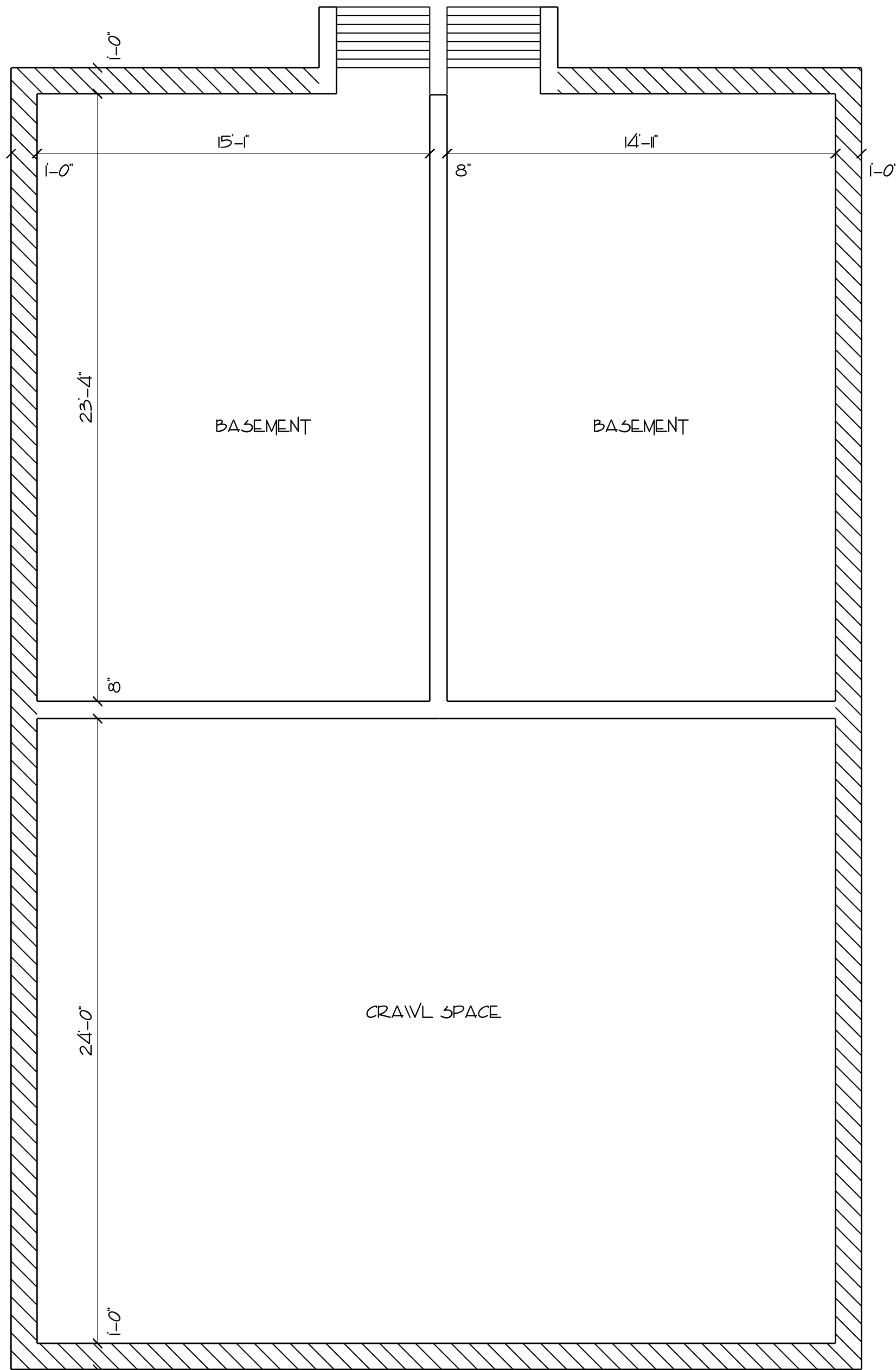
Signature of Applicant or Agent

Date

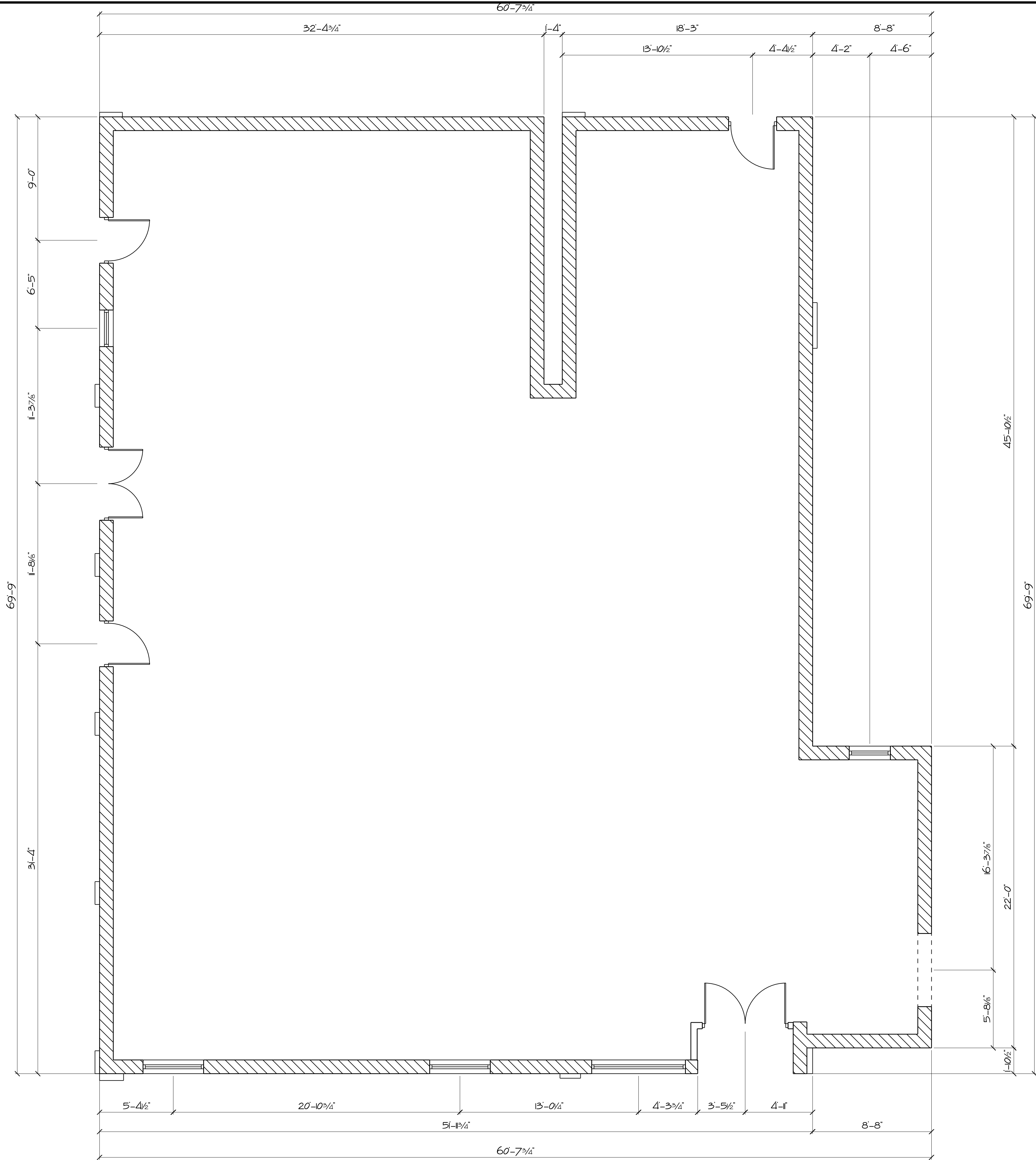
Printed Name of Applicant or Agent


9-12-23
Brendan S. Mullaney

Revised 4.4.2022



LOWER LEVEL PLAN
784 SQ. FT. SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
3765 SQ. FT. SCALE: 1/4" = 1'-0"

REVISIONS:	

123 S. Washington Street
Easton, MD

Existing Floor Plans

SCALE:
1/4" = 1'-0"
DATE:
12-16-20

EX-1

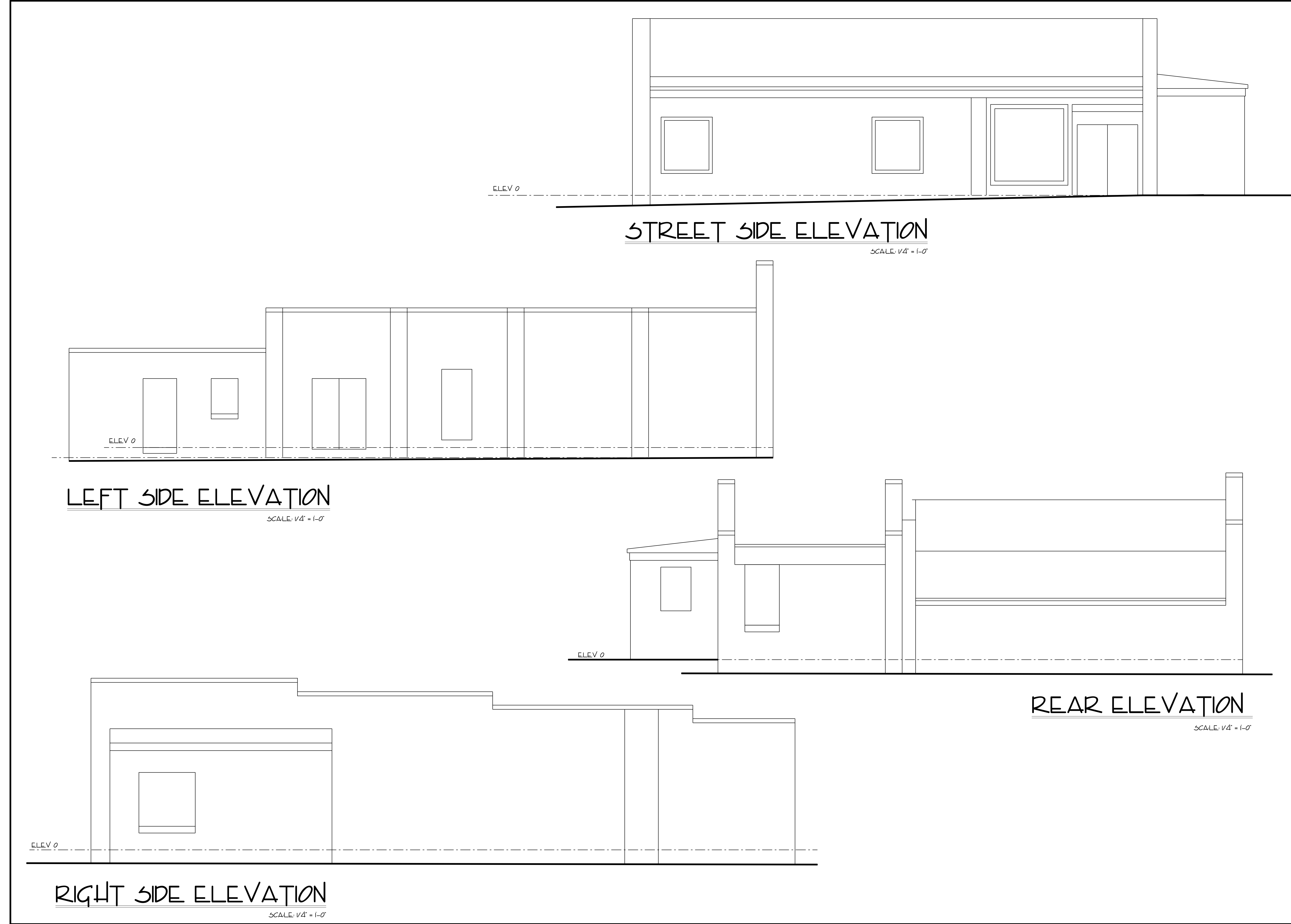
PAQUIN DESIGN/BUILD

RESIDENTIAL DRAFTING & DESIGN SERVICE

B

P

500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com



PAQUIN DESIGN/BUILD

RESIDENTIAL DRAFTING & DESIGN SERVICE

500A Saddler Road, Grasonville, Maryland 21638

PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

Existing Elevations

123 S. Washington Street
Easton, MD

SCALE:
1/4" = 1'-0"

DATE:
12-16-20

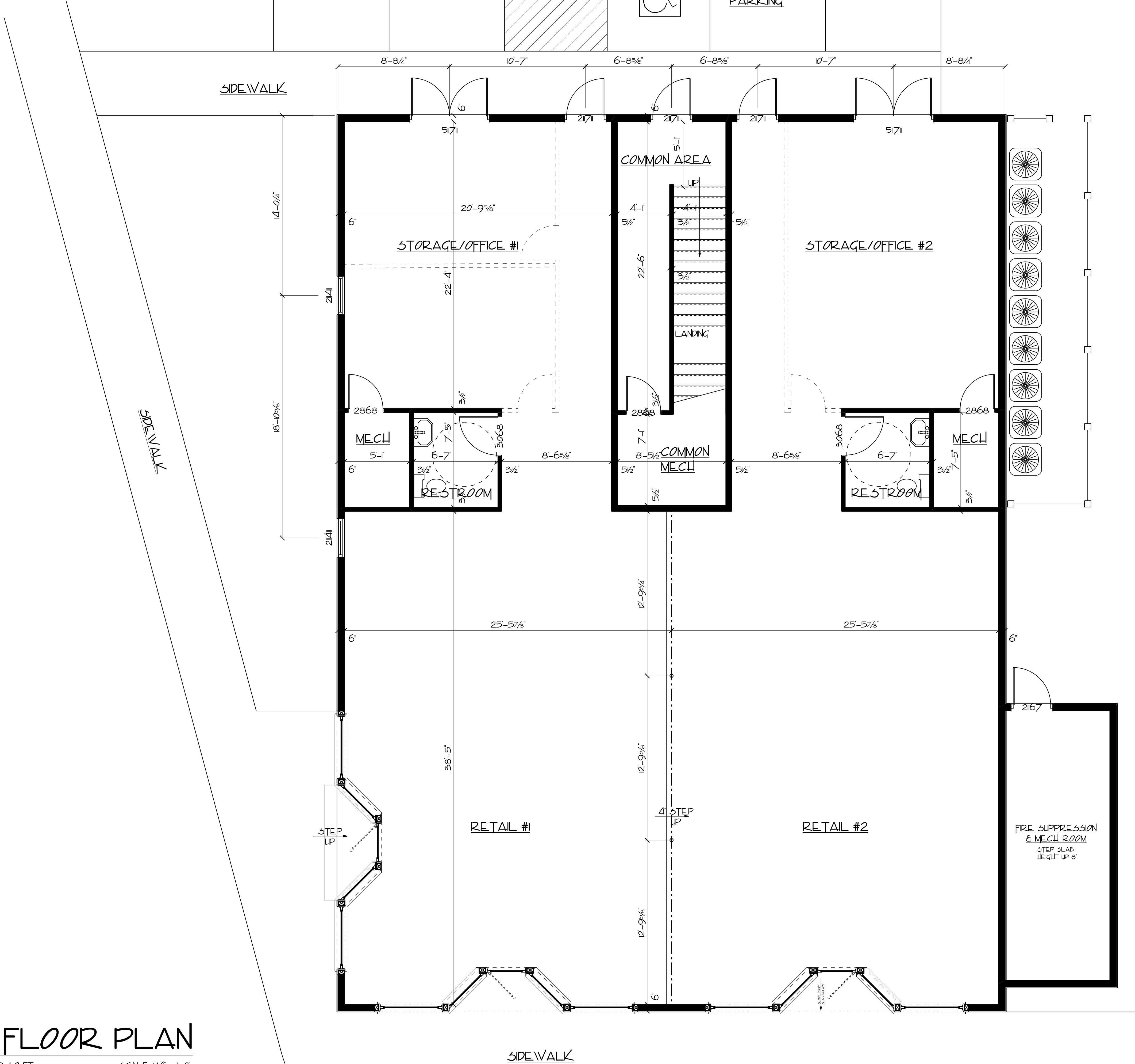
EX-2

Page 92 of 265

FIRST FLOOR PLAN

TOTAL RETAIL: 3,369 SQ. FT.
COMMON AREA: 257 SQ. FT.
FIRE SUPPRESSION: 191 SQ. FT.

SCALE: 1/4" = 1'-0"



REVISIONS:	

123 S. Washington Street
Easton, MD

Proposed
First Floor Plan

SCALE:
1/4" = 1'-0"

DATE:
7-17-23

A-1

PAQUIN DESIGN/BUILD

RESIDENTIAL DRAFTING & DESIGN SERVICE

B

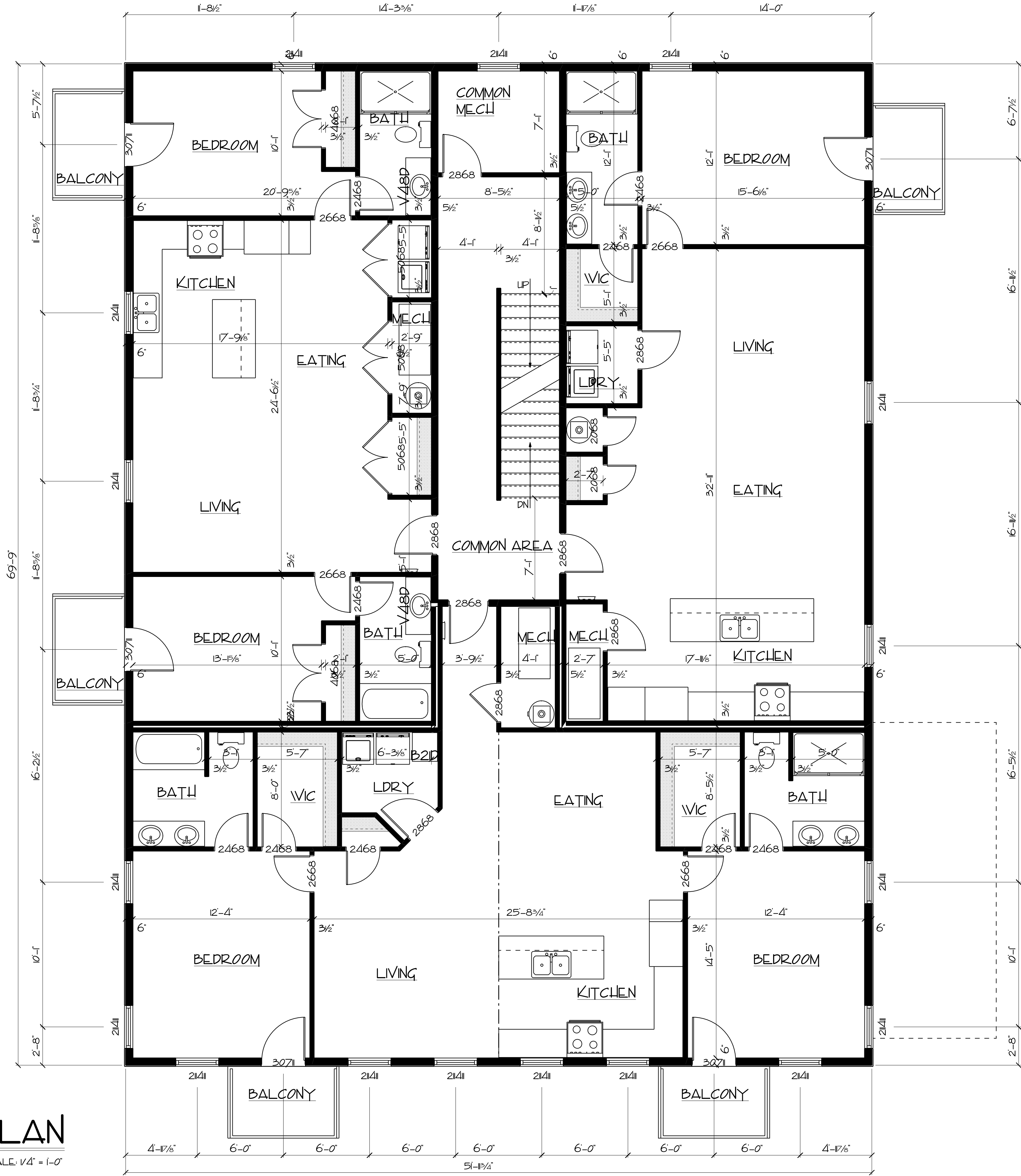
P

500A Saddle Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

SECOND FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

SCALE: 1/4" = 1'-0"



REVISIONS:

123 S. Washington Street
Easton, MD

Proposed
Second Floor Plan

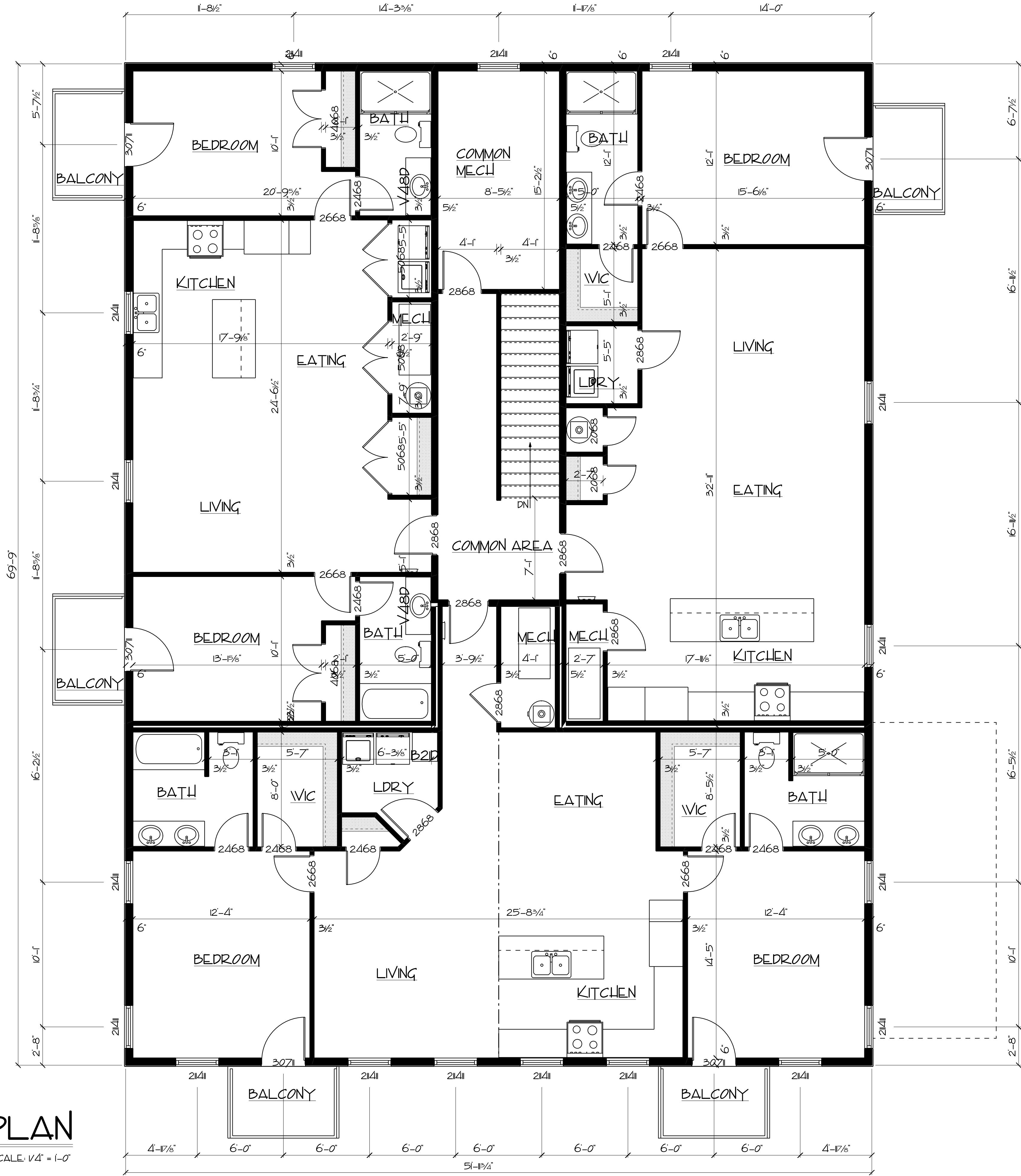
SCALE:
1/4" = 1'-0"
DATE:
7-17-23

A-2

THIRD FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

SCALE: 1/4" = 1'-0"



PAQUIN DESIGN/BUILD

RESIDENTIAL DRAFTING & DESIGN SERVICE

B

P

500A Saddle Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

123 S. Washington Street
Easton, MD

Proposed
Third Floor Plan

SCALE:
1/4" = 1'-0"

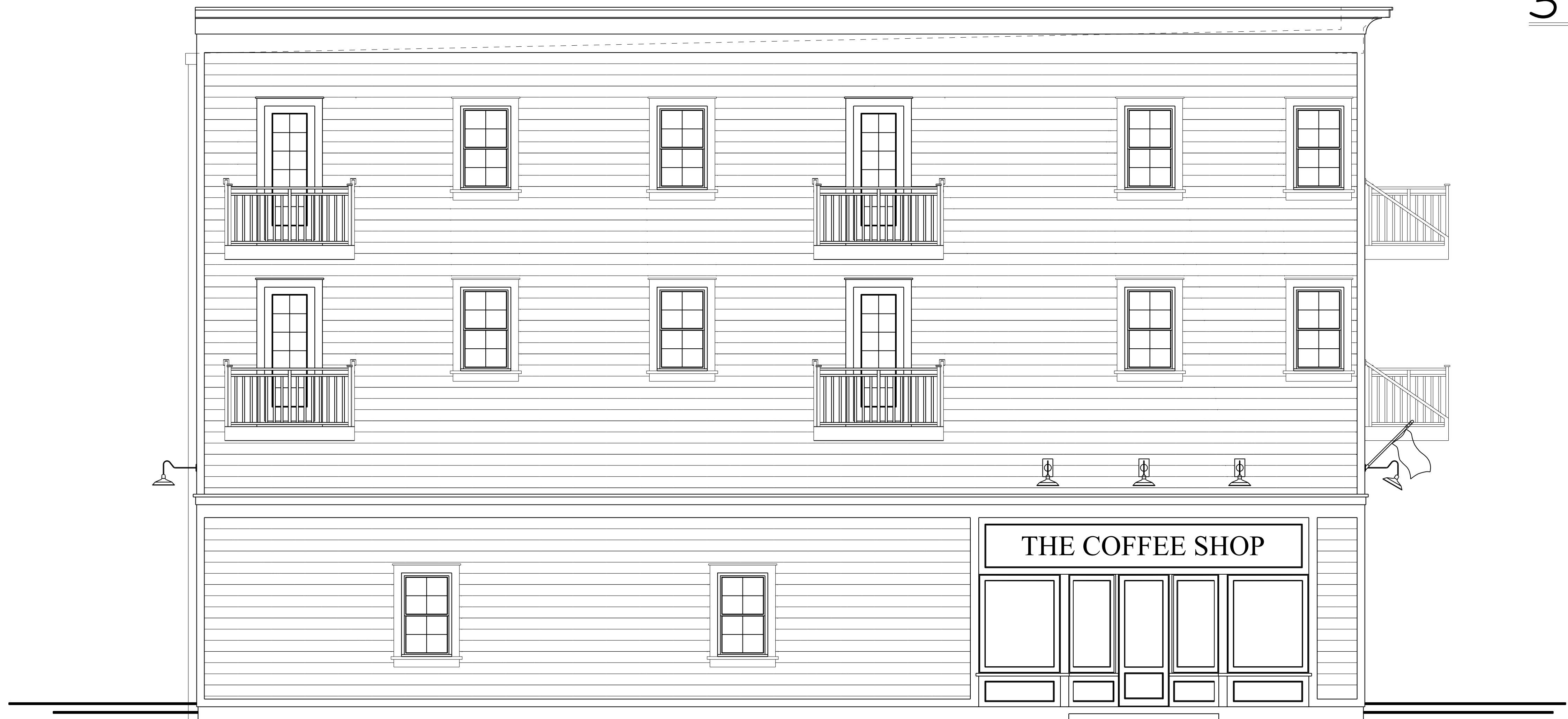
DATE:
7-17-23

A-3



STREET SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:	

123 S. Washington Street
Easton, MD

Proposed
Elevations

SCALE:
1/4" = 1'-0"

DATE:
7-17-23

A-4

August 11, 2023

Brent Paquin

President, Paquin Design/Build
500-A Saddler Road, Grasonville, MD 21638

Re: Preliminary Foundation Evaluation at 123 S. Washington St. Easton, MD 21601

Dear Mr. Paquin

Based on the agreement of August 10, 2023, EBA Engineering Inc. (EBA) performed the following tasks and determined that the foundation of the existing single-story building should not be used to support the proposed three-story building at the same location.

To determine the above finding, EBA carried out the following tasks:

1. Approximate loads transferred from the existing structure to the existing foundation were calculated, including dead, live, and snow loads.
2. Approximate loads transferred to the foundation were calculated for the proposed three-story building, including dead, live, and snow loads.
3. The loads from items 1 and 2 above were compared to establish if the loads on the foundation from the three-story proposed building were the same or less than those from the existing single-story building.
4. Upon comparison, it was determined that the loads on the foundation from the three-story proposed building could be more than three times that from the existing single-story building.

This letter is solely for the comparison of transferred loads to the foundation. The structural design of the proposed three-story building must be based on current Maryland and County building codes and performed by a professional engineer licensed in the state of Maryland.

If you have any questions regarding the above findings, please contact me by email at Alireza.Tashakori@ebaengineering.com or by phone at 240-285-5751.

Sincerely,
EBA Engineering, Inc.



Alireza Tashakori, P.E.
Senior Project Manager

DEED REFERENCE: 3015/380
PLAT REFERENCE: 89/12

SITE NOTES

ZONING CLASSIFICATION: CB (CENTRAL BUSINESS COMMERCIAL)
SETBACKS: (AS LISTED OR EXISTING)
FRONT- 25'
SIDE- 0'
REAR- 15'

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 12-23-20

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

FLOOD DATA

THE PROPERTY SHOWN HEREIN IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL HAZARD AREA (SFA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24040189D FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFAH IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFAH INCLUDES ZONES A, AE, AH, AO, AR, A99, & VE. THE BASE FLOOD (WATER SURFACE ELEVATIONS) ARE DETERMINED FROM THE NATIONAL FLOOD INSURANCE FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARDOUS AREA.

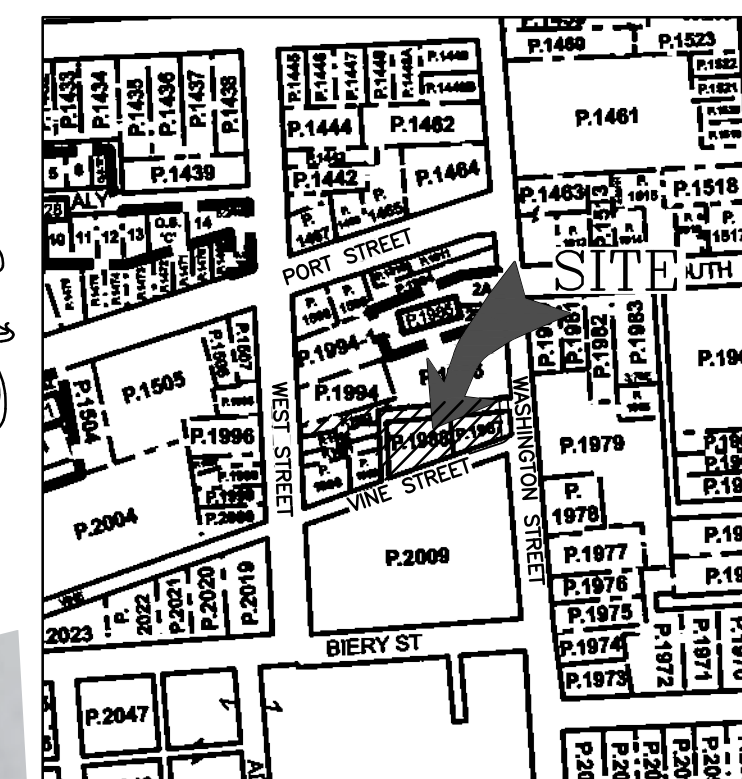
FLOOD ZONE LEGEND

ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

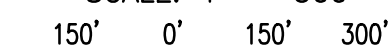
PARKING CALCULATIONS

PARKING REQUIRED: NONE
PARKING PROPOSED: 15 SPACES (INCLUDING 1 ADA SPACE)



VICINITY MAP

SCALE: 1" = 300'



SCALE IN FEET

[illegible]

WARNING!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

SEA

DATE _____

SITE ILLUSTRATIVE
EXHIBIT

ON THE LANDS OF
HENRY CAPITAL EASTON, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1987

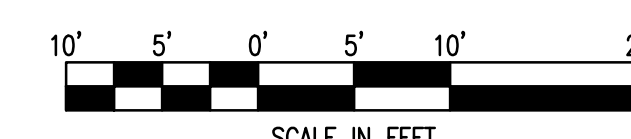
ISSUED FOR:	DATE:	BY:
AGENCY REVIEW	8/14/23	BC
AGENCY REVIEW	8/28/23	BC

SHEET No. 1 OF 1

SCALE:	JOB No. 230302
AS NOTED	FILE No. B998

Date: 08/28/2023 - 4:32am User: achosta Project Manager: BOE
Drawing Path: J:\2023\0300\230302\Civil3D-230302\Dwg\Plots\CSK-PLTS-230302.dwg | 1
XREF File(s): VLD-BASE-230302\CSK-BASE-230302\XRN-BASE-230302\RAP-BASE-230302

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.



NAD 83 (2011)
COORDINATE SYSTEM

Proposed Redevelopment 123 S. Washington Street Easton, Maryland



Subject Property from N. Washington Street (front)







Subject Property from Parking Lot







Subject Property from Vine Street





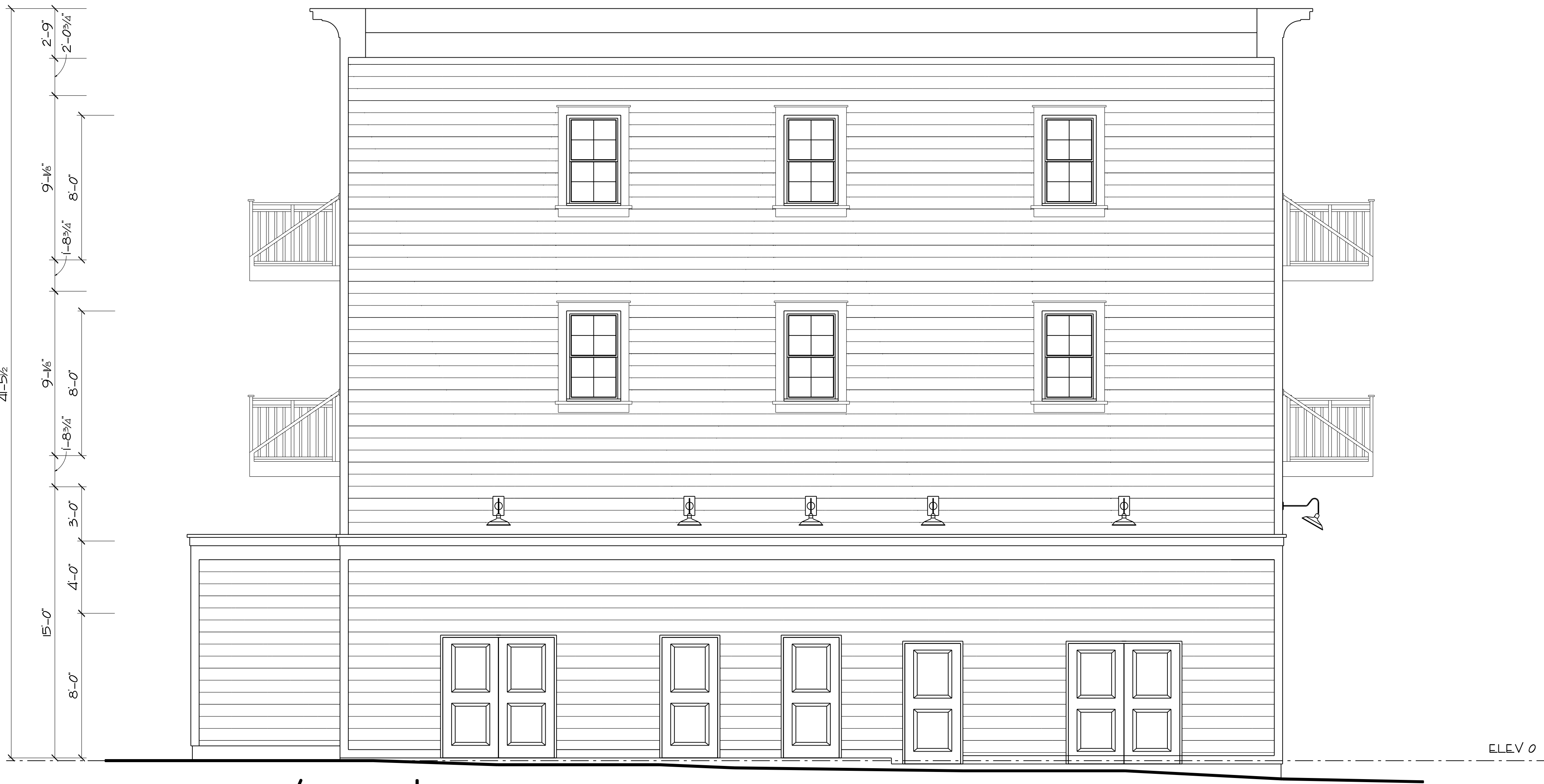


Subject property from Vine Street (rear)









REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

400 SERIES



*2020 Andersen brand survey of U.S. contractors.

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Window Hardware	8-9
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For warranty information, visit [andersenwindows.com/warranty](https://www.andersenwindows.com/warranty).



Andersen Corporation, including its subsidiaries, has been named a 2021 ENERGY STAR Partner of the Year – Sustained Excellence Award winner, the highest honor given by ENERGY STAR, for continued leadership in protecting the environment through superior energy efficiency achievements.



*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.



AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,** and to be the #1 trusted and recommended window and door brand† by pros.

400 SERIES PRODUCTS

Our most popular choice with homeowners and the windows contractors trust the most! Easy to install, low maintenance and with fewer callbacks, the 400 Series can be your go-to for pretty much any project.

*2020 Andersen brand surveys of U.S. contractors, builders and realtors.
**2020 Andersen brand surveys of U.S. contractors, builders and architects.
†2020 Andersen brand survey of U.S. contractors.

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



OPTIONS FOR THE HARSHEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit andersenwindows.com/coastal



QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.



BUILT FOR YEARS TO COME*

Our products are built strong to last long. We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.

**See your local code official for code requirements in your area.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%*. So you're not just replacing their windows, you're upgrading their home.

INSERT WINDOWS



400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

REPLACEMENT WINDOWS



400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



*2020 Andersen brand surveys of U.S. realtors and homeowners.

OVERALL BEST-IN-CLASS AMONG CONTRACTORS

FOR CLAD WOOD WINDOWS.*



*2020 Anderson brand survey of U.S. contractors.

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Woodwright full-frame windows come in a variety of shapes.



Our Narroline® double-hung window conversion kit can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

Complementary casement windows come in a variety of shapes and in French casement options.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors.

Frame any Frenchwood patio door with Frenchwood patio door sidelights and transoms.



Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**



INTERIOR OPTIONS**



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

EXTERIOR TRIM SYSTEM

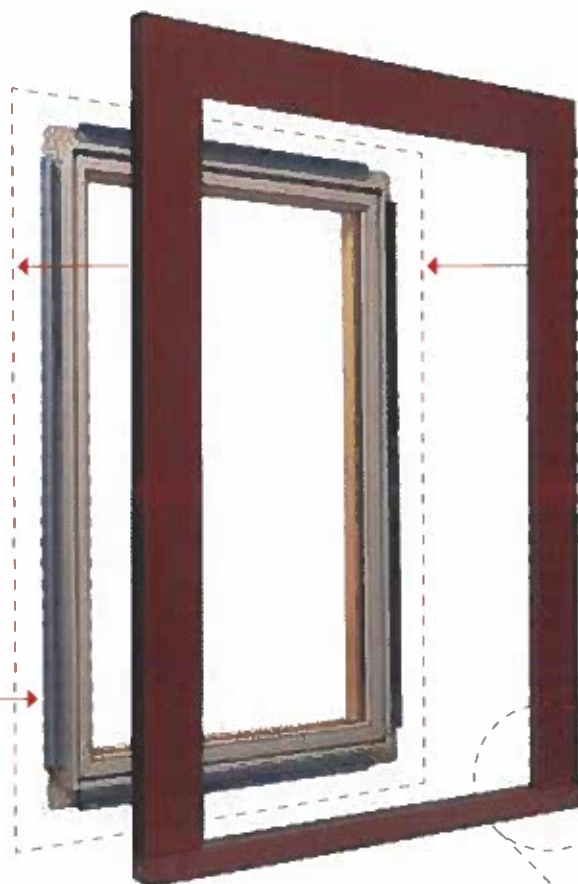
Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective



No nail holes, no visible fasteners, no painting

Innovative attachment strip



Independent of water management system for easy installation

Style that gets noticed

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

Sandtone window with cocoa bean trim



Visit andersenwindows.com/exteriortrim to learn more.

EXTERIOR COLORS



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

WINDOW HARDWARE

Window hardware* enhances the overall design of a window and harmonizes with a home's décor. That's why we offer a broad range of hardware styles and finishes.

HARDWARE FINISHES

					
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel
					
Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

*Hardware is sold separately, except standard lock and keeper for double-hung windows.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



Caseament & Awning Windows



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | **Distressed Bronze**
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White



CLASSIC SERIES™

Stone | White



ESTATE™

Antique Brass | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Folding handles avoid interference with window treatments.

Gliding Windows



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel
Stone | White

Woodwright® Double-Hung Windows



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass | Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Tilt-Wash Double-Hung Windows



Standard Lock & Keeper

Black | Gold Dust | Stone | White

Stone is standard with natural interior units.
White comes with prefinished white interiors.
Other finishes optional.



Optional Lock & Keeper

ESTATE™

Antique Brass | **Bright Brass**
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

Optional Estate lock and keeper is available only for 400 Series tilt-wash double-hung windows.
Estate lock and keeper reduces the clear opening height by 19/32" (15). Check with local building code officials to determine compliance with egress requirements.
Optional sash lifts shown on page 48 for Woodwright windows and page 76 for tilt-wash windows.

Hardware is sold separately, except standard lock and keeper for double-hung windows.

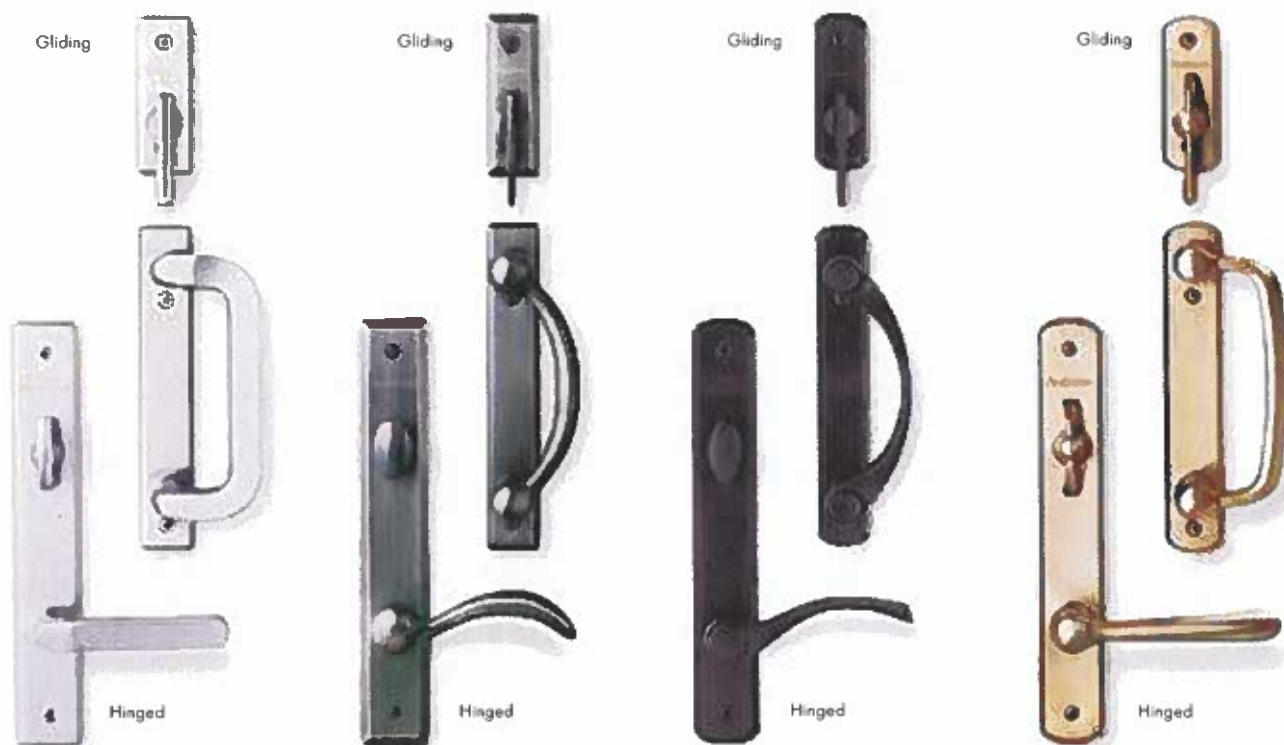
Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

PATIO DOOR HARDWARE

Patio door hardware* is available in a variety of designs to match virtually any style. Anvers®, Yuma®, Newbury®, Covington™, Encino® and Whitmore® hardware options feature solid drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Also, look for additional hardware options such as exterior keyed locks and matching hinge finishes in the detailed product sections for each individual patio door.



ANVERS®

Bright Brass | Oil Rubbed Bronze
Satin Nickel

YUMA®

Distressed Bronze
Distressed Nickel

NEWBURY®

Antique Brass | Bright Brass
Brushed Chrome | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel

ALBANY

Black | **Gold Dust**
Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



*Hardware sold separately.

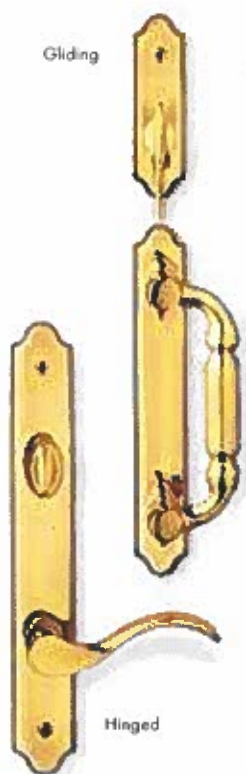
Matching hinges available for inswing patio doors; excludes FSB® hardware.

Mix-and-match interior and exterior style and finish options are available.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



COVINGTON™

Antique Brass | Bright Brass
Oil Rubbed Bronze



ENCINO®

Distressed Bronze
Distressed Nickel



WHITMORE®

Antique Brass | Bright Brass
Oil Rubbed Bronze | Satin Nickel



TRIBECA®

Black | Stone | White

FSB® HINGED PATIO DOOR HARDWARE

Durable stainless steel FSB hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four styles and two finishes.



Black
Anodized
Aluminum

Satin
Stainless
Steel



1035



1075



1076



1102**

*Hardware sold separately. **FSB style 1102 is not available in black anodized aluminum.
*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that's ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor	Solar Heat Gain Coefficient	Visible Light Transmittance	UV Protection
		How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Laminated glass is available for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit andersenwindows.com/artglass for more information.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



BLINDS-BETWEEN-THE-GLASS

Conveniently located between the panes of insulated glass, and protected from dust and damage for long-lasting protection, blinds-between-the-glass is available on 400 Series Frenchwood® gliding or hinged inswing patio doors. Available in white, and can be ordered with any exterior door color with a pine or prefinished white interior.



GLASS SPACER OPTIONS

Black or white glass spacers are now available as a standard offering on select products, in addition to stainless steel glass spacers, to provide more ways to customize project designs and achieve a contemporary style. Colored glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.





GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.



Permanent exterior
Permanent interior



Permanent exterior
Removable interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Removable interior



Finelight
grilles-
between-
the-glass

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

Grille Bar Widths & Patterns



3/4" (19)

7/8" (22)

1 1/8" (29)

2 1/4" (57)



Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.

*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

INSECT SCREEN OPTIONS

Andersen® TruScene® insect screens provide more than 50% greater clarity than conventional Andersen insect screens for a beautifully unobstructed view. They let in 25% more fresh air; all while keeping out unwanted small insects.



TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black and natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



Pine



White



Stone

Pine | White | Stone | Dark Bronze | Black

CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows and doors are installed on the exterior of the window or door and match the unit's exterior color.

INSECT SCREEN CONFIGURATIONS

Windows



Full insect screens are available for Andersen venting windows. **Half insect screens** are also available for the lower sash of our Woodwright® and tilt-wash double-hung windows.

Gliding Patio Doors



Gliding insect screens are available for two- and four-panel doors.

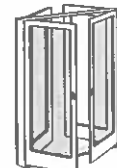


Retractable insect screens are installed on the exterior and opens side to side across the width of the opening. When not in use, it neatly retracts into a small canister. Available for two-panel doors.

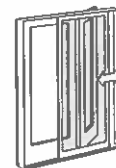
Hinged Inswing Patio Doors



Hinged insect screens are available for single-panel doors.

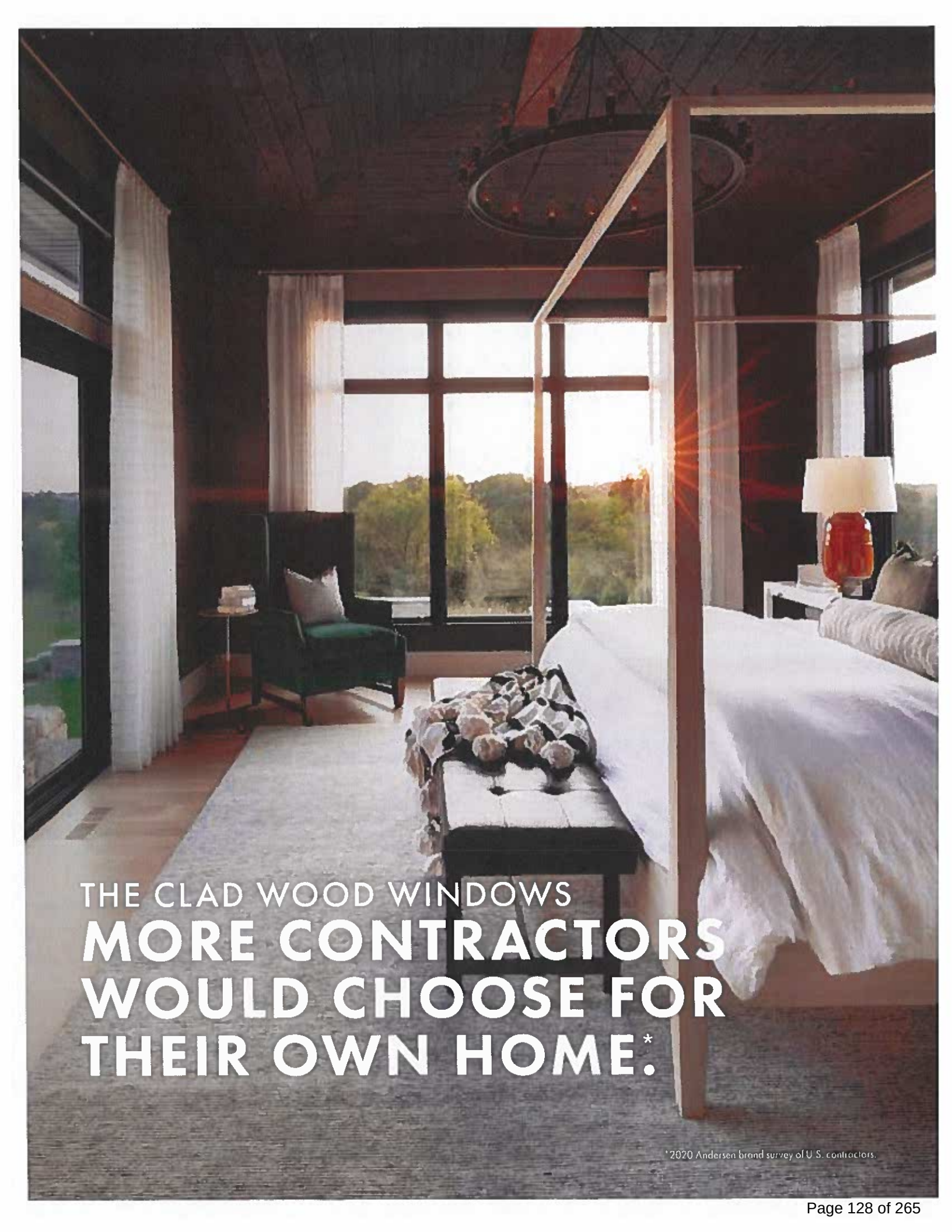


Double-hinged insect screens are available for two-panel active-passive doors.



Gliding insect screens are available for all two- and three-panel doors.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

A photograph of a modern bedroom interior. The room features large windows with dark frames and light-colored curtains, offering a view of a forested landscape. A green armchair with a white pillow sits near the windows. A bed with white linens and a patterned blanket is visible on the right. A wooden bench with a tufted top and a floral patterned blanket is in the foreground. The ceiling is dark with exposed wooden beams and a large, circular, dark-colored light fixture hangs from it. The overall atmosphere is warm and modern.

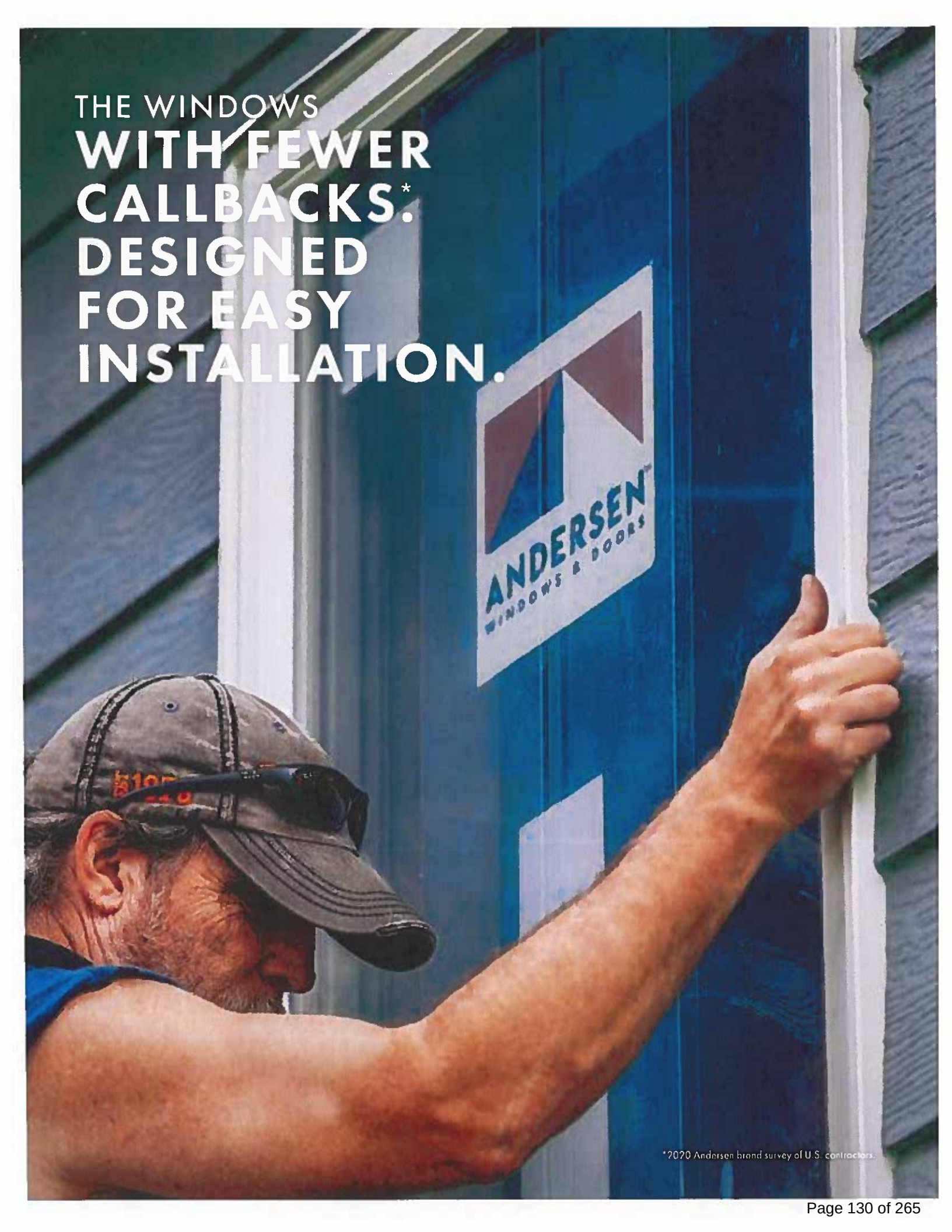
THE CLAD WOOD WINDOWS
**MORE CONTRACTORS
WOULD CHOOSE FOR
THEIR OWN HOME.***

*2020 Andersen brand survey of U.S. contractors.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 400 Series products best fit your project needs.

		WINDOWS								PATIO DOORS	
FEATURES		Woodwright® Double-Hung Full-Frame	Woodwright Double-Hung Insert	Tilt-Wash Double-Hung Full-Frame	Tilt-Wash Double-Hung Insert	Narroline® Double-Hung Conversion Kit	Casement	Awning	Gliding	Frenchwood® Gliding	Frenchwood Hinged Inswing
Low-Maintenance Exteriors											
	White	•	•	•	•	•	•	•	•	•	•
	Canvas	•	•	•	•		•	•	•		•
	Sandtone	•	•	•	•	•	•	•	•	•	•
	Terratone	•	•	•	•	•	•	•	•	•	•
	Dark Bronze	•	•	•	•		•	•	•		
	Forest Green	•	•	•	•		•	•	•	•	•
	Black	•	•	•	•		•	•	•		
Interiors											
	Pine	•	•	•	•	•	•	•	•	•	•
	Maple	•	•							•	•
	Oak	•	•							•	•
	White	•	•	•	•	•	•	•	•	•	•
	Sandtone								•		
	Dark Bronze			•	•		•	•	•		
	Black			•	•		•	•	•		
Easy Cleaning											
	Tilt-to-Clean Sash	•	•	•	•	•					
Grilles & Blinds											
	Full Divided Light	•	•	•	•	•	•	•	•	•	•
	Simulated Divided Light	•	•	•	•	•	•	•	•	•	•
	Finelight™ Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•
	Removable Interior Grilles	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass									•	•
High-Performance Glass Additional glass options are available. See page 12 for details. For patio doors, a glass options are tempered.											
	Low-E4®	•	•	•	•	•	•	•	•	•	•
	Low-E4 SmartSun™	•	•	•	•	•	•	•	•	•	•
	Low-E4 Sun	•	•	•	•	•	•	•	•	•	•
	Low-E4 PassiveSun	•	•	•	•	•	•	•	•	•	•
	Clear Dual-Pane						•	•			
	HeatLock® Coating	•	•	•	•	•	•	•	•	•	•
Performance Option											
	Stormwatch® Protection	PG upgrade		•			•	•			
Glass Spacers											
	Stainless Steel	•	•	•	•	•	•	•	•	•	•
	Black or White	•	•	•	•	•	•	•	•	•	•
Standard Sizes											
	Minimum Width	1'-9 3/8"	1'-4 1/2"	1'-9 3/8"	1'-9 1/4"	Fits Narroline double-hung windows made after 1967	1'-5"	2'-0 3/8"	2'-11 1/4"	4'-11 1/4"	2'-6 1/8"
	Maximum Width	3'-9 3/8"	3'-9 3/8"	3'-9 3/8"	3'-8 7/8"		2'-11 1/16"	5'-11 7/8"	5'-11 1/4"	15'-9"	8'-11 1/8"
	Minimum Height	3'-0 7/8"	2'-3 3/4"	3'-0 7/8"	3'-0 3/8"		2'-0 3/8"	1'-5"	1'-10 1/4"	6'-7 1/2"	6'-7 1/2"
	Maximum Height	6'-4 3/8"	6'-5"	7'-8 3/8"	7'-6 3/8"		5'-11 7/8"	4'-0"	4'-11 1/4"	7'-11 1/2"	7'-11 1/2"
	Custom Sizes	•	•	•	•		•	•		•	•



THE WINDOWS
**WITH FEWER
CALLBACKS.***
DESIGNED
FOR EASY
INSTALLATION.

*2020 Andersen brand survey of U.S. contractors.



CASEMENT & AWNING WINDOWS

Alignment Grid	22-23
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CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl cover extends 1 3/8" (35) around the perimeter of the unit, creating a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

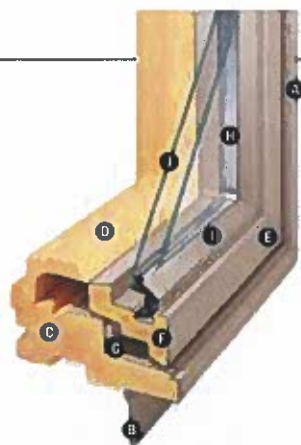
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

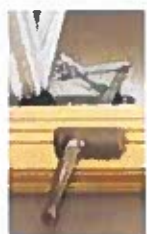
Patterned Glass

Patterned glass options are available. See page 12 for more details.



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass

cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

StormWATCH[®] PROTECTION

400 Series casement and awning windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact casement and awning windows,

allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Visit andersenwindows.com for up-to-date performance information of individual products. Contact your Andersen supplier for availability.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS Sold Separately



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | White



ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

HARDWARE FINISHES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 2 3/4" (73). Extension jambs are available in unfinished pine or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 4 7/8" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Thick Replacement Extension Jambs

To help preserve original alignment of trim and paint lines in replacement situations, special 1 1/4" (29) thick replacement extension jambs are available. Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 7/8" (116) and 7 1/8" (181). Non-applied extension jambs are available in 12" (3658) lineals. Detail on page 34.

Drywall Return Bead



A drywall return bead is available in a narrow or wide dimension with unfinished pine or prefinished white, dark bronze and black interiors. Can be ordered factory applied or in non-applied lineals. Detail on page 34.

HARDWARE

Corrosion-Resistant Components



Corrosion-resistant hinge and operator arm hardware is designed for applications in harsh and corrosive environments such as heavy industrial or coastal areas.*

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in white, stone and black.

Power Operator for Awning Windows



Awning windows can be ordered with an operator enhanced by PowerAssist™ technology that opens and closes the window with the touch of a button. Easy to install, the 24-volt system features a concealed window power drive, battery backup in case of a power outage and a moisture sensor that automatically closes the window when it rains. A wireless remote control is available (sold separately).

The PowerAssist system is controlled by a wall-mounted console, which includes a power box, battery, touch pad and mounting bracket. Windows can be ordered factory prepped to save time, or they can be ordered as a field kit. Power driver requires field installation. PowerAssist technology eliminates the need for sash locks. Available for windows up to 5' (1524) wide. Not available for units with Stormwatch® Protection or performance upgrades.

SPECIAL USE OPERATOR HANDLES

Available in Classic Series™ design only.

Compact Operator Handle



Specially designed for use in situations where blinds or other window treatments interfere with standard operator handle. Available in white or stone finish.

Easy-Grip Handle

Larger knob makes it easier to grip and operate.

Available in white or stone finish



Operator Spline Cover



An operator spline cover is an attractive cap that covers the roto operator stud when the handle has been removed to control access or operation of the window. The operator spline cover should not be used on any window designated or intended for emergency escape or rescue. Please consult your local building code official for local egress code requirements.

Metal T-Handle



Our smallest operator handle, the metal T-handle, may make it more difficult for young children (5 and under) to open the window. For more information on child safety, write:

Andersen Corporation
LookOut For Kids® Program
100 Fourth Avenue North
Bayport, MN 55003
Call 800-313-8889 or email
lofk@andersencorp.com.

GLASS

Andersen® Art Glass

Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

TruScene® Insect Screens



Andersen TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, frames are available in white, stone, dark bronze and black, or with pine veneer frame interiors to blend with the wood interior of the window.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh. Available with frames in white, stone, dark bronze and black.

GRILLES

Grilles are available in a variety of configurations and widths. For casement and awning window grille patterns, see page 34.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens. Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

Alignment Grid for Standard-Size Casement, Awning, Picture, Transom, Half Circle, Quarter Circle and Arch Windows

	1'-5" (432)	1'-8 1/2" (521)	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-9 3/4" (857)	2'-11 15/16" (913)	3'-4 3/4" (1035)	3'-4 13/16" (1037)	4'-0" (1219)
Specialty			AFC106 AFC11	AFCW106 AFCW11	CTQC1	CTQCX1	AFCP3006 AFCP301			AFC206 AFC21
			CTQC1	CTQCW1	CTQCX1		CTQA3			CTC2
			CTC1	CTCW1	CTCX1		CTCXW1			
Transom										
1'-0" (305)	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR2910	CTR3010	PTR3010	CTR3410 CTR21810	CTR4010 PTR4010 CTR22010
Awning										
1'-5" (432)			AR21	AR251	AR281		AR31		AR351	AR41
1'-8 1/2" (521)			AN21	AN251	AN281		AN31		AN351	AN41
2'-0 1/8" (613)			A21	A251	A281		A31		A351	A41
2'-4 3/8" (721)			AW21	AW251	AW281		AW31		AW351	AW41
2'-7 1/2" (800)				AX251	AX281		AX31		AX351	AX41
2'-11 15/16" (913)					AXW281		AXW31		AXW351	AXW41
3'-4 3/4" (1035)							A335		A3535	
Casement, Awning and Picture										
2'-0 1/8" (613)	CR12	CN12	C12	CW12				CN22		C22
2'-4 3/8" (721)	CR125	CN125	C125	CW125	CK125			CN225		C225
2'-11 15/16" (913)	CR13	CN13	C13	CW13	CK13	CR23	CXW13	P3030	CN23	P3530
3'-4 13/16" (1037)	CR135	CN135	C135	CW135	CK135	CR235	CXW135	P3035	CN235	P3535
4'-0" (1219)	CR14	CN14	C14	CW14	CK14	CR24	CXW14	AP32V	P3040	CN24
4'-4 13/16" (1341)	CR145	CN145	C145	CW145	CK145	CR245	CXW145	AP352V	P3045	CN245
4'-11 7/8" (1521)	CR15	CN15	C15	CW15	CK15	CR25	CXW15	PA3050*	P3050	CN25
5'-4 13/16" (1646)	CR155	CN155	C155	CW155	CK155	CR255	CXW155	PA3050*	P3055	CN255
5'-11 7/8" (1826)	CR16	CN16	C16	CW16	CK16	CR26	CXW16	PA3060	P3060	CN26
			A213					AXW312**	A313	P3060
										C26
										PA4060
										P4060

* Dimensions in parentheses are in millimeters.

* Actual height of 4'-11 13/16" (1519).

** Actual height of 5'-11 5/8" (1819).

4'-4 13/16" (1341)	4'-8 1/2" (1435)	4'-11 7/8" (1521)	5'-1" (1549)	5'-2 3/4" (1594)	5'-4 13/16" (1646)	5'-11 5/8" (1819)	5'-11 7/8" (1826)	7'-0 5/8" (2149)
	AFCW208 AFCW21							
	CTCW2			CTCX2			CTC3	
PTR4510	CTR4810 CTR22410	PTR5010	CTR5110 CTR31810	CTR5210 CTR22810	PTR5510	CTR51110 CTR23010	CTR6010 CTR32010	PTR6010 CTR7010 CTR32410
AR451 AN451 A451 AW451 AX451 AXW451	AR2251 AN2251 A2251 AW2251 AX2251	AR51 AN51 A51 AW51 AX51 AXW51	AN2281 AN2281 A2281 AW2281 AX2281 AXW2281	AR551 AN551 A551 AW551 AX551 AXW551	AR231 AN231 A231 AW231 AX231 AXW231	AR61 AN61 A61 AW61 AX61	AR321 AN321 A321 AW321 AX321	AR3251 AN3251 A3251 AW3251 AX3251
	CW22 CW225 CW23 CW235 CW24 CW245 CW25 CW255 CW26		CN32 CN325 CN33 CN335 CN34 CN345 CN35	CX23 CX235 CX24 CX245 CX25		CXW23 CXW235 CXW24 CXW245 CXW25	C32 C325 C33 C335 C34 C345 C35	CW32 CW325 CW33 CW335 CW34 CW345 CW35
P4530 P4535 P4540 P4545 P4550 P4555 P4560		P5030 P5035 P5040 P5045 P5050 P5055 P5060		P5530 P5535 P5540 P5545 P5550			P6030 P6035 P6040 P6045 P6050	

* Dimensions in parentheses are in millimeters.

Similar jamb profiles enable these standard-size windows to be combined in multiple combinations. Custom-size windows are also available.

Window widths and heights shown. See individual size charts for additional dimensions.

In addition to venting configurations shown, other standard configurations are available.

CASEMENT & AWNING WINDOWS

Table of Casement and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4'-0"	4'-8 1/2"
	(432)	(521)	(613)	(721)	(800)	(913)	(857)	(1035)	(1219)	(1435)
Minimum Rough Opening	1'-5 1/2"	1'-9"	2'-0 5/8"	2'-4 7/8"	2'-8"	3'-0 1/2"	2'-10 1/4"	3'-5 1/4"	4'-0 1/2"	4'-9"
	(445)	(533)	(625)	(733)	(813)	(927)	(870)	(1048)	(1232)	(1448)
Unobstructed Glass (casement, single sash only)	12 5/8"	16 1/8"	19 3/4"	24"	27 1/8"	31 9/16"	12 5/8"	16 1/8"	19 3/4"	24"
	(321)	(410)	(502)	(610)	(689)	(802)	(321)	(410)	(502)	(610)
Unobstructed Glass (transom, single sash only)	12 3/16"	15 11/16"	19 5/16"	23 3/16"	26 11/16"	31 1/8"	28 15/16"	35 15/16"	43 3/16"	51 11/16"
	(310)	(398)	(491)	(599)	(678)	(791)	(735)	(913)	(1097)	(1313)
CUSTOM WIDTHS – 17" to 84 5/8"										
1'-0"	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR3010	CTR2910	CTR3410	CTR4010	CTR4810
1'-0"								CTR21810	CTR22010	CTR22410
CUSTOM WIDTHS – 17" to 35 15/16"										
CUSTOM HEIGHTS – 24 1/8" to 71 7/8"										
2'-0 1/8"	CR12	CN12	C12	CW12*				CN22	C22	CW22*
2'-4 3/8"	CR125	CN125	C125	CW125*	CX125			CN225	C225	CW225*
2'-11 15/16"	CR13	CN13	C13	CW13*	CX13	CXW13	CR23	CN23	C23	CW23*
3'-4 13/16"	CR135	CN135	C135	CW135*	CX135*	CXW135*	CR235	CN235	C235	CW235*
4'-0"	CR14	CN14	C14	CW14*	CX14*	CXW14*	CR24	CN24	C24	CW24*
4'-4 11/16"	CR145	CN145	C145	CW145*	CX145*	CXW145*	CR245	CN245	C245	CW245*
4'-11 7/8"	CR15	CN15	C15	CW15*	CX15*	CXW15*	CR25	CN25	C25	CW25*
5'-4 13/16"	CR155	CN155	C155	CW155*	CX155*	CXW155*	CR255	CN255	C255	CW255*
5'-11 7/8"	CR16	CN16	C16	CW16*	CX16*	CXW16*	CR26	CN26	C26	CW26*

* "Window Dimension" always refers to outside frame to frame dimension.

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

* Dimensions in parentheses are in millimeters.

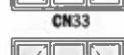
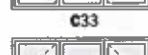
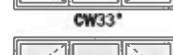
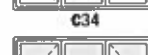
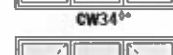
* Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 29-30.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

5'-2 3/4" (1594)	5'-11 5/8" (1819)	5'-1" (1549)	5'-11 7/8" (1826)	7'-0 5/8" (2149)
5'-3 1/4" (1607)	6'-0 1/8" (1832)	5'-1 1/2" (1562)	6'-0 3/8" (1838)	7'-1 1/8" (2162)
27 1/8" (689)	31 3/16" (802)	16 1/8" (410)	19 3/4" (502)	24" (610)
57 15/16" (1472)	66 13/16" (1697)	56 3/16" (1427)	67 1/16" (1703)	79 13/16" (2027)

 CTR5210	 CTR51110	 CTR5110	 CTR6010	 CTR7010
 CTR22810	 CTR23010	 CTR31810	 CTR32010	 CTR32410

 CN32	 C32	 CW32*
 CN325	 C325	 CW325*
 CN33	 C33	 CW33*
 CN335	 C335	 CW335*
 CN34	 C34	 CW34*
 CN345	 C345	 CW345*
 CN35	 C35	 CW35*
 CX23	 CXW23	
 CX235*	 CXW235*	
 CX24*	 CXW24*	
 CX245*	 CXW245*	
 CX25*	 CXW25**	



Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. **Single windows only.** See page 33 for custom sizes and specifications.



Left Right Stationary

Choose left, right or stationary as viewed from the exterior. In addition to venting shown in table, other standard configurations are available for single, twin and triple windows. Transom (CTR) windows are stationary only.

Twin and triple windows shown have one continuous outer frame.

Transom (CTR) windows can be used over casement or awning windows, and may be rotated 90° and used as a sidelight with casement, awning or picture windows.

Grille patterns shown on page 34.

* "Window Dimension" always refers to outside frame-to-frame dimension.

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

* Dimensions in parentheses are in millimeters.

Ø Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 29-30.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

CASEMENT & AWNING WINDOWS

Table of Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	4'-4 13/16" (1341)	4'-11 7/8" (1521)	5'-4 13/16" (1646)	5'-11 7/8" (1819)
Minimum Rough Opening	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	4'-5 3/8" (1356)	5'-0 3/8" (1534)	5'-5 3/8" (1660)	6'-0 3/8" (1832)
Unobstructed Glass (single sash only)	19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (791)	36" (914)	43 3/16" (1097)	48" (1219)	55 1/16" (1399)	60" (1524)	67 1/16" (1703)

1'-5" (432)

1'-8 1/2" (521)

2'-0 1/8" (613)

2'-4 3/8" (721)

2'-7 1/2" (800)

2'-11 15/16" (913)

3'-0 1/2" (927)

3'-4 3/4" (1035)

4'-0" (1219)

1'-5 1/2" (445)

1'-9" (533)

2'-0 5/8" (625)

2'-4 7/8" (733)

2'-8" (813)

3'-0 1/2" (927)

3'-5 1/4" (1048)

4'-0 1/2" (1232)

16 1/8" (410)

12 5/8" (321)

19 3/4" (502)

24" (610)

27 1/8" (689)

31 9/16" (802)

36 3/8" (924)

43 5/8" (1108)

CUSTOM HEIGHTS – 17" to 35 15/16"

AR21

AR251

AR281

AR31

AR351

AR41

AR451

AR51

AR551

AR61

AN21

AN251

AN281

AN31

AN351

AN41

AN451

AN51

AN551

AN61

A21

A251

A281

A31

A351

A41

A451

A51

A551

A61

AW21

AW251

AW281

AW31

AW351

AW41

AW451

AW51

AW551

AW61

AX251

AX281

AX31

AX351

AX41

AX451

AX51

AX551

AX61

AXW281

AXW31

AXW351

AXW41

AXW451

AXW51

AXW551

AXW61

CUSTOM WIDTHS – 24 1/8" to 71 7/8"

A335

A3535

AP32V

AP352V

AP42V

CUSTOM HEIGHTS – 31 1/2" to 35 15/16" stationary only

A212 (A21/A21)

A312 (A31/A31)

PA3050 (AXW31/A31)

PA3550 (AXW351/A351)

PA3060 (AP32V/A31)

PA3560 (AP352V/A351)

PA4060 (AP42V/A41)

A213 (A21/A21/A21)

A313 (A31/A31/A31)

Window Dimension	2'-0 1/8" (613)	2'-11 15/16" (913)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	2'-0 1/8" (613)	2'-11 15/16" (913)
Minimum Rough Opening	2'-0 5/8" (625)	3'-0 1/2" (927)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	2'-0 5/8" (625)	3'-0 1/2" (927)

4'-0" (1219)

4'-0 1/2" (1232)

4'-11 13/16" (1519)

5'-0 3/8" (1534)

5'-11 5/8" (1826)

6'-0 1/8" (1832)

A212 (A21/A21)

A312 (A31/A31)

PA3050 (AXW31/A31)

PA3550 (AXW351/A351)

PA3060 (AP32V/A31)

PA3560 (AP352V/A351)

PA4060 (AP42V/A41)

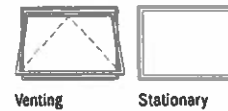
A213 (A21/A21/A21)

A313 (A31/A31/A31)

4'-0" (1219)	4'-8 1/2" (1435)	5'-2 3/4" (1594)	5'-11 5/8" (1826)	5'-11 7/8" (1826)	7'-0 5/8" (2149)
4'-0 1/2" (1232)	4'-9" (1448)	5'-3 1/4" (1607)	6'-0 1/8" (1832)	6'-0 3/8" (1838)	7'-1 1/8" (2162)
19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (1703)	19 5/16" (491)	23 9/16" (598)
					
AR221	AR2251	AR2281	AR231	AR321	AR3251
					
AN221	AN2251	AN2281	AN231	AN321	AN3251
					
A221	A2251	A2281	A231	A321	A3251
					
AW221	AW2251	AW2281	AW231	AW321	AW3251
					
	AX2251	AX2281	AX231		AX3251
					
		AXW2281	AXW231		



Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. **Single windows only.** See page 33 for custom sizes and specifications.



Choose venting or stationary. AXW551 and AXW61 windows are stationary only. In addition to venting shown in table, other standard configurations are available for twin, triple and stacked windows.

Twin, triple and stacked windows shown have one continuous outer frame.

Awning windows must be installed to vent as shown, and should not be rotated and used as a hopper.

Transom (CTR) windows (shown on pages 24-25) can be used over casement or awning windows, and may be rotated 90° and used as a sidelight with casement, awning or picture windows.

Grille patterns shown on page 34.

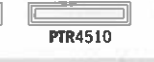
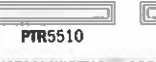
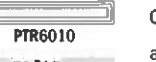
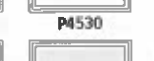
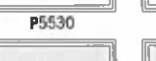
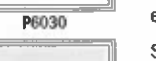
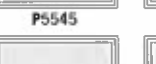
* "Window Dimension" always refers to outside frame-to-frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
 * Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

Table of Picture and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Unit Dimension	2'-11 15/16"	3'-4 13/16"	4'-0"	4'-4 13/16"	4'-11 7/8"	5'-4 13/16"	5'-11 7/8"
	(913)	(1037)	(1219)	(1341)	(1521)	(1646)	(1826)
Minimum Rough Opening	3'-0 1/2"	3'-5 3/8"	4'-0 1/2"	4'-5 3/8"	5'-0 3/8"	5'-5 3/8"	6'-0 3/8"
	(927)	(1051)	(1232)	(1356)	(1534)	(1660)	(1838)
Unobstructed Glass	31 1/8"	36"	43 3/16"	48"	55 1/16"	60"	67 1/16"
	(791)	(914)	(1097)	(1219)	(1399)	(1524)	(1703)

CUSTOM WIDTHS – 36" to 71 7/8"		CUSTOM WIDTHS – 35 15/16" to 59 7/8"					CUSTOM WIDTHS – 60" to 71 7/8"						
													
PTR3010		PTR3510		PTR4010		PTR4510		PTR5010		PTR5510		PTR6010	
CUSTOM HEIGHTS – 35 15/16" to 71 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"	
													
P3030		P3530		P4030		P4530		P5030		P5530		P6030	
													
P3035		P3535		P4035		P4535		P5035		P5535		P6035	
													
P3040		P3540		P4040		P4540		P5040		P5540		P6040	
													
P3045		P3545		P4045		P4545		P5045		P5545		P6045	
													
P3050		P3550		P4050		P4550		P5050		P5550		P6050	
													
P3055		P3555		P4055		P4555		P5055		P5555		P6055	
													
P3060		P3560		P4060		P4560		P5060		P5560		P6060	

Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. See page 33 for custom sizes and specifications.

Picture (P) and transom (PTR) windows may be rotated 90° to align with casement or awning windows.

Grille patterns shown on page 34.

- * "Window Dimension" always refers to outside frame-to-frame dimension.
- * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
- * Dimensions in parentheses are in millimeters.

Casement Window Opening and Area Specifications

Window Number	Clear Opening Area		Clear Opening in Full Open Position			Glass Area Sq. Ft./ (m ²)	Vent Area		Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
	Hinge for Widest Clear Opening Sq. Ft./ (m ²)	Hinge with Wash Mode Sq. Ft./ (m ²)	Hinge for Widest Clear Opening Inches/(mm)	Hinge with Wash Mode Inches/(mm)	Height Inches/(mm)		Hinge for Widest Clear Opening Sq. Ft./ (m ²)	Hinge with Wash Mode Sq. Ft./ (m ²)		
CR12	—	1.0 (0.09)	—	7 1/8" (186)	19 1/4" (489)	1.7 (0.16)	—	1.5 (0.14)	60 1/8" (1538)	2.8 (0.26)
CR125	—	1.2 (0.11)	—	7 1/8" (186)	23 1/8" (595)	2.0 (0.19)	—	1.8 (0.17)	56 1/8" (1432)	3.3 (0.31)
CR13	—	1.6 (0.15)	—	7 1/8" (186)	31 1/8" (789)	2.7 (0.25)	—	2.4 (0.22)	48 1/8" (1238)	4.2 (0.39)
CR135	—	1.8 (0.17)	—	7 1/8" (186)	35 1/8" (913)	3.1 (0.29)	—	2.7 (0.25)	43 1/8" (1114)	4.8 (0.45)
CR14	—	2.2 (0.20)	—	7 1/8" (186)	43 1/8" (1095)	3.8 (0.35)	—	3.3 (0.31)	36 1/8" (932)	5.7 (0.53)
CR145	—	2.4 (0.22)	—	7 1/8" (186)	47 1/8" (1218)	4.2 (0.39)	—	3.6 (0.33)	31 1/8" (810)	6.2 (0.58)
CR15	—	2.8 (0.26)	—	7 1/8" (186)	55" (1397)	4.8 (0.45)	—	4.2 (0.39)	24 1/8" (630)	7.1 (0.66)
CR155	—	3.1 (0.29)	—	7 1/8" (186)	59 1/8" (1522)	5.2 (0.48)	—	4.5 (0.42)	19 1/8" (505)	7.7 (0.72)
CR16	—	3.4 (0.32)	—	7 1/8" (186)	67" (1702)	5.9 (0.55)	—	5.1 (0.47)	12 1/8" (325)	8.5 (0.79)
CR23	—	1.6 (0.15)	—	7 1/8" (186)	31 1/8" (789)	5.4 (0.50)	—	4.7 (0.44)	48 1/8" (1238)	8.4 (0.78)
CR235	—	1.8 (0.17)	—	7 1/8" (186)	35 1/8" (913)	6.3 (0.59)	—	5.4 (0.50)	43 1/8" (1114)	9.6 (0.89)
CR24	—	2.2 (0.20)	—	7 1/8" (186)	43 1/8" (1095)	7.6 (0.71)	—	6.5 (0.60)	36 1/8" (932)	11.3 (1.05)
CR245	—	2.4 (0.22)	—	7 1/8" (186)	47 1/8" (1218)	8.4 (0.78)	—	7.3 (0.68)	31 1/8" (810)	12.4 (1.15)
CR25	—	2.8 (0.26)	—	7 1/8" (186)	55" (1397)	9.6 (0.89)	—	8.3 (0.77)	24 1/8" (630)	14.2 (1.32)
CR255	—	3.1 (0.29)	—	7 1/8" (186)	59 1/8" (1522)	10.5 (0.98)	—	9.1 (0.85)	19 1/8" (505)	15.4 (1.43)
CR26	—	3.4 (0.32)	—	7 1/8" (186)	67" (1702)	11.7 (1.09)	—	10.2 (0.95)	12 1/8" (325)	17.0 (1.58)
CN12	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	2.2 (0.20)	—	1.9 (0.18)	60 1/8" (1538)	3.4 (0.32)
CN125	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	2.6 (0.24)	—	2.3 (0.21)	56 1/8" (1432)	4.0 (0.37)
CN13	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	3.5 (0.33)	—	3.1 (0.29)	48 1/8" (1238)	5.1 (0.47)
CN135	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	4.0 (0.37)	—	3.6 (0.33)	43 1/8" (1114)	5.8 (0.54)
CN14	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	4.8 (0.45)	—	4.3 (0.40)	36 1/8" (932)	6.8 (0.63)
CN145	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	5.4 (0.50)	—	4.8 (0.45)	31 1/8" (810)	7.5 (0.70)
CN15	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	6.2 (0.58)	—	5.5 (0.51)	24 1/8" (630)	8.5 (0.79)
CN155	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	6.7 (0.62)	—	6.0 (0.56)	19 1/8" (505)	9.2 (0.86)
CN16	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	7.5 (0.70)	—	6.7 (0.62)	12 1/8" (325)	10.2 (0.95)
CN22	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	4.4 (0.41)	—	3.8 (0.35)	60 1/8" (1538)	6.8 (0.63)
CN225	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	5.2 (0.48)	—	4.6 (0.43)	56 1/8" (1432)	8.0 (0.74)
CN23	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	7.0 (0.65)	—	6.2 (0.58)	48 1/8" (1238)	10.2 (0.95)
CN235	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	8.0 (0.74)	—	7.2 (0.67)	43 1/8" (1114)	11.5 (1.07)
CN24	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	9.7 (0.90)	—	8.6 (0.80)	36 1/8" (932)	13.6 (1.26)
CN245	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	10.7 (0.99)	—	9.6 (0.89)	31 1/8" (810)	15.0 (1.39)
CN25	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	12.3 (1.14)	—	11.0 (1.02)	24 1/8" (630)	16.9 (1.57)
CN255	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	13.4 (1.25)	—	12.0 (1.12)	19 1/8" (505)	18.4 (1.71)
CN26	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	15.0 (1.39)	—	13.4 (1.25)	12 1/8" (325)	20.3 (1.89)
CN32	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	6.6 (0.61)	—	3.8 (0.35)	60 1/8" (1538)	10.2 (0.95)
CN325	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	7.8 (0.73)	—	4.6 (0.43)	56 1/8" (1432)	12.0 (1.12)
CN33	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	10.5 (0.98)	—	6.2 (0.58)	48 1/8" (1238)	15.3 (1.42)
CN335	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	12.0 (1.12)	—	7.2 (0.67)	43 1/8" (1114)	17.4 (1.62)
CN34	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	14.4 (1.34)	—	8.6 (0.80)	36 1/8" (932)	20.4 (1.90)
CN345	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	16.2 (1.51)	—	9.6 (0.89)	31 1/8" (810)	22.5 (2.09)
CN35	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	18.6 (1.73)	—	11.0 (1.02)	24 1/8" (630)	25.5 (2.37)
CN355	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	20.1 (1.87)	—	12.0 (1.11)	19 1/8" (505)	27.6 (2.57)
CN36	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	22.5 (2.09)	—	13.4 (1.24)	12 1/8" (325)	30.6 (2.84)
C12	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/4" (489)	2.6 (0.24)	2.5 (0.23)	2.4 (0.22)	60 1/8" (1538)	4.0 (0.37)
C125	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	3.2 (0.30)	3.0 (0.28)	2.9 (0.27)	56 1/8" (1432)	4.7 (0.44)
C13	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	4.3 (0.40)	4.0 (0.37)	3.9 (0.36)	48 1/8" (1238)	6.0 (0.56)
C135	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	4.9 (0.46)	4.6 (0.43)	4.5 (0.42)	43 1/8" (1114)	6.8 (0.63)
C14	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	5.9 (0.55)	5.5 (0.51)	5.4 (0.50)	36 1/8" (932)	8.0 (0.74)
C145	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	6.6 (0.61)	6.1 (0.57)	6.0 (0.56)	31 1/8" (810)	8.8 (0.82)
C15	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	7.5 (0.70)	7.0 (0.65)	6.9 (0.64)	24 1/8" (630)	10.0 (0.93)
C155	7.6 (0.71)	6.0 (0.56)	18 1/8" (465)	14 1/8" (367)	59 1/8" (1522)	8.2 (0.76)	7.6 (0.71)	7.5 (0.70)	19 1/8" (505)	10.9 (1.01)
C16	8.5 (0.79)	6.7 (0.62)	18 1/8" (465)	14 1/8" (367)	67" (1702)	9.2 (0.86)	8.5 (0.79)	8.4 (0.78)	12 1/8" (325)	12.0 (1.12)
C22	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/4" (489)	5.2 (0.48)	5.0 (0.46)	4.8 (0.45)	60 1/8" (1538)	8.0 (0.74)
C225	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	6.4 (0.59)	6.0 (0.56)	5.8 (0.54)	56 1/8" (1432)	9.4 (0.87)
C23	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	8.5 (0.79)	7.9 (0.73)	7.8 (0.73)	48 1/8" (1238)	12.0 (1.12)
C235	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	9.9 (0.92)	9.2 (0.86)	9.0 (0.84)	43 1/8" (1114)	13.6 (1.26)
C24	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	11.8 (1.10)	11.0 (1.02)	10.8 (1.00)	36 1/8" (932)	16.0 (1.49)
C245	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	13.1 (1.22)	12.2 (1.13)	12.0 (1.12)	31 1/8" (810)	17.6 (1.64)
C25	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	15.1 (1.40)	14.0 (1.30)	13.8 (1.28)	24 1/8" (630)	20.0 (1.86)

* "Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/2" (2096).
 * Dimensions in parentheses are in millimeters or square meters.

continued on next page

CASEMENT & AWNING WINDOWS

Caseament Window Opening and Area Specifications (continued)

Window Number	Clear Opening Area		Clear Opening in Full Open Position			Glass Area Sq. Ft./(m ²)	Vent Area		Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m ²)
	Hinge for Widest Clear Opening Sq. Ft./(m ²)	Hinge with Wash Mode Sq. Ft./(m ²)	Hinge for Widest Clear Opening Inches/(mm)	Hinge with Wash Mode Inches/(mm)	Height Inches/(mm)		Hinge for Widest Clear Opening Sq. Ft./(m ²)	Hinge with Wash Mode Sq. Ft./(m ²)		
C255	7.6 (0.71)	6.0 (0.56)	18 1/8" (465)	14 1/8" (367)	59 1/8" (1522)	16.4 (1.52)	15.3 (1.42)	15.0 (1.39)	19 1/8" (505)	21.6 (2.01)
C26	8.5 (0.79)	6.7 (0.62)	18 1/8" (465)	14 1/8" (367)	67" (1702)	18.4 (1.71)	17.1 (1.59)	16.8 (1.56)	12 1/8" (325)	24.0 (2.23)
C32	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/8" (489)	7.8 (0.73)	5.0 (0.46)	4.8 (0.45)	60 1/8" (1538)	12.0 (1.12)
C325	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	9.6 (0.89)	6.0 (0.56)	5.8 (0.54)	56 1/8" (1432)	14.1 (1.31)
C33	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	12.8 (1.19)	7.9 (0.73)	7.8 (0.73)	48 1/8" (1238)	17.9 (1.66)
C335	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	14.8 (1.38)	9.2 (0.86)	9.0 (0.84)	43 1/8" (1114)	20.4 (1.90)
C34	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	17.7 (1.64)	11.0 (1.02)	10.8 (1.00)	36 1/8" (932)	24.0 (2.23)
C345	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	19.7 (1.83)	12.2 (1.13)	12.0 (1.12)	31 1/8" (810)	26.4 (2.45)
C35	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	22.6 (2.10)	14.0 (1.30)	13.8 (1.28)	24 1/8" (630)	29.9 (2.78)
CW12*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	3.2 (0.30)	3.0 (0.28)	3.0 (0.28)	60 1/8" (1538)	4.8 (0.45)
CW125*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	3.9 (0.36)	3.7 (0.34)	3.6 (0.33)	56 1/8" (1432)	5.6 (0.52)
CW13*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	5.2 (0.48)	4.9 (0.46)	4.8 (0.45)	48 1/8" (1238)	7.1 (0.66)
CW135 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	6.0 (0.56)	5.7 (0.53)	5.5 (0.51)	43 1/8" (1114)	8.0 (0.74)
CW14 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	7.2 (0.67)	6.8 (0.63)	6.6 (0.61)	36 1/8" (932)	9.5 (0.88)
CW145 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	8.0 (0.74)	7.5 (0.70)	7.3 (0.68)	31 1/8" (810)	10.4 (0.97)
CW15 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	9.2 (0.86)	8.6 (0.80)	8.4 (0.78)	24 1/8" (630)	11.8 (1.10)
CW155 0*	9.4 (0.87)	8.3 (0.77)	22 1/8" (573)	20" (508)	59 1/8" (1522)	10.0 (0.93)	9.4 (0.87)	9.1 (0.85)	19 1/8" (505)	12.8 (1.19)
CW16 0*	10.5 (0.98)	9.3 (0.86)	22 1/8" (573)	20" (508)	67" (1702)	11.2 (1.04)	10.5 (0.98)	10.2 (0.95)	12 1/8" (325)	14.2 (1.32)
CW22*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	6.4 (0.59)	6.0 (0.56)	6.0 (0.56)	60 1/8" (1538)	9.6 (0.89)
CW225*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	7.8 (0.72)	7.4 (0.69)	7.2 (0.67)	56 1/8" (1432)	11.2 (1.04)
CW23*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	10.4 (0.97)	9.8 (0.91)	9.6 (0.89)	48 1/8" (1238)	14.1 (1.31)
CW235 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	12.0 (1.12)	11.4 (1.06)	11.1 (1.03)	43 1/8" (1114)	16.0 (1.49)
CW24 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	14.4 (1.34)	13.5 (1.25)	13.1 (1.22)	36 1/8" (932)	18.8 (1.75)
CW245 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	16.0 (1.49)	15.0 (1.39)	14.6 (1.36)	31 1/8" (810)	20.8 (1.93)
CW25 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	18.3 (1.70)	17.3 (1.61)	16.7 (1.55)	24 1/8" (630)	23.5 (2.18)
CW255 0*	9.4 (0.87)	8.3 (0.77)	22 1/8" (573)	20" (508)	59 1/8" (1522)	20.0 (1.86)	18.8 (1.75)	18.2 (1.69)	19 1/8" (505)	25.6 (2.38)
CW26 0*	10.5 (0.98)	9.3 (0.86)	22 1/8" (573)	20" (508)	67" (1702)	22.3 (2.07)	21.0 (1.95)	20.4 (1.90)	12 1/8" (325)	28.2 (2.62)
CW32*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	9.6 (0.89)	6.0 (0.56)	6.0 (0.56)	60 1/8" (1538)	14.4 (1.34)
CW325*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	11.7 (1.09)	7.4 (0.69)	7.2 (0.67)	56 1/8" (1432)	16.8 (1.56)
CW33*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	15.6 (1.45)	9.8 (0.91)	9.6 (0.89)	48 1/8" (1238)	21.1 (1.96)
CW335 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	18.0 (1.67)	11.4 (1.06)	11.1 (1.03)	43 1/8" (1114)	24.0 (2.23)
CW34 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	21.6 (2.01)	13.6 (1.26)	13.1 (1.22)	36 1/8" (932)	28.2 (2.62)
CW345 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	24.0 (2.23)	15.0 (1.39)	14.6 (1.36)	31 1/8" (810)	31.0 (2.88)
CW35 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	27.6 (2.56)	17.2 (1.60)	16.7 (1.55)	24 1/8" (630)	35.2 (3.27)
CX125	4.2 (0.39)	3.5 (0.33)	25 1/8" (653)	21 1/8" (554)	23 1/8" (595)	4.4 (0.41)	4.2 (0.39)	4.1 (0.38)	56 1/8" (1432)	6.2 (0.58)
CX13	5.5 (0.52)	4.7 (0.44)	25 1/8" (653)	21 1/8" (554)	31 1/8" (789)	5.9 (0.54)	5.5 (0.52)	5.4 (0.51)	48 1/8" (1238)	7.9 (0.73)
CX135 0	6.4 (0.60)	5.4 (0.51)	25 1/8" (653)	21 1/8" (554)	35 1/8" (913)	6.8 (0.63)	6.4 (0.60)	6.3 (0.59)	43 1/8" (1114)	8.9 (0.83)
CX14 0	7.7 (0.72)	6.5 (0.61)	25 1/8" (653)	21 1/8" (554)	43 1/8" (1095)	8.1 (0.76)	7.7 (0.72)	7.6 (0.70)	36 1/8" (932)	10.5 (0.98)
CX145 0	8.6 (0.80)	7.3 (0.67)	25 1/8" (653)	21 1/8" (554)	47 1/8" (1218)	9.0 (0.84)	8.6 (0.80)	8.4 (0.78)	31 1/8" (810)	11.6 (1.07)
CX15 0	9.8 (0.91)	8.3 (0.77)	25 1/8" (653)	21 1/8" (554)	55" (1397)	10.4 (0.96)	9.8 (0.91)	9.7 (0.90)	24 1/8" (630)	13.1 (1.22)
CX155 0	10.7 (0.99)	9.1 (0.84)	25 1/8" (653)	21 1/8" (554)	59 1/8" (1522)	11.3 (1.05)	10.7 (0.99)	10.5 (0.98)	19 1/8" (505)	14.2 (1.32)
CX16 0	12.0 (1.11)	10.1 (0.94)	25 1/8" (653)	21 1/8" (554)	67" (1702)	12.6 (1.17)	12.0 (1.11)	11.8 (1.09)	12 1/8" (325)	15.7 (1.46)
CX23	5.5 (0.52)	4.7 (0.44)	25 1/8" (653)	21 1/8" (554)	31 1/8" (789)	11.7 (1.09)	11.1 (1.03)	10.9 (1.01)	48 1/8" (1238)	15.7 (1.46)
CX235 0	6.4 (0.60)	5.4 (0.51)	25 1/8" (653)	21 1/8" (554)	35 1/8" (913)	13.6 (1.26)	12.8 (1.19)	12.6 (1.17)	43 1/8" (1114)	17.8 (1.65)
CX24 0	7.7 (0.72)	6.5 (0.61)	25 1/8" (653)	21 1/8" (554)	43 1/8" (1095)	16.3 (1.51)	15.4 (1.43)	15.1 (1.41)	36 1/8" (932)	20.9 (1.94)
CX245 0	8.6 (0.80)	7.3 (0.67)	25 1/8" (653)	21 1/8" (554)	47 1/8" (1218)	18.1 (1.68)	17.1 (1.59)	16.8 (1.56)	31 1/8" (810)	23.0 (2.14)
CX25 0	9.8 (0.91)	8.3 (0.77)	25 1/8" (653)	21 1/8" (554)	55" (1397)	20.7 (1.93)	19.6 (1.82)	19.3 (1.79)	24 1/8" (630)	26.1 (2.42)
CXW13 0	6.5 (0.60)	5.6 (0.53)	30 1/8" (765)	26 1/8" (667)	31 1/8" (789)	6.8 (0.63)	6.5 (0.60)	6.1 (0.57)	48 1/8" (1238)	9.0 (0.84)
CXW135 0	7.5 (0.70)	6.6 (0.61)	30 1/8" (765)	26 1/8" (667)	35 1/8" (913)	7.9 (0.73)	7.5 (0.70)	7.0 (0.65)	43 1/8" (1114)	10.2 (0.95)
CXW14 0	9.0 (0.84)	7.9 (0.73)	30 1/8" (765)	26 1/8" (667)	43 1/8" (1095)	9.5 (0.88)	9.0 (0.84)	8.4 (0.78)	36 1/8" (932)	12.0 (1.12)
CXW145 0	10.0 (0.93)	8.8 (0.82)	30 1/8" (765)	26 1/8" (667)	47 1/8" (1218)	10.5 (0.98)	10.0 (0.93)	9.4 (0.87)	31 1/8" (810)	13.2 (1.23)
CXW15 0**	11.5 (1.07)	—	30 1/8" (765)	—	55" (1397)	12.1 (1.12)	11.5 (1.07)	—	24 1/8" (630)	14.9 (1.38)
CXW155 0**	12.6 (1.17)	—	30 1/8" (765)	—	59 1/8" (1522)	13.1 (1.22)	12.6 (1.17)	—	19 1/8" (505)	16.2 (1.51)
CXW16 0**	14.0 (1.30)	—	30 1/8" (765)	—	67" (1702)	14.7 (1.37)	14.0 (1.30)	—	12 1/8" (325)	17.9 (1.66)
CXW23	6.5 (0.60)	5.6 (0.53)	30 1/8" (765)	26 1/8" (667)	31 1/8" (789)	13.6 (1.26)	13.0 (1.21)	12.2 (0.57)	48 1/8" (1238)	17.9 (1.66)
CXW235 0	7.5 (0.70)	6.5 (0.61)	30 1/8" (765)	26 1/8" (667)	35 1/8" (913)	15.8 (1.47)	15.0 (1.39)	14.0 (0.57)	43 1/8" (1114)	20.3 (1.89)
CXW24 0	9.0 (0.84)	7.9 (0.73)	30 1/8" (765)	26 1/8" (667)	43 1/8" (1095)	19.0 (1.77)	18.0 (1.67)	16.8 (0.57)	36 1/8" (932)	23.9 (2.22)
CXW245 0	10.0 (0.93)	8.7 (0.81)	30 1/8" (765)	26 1/8" (667)	47 1/8" (1218)	21.0 (1.95)	20.0 (1.86)	18.8 (0.57)	31 1/8" (810)	26.3 (2.44)
CXW25 0**	11.5 (1.07)	—	30 1/8" (765)	—	55" (1397)	24.2 (2.25)	23.0 (2.14)	—	24 1/8" (630)	29.8 (2.77)

* "Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/8" (2096).

* Dimensions in parentheses are in millimeters or square meters.

0 Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

Awning Window Opening and Area Specifications

Window Number	Clear Opening in Full Open Position						Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
	Clear Opening Area Sq. Ft./ (m ²)	Width Inches/(mm)	Depth Inches/(mm)	Glass Area Sq. Ft./ (m ²)	Vent Area Sq. Ft./ (m ²)			
AR21	0.9 (0.08)	19 1/8" (495)	6 1/8" (162)	1.7 (0.16)	0.9 (0.08)	67 1/8" (1713)	2.8 (0.26)	
AR251	1.1 (0.10)	23 1/8" (603)	6 1/8" (162)	2.0 (0.19)	1.1 (0.10)	67 1/8" (1713)	3.3 (0.31)	
AR281	1.2 (0.11)	26 1/8" (683)	6 1/8" (162)	2.3 (0.21)	1.2 (0.11)	67 1/8" (1713)	3.7 (0.34)	
AR31	1.4 (0.13)	31 1/8" (795)	6 1/8" (162)	2.7 (0.25)	1.4 (0.13)	67 1/8" (1713)	4.2 (0.39)	
AR351	1.6 (0.15)	36 1/8" (919)	6 1/8" (162)	3.1 (0.29)	1.6 (0.15)	67 1/8" (1713)	4.8 (0.45)	
AR41	1.9 (0.18)	43 1/8" (1102)	6 1/8" (162)	3.8 (0.35)	1.9 (0.18)	67 1/8" (1713)	5.7 (0.53)	
AR451	2.1 (0.20)	48 1/8" (1224)	6 1/8" (162)	4.2 (0.39)	2.1 (0.20)	67 1/8" (1713)	6.2 (0.58)	
AR51	2.5 (0.23)	55 1/2" (1410)	6 1/8" (162)	4.8 (0.45)	2.5 (0.23)	67 1/8" (1713)	7.1 (0.66)	
AR551	2.7 (0.25)	60 1/8" (1529)	6 1/8" (162)	5.2 (0.48)	2.7 (0.25)	67 1/8" (1713)	7.7 (0.72)	
AR61	3.0 (0.28)	67 1/2" (1715)	6 1/8" (162)	5.9 (0.55)	3.0 (0.28)	67 1/8" (1713)	8.5 (0.79)	
AR221	0.9 (0.08)	19 1/2" (495)	6 1/8" (162)	3.4 (0.32)	1.7 (0.16)	67 1/8" (1713)	5.6 (0.52)	
AR2251	1.1 (0.10)	23 1/4" (603)	6 1/8" (162)	4.0 (0.37)	2.1 (0.20)	67 1/8" (1713)	6.6 (0.61)	
AR2281	1.2 (0.11)	26 1/8" (683)	6 1/8" (162)	4.6 (0.43)	2.4 (0.22)	67 1/8" (1713)	7.4 (0.69)	
AR231	1.4 (0.13)	31 1/8" (795)	6 1/8" (162)	5.4 (0.50)	2.8 (0.26)	67 1/8" (1713)	8.4 (0.78)	
AR321	0.9 (0.08)	19 1/2" (495)	6 1/8" (162)	5.1 (0.47)	2.6 (0.24)	67 1/8" (1713)	8.4 (0.78)	
AR3251	1.1 (0.10)	23 1/4" (603)	6 1/8" (162)	6.0 (0.56)	3.2 (0.29)	67 1/8" (1713)	9.9 (0.92)	
AN21	0.9 (0.08)	19 1/2" (495)	6 1/8" (164)	2.2 (0.20)	0.9 (0.08)	63 15/16" (1624)	3.4 (0.32)	
AN251	1.1 (0.10)	23 1/4" (603)	6 1/8" (164)	2.6 (0.24)	1.1 (0.10)	63 15/16" (1624)	4.0 (0.37)	
AN281	1.2 (0.11)	26 1/8" (683)	6 1/8" (164)	3.0 (0.28)	1.2 (0.11)	63 15/16" (1624)	4.5 (0.42)	
AN31	1.4 (0.13)	31 1/8" (795)	6 1/8" (164)	3.5 (0.33)	1.4 (0.13)	63 15/16" (1624)	5.1 (0.47)	
AN351	1.6 (0.15)	36 1/8" (919)	6 1/8" (164)	4.0 (0.37)	1.6 (0.15)	63 15/16" (1624)	5.8 (0.54)	
AN41	1.9 (0.18)	43 1/8" (1102)	6 1/8" (164)	4.8 (0.45)	1.9 (0.18)	63 15/16" (1624)	6.8 (0.63)	
AN451	2.2 (0.20)	48 1/8" (1224)	6 1/8" (164)	5.4 (0.50)	2.2 (0.20)	63 15/16" (1624)	7.5 (0.70)	
AN51	2.5 (0.23)	55 1/2" (1410)	6 1/8" (164)	6.2 (0.58)	2.5 (0.23)	63 15/16" (1624)	8.5 (0.79)	
AN551	2.7 (0.25)	60 1/8" (1529)	6 1/8" (164)	6.7 (0.62)	2.7 (0.25)	63 15/16" (1624)	9.2 (0.86)	
AN61	3.0 (0.28)	67 1/2" (1715)	6 1/8" (164)	7.5 (0.70)	3.0 (0.28)	63 15/16" (1624)	10.2 (0.95)	
AN221	0.9 (0.08)	19 1/2" (495)	6 1/8" (164)	4.4 (0.41)	1.7 (0.16)	63 15/16" (1624)	6.8 (0.63)	
AN2251	1.1 (0.10)	23 1/4" (603)	6 1/8" (164)	5.2 (0.48)	2.1 (0.20)	63 15/16" (1624)	8.0 (0.74)	
AN2281	1.2 (0.11)	26 1/8" (683)	6 1/8" (164)	6.0 (0.56)	2.4 (0.22)	63 15/16" (1624)	9.0 (0.84)	
AN231	1.4 (0.13)	31 1/8" (795)	6 1/8" (164)	7.0 (0.65)	2.8 (0.26)	63 15/16" (1624)	10.2 (0.95)	
AN321	0.9 (0.08)	19 1/2" (495)	6 1/8" (164)	6.6 (0.61)	2.6 (0.24)	63 15/16" (1624)	10.2 (0.95)	
AN3251	1.1 (0.10)	23 1/4" (603)	6 1/8" (164)	7.8 (0.73)	3.2 (0.30)	63 15/16" (1624)	12.0 (1.12)	
A21	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)	2.6 (0.24)	0.9 (0.08)	60 9/16" (1532)	4.0 (0.37)	
A251	1.1 (0.10)	23 1/4" (603)	6 1/2" (165)	3.2 (0.30)	1.1 (0.10)	60 9/16" (1532)	4.8 (0.45)	
A281	1.2 (0.11)	26 1/8" (683)	6 1/2" (165)	3.7 (0.34)	1.2 (0.11)	60 9/16" (1532)	5.3 (0.49)	
A31	1.4 (0.13)	31 1/8" (795)	6 1/2" (165)	4.3 (0.40)	1.4 (0.13)	60 9/16" (1532)	6.0 (0.56)	
A351	1.6 (0.15)	36 1/8" (919)	6 1/2" (165)	4.9 (0.46)	1.6 (0.15)	60 9/16" (1532)	6.8 (0.63)	
A41	2.0 (0.18)	43 1/8" (1102)	6 1/2" (165)	5.9 (0.55)	2.0 (0.18)	60 9/16" (1532)	8.0 (0.74)	
A451	2.2 (0.20)	48 1/8" (1224)	6 1/2" (165)	6.6 (0.61)	2.2 (0.20)	60 9/16" (1532)	8.8 (0.82)	
A51	2.5 (0.23)	55 1/2" (1410)	6 1/2" (165)	7.5 (0.70)	2.5 (0.23)	60 9/16" (1532)	10.0 (0.93)	
A551	2.7 (0.25)	60 1/8" (1529)	6 1/2" (165)	8.2 (0.76)	2.7 (0.25)	60 9/16" (1532)	10.9 (1.01)	
A61	3.0 (0.28)	67 1/2" (1715)	6 1/2" (165)	9.2 (0.86)	3.0 (0.28)	60 9/16" (1532)	12.0 (1.12)	
A221	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)	5.2 (0.48)	1.8 (0.16)	60 9/16" (1532)	8.0 (0.74)	
A2251	1.1 (0.10)	23 1/4" (603)	6 1/2" (165)	6.4 (0.60)	2.1 (0.20)	60 9/16" (1532)	9.6 (0.89)	
A2281	1.2 (0.11)	26 1/8" (683)	6 1/2" (165)	7.4 (0.69)	2.4 (0.23)	60 9/16" (1532)	10.6 (0.99)	
A231	1.4 (0.13)	31 1/8" (795)	6 1/2" (165)	8.6 (0.80)	2.8 (0.26)	60 9/16" (1532)	12.0 (1.12)	
A321	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)	7.8 (0.73)	2.6 (0.25)	60 9/16" (1532)	12.0 (1.12)	
A3251	1.1 (0.10)	23 1/4" (603)	6 1/2" (165)	9.6 (0.89)	3.2 (0.30)	60 9/16" (1532)	14.4 (1.34)	
AW21	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)	3.2 (0.30)	0.9 (0.08)	56 1/16" (1424)	4.8 (0.45)	
AW251	1.1 (0.10)	23 1/4" (603)	6 1/2" (165)	3.9 (0.36)	1.1 (0.10)	56 1/16" (1424)	5.6 (0.52)	
AW281	1.2 (0.11)	26 1/8" (683)	6 1/2" (165)	4.4 (0.41)	1.2 (0.11)	56 1/16" (1424)	6.2 (0.58)	
AW31	1.4 (0.13)	31 1/8" (795)	6 1/2" (165)	5.2 (0.48)	1.4 (0.13)	56 1/16" (1424)	7.1 (0.66)	
AW351	1.6 (0.15)	36 1/8" (919)	6 1/2" (165)	6.0 (0.56)	1.6 (0.15)	56 1/16" (1424)	8.0 (0.74)	
AW41	2.0 (0.18)	43 1/8" (1102)	6 1/2" (165)	7.2 (0.67)	2.0 (0.18)	56 1/16" (1424)	9.5 (0.88)	
AW451	2.2 (0.20)	48 1/8" (1224)	6 1/2" (165)	8.0 (0.74)	2.2 (0.20)	56 1/16" (1424)	10.4 (0.97)	
AW51	2.5 (0.23)	55 1/2" (1410)	6 1/2" (165)	9.2 (0.86)	2.5 (0.23)	56 1/16" (1424)	11.8 (1.10)	
AW551	2.7 (0.25)	60 1/8" (1529)	6 1/2" (165)	10.0 (0.93)	2.7 (0.25)	56 1/16" (1424)	12.8 (1.19)	
AW61	3.0 (0.28)	67 1/2" (1715)	6 1/2" (165)	11.2 (1.04)	3.0 (0.28)	56 1/16" (1424)	14.2 (1.32)	
AW221	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)	6.4 (0.60)	1.8 (0.16)	56 1/16" (1424)	9.6 (0.89)	
AW2251	1.1 (0.10)	23 1/4" (603)	6 1/2" (165)	7.8 (0.73)	2.1 (0.20)	56 1/16" (1424)	11.2 (1.04)	

* Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
 * Dimensions in parentheses are in millimeters or square meters.

continued on next page

Picture Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
P3030	6.8 (0.63)	9.0 (0.84)
P3035	7.8 (0.73)	10.2 (0.95)
P3040	9.4 (0.87)	12.0 (1.12)
P3045	10.4 (0.97)	13.2 (1.23)
P3050	12.0 (1.12)	14.9 (1.38)
P3055	13.0 (1.21)	16.2 (1.51)
P3060	14.6 (1.36)	17.9 (1.66)
P3530	7.8 (0.73)	10.2 (0.95)
P3535	9.0 (0.84)	11.6 (1.08)
P3540	10.8 (1.00)	13.6 (1.26)
P3545	12.1 (1.12)	15.0 (1.39)
P3550	13.8 (1.28)	17.0 (1.58)
P3555	15.1 (1.40)	18.4 (1.71)
P3560	16.8 (1.56)	20.4 (1.90)
P4030	9.4 (0.87)	12.0 (1.12)
P4035	10.8 (1.00)	13.6 (1.26)
P4040	13.0 (1.21)	16.0 (1.49)
P4045	14.5 (1.35)	17.6 (1.64)
P4050	16.6 (1.54)	20.0 (1.86)
P4055	18.1 (1.68)	21.6 (2.01)
P4060	20.2 (1.88)	24.0 (2.23)
P4530	10.4 (0.97)	13.2 (1.23)
P4535	12.1 (1.12)	15.0 (1.39)
P4540	14.5 (1.35)	17.6 (1.64)
P4545	16.1 (1.50)	19.4 (1.80)
P4550	18.4 (1.71)	22.0 (2.04)
P4555	20.1 (1.87)	23.8 (2.21)
P4560	22.4 (2.08)	26.4 (2.45)
P5030	12.0 (1.12)	14.9 (1.38)
P5035	13.8 (1.28)	17.0 (1.58)
P5040	16.6 (1.54)	20.0 (1.86)
P5045	18.4 (1.71)	22.0 (2.04)
P5050	21.1 (1.96)	24.9 (2.31)
P5055	23.0 (2.14)	26.9 (2.50)
P5060	25.7 (2.39)	29.9 (2.78)
P5530	13.0 (1.21)	16.2 (1.51)
P5535	15.1 (1.40)	18.4 (1.71)
P5540	18.1 (1.68)	21.6 (2.01)
P5545	20.1 (1.87)	23.8 (2.21)
P5550	23.0 (2.14)	26.9 (2.50)
P6030	14.6 (1.36)	17.9 (1.66)
P6035	16.8 (1.56)	20.4 (1.90)
P6040	20.2 (1.88)	24.0 (2.23)
P6045	22.4 (2.08)	26.4 (2.45)
P6050	25.7 (2.39)	29.9 (2.78)

* Dimensions in parentheses are in square meters.

CASEMENT & AWNING WINDOWS

Awning Window Opening and Area Specifications (continued)

Window Number	Clear Opening Area		Clear Opening In Full Open Position		Glass Area	Vent Area	Top of Subfloor to Top of Inside Sill Stop	Overall Window Area
	Sq. Ft./ (m ²)		Width Inches/(mm)	Depth Inches/(mm)			Inches/(mm)	Sq. Ft./ (m ²)
AW2281	1.2	(0.11)	26 1/8" (683)	6 1/2" (165)	8.8	(0.82)	56 1/16" (1424)	12.4 (1.15)
AW231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	10.4	(0.97)	56 1/16" (1424)	14.2 (1.32)
AW321	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	9.6	(0.89)	56 1/16" (1424)	14.4 (1.34)
AW3251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	11.7	(1.09)	56 1/16" (1424)	16.8 (1.56)
AX251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	4.4	(0.41)	53 15/16" (1370)	6.2 (0.58)
AX281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	5.0	(0.47)	53 15/16" (1370)	6.9 (0.64)
AX31	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	5.9	(0.54)	53 15/16" (1370)	7.9 (0.73)
AX351	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	6.8	(0.63)	53 15/16" (1370)	8.9 (0.83)
AX41	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	8.1	(0.76)	53 15/16" (1370)	10.5 (0.98)
AX451	2.2	(0.20)	48 3/16" (1224)	6 1/2" (165)	9.0	(0.84)	53 15/16" (1370)	11.6 (1.07)
AX51	2.5	(0.23)	55 1/2" (1410)	6 1/2" (165)	10.4	(0.96)	53 15/16" (1370)	13.1 (1.22)
AX551	2.7	(0.25)	60 3/16" (1529)	6 1/2" (165)	11.3	(1.05)	53 15/16" (1370)	14.2 (1.32)
AX61	3.0	(0.28)	67 1/2" (1715)	6 1/2" (165)	12.6	(1.17)	53 15/16" (1370)	15.7 (1.46)
AX2251	1.1	(0.10)	23 3/4" (603)	6 1/2" (165)	8.9	(0.82)	53 15/16" (1370)	12.4 (1.15)
AX2281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	10.0	(0.93)	53 15/16" (1370)	13.8 (1.28)
AX231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	11.7	(1.09)	53 15/16" (1370)	15.7 (1.46)
AX3251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	13.3	(1.24)	53 15/16" (1370)	18.6 (1.73)
AXW281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	5.8	(0.54)	48 1/2" (1232)	7.9 (0.73)
AXW31	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	6.8	(0.63)	48 1/2" (1232)	9.0 (0.84)
AXW351	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	7.9	(0.73)	48 1/2" (1232)	10.2 (0.95)
AXW41	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	9.5	(0.88)	48 1/2" (1232)	12.0 (1.12)
AXW451	2.2	(0.20)	48 3/16" (1224)	6 1/2" (165)	10.5	(0.98)	48 1/2" (1232)	13.2 (1.23)
AXW51	2.5	(0.23)	55 1/2" (1410)	6 1/2" (165)	12.1	(1.12)	48 1/2" (1232)	14.9 (1.38)
AXW551	2.7	(0.25)	60 3/16" (1529)	6 1/2" (165)	13.1	(1.22)	48 1/2" (1232)	16.2 (1.51)
AXW61	3.0	(0.28)	67 1/2" (1715)	6 1/2" (165)	14.7	(1.37)	48 1/2" (1232)	17.9 (1.66)
AXW2281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	11.6	(1.08)	48 1/2" (1232)	15.8 (1.47)
AXW231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	13.6	(1.26)	48 1/2" (1232)	18.0 (1.67)
A335*	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	7.0	(0.65)	43 11/16" (1110)	10.2 (0.95)
A3535	1.6	(0.14)	36 3/16" (919)	6 1/2" (165)	8.1	(0.75)	43 11/16" (1110)	11.5 (1.07)
AP32V	1.4	(0.12)	31 3/16" (795)	6 1/2" (165)	9.4	(0.87)	36 7/16" (926)	12.0 (1.12)
AP352V	1.6	(0.14)	36 3/16" (919)	6 1/2" (165)	10.9	(1.01)	36 7/16" (926)	13.6 (1.26)
AP42V	2.0	(0.17)	43 3/8" (1102)	6 1/2" (165)	13.1	(1.22)	36 7/16" (926)	16.0 (1.49)
A212	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	5.2	(0.48)	60 3/16" (1532)	8.0 (0.74)
A213	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	7.8	(0.73)	60 3/16" (1532)	12.0 (1.12)
A312	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	8.6	(0.80)	60 3/16" (1532)	12.0 (1.12)
A313	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	12.9	(1.20)	60 3/16" (1532)	18.0 (1.67)
PA3050**	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	4.3	(0.40)	60 3/16" (1532)	6.0 (0.56)
PA3060**	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	4.3	(0.40)	60 3/16" (1532)	6.0 (0.56)
PA3550**	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	4.9	(0.46)	60 3/16" (1532)	6.8 (0.63)
PA3560**	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	4.9	(0.46)	60 3/16" (1532)	6.8 (0.63)
PA4060**	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	5.9	(0.55)	60 3/16" (1532)	8.0 (0.74)
AXW312	1.4	(0.13)	31 3/8" (795)	6 1/2" (165)	13.6	(1.26)	48 1/2" (1232)	18.0 (1.67)

- * Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
- * Dimensions in parentheses are in millimeters or square meters.
- * Clear opening area of 5.8 sq. ft. or 0.54 m² and clear opening height of 26 1/2" (673) can be obtained by detaching operator from sash.
- ** Dimensions and calculations are for bottom venting sash.

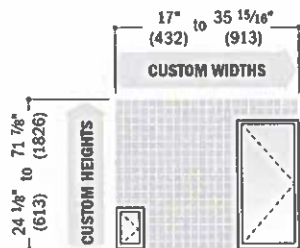
Transom Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
CTR1510	0.7 (0.07)	1.4 (0.13)
CTR1810	0.8 (0.07)	1.7 (0.16)
CTR21810	1.7 (0.16)	3.4 (0.32)
CTR31810	2.6 (0.24)	5.1 (0.47)
CTR2010	1.0 (0.09)	2.0 (0.19)
CTR22010	2.1 (0.19)	4.0 (0.37)
CTR32010	3.1 (0.29)	6.0 (0.56)
CTR2410	1.2 (0.11)	2.4 (0.22)
CTR22410	2.5 (0.24)	4.7 (0.44)
CTR32410	3.8 (0.35)	7.1 (0.66)
CTR2810	1.4 (0.13)	2.6 (0.24)
CTR22810	2.9 (0.27)	5.2 (0.49)
CTR3010	1.6 (0.15)	3.0 (0.28)
CTR23010	3.3 (0.31)	6.0 (0.55)
CTR5110	2.8 (0.26)	5.1 (0.47)
CTR2910	1.5 (0.14)	2.8 (0.26)
CTR3410	1.8 (0.17)	3.4 (0.32)
CTR4010	2.2 (0.20)	4.0 (0.37)
CTR4810	2.6 (0.24)	4.7 (0.44)
CTR5210	2.9 (0.27)	5.2 (0.48)
CTR51110	3.4 (0.32)	6.0 (0.56)
CTR6010	3.4 (0.32)	6.0 (0.56)
CTR7010	4.0 (0.37)	7.1 (0.66)
PTR3010	1.6 (0.15)	3.0 (0.28)
PTR3510	1.8 (0.17)	3.4 (0.32)
PTR4010	2.2 (0.20)	4.0 (0.37)
PTR4510	2.4 (0.22)	4.4 (0.41)
PTR5010	2.8 (0.26)	5.0 (0.47)
PTR5510	3.0 (0.28)	5.4 (0.50)
PTR6010	3.4 (0.32)	6.0 (0.56)

- * Dimensions in parentheses are in square meters.

Custom Sizes and Specification Formulas

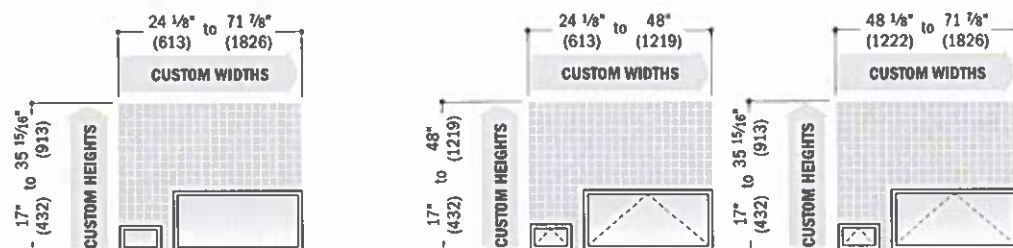
Casement Windows (stationary and venting)



Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply; contact your Andersen supplier. Custom sizing is available for single windows only. To achieve custom-size 2- or 3-wide combinations, join custom-size single windows. For minimum rough opening dimensions for joined windows, see specific joining instruction guides. Measurement guide for custom-size windows can be found at andersenwindows.com/measure.

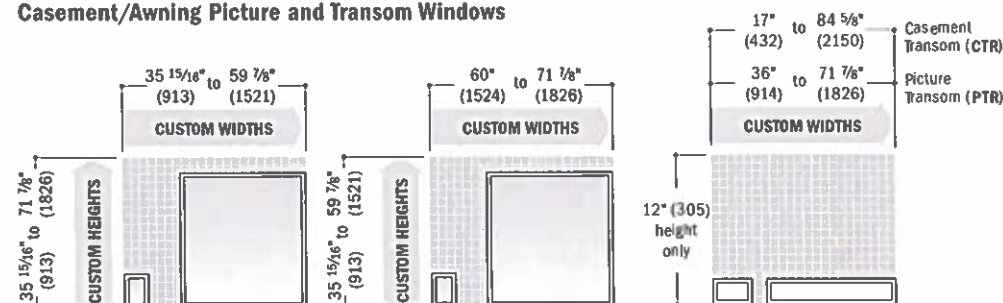
Clear Opening 	Width = window width - 5.81" (148) = (window width - 9.66" (245)) x 1.07 = window width - 9.70" (246) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 28 3/8" (721) (hinge with wash mode and control bracket) Width ≥ 17" (432) (hinge with wash mode) Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Min. R.O. 	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
Vent Opening 	Width = window width - 5.81" (148) = window width - 6.10" (155) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 17" (432) (hinge with wash mode) Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Unobst. Gls. 	Width = window width - 4.40" (112) Height = window height - 4.95" (126)

Awning Windows (stationary and venting)



Clear Opening 	Width = window width - 4.53" (115) Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights	Min. R.O. 	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
Vent Opening 	Width = window width - 4.53" (115) Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights	Unobst. Gls. 	Width = window width - 4.81" (122) Height = window height - 4.51" (115)

Casement/Awning Picture and Transom Windows



Min. R.O. 	Width = window width - 1/2" (13) Height = window height - 1/2" (13)
Unobst. Gls. 	Width = window width - 4.80" (122) Height = window height - 4.80" (122)

* Dimensions in parentheses are in millimeters.
 * **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Min. R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Gls.** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
 * Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for custom-size windows.

CASEMENT & AWNING WINDOWS

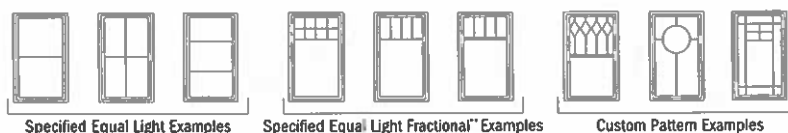
Grille Patterns

	Diamond*	Prairie A	Specified Equal Light with Simulated Meeting Rail	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Caseament											
Awning											
Picture											
Transom											

*Available only in Simulated Divided Light (SDL) configuration and only in 1/4" (19) and 1/8" (22) widths.

Number of lights and overall pattern varies with window size.

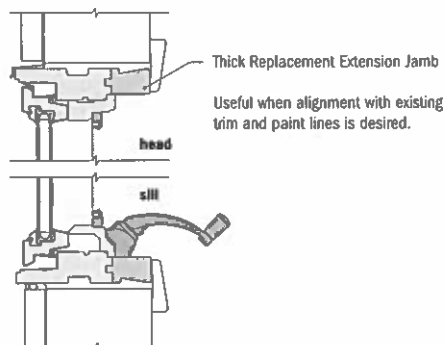
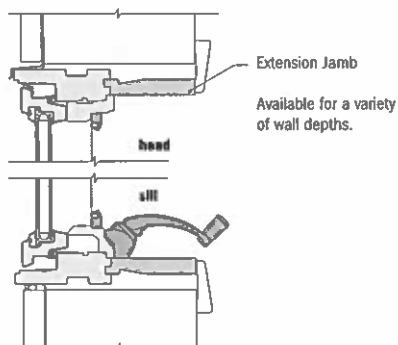
Patterns not available in all configurations. Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.



**Daylight opening dimensions are available at 8" (203), 10" (254), 12" (305), center and custom dimensions.

Interior Trim Options

Extension jamb and drywall return bead applications shown. See page 21 for more information.



*Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

*Dimensions in parentheses are in millimeters.

*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

FAIRWAY

ARCHITECTURAL RAILING SOLUTIONS



SECTION 057300 - DECORATIVE METAL RAILINGS

Specifier Notes:

This Section is for custom architectural aluminum railings as a delegated design product.

Edit this Section based on the standard or custom configurations for the Project.

Refer to Manufacturer's printed instructions and product data for more choices and information.

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum decorative railings.

1.2 ADMINISTRATIVE REQUIREMENTS

Specifier Note:

Edit the duration desired; noted as one week before start of Work.

A. Pre-installation Meeting Attendance and Procedure:

1. Conduct meeting before starting Work of this Section.

B. Coordination:

1. Provide templates or layout drawings and manufacturer's directions for anchorage, including concrete inserts, anchor bolts, and sleeves that are embedded in concrete.
2. Do not install railings when adjacent wall is not completed. No temporary supports for railings.
3. Field check when unfinished conditions exist.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Railing system components.
2. Finishing system.
3. Prefinished Components: Initial selection color samples.

B. Shop Drawings:

1. Railing profiles and sizes.
2. Railing connections.

3. Anchorage accessories and fasteners.
 4. Joint locations.
- C. Samples:
1. Railing: 6 inch long top rail, pickets, and bottom rail to show color and finish, including connections.
 2. Infill; panel: 24 inch by 24 inch sample to show design quality, color, and finish, including channel connections.
- D. Delegated-Design Submittal: Sealed calculations and shop drawings.
1. Posts, guards, dividers and pickets or infill.
 2. Handrails.

1.4 LEED SUSTAINABLE DESIGN SUBMITTALS

- A. Building Product Disclosure and Optimization: Sourcing of raw materials documentation:
1. Domestically sources.
 2. Recycled content.
 3. Recyclable at end of life.

1.5 QUALITY ASSURANCE

- A. Qualifications:
1. Installer: Qualified Exterior finish trade Contractor.
- B. Mockups:
1. Construct railing mockups to demonstrate product interfaces, intersections, and terminations.
 2. Size and location as indicated by Contract documents.

1.6 WARRANTY

- A. Finish Warranty: Repair deteriorated finishes or replace components.
1. Deterioration includes the following:
 - a. Color Fading: More than 5 Hunter units per ASTM D2244.
 - b. Chalking: More than No. 8 rating per ASTM D4214
 - c. Paint cracking, peeling or chalking.

Specifier Note:

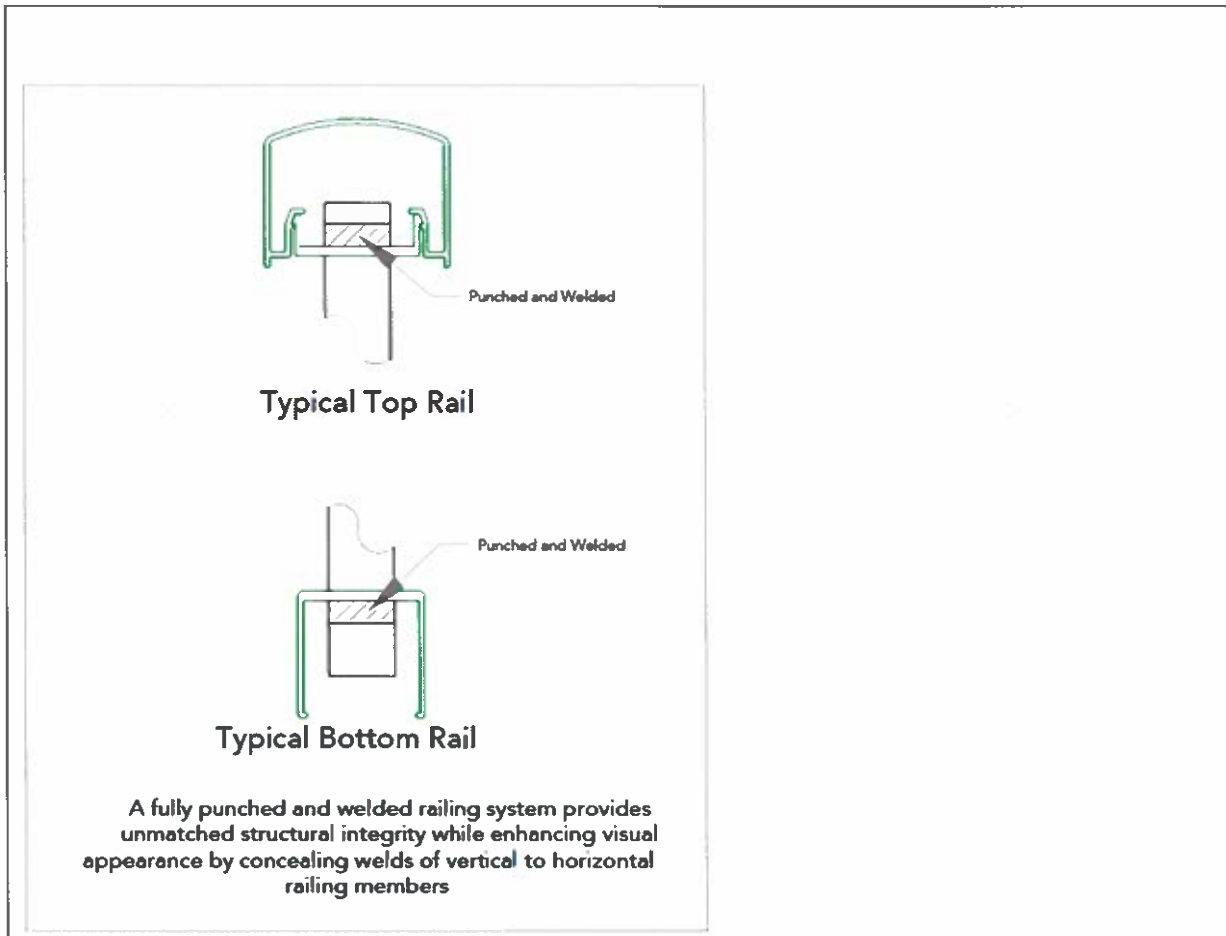
Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

2. Warranty Period: [Ten AAMA 2604] [Twenty AAMA 2605] years.
 - a. Reference Manufacturer Warranty and Care instructions for full details.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Single Source Responsibility: Furnish engineered design and fabrications by a single manufacturer.
- B. Approved Manufacturer:
 - 1. Fairway Architectural Railing Solutions; <https://fairwayarchitectural.com>.



2.2 RAILING SYSTEMS

- A. Provide railing systems per ASTM E985 standard specification.

Specifier Notes:

There are six different top rail designs. Choose which one is needed for this Project.

Edit options and post types below to remove what is not wanted. Custom items will have an increase in cost to the standard.

B. Monterey:

1. Top Rail: 1-5/8 inch by 3 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2-1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

C. Huntington:

1. Top Rail: 1-1/2 inch by 2-3/16 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2-1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

D. Laguna:

1. Top Rail: 1-1/2 inch by 2-5/8 inch aluminum extrusion.

2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

E. Coronado:

1. Round Top Rail: 3 inch by 2-9/16 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

F. Del Mar:

1. Top Rail: 2 15/16 inch by 2 1/4 inch aluminum extrusion
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.

- b. Custom: Ball cap.
 - 5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
 - 6. Vertical to Horizontal Members: Punched and concealed internal welds.
- G. Newport:
- 1. Top Rail: 4 inch by 2-1/4 inch aluminum extrusion.
 - 2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
 - 3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2 1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
 - 4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
 - 5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
 - 6. Vertical to Horizontal Members: Punched and concealed internal welds.

Specifier Note:

If using custom infill instead of pickets above, edit the pickets out and edit below for the panels that are wanted.

Infill Panels

- 7. Glass:
 - a. Standard: 3/8 tempered laminated clear glass.
 - 8. Woven Mesh - Crimp Lock: Using 1/4 inch aluminum wire.
 - a. Standard: 2 inch by 2 inch, with an openness of 79 percent.
 - 9. Aluminum Press-Locked Swag Bar Grate:
 - a. Standard: 1/8 inch thick by 4 inch by 1 inch horizontal.
- H. Aluminum Finish: Powder coating.
- 1. Color: Selected from manufacturer's full range of colors.

2. Custom Color: Coordinate color pallet and quality, provide samples color for approval and cost.

2.3 PERFORMANCE CRITERIA

Specifier Note:

Railings are designed to withstand the specified loads in accordance with the performance loading criteria indicated in IBC 2012,2015,2018 and 2021.

- A. Delegate railing design to licensed manufacturer to design railings, including attachments to building and hardscape.
 1. Design railing systems to resist specified load when tested per ASTM E894 for anchorages and ASTM E935 for complete railing systems.

Specifier Note:

Include paragraph B when design criteria are shown on Drawings. Include paragraphs C and D to specify design criteria when not show on Drawings.

- B. Structural Design Criteria: See Structural Drawings.
- C. Handrail Structural Design:
 1. Live Loads: the handrail shall be designed to resist the following loads, these loads are not assumed to act concurrently:
 - a. 50 plf uniform, along the length of the handrail in any direction OR
 - b. 200 lbf concentrated at any point along the handrail, in any direction
- D. Guard Structural Design:
 1. Top rail: Live Loads: the rail shall be designed to resist the following loads, these loads are not assumed to act concurrently:
 - a. 50 plf uniform, along the length of the rail in any direction OR
 - b. 200 lbf concentrated at any point along the rail, in any direction
 2. Guard Infill: Designed to withstand a 50 lbf load applied horizontally on an area not to exceed 12 in. x 12 in.
 3. Allowable Deflection: $H/24+L/96$, H =height of railing system, L = top railing span

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- E. Accessibility Requirements: Applicable provisions in [Department of Justice publication 2010 ADA Standards for Accessible Design][ICC/ANSI A117.1][state accessibility code].
- F. Expansion and Contraction: Withstand 120 degree F ambient and 180 degree F surface thermal cycling without failure.

2.4 MATERIALS

- A. General: Provide metal free from pitting, seam marks, roller marks, stains, discolorations, and other imperfections where exposed to view.
- B. Sustainable Characteristics:
 - 1. Recycled content for Aluminum: Postconsumer recycled content not less than 30 percent and preconsumer recycle content not less than 35 percent.
- C. Aluminum:
 - 1. Extruded Bar and Tube: ASTM B 221, alloy 6063-T6.
 - 2. Plate and Sheet: ASTM B 209, manufacturer recommended alloy.
 - 3. Castings: ASTM B25, manufacturer recommended alloy.
- D. Brackets, Flanges and Anchors: Same material and finish as supported rails.
 - 1. Provide formed brackets with predrilled holes for exposed bolt anchorage.
- E. Fasteners: Select fasteners of grade, type and class required to be capable of withstanding design loads, and to produce connections suitable for anchoring handrails and railings to other types of construction indicated.
- F. Fastener Material:
 - 1. Type 304 stainless-steel fasteners.

Specifier Note:

Edit based on location to the ocean and need for extra protections with Type 316.

- 2. Type 316 stainless-steel fasteners.
- G. Post-Installed Anchors: Hilti TZ2 and acceptable to authorities having jurisdiction.
 - 1. Exterior Locations: Stainless Steel.
 - a. Alloy Group 1.

Specifier Note:

Edit based on location to the ocean and need for extra protections with Type 316.

- b. Alloy Group 2.
 - 1) Stainless-Steel Bolts: ASTM F593.
 - 2) Stainless-Steel Nuts: ASTM F594.
 - 2. Interior Locations: Carbon-steel components zinc plated to comply with ASTM B633 or ASTM F1941, Class Fe/Zn 5.
- H. Welding Rods: In accordance with AWS specifications for metal alloy welded.
 - 1. Aluminum: Provide alloy and type as recommended by manufacture as required for color match, strength, and compatibility in fabricated items.

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- I. Grout: ASTM C1107, factory-packaged nonmetallic, shrinkage-resistant [exterior][interior] use grout.

2.5 FABRICATION

- A. Factory Assembly: Fit and shop assemble components in largest practical sizes for delivery to site.
- B. Fabricate components with joints tightly fitted and secured. Finish as needed spigots and sleeves to accommodate site assembly in installation.
- C. Supply components required for anchorage of fabrications. Fabricate anchor plates and related components of same material and finish as railing assembly.
- D. Accurately form components to each other and to building structure.
- E. Accommodate for expansion and contraction of members and building movement without damage to connections or members.
- F. Railing Ends: Closed, except when railing returns within 1/8 inch of wall face.

2.6 FINISHES

- A. Finish Standard: NAAMM's "Metal Finishes Manual for Architectural and Metal Products".
- B. Provide protective covering on top rail.
- C. Appearance of Finished Work:
 - 1.

Specifier Note:

Color and finish appearance may vary upon factory application due to difference in spray equipment, line conditions, or day-to-day process variations, As a result, color uniformity may not be measured against laboratory prepared samples.

- 2. Variations in Adjacent Pieces: Match mockup within 2 Delta-E per ASTM D2244, Section 6.3.
 - 3. Variation of Remote Pieces: Acceptable if within approved sample range. Install to minimize variation in appearance.
 - 4. Variations Within a Single Piece: Not acceptable.
- D. Aluminum Finishing:
 - 1. A minimum of a certified 5 Stage AAMA 2605 pretreatment system.
 - 2. Powder Coating: Thermoset polyester, AAMA 2604 TGIC Super Durable 1.5 mil minimum thickness.
 - 3. Powder Coating: High Performance Thermoset Fluoropolymer, AAMA 2605 1.5 mil minimum thickness.

PART 3 - EXECUTION

3.1 PREPARATION

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- A. Supply items required to be [cast into concrete] [embedded in masonry] [placed in partitions] with appropriate layouts.

3.2 INSTALLATION

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Anchor posts to structure.
 - 1. Posts: Secure as noted on manufacturer's printed instructions.
- C. Attach custom infill panels to posts.
- D. Install railing system to accommodate tight joints and secure installation.
- E. Provide isolation barriers between railing and substrate.
- F. Tolerances:
 - 1. Posts: Plumb within a 1/16 inch in 3 feet.
 - 2. Align Rails: Variations from horizontal level and variation from parallel with rake of steps and ramps for sloped rails not to exceed 1/4 inch in 12 feet.

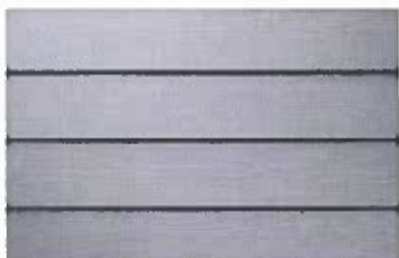
3.3 PROTECTION

- A. Protect finishes from damage during construction period with temporary protective coverings acceptable to railing manufacturer.
- B. Remove protective coverings at time of substantial completion.
- C. END OF SECTION 057300

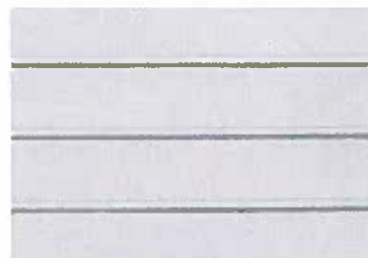
HardiePlank® Lap Siding Product Description

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 3/4 in.

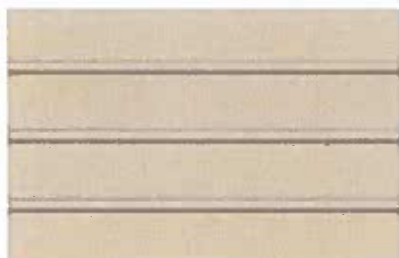
HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products,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



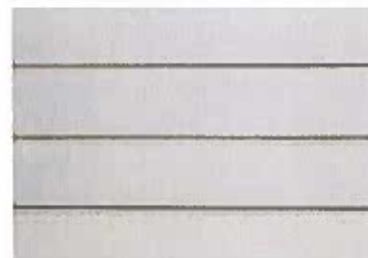
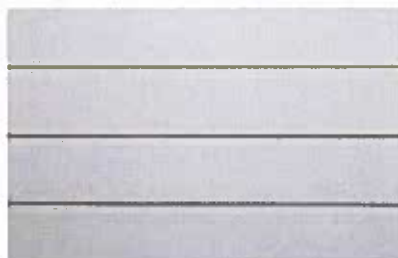
Select Cedarmill® Smooth



Beaded Cedarmill®



Beaded Smooth Custom Colonial Roughsawn®



Custom Colonial Smooth®



Installation of HardiePlank® Lap Siding

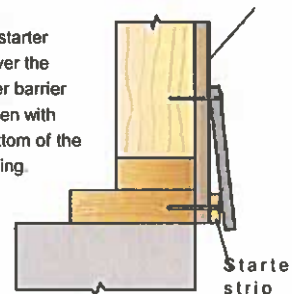
INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 $\frac{1}{4}$ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

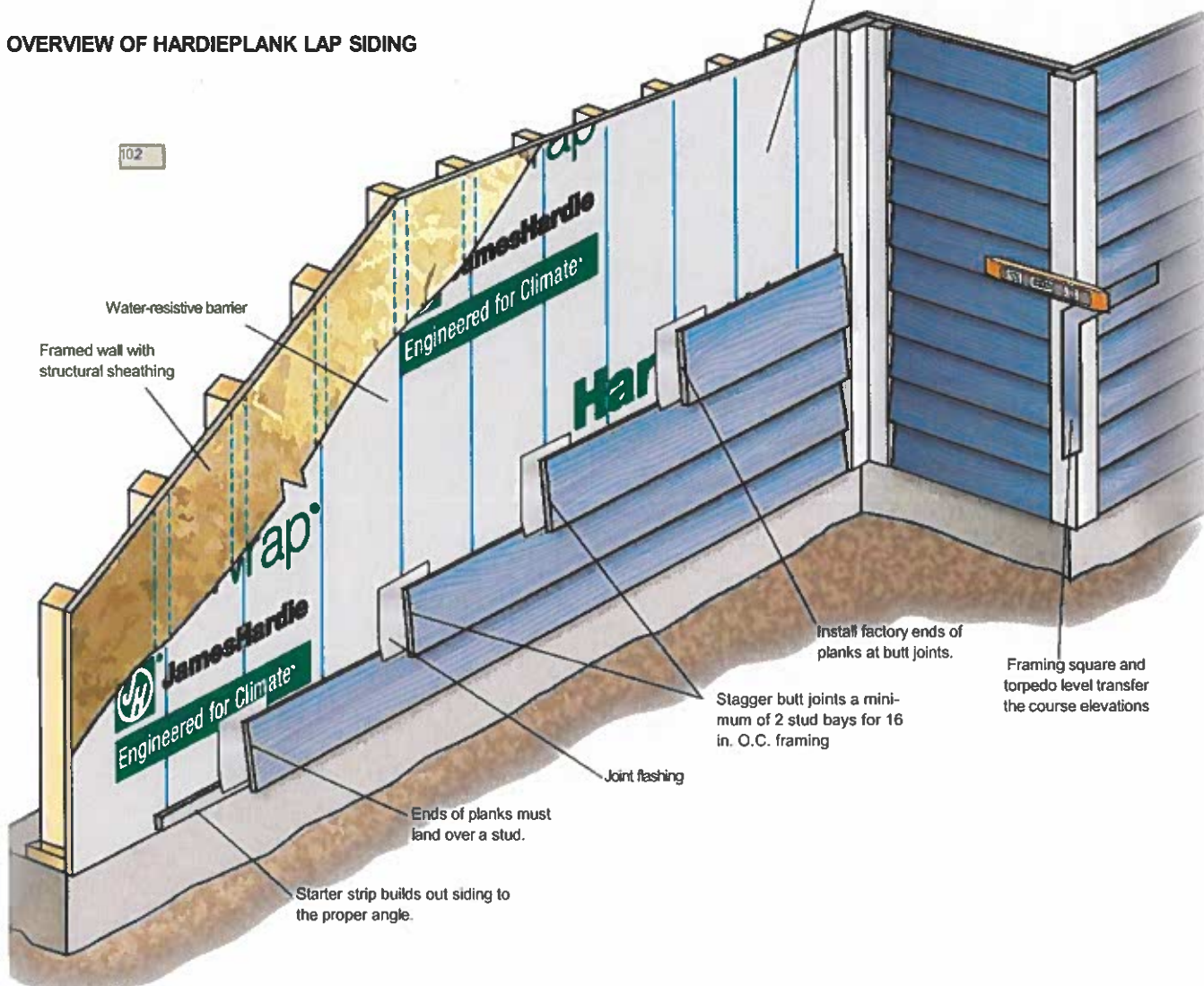
10.1 Water-resistive barrier

Install starter strip over the weather barrier and even with the bottom of the sheathing.



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

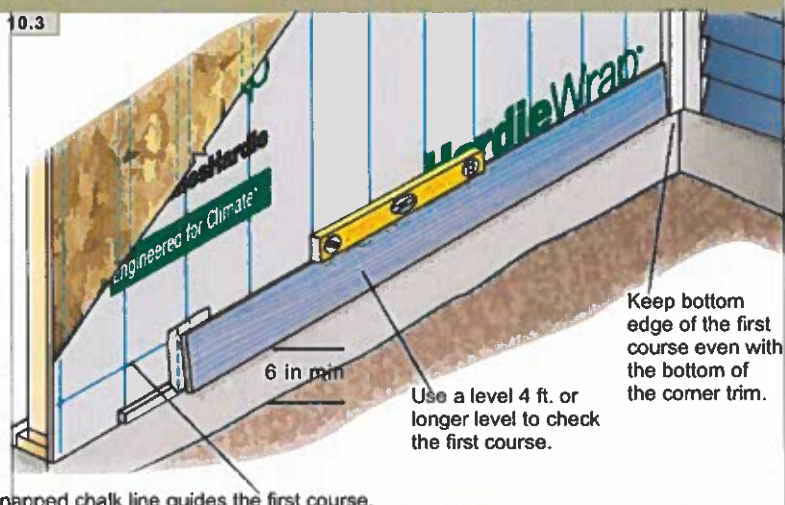
OVERVIEW OF HARDIEPLANK LAP SIDING



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is



As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.

1. Position the bottom edge of the first course of siding a minimum $\frac{1}{4}$ in. below the edge of the starter strip (maintain required clearances) and secure.

1. Run the siding to the HardieTrim® board leaving a $\frac{1}{8}$ in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

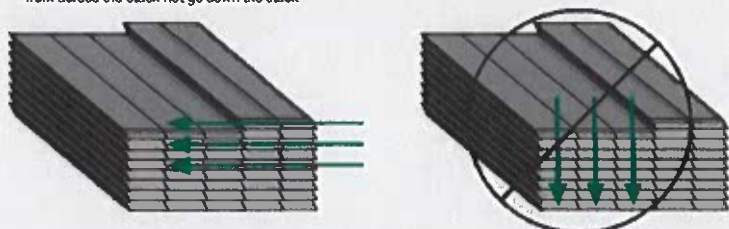
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



Pull from across the stack Do not go down the stack
from across the stack not go down the stack



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

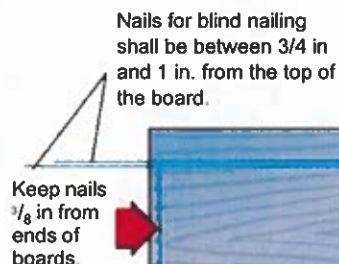
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank.

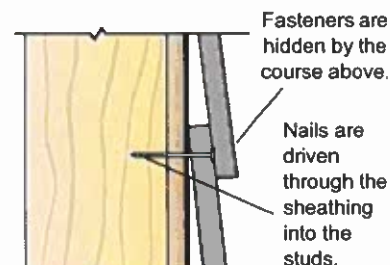
Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

Avoid placing fasteners near the top edge of the plank. This practice, called "high nailing", may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

10.5 Blind nailing measurements



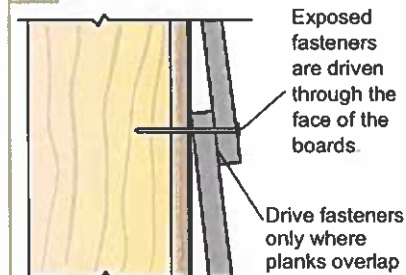
10.6 Blind nailing



FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing



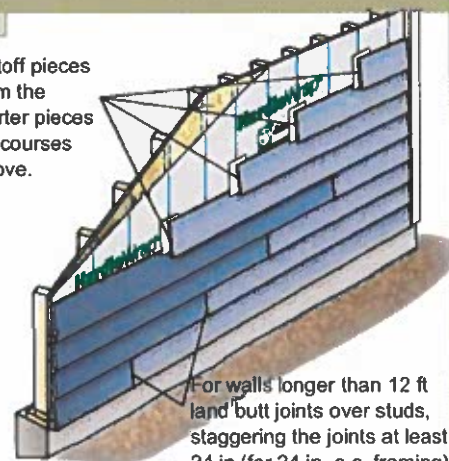
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

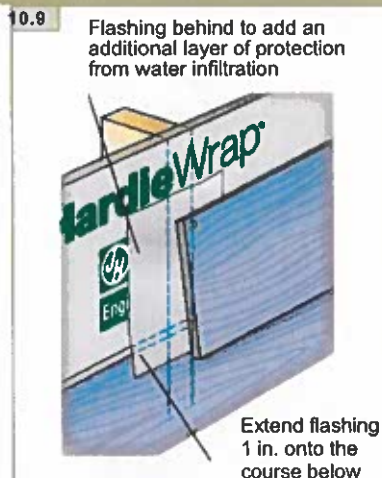
C. "H" jointer cover

Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

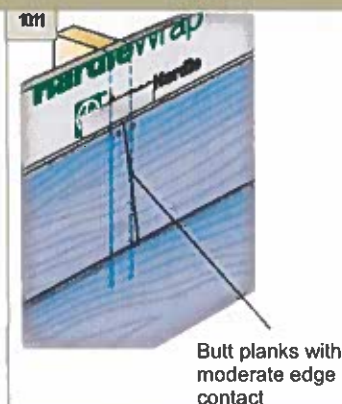


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with $\frac{3}{4}$ in landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

1. Tack up a small scrap piece of siding where the first gable course is going.
 2. Hold a second small piece of siding against the eave or rake board.
 3. Trace the angle onto the scrap.
 4. Cut that line and label the scrap as the template for the gable angle.
- The template can then be used to transfer the angle onto the larger pieces for cutting and installation.

1. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

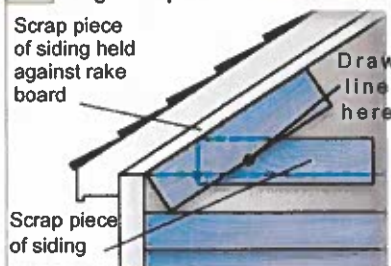
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down $1\frac{1}{4}$ in. from the top edge of the plank for the course overlap. Make a mark on both ends.

1. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.

1. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

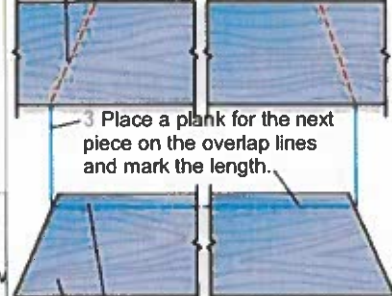
10.14 Angle Template



10.13

- 4 Draw the angle, cut and repeat the process for the next course.

Tip for fast gable installation



- 1 Measure, cut and fit lowest gable plank using gable angle template.
- 2 Before installing, measure down the $1\frac{1}{4}$ in. overlap at the top of the board.

HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate	Approved Fastener	Fastener Type	
wood studs	blind	16 in o.c.	2 113 in. x .267 in x 2 in. 6D common
		24 in o.c.	3 .093 in. x .222 in. x 2 in. 6D siding nail
	face	16 in o.c.	9 No 11ga 1.25 in long roofing nail
		24 in o.c.	7 Ribbed Bugle-Head No. 8 .323 in. x 1.625 in screws
	blind	16 in o.c.	8 Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
		24 in o.c.	12 [AKN-100] .100 in x .25 in x 1.5 in ET&F
steel studs*	blind	16 in o.c.	8 13 [AGS-100] .100 in x .313 in. x 1.5 in
		24 in o.c.	14 [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in masonry nail
	face	16 in o.c.	7 12 .113 in. x .260 in x 2.375 in 8 D common
		24 in o.c.	16 No 11ga 1.75 in long roofing nail
	Direct to Masonry	16 in o.c.	14 4 No 11ga 1.75 in long 4D siding nail
		24 in o.c.	4 .091 in. x .221 in. x 1.5 in

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners



HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-4HARDIE).

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roar® saw) and a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting plaster or cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-perforated housewrap*, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed. Double Wall
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum

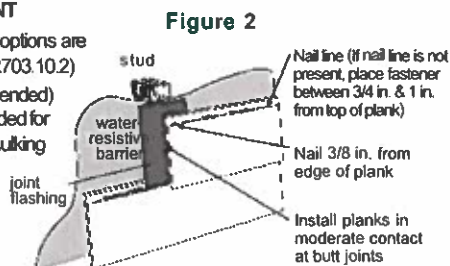
6" minimum for the first 10 ft., water-resistive

- Do not use HardiePlank lap siding in Fascia or Trim applications, barrier
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

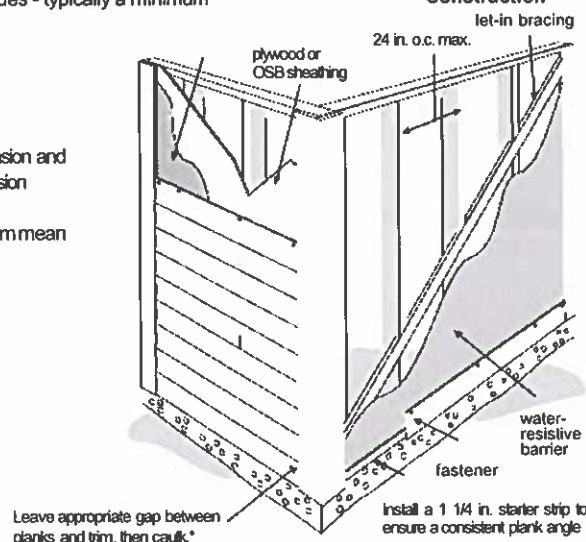
- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- A. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

*For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

Figure 1 Single Wall Construction



SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH | CUSTOM COLONIAL™ SMOOTH | CUSTOM COLONIAL™ ROUGHSAWN

Visit jameshardiepros.com for the most recent version. HS11119 P1/4 12/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

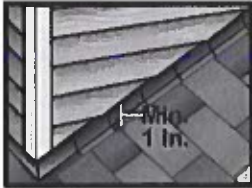


Figure 4
Horizontal Flashing

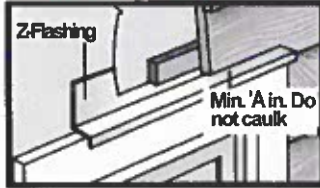


Figure 5
Kickout Flashing

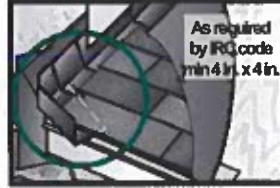


Figure 6
Slabs, Path, Steps to Siding

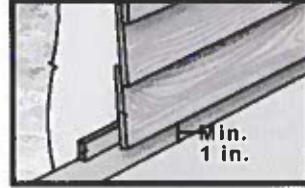


Figure 7
Deck to Wall

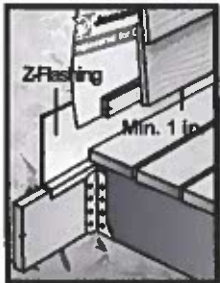


Figure 8
Ground to Siding

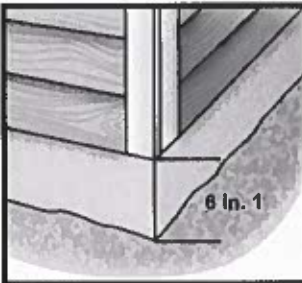


Figure 9
Gutter to Siding



Figure 10
Sheltered Areas

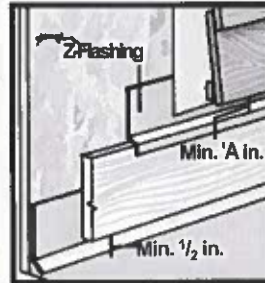


Figure 11
Mortar/Masonry

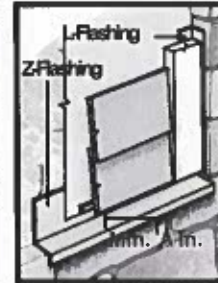


Figure 12
Drip Edge

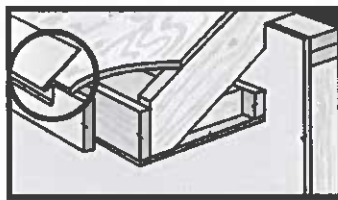


Figure 13
Block Penetration
(Recommended in HZ10)



Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

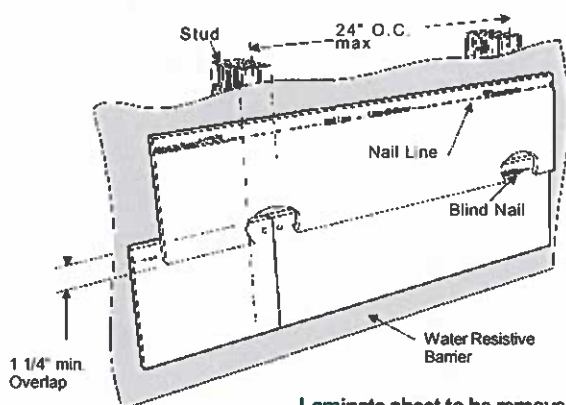
FASTENER REQUIREMENTS *continued*

Figure 15

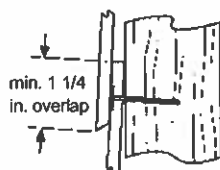
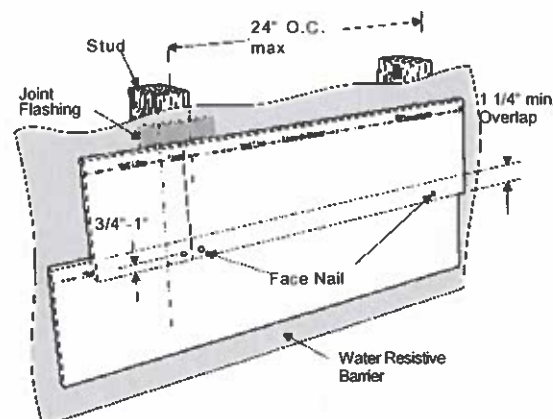
Minimum overlap
for Both Face
and Blind Nailing

Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS PNEUMATIC FASTENING

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



SNUG FLUSH

DO NOT DO NOT DO NOT USE

UNDER
DRIVE

IF, THEN

HAMMER
FLUSHREMOVE &
REPLACEOVER
DRIVE

SLANT

IF, THEN ADDITIONAL NAIL

COUNTER
SINK & FILLALUMINUM
FASTENERSCLIPPED
HEAD NAILS

STAPLES

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer. Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS SQ (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH									
		5 1/4 6 4	5 6 6 1/4 6 3/4	1 1/4 7 1/4 7 1/2 8 8	1 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4			
1		25	20	17	16	15	14	13	13	9	
2		50	40	33	32	30	29	25	25	19	
3		75	60	50	48	44	43	38	38	28	
4		100	80	67	64	59	57	50	50	37	
5		125	100	83	80	74	71	63	63	47	
6		150	120	100	96	89	86	75	75	56	
7		175	140	117	112	104	100	88	88	65	
8		200	160	133	128	119	114	100	100	74	
9		225	180	150	144	133	129	113	113	84	
10		250	200	167	160	148	143	125	125	93	
11		275	220	183	176	163	157	138	138	102	
12		300	240	200	192	178	171	150	150	112	
13		325	260	217	208	193	186	163	163	121	
14		350	280	233	224	207	200	175	175	130	
15		375	300	250	240	222	214	188	188	140	
16		400	320	267	256	237	229	200	200	149	
17		425	340	283	272	252	243	213	213	158	
18		450	360	300	288	267	257	225	225	167	
19		475	380	317	304	281	271	238	238	177	
20		500	400	333	320	296	286	250	250	186	

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

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SLAWING DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 12631, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-63-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

HardiePlank® Lap Siding

Submittal Form

01

Submitted to:
Project Name:
Submitted by:
Date:

☐ HZ5® Product Zone ☐ HZ10® Product Zone
Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12lr
Product Finish: ☐ Primed ☐ ColorPlus® Technology
Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

HardiePlank® Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

General Property		Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185	As reported	83	
	Water Absorption, % by mass	ASTM C1185	As reported	36	
Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass	
Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
		Equilibrium conditioned, psi	>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _u)		6.62
	Thermal Resistance		R=1/ K _u		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

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Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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SS2001 10/15



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 18, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, September 25, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2023-1032 has been filed on behalf of Henry Capital Easton, LLC. The applicant is seeking approval for the demolition of the existing single story commercial structure located on the property of 123 South Washington Street, with a preliminary plan to construct a new mixed-use structure upon the property with associated parking.

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 September 13, 2023



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

Monday, September 11, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

1. **Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.
2. **Agenda Summary Review** — The Commission made an amendment to the September 11, 2023 agenda to hold the review of application 2022 - 701 for 407 Goldsborough Street as the final agenda item.

Vice Chairperson Brophy moved to approve the September 11, 2023 Agenda Summary with the proposed amendment. Commissioner Pezor seconded the motion.

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

3. Old Business —

- a. **Applicant:** Town of Easton
File No.: 2022 - 670
Location: 123 S. Locust Lane, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1858
R-7A

Request: The applicant is proposing a roofing material amendment for a previously approved roof replacement. In May of 2022, the Historic District Commission made an approval for extensive renovations to the existing structure that stated that the new roof shall be cedar shake, with the exception of a new rear addition to be standing seam. The applicant is now proposing to use standing seam for the entirety of the roof on the existing structure. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*
- ii. *Appendix B: Shingles*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Trevor Newcomb

Public Comment — None

The applicant amended their application to include the installation of a standing seam metal roof over the front porch.

Commissioner Pezor moved to approve the amended application with the condition that 1) the roof material shall be metal; and 2) the porch roof shall be metal. Vice Chairperson Brophy seconded the motion.

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

b. Applicant: Jackie Whisman
File No.: 2023 - 968
Location: 114 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1958
Zoning: R-7A

Request: This application was seen before the Commission at the July 10, 2023 meeting with a proposal to replace the corrugated metal roof on the rear porch, and to replace the main portion of the structure with architectural asphalt shingles.

The Commission tabled the application to request further detail regarding the pitch of the new roof for the existing standing seam metal section. The applicant has amended their application to reflect that the existing portion of the roof will not be replaced, and the gutters will be removed and replaced at a later time. 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 — None

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

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

- 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 applicant is requesting a Certificate of Appropriateness extension for previously approved construction. This is a contributing building to the Historic District.

Historic District Guideline references:

i. New Construction Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Kelly Pezor

Public Comment — None

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

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

d. Applicant: Chesapeake Neighbors LLC
File No.: 2023 - 865
Location: 20 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1130
Zoning: R-7A

Request: The applicant is proposing to demolish two (2) existing outbuildings located along the rear property line, and to replace them with two (2) new residential structures. At their February 27, 2023 meeting, the Commission found that the outbuildings were both non-contributing structures based on the Easton Historic District Design Guideline's Demolition Review Procedure. The proposed replacement structures will be located in the same footprint as the existing outbuildings. This is a continued hearing from the June 12, 2023 meeting - the second of two (2) required meetings for the demolition of structures in the Historic District.

Historic District Guideline references:

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

- xiv) *Guideline 126. Arrangement (Windows)*
- xv) *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Virginia Richardson, Rauch Inc.
Lyndsey Ryan *Esq.*

Public Comment:

Greg Zimmerman
Jonathan Ryan

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

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

4. New Business —

- a. **Applicant:** Scott Reynolds
- File No.:** 2023 - 1022
- Location:** 610 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0958
- Zoning:** R-7A

Request: On August 25, 2023 the Building Inspection Department issued a stop work order after it was discovered that fencing was being installed without Historic District Commission approval or a building permit. The applicant now is proposing to install a 6 foot, vertical style privacy that will be painted white. This is a non 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:
Scott Reynolds

Public Comment — None

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

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

b. Applicant: Window Nation
File No.: 2023 - 992
Location: 121 S. West Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0958
Zoning: R-7A

Request: The applicant is proposing to replace nine (9) existing windows with new vinyl windows. This structure was built in 2007, and drawings with the approved building permit records indicate that the existing windows should be Anderson 400 series vinyl-clad windows. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B: Substitute Materials*

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

Applicant Presentation:
Sharon Slacum

Public Comment — None

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

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

ABSENT: 0

- c. Applicant:** Milo Remodeling
File No.: 2023 - 1019
Location: 126 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1892, Lot 1
Zoning: R-7A

Request: The applicant is proposing to replace the existing concrete front porch decking with a new wooden porch deck. The original posts of the porch deck will be removed and reinstalled, and the existing roof will remain. The applicant is also requesting to remove an existing and to install a new wooden fence around the rear yard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jeff Goodman

Public Comment — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Bateman amended the motion to approve the application with the condition that the material of the porch floor shall be tongue and groove wood. Commissioner Stuart seconded the motion.

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

5. Discussion Item —

- a. Accessory Structures, Pools & Hot Tubs / Home Spas —** The Commission revisited this discussion for the purpose of amending the Historic District Guidelines definition of Accessory Structures, and to create new guidelines and definitions for Pools and Hot Tubs / Home Spas. Vice Chairperson Brophy

proposed the creation of a section for Accessory Structures that includes Outbuildings and (Inground) Pools; and made a recommendation for language regarding pool material and equipment screening guidelines. The Commission was unanimously in favor of language that prohibited Above Ground Pools within the Historic District. The Commission designated two members to lead an effort to draft the new language which will be presented and voted on at a later time.

- b. Design Guidelines — The Commission made an observation regarding the current format of the Design Guidelines - specifically Windows, Roofs and Fencing - and how they might be perceived by the typical applicant. Commissioner Stuart made a suggestion to incorporate an easy-to-read flow chart for acceptable / non acceptable materials within the guidelines.

- c. ADA Compliance for Historic Commercial Buildings — The Commission inquired about any Town Zoning Code requirements and/or any applicable requirements in the existing HDC Guidelines to enforce handicap accessibility of buildings within the Historic District. Staff advised that the Town has an established minimum requirement for ADA compliance, and referred to preservation guidelines set by the U.S. Department of the Interior that may be used for guidance to establish any future ADA compliance guidelines that the Commission may wish to consider. The Commission contemplated their authority to enforce any ADA guidelines onto existing historic commercial buildings and/or new construction of commercial buildings within the Historic District. The Commission also commented on the condition of sidewalks within the Historic District as safety hazards. Staff advised that the Town Engineering Department is initiating a project to restore all Town sidewalks - particularly within the Historic District.

6. Decision Summary Review —

Commissioner Pezor moved to approve the August 28, 2023 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. **Applicant:** Economy Restoration, LLC
File No.: 2023 - 1026
Location: 416 August Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1064
Zoning: R-7A

Request: The applicant is requesting approval for an in-kind replacement of the existing 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*

8. **Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Pezor seconded the motion. The meeting was adjourned at 7:24 p.m.



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

RECEIVED
SEP 13 2023

Application #: 2023-1033
Date Received: 09/13/2023
Fee Paid: \$25.00
HDC Meeting Date: 09/25/2023
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

36 South Aurora St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Willis McGill

TELEPHONE NO.

410-458-4218

EMAIL

mwillis m@yahoo.com

Applicant or Agent

NAME

MidShore Exteriors

TELEPHONE NO.

410-673-7939

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind, like and same roof replacement. Remove existing shingles, feltpaper, drip edge. Inspect plywood, install underlayment + INS + drip edge. Install starter strip, architectural shingles, ridge caps + FLASH chimney using aluminum. Install new pipe collars, clean up + remove all debris. All gutters, fascia, soffits, trims 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 Howden
9/22/23
Julie Howden of MidShore Exteriors

Revised 4.4.2022

Renovations

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

Windows

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

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

Roofing

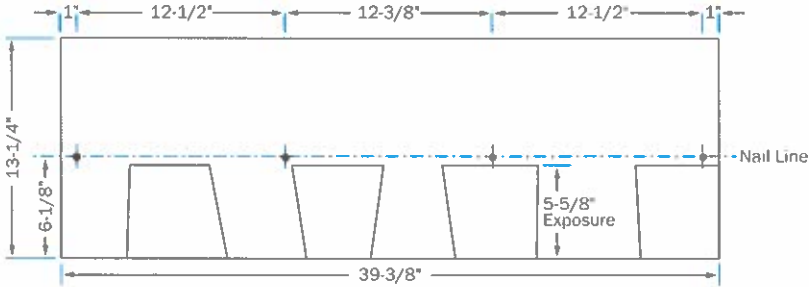
Note: National Register Buildings are held to the highest of standards.

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

Signs

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

PRODUCT DATA



Shingle size†	13-1/4" × 39-3/8"
Exposure	5-5/8"
Each bundle contains	Minimum of 20 shingles
20 shingles covers††	30.76 sq. ft.
One Sales Square covers††	98.4 sq. ft.
Bundles per Sales Square	3
Shingles per Sales Square	64
(1 bundle of 20 shingles and 2 bundles of 22 shingles)	

† Subject to manufacturing variation
†† When applied according to application instructions



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

TAMKO® PERFORATED STARTER

STARTER COURSE SHINGLES

MANUFACTURED IN FREDERICK, MD

PRODUCT DATA

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

TAMKO® PERFORATED STARTER shingles are perforated to allow them to be separated into two starter strips. Made of fiberglass mat coated on both sides with coating grade asphalt and surfaced with ceramic granules.

- Perforated shingles to reduce labor time to field cut shingles.
- Helps to reduce waste.
- Sealant strip to seal first course of shingles.
- Fills in the spaces under the shingle joints.
- Allows the first course of shingles to seal.

USES: For application to the eave or rake edge prior to shingle application. Allows for proper alignment of shingle courses. The starter strip fills in the spaces under the shingles joints and allows the first course of shingles to seal.

IMPORTANT: TAMKO® PERFORATED STARTER CAN NOT BE USED AS THE STARTER COURSE WITH THREE-TAB SHINGLES OR ANY 36" LENGTH SHINGLES AS IT CAUSES IMPROPER JOINT ALIGNMENT FOR THE FIRST COURSE OF SHINGLES.

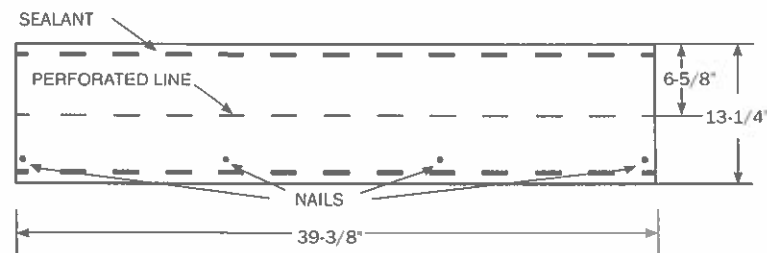
NOTICE: THIS PRODUCT IS SOLD "AS IS" AND WITHOUT WARRANTY OF ANY KIND. ALL WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXCLUDED.

PRODUCT DATA

Shingle sizes†	Before separation	13 1/4" × 39 3/8"
	After separation	6 5/8" × 39 3/8"
One bundle contains	16 perforated shingles to be separated into 32 starter strip shingles	
Coverage per bundle††	105 linear ft per bundle	

†Subject to manufacturing variation

††When applied according to application instructions



WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. We continue to evaluate compatibility of polyurethane foams with our asphalt building products. Chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with these products.



IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. **Applicator safety is of utmost importance.**

WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known human carcinogens" by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as "known" or "probable human carcinogen". The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.

TAMKO®
BUILDING PRODUCTS LLC

P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

HERITAGE® shingles have a fiberglass mat construction with a random-cut sawtooth design. Two layers of mat are coated with asphalt, surfaced with mineral granules and then laminated together. Also includes a self-sealing strip of asphalt.

- Wood-shake look and beauty
- Shadowtone feature adds dimension, depth of appearance and curb appeal
- Limited Lifetime Warranty*
- 10-year Full Start® non-prorated warranty period
- 10-year Algae Cleaning Limited Warranty

USES: For application to roof decks with inclines of 2 inches per foot or greater.

- For slopes between 2" and up to but less than 4" per foot—see "Low Slope Application" section of the Application Instructions.
- For slopes equal to or greater than 21" per foot—see "Mansard Roof or Steep Slope Roof" section of the Application Instructions.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

*Limited Lifetime only applies to single-family structures. See TAMKO's Limited Warranty for complete details.

COLORS

CLASSIC COLORS

- Olde English Pewter*
- Rustic Black
- Rustic Redwood
- Weathered Wood
- Oxford Grey
- Rustic Cedar
- Virginia Slate



*Olde English Pewter is rated by the Cool Roof Rating Council.

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355 and FL35321
Miami-Dade County Product Control Approved	

(CONTINUED ON NEXT PAGE)

WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. We continue to evaluate compatibility of polyurethane foams with our asphalt building products. Chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with those products.



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WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known human carcinogens" by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as "known" or "probable human carcinogen". The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

POLYSTICK® IR-Xe

SELF-ADHERED ICE & WATER PROTECTION UNDERLAYMENT

PRODUCT DESCRIPTION

Polystick IR-Xe, is a homogeneous rubberized asphalt waterproofing compound, fiberglass reinforced, with an aggregate surface for skid resistance for use in ice and water protection applications. The rubberized asphalt seals around correctly installed nails on the weathering surface. Split release backing film aids in easy positioning of sheets to maintain proper line.

Polystick IR-Xe underlayments are manufactured using patented ADESO® Dual-Compound Self-Adhered technology, whereby a "true" polymer modified asphalt compound is applied on the top layer and an aggressive self-adhesive compound is applied on the bottom layer.

TYPICAL APPLICATIONS

- Specially designed for multiple steep slope applications
- Designed as effective reinforcement for perimeter and flashing details
- Added protection against areas prone to wind driven rain and ice damming

FEATURES AND BENEFITS

- Proprietary asphalt compound and fiberglass mat for exceptional dimensional stability
- Surface engineered for superior slip resistance and long-term performance
- Aggressive self-adhesive compound for ease of application

TECHNICAL DESCRIPTION*

Physical Properties	ASTM Method	ASTM Value
Maximum Load, Longitudinal and Transverse, min, kN/m [lbf/in.]	D5147	4.4 [25]
Elongation at break, min of modified bitumen portion [%]	D5147	10
Tear Resistance, Longitudinal and Transverse, min, N [lbf]	D5147	89 [20]
Moisture Vapor Permeability, max, perms 0.1 U.S. Perms [5.7 ng/Pa.S.M²]	E96	0.1
Adhesion to Plywood min at 40°F, lbf/ft width	D1970	2.0
Adhesion to Plywood min at 75°F, lbf/ft width	D1970	12.0
Sealability around nail	D1970	pass
Waterproof integrity after low temp flexibility	D1970	pass
Waterproof integrity of lap seam	D1970	pass
Slip Resistance	D1970	pass

*The properties in this table are "as manufactured" unless otherwise noted



PRODUCT DATA**

Net Coverage (Approx)... 180 sq ft (16.7 m²)
 Gross Coverage 195 sq ft (18.2 m²)
 Weight (Approx) SAND..... 61 lbs (28 kg)
 Weight (Approx) MINERAL... 56 lbs (25 kg)
 Thickness (Nominal) 60 mils (1.5 mm)
 Roll Size... 65'4" x 36" (19.9 m x 0.914 m)
 Rolls/Pallet - Wwrap 30

** All values are nominal at time of manufacturing

APPLICABLE STANDARDS

- ASTM D1970
- UL Classified
- ICC ESR-1697
- Florida Building Code
- Miami-Dade County Approved
- Texas Department of Insurance



PRODUCT CODES

- PSIRXEBB36W2 (Mineral/Release Film)
- PSIRXES36W2 (Sand/Release Film)



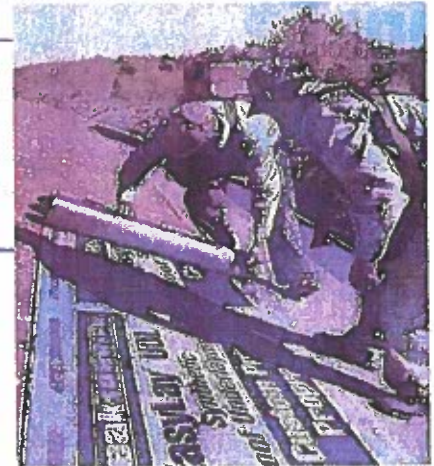
www.polyglass.us

LeakBarrier® EasyLay® UDL 15

LeakBarrier EasyLay UDL 15 is a value-priced, synthetic roof underlayment that has good resistance to the elements. The material consists of a woven polymeric scrim that imparts strength, and a textured fabric on the upper surface that provides walkability.

Usage

EasyLay UDL 15 is designed as an alternative to asphalt saturated felt and can be used in conjunction with shingles, shakes, slate and metal. It can be mechanically attached to several substrates, and used in new and re-roofing applications.



Features and Benefits

- ◆ Lightweight, less than 2.5 lbs per square
- ◆ More coverage per roll than traditional felt
- ◆ Good pliability and low temperature flexibility
- ◆ Pre-printed lay lines for easy installation
- ◆ Can be left exposed for up to 90 days
- ◆ Algae, fungi, and mold resistant; does not rot or decay
- ◆ 100% recyclable
- ◆ Meets and/or exceeds ASTM D226 Type I and II
- ◆ Florida Building Code Approval FL #16884
- ◆ Texas Department of Insurance (TDI) approved

Storage

- ◆ EasyLay UDL 15 must be stored in a dry location.
- ◆ Rolls must be stored on pallets and not more than one pallet high.
- ◆ Do not store rolls in direct sunlight.

General Precautions

- ◆ EasyLay UDL 15 shall be installed in strict compliance with applicable Building Code.
- ◆ Follow Occupational Safety and Health Administration (OSHA) safety standards; use common sense measures and adequate precautions to prevent accidents.
- ◆ EasyLay UDL 15 is considered a vapor barrier. Proper ventilation is critical. Ensure installation does not interfere with existing ventilation.
- ◆ EasyLay UDL 15 shall not be torched or hot mopped to.
- ◆ On slopes less than 4:12, a double layer of EasyLay UDL 15 is recommended. Double layer application is best achieved by using 24" side laps, making sure the side laps are "shingled in" to shed water.
- ◆ Ensure that sharp objects such as debris, stones, bricks, etc. are not dropped on to the EasyLay UDL 15 surface so as to avoid possible cuts or tears.
- ◆ When tin tags/caps are used to secure EasyLay UDL 15, the material shall be covered immediately after application with an approved underlayment or a suitable roof covering.
- ◆ The use of staples to attach EasyLay UDL 15 is not permitted.
- ◆ Apply a thin coat of asphalt-based roofing cement to areas of EasyLay UDL 15 with any cuts or tears.
- ◆ EasyLay UDL 15 is not intended to be used as the primary weather resistant roof covering.

Surface Preparation

- ◆ The substrate shall be clean and dry prior to installing EasyLay UDL 15.
- ◆ For re-roofing, all old roofing and other loose materials must be removed prior to installation.

LeakBarrier



for
01:03 pm (EDT)
/ 2308-4819488-01
ora Street, Essex, MA 01929

RECEIVED

AUG 30 2023



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

TOWN OF EASTON

Application #: 2023-1023
Date Received: 08/30/2023
Fee Paid: \$25.00
HDC Meeting Date: 09/25/2023
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 111 BROOKLETT'S AVE.

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1968 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME GRACE LUTHERAN CHURCH OF EASTON MD

TELEPHONE NO. 410 822 2904 EMAIL GRACE.CHURCH.EASTON.MD@GMAIL.COM

Applicant or Agent

NAME PETE LESHER

TELEPHONE NO. 410 829-2243 EMAIL PLESHER@CBMM.ORG

Description of Proposal (include additional sheets, as necessary)

<u>PLACEMENT OF A "BLESSING BOX" ON A WOODEN POST ALONG</u>
<u>HARRISON STREET SIDE NEAR WALK TO EXTERIOR ELEVATOR DOOR.</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project. NONE

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>Pete Lesh</u>
<u>8/29/2023</u>
<u>PETE LESHER</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☒ Attach all documentation supporting request

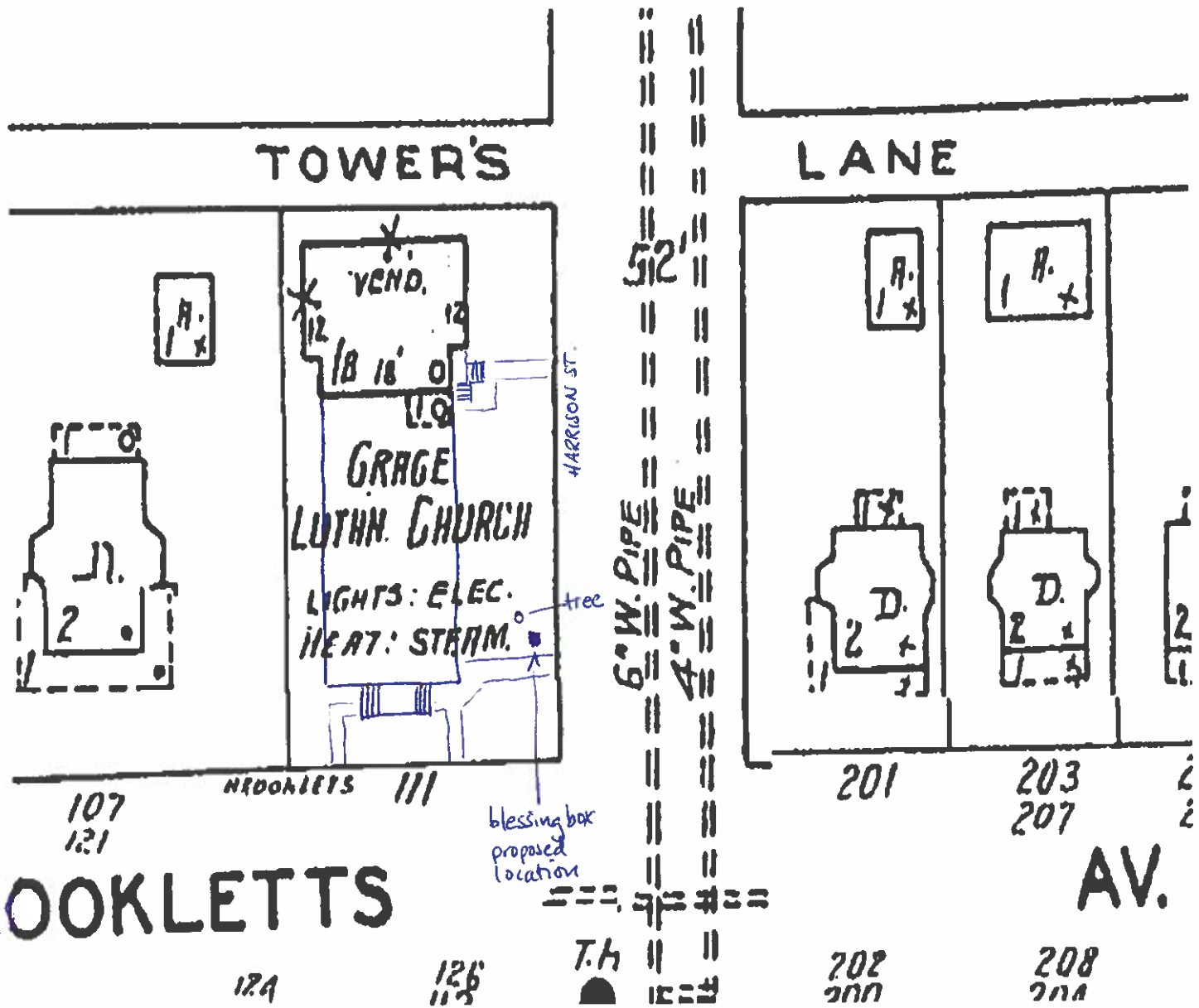
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

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

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

ProQuest® Digital Sanborn Maps, 1867-1970

Easton Jan. 1927-Mar. 1941, Sheet 14



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

From: Samantha Smith ssmith@eastonmd.gov
Subject: Re: Blessing Box, Grace Lutheran Church
Date: June 2, 2023 at 11:35 AM
To: Linda lmn49@comcast.net
Cc: Nicholas Johnson njohnson@eastonmd.gov

SS

Hello Ms. Nabb,

I hope that Nicholas was able to speak more intelligently regarding your questions. I've attached the definitions and permissible uses as referenced during our conversation before.

Please do not hesitate to reach out if you have any further questions.

Thanks,

Samantha N. Smith
Administrative Specialist
Planning & Zoning Department
Town of Easton, MD
410-822-1943

On Mon, Apr 24, 2023 at 9:55 AM Linda <lmn49@comcast.net> wrote:
Good morning, Samantha.

I am Linda Nabb, (cell-410-924-4346) President of Grace Lutheran Church, 111 Brookletts Ave, (at corner of Hanson) in Easton.

Grace would like to place a Blessing Box in our yard. It will be like the one at the Cordova Fire Hall (see photos below). We want to place the box on the pole, not the stand with the shelves you see in the photo next to it. The Blessing Box looks much like a larger bird house. I wanted to make sure the placement meets the setback requirements of the Town codes and would appreciate guidance on where it can be placed.

I have attached an article that recently appeared in Attraction magazine. While the article doesn't list all the Blessing boxes in the area, it does have a photo of the one at the YMCA.
<https://attractionmag.com/2023/03/29/blessing-boxes-on-the-mid-shore/>

You can contact me using my cell # above or email address contained in this email.

Thank you.

Linda Nabb



GRACE'S BLESSING BOX WILL LOOK LIKE THIS ONE, INSTALLED IN CORDOVA

Blessing Boxes on the Mid Shore

MARCH 29, 2023 by [JENNIFER LATHAM](#)



For those experiencing food insecurity on the Mid Shore, some assistance comes in the form of a little free pantry, a Blessing Box. They can be found throughout the area, many times at churches, and are filled with non-perishable food items and hygiene products. People are encouraged to “take what you need and give what you can.”

According to the USDA, more than 34 million people, including 9 million children, in the United States are food insecure, meaning, every community in the country is impacted. Rural areas are especially subject to food insecurity. The Talbot County Hunger Coalition states that in 2023, one in 10 are food insecure in the county and that 43.3% of its students are receiving free or reduced priced school meals.

The USDA defines food insecurity as a lack of consistent access to enough food for every person in a household to live an active, healthy life.

It isn't terribly difficult to build a Blessing Box and [etsy.com](#) even sells pre-made boxes, but to build your own, turn to [woodshopdiaries.com](#) where Shara will provide step-by-step directions on how to do it yourself. Another resource is [littlefreepantry.org](#) for free downloadable plans.

If you know someone in need, send them to an area Blessing Box. For those who can, consider contributing to a Blessing Box at some of these area locations:

St. Luke's United Methodist Church

100 South Fifth Street, Denton

Carrie Soldano, administrative assistant at St. Luke's, is enthusiastic about their Blessing Box, saying, “We love our Blessing Box!” The Blessing Box is located in the parking lot by the main office entrance and was erected by the St. Luke's youth group a number of years prior to the pandemic. The church makes sure to keep it stocked as it gets used on a daily basis. Carrie said that the youth group and church leaders are currently in conversations about repairing, updating, and expanding the box. St. Luke's also has a small food pantry in the church office that is accessible during office hours, Monday through Thursday, 9 a.m.-4 p.m. To contribute, call 410-479-2171.

Park Lane Church of God

209 Park Lane, Federalsburg

Lead Pastor Ray Parsons says the Blessing Box is well used and supported. “The need is very real,” he admits. Many stop by to help keep the box filled. He adds, “After our Benevolent Team refills on Sunday, it is usually ‘slim pickings’ through the week. We can never keep it full. Any local help is appreciated.” To help, contact Ray at 410-310-2405.

Bethesda UMC

144 Main Street, Preston

According to Pastor Paul Lewis, Bethesda UMC has “the BUSIEST Blessing Box on the Eastern Shore. It's a 24/7 drive-through in terms of the high number of vehicles that come through the lot. And not only is it the busiest, but the lady who takes care of it, Donna Lane, is fastidious about checking dates on all the products for viability and keeping the box stocked (which she has to do MANY times a week). Also, we put out non-food items in the box: toiletries, socks, baby diapers. etc. And outside the box we'll put shoes and other items that folks might need that are in good working order.” To contribute, call 410-610-8111.

Greater Impact Maryland/New Life Wesleyan Church

13699 Greensboro Road, Greensboro

Trinity UMC

302 Church Lane, Goldsboro

Very active in the area Food Pantry, a regional outreach, the church expressed that “All who are truly in need are welcome to come and receive” from its Blessing Box available outside the church.

New Beginnings UMC

12020 Central Avenue, Ridgely

For more details about this Blessing Box, call 410-443-8338.

St. Paul’s Episcopal Church

301 South Liberty Street, Centreville

In 2017, students from the Wye River Upper School established the Blessing Box in the churchyard and continue to maintain it. Parishioners donate food to it regularly.

Sassy River Market

120 East Cross Street, Galena

This popular shop has a Blessing Box and contributes regularly to it. Feel free to leave a little something inside as well.

Jane’s UMC

120 South Cross Street, Chestertown

For more details about this Blessing Box, call 410-778-0633.



Jane’s UMC has a Blessing Box outside the front entrance at 120 South Cross Street in Chestertown.

YMCA Easton

202 Peachblossom Road, Easton

Angel Nagel established the Blessing Box in late 2022 and it has been busy getting replenished nearly every day with the community’s support.



A new Blessing Box is now located at the Easton YMCA on Peachblossom Road.

Trappe Town Office

4011 Powell Avenue, Trappe

A Blessing Box was originally established at the fire department in 2019 by now professional firefighter and Trappe resident, Josh Cherry, who was earning his Eagle Scout badge with Boy Scout Troop 532 at the time.



The Blessing Box located in Trappe is a cheery fire engine red color.

Christ Episcopal Church

107 Gay Street, Denton

The Blessing Box on site is managed by the His Hope Ministries, a homeless services organization. For more information, call 443-448-7297.

RECEIVED

SEP 20 2023



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

Application #: 2023-1038
Date Received: 09/20/2023
Fee Paid: \$25.00
HDC Meeting Date: 09/25/2023
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

415 AUGUST EASTON, MD 21601

☐ Contributing

☒ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TERREY PRIGG

TELEPHONE NO.

410-829-5338

EMAIL

Applicant or Agent

NAME

BRADEN TUTTLE

TELEPHONE NO.

202-445-7099

EMAIL

BRADEN.TUTTLE@AOL.COM

Description of Proposal (include additional sheets, as necessary)

COTTAGE ROOF REPLACEMENT IN KIND

GAP ARCHITECTURAL SCREEN

GUTTERS AND FAUCET TO REMAIN

Trim and soffit 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 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

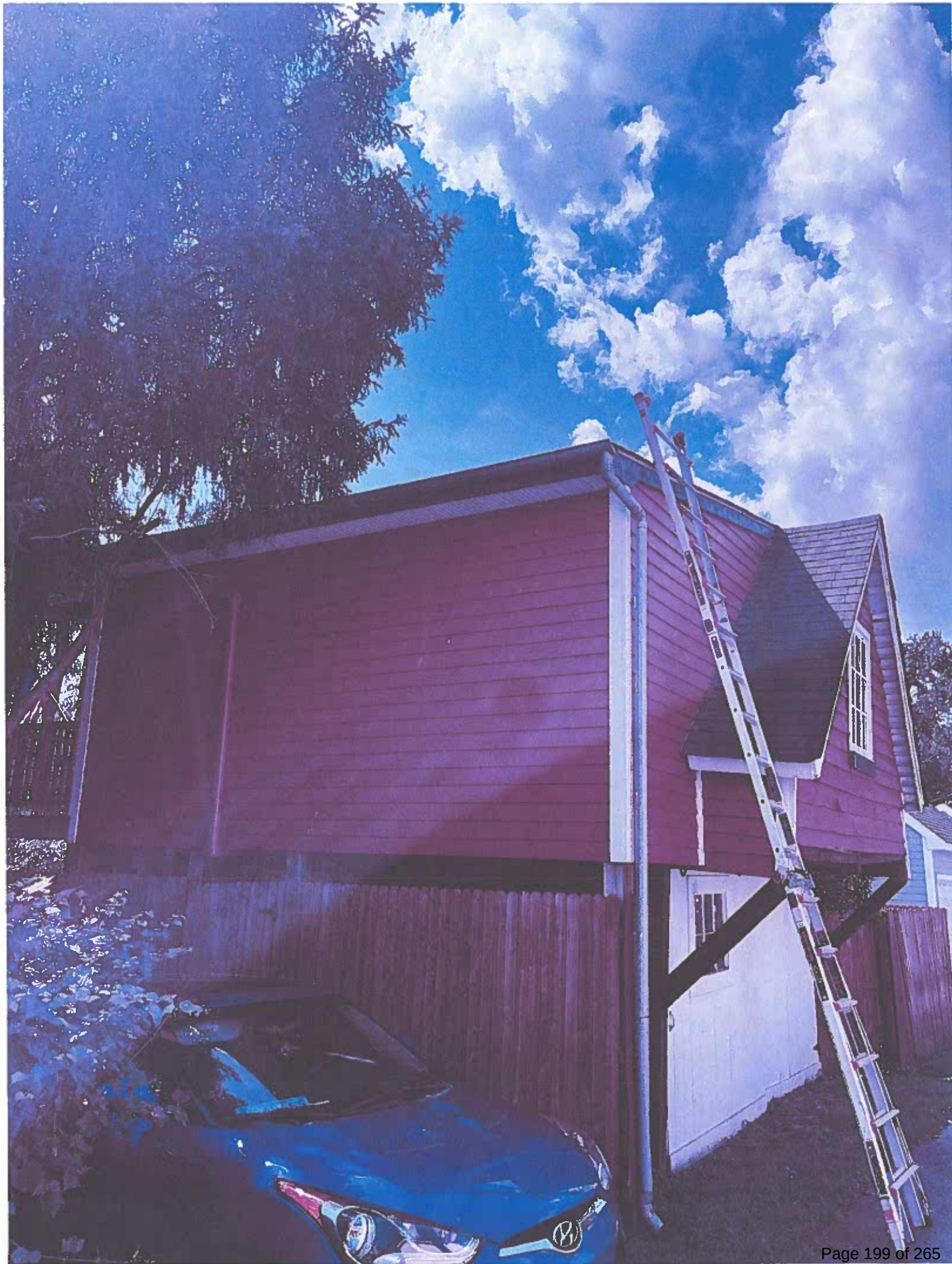
Signature of Applicant or Agent

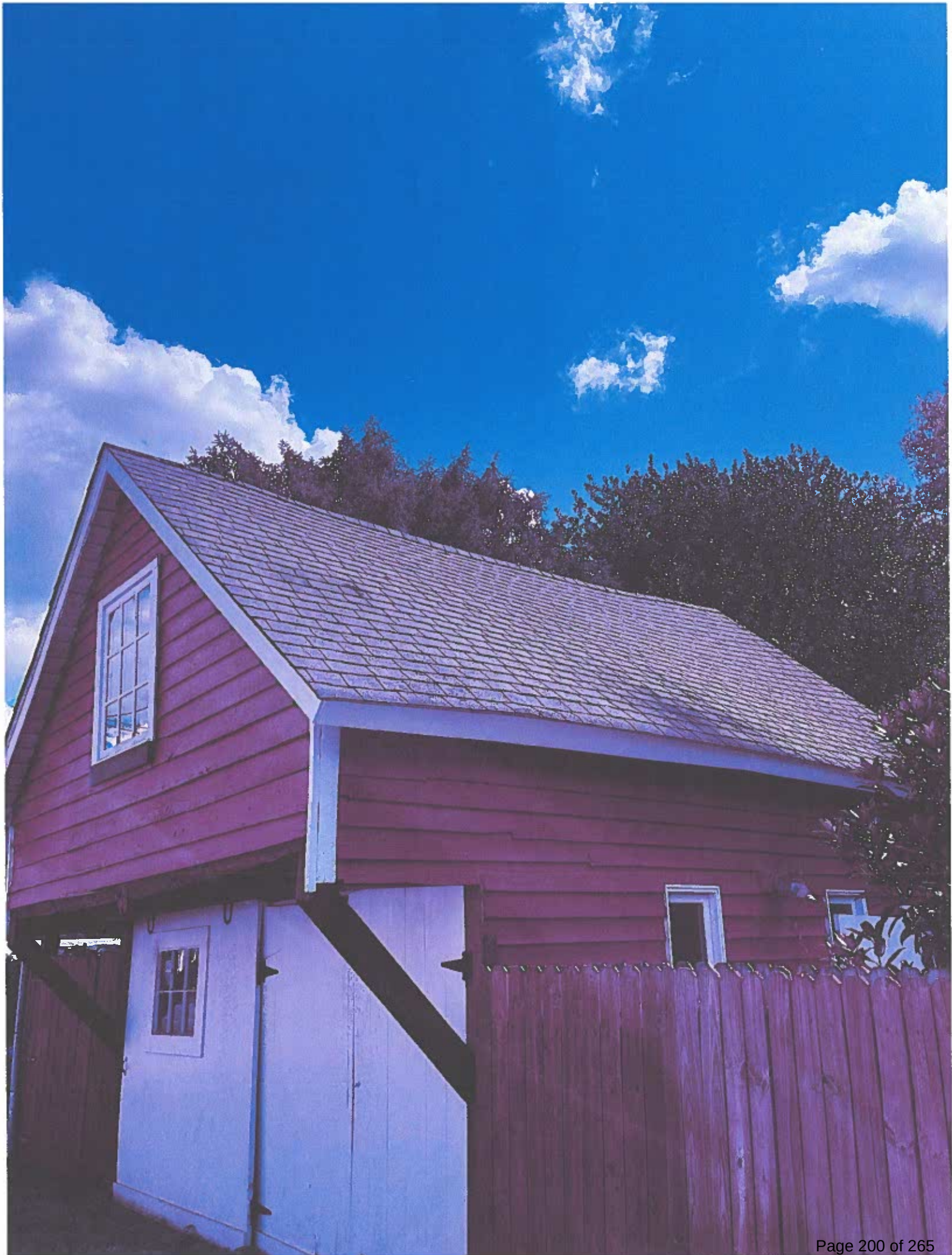
Date

Printed Name of Applicant or Agent

9-20-23
BRADEN TUTTLE

Revised 4.4.2022







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

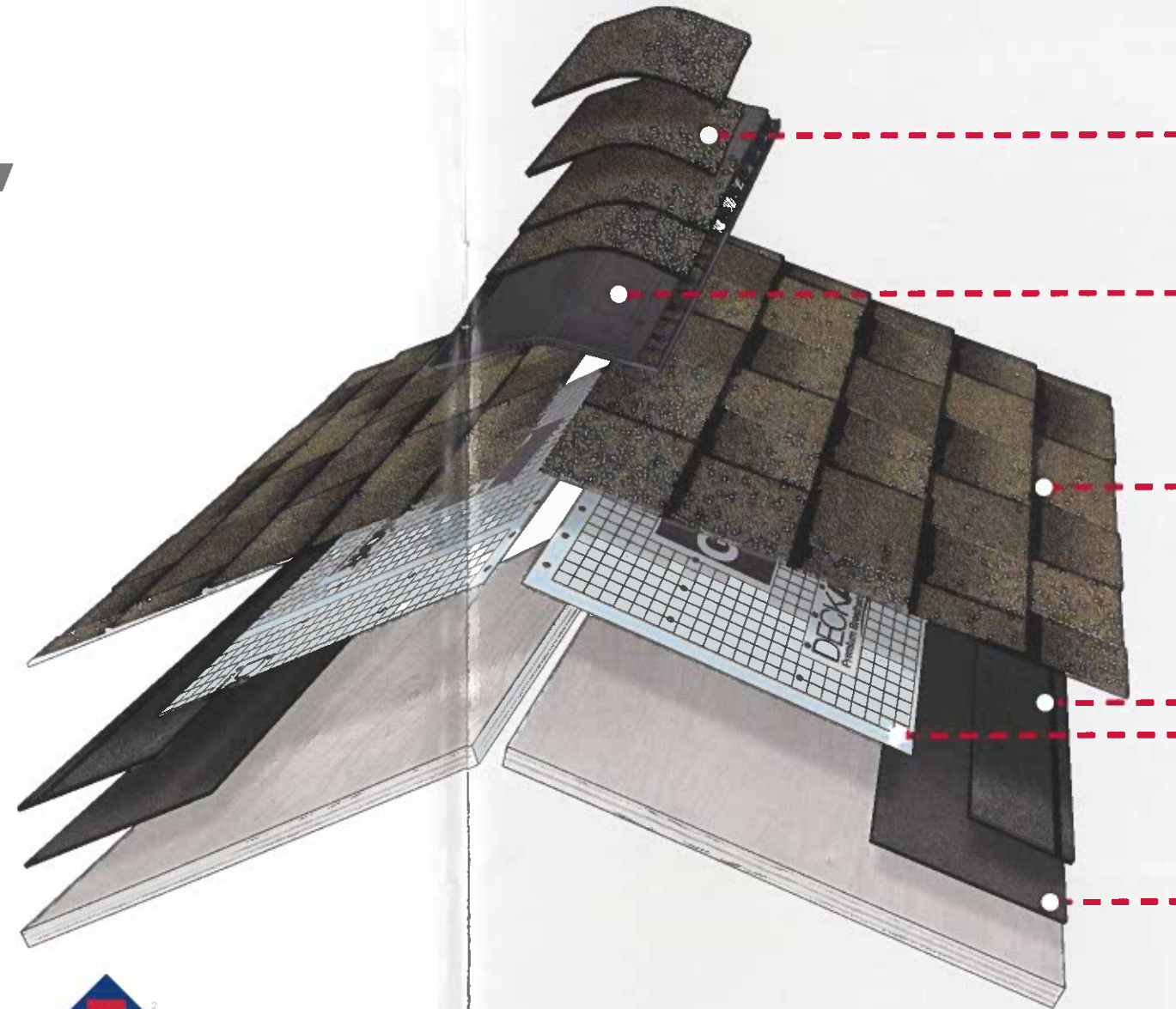


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.



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



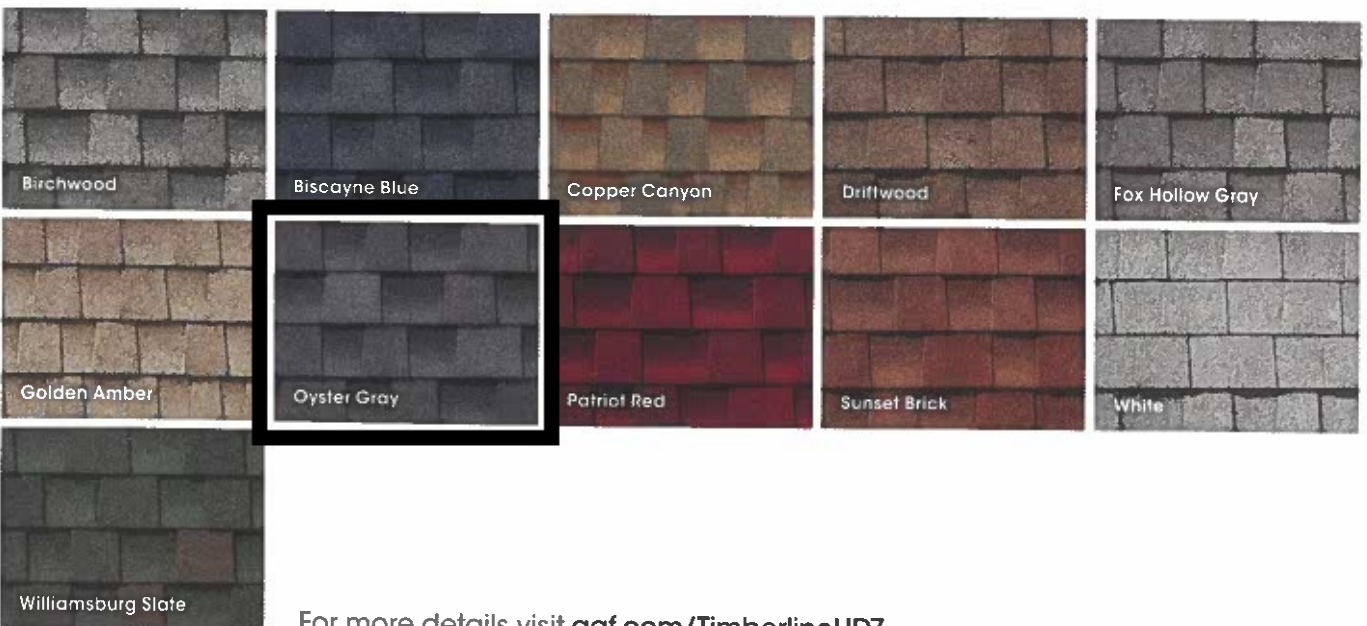
Nationally Available Colors



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	•	•	•	•	•	•	•

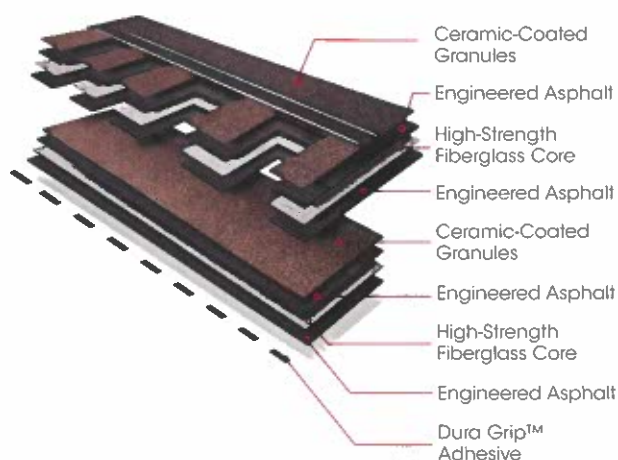
Regional Colors:

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



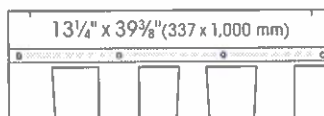
¹ Rated by the Cool Roof Rating Council (CRRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

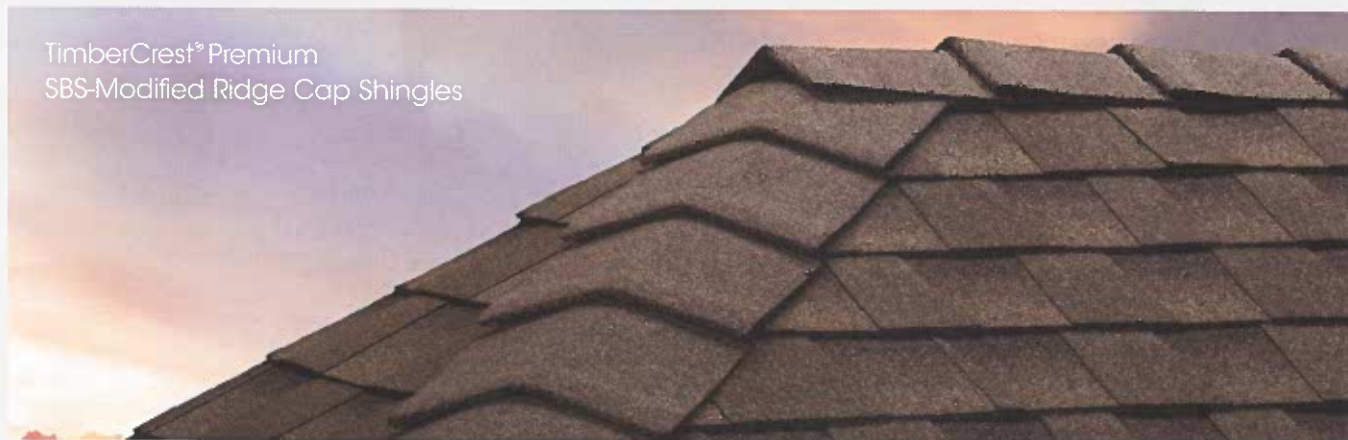


Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.

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

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Page 208 of 265



RECEIVED

SEP 20 2023

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-1039
Date Received:	09/20/2023
Fee Paid:	\$25.00
HDC Meeting Date:	09/25/2023
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

629 Goldsborough St. Easton, MD 21601

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

George Arscott

TELEPHONE NO.

410-253-6213

EMAIL

george.arscott@yahoo.com

Applicant or Agent

NAME

Marasun Roofing

TELEPHONE NO.

410-226-6212

EMAIL

bonnie@marasunllc.com

Description of Proposal (include additional sheets, as necessary)

Full roof replacement: Removing existing asphalt shingles & replacing w/ in kind asphalt shingles (1750), using GAF Timberline HDZ in the color Duffer Gray. Installing new CDR plywood decking on all boxes of upper roof & installing new flashing around the metal chimney stack. NOT replacing metal roof.

Specific Requirements

SITAB, OFDM, ASBIA & GATTOS TO REMAIN

- 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

9/19/2023
John "BP" Marrah

Revised 4.4.2022

Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 021451

Owner Information

Owner Name:	ARSCOTT GEORGE E	Use:	RESIDENTIAL
	ARSCOTT VIRGINIA E	Principal Residence:	YES
Mailing Address:	629 GOLDSBOROUGH ST	Deed Reference:	/00809/ 00660
	EASTON MD 21601		

Location & Structure Information

Premises Address:	629 GOLDSBOROUGH ST	Legal Description:	LOT 16-50X130.5
	EASTON 21601-0000		629 N/S GOLDSBOROUGH ST
			EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	000EA	0776	1230013.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	1,428 SF		6,525 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	WOOD SHINGLE/	3	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	51,800	62,300		
Improvements	81,400	89,400		
Total:	133,200	151,700	145,533	151,700
Preferential Land:	0	0		

Transfer Information

Seller: SMITH, SHIRLEY T	Date: 08/24/1995	Price: \$50,000
Type: ARMS LENGTH IMPROVED	Deed1: /00809/ 00660	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/27/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ARSCOTT ROOF REPLACEMENT PROPOSAL

SEP 16, 2023

Project #14884749065

MARASUN
roofing | siding | windows | gutters | solar



GEORGE ARSCOTT

George.arscott@yahoo.com

410-253-6213

629 Goldsborough Street
Easton, MD
21601



We can help you with

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

hello@marasunllc.com
(410) 226-6212

INTRODUCTION

Hi George,

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

The following estimate is for:

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

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

Kind regards,

BP Marrah
Marasun
bp@marasunllc.com
410.226.6212

INSPECTION

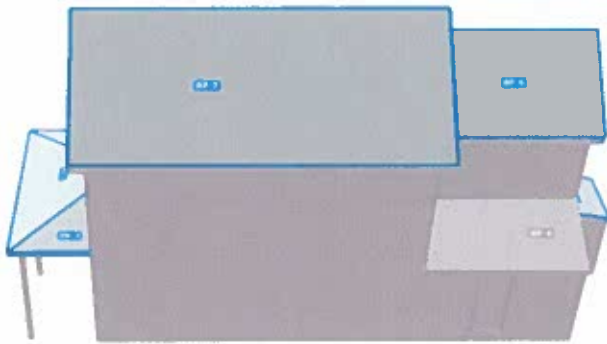


There are roof deformations on multiple slopes that we will investigate once we have the roof removed.



The current roof has lived a good life.

PROPOSED SOLUTION



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

We will install new CDX Decking on the eaves of the upper roof. We will have to remove and reinstall the gutter straps one at a time to install them on the new plywood decking.

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

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

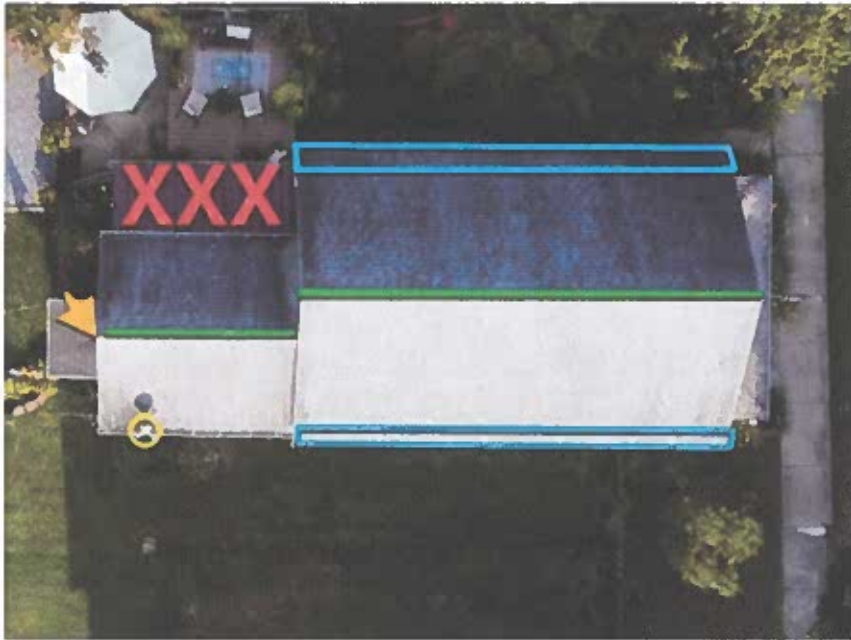
We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

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

We will then install the Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles. We will provide option of either a solar fan or ridge vents. One of those options will need to be chosen due to code requirements.



The blue areas represent where we will need to install new CDX Decking. It is unknown the specific number of sheets that will be needed. I will include 10 sheets in this proposal and we will credit \$75 per sheet of any plywood not needed.

We will not be replacing the metal roof shown in red x's.

We will remove and reinstall the satellite dish in yellow and will flash with Ice and Watershield the Metal Chimney Stack with the orange arrow.

MATERIALS

MARASUN
roofing | siding | windows | gutters | solar

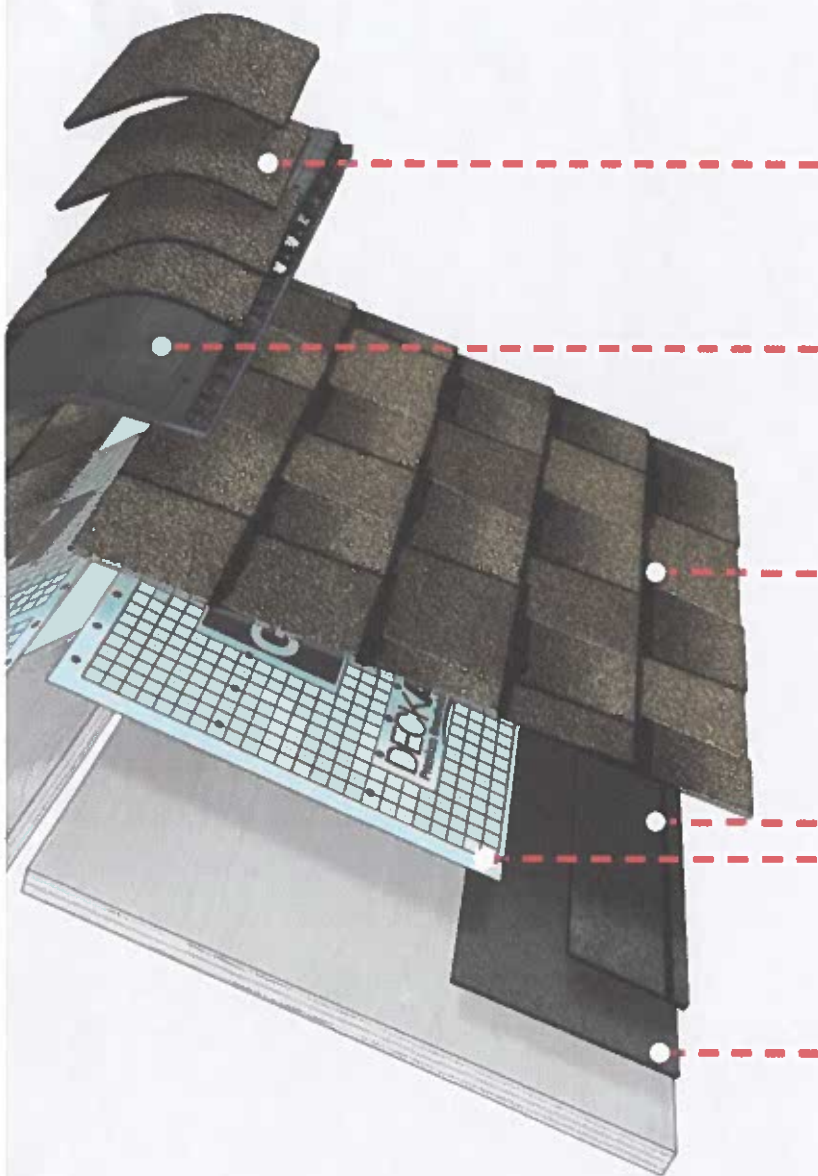
Job:
14884749065

Address:
629 Goldsborough Street
Easton, MD 21601

Item description	Color	Qty	Type
GAF TIMBERLINE HDZ WITH STAINGUARD PLUS: One of our best shingles with LayerLock® technology, Limited Lifetime Warranty and the StainGuard Plus™ algae protection limited warranty.		48	BDL
GAF SEAL-A-RIDGE HIP & RIDGE: Seal-A-Ridge protective ridge cap shingles are designed to complement the color of your roof's shingles. there is also an exceptional strength against cracking with the micro weave core.		4	BDL
TRI-BUILT ICE AND WATER SHIELD: protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.		4	RL
GAF PROSTART STARTER: Starter strips are made with a high-quality, properly positioned adhesive applied at the factory to help prevent shingle blow-off.		3	BDL
GAF FELTBUSTER SYNTHETIC UNDERLAYMENT: is virtually untearable and will not absorb moisture, helping to prevent wrinkling. Its specially designed surface combines enhanced walk ability with a cooler working surface.		2	RL
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.		1	BX
TRI BUILT 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system		1	BX
TRI-BUILT ELASTOMERIC SEALANT Clear		1	EA

DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	28	PC
TRI BUILT ALUMINUM TRIM COIL 24" X 50': Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	.1	RL
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	10	EA

The GAF Lifetime¹ Roofing System



Ridge Cap Shingles

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



Cobra® Attic Ventilation

Helps reduce attic moisture and heat



Lifetime Shingles¹

Beautify and protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Roof Deck Protection

Helps shield the roof deck from moisture infiltration



Leak Barrier

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

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

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



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

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



Timberline HDZ® Shingles

Benefits:

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

Installation:



The StrikeZone™ Nailing Area

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



LayerLock™ Technology

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



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



Visit gaf.com/TimberlineHDZ

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

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

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

We protect what matters most™



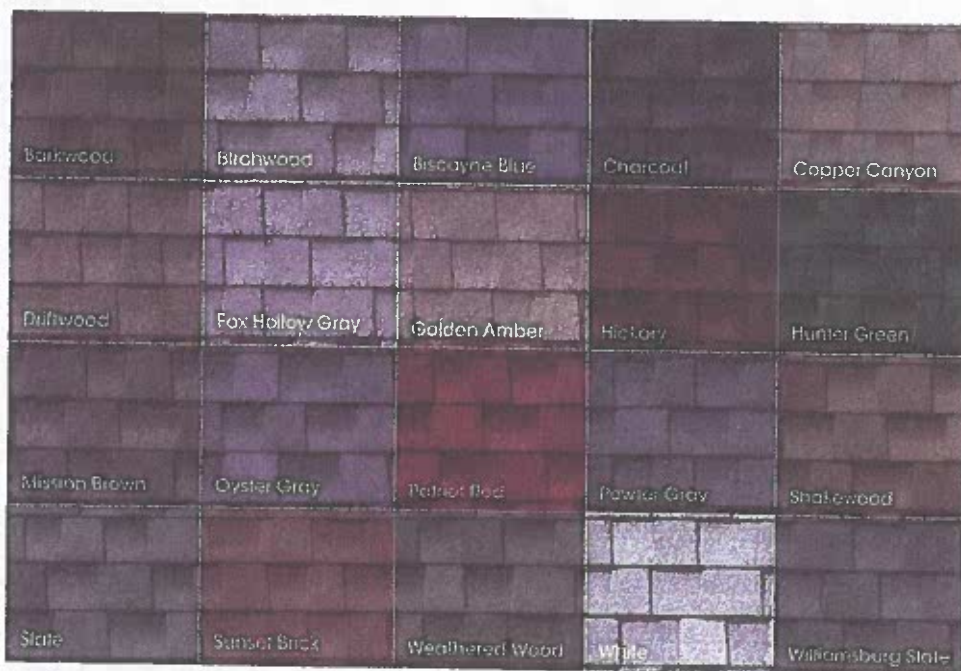


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- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories,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

Colors:



Harvest Blend Colors®



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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

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

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

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

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



Timberline HDZ® Specs

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION Good Housekeeping Rated

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY StainGuard Plus™ Algae Protection Limited Warranty

\$ - \$\$\$\$ \$\$

DURABILITY & TOUGHNESS Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED No

FIRE RATING Highest Rating - Class A

MATERIAL Fiberglass Asphalt Construction

WIND RATING Eligible for the WindProven™ Limited Wind Warranty when installed with four required GAF accessory products

SHINGLE STYLE Wood-Shake Look

SHINGLE TYPE Architectural Shingles

APPROX. NAILS/SQ 256

AWARDS & RECOGNITION: Good Housekeeping Rated

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY: StainGuard Plus™ Algae Protection Limited Warranty

\$ - \$\$\$\$: \$\$

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND RATING: Eligible for the WindProven™ Limited Wind Warranty when installed with four required GAF accessory products

SHINGLE STYLE: Wood-Shake Look

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC State of Florida Approved

ICC ESR-1475

ICC AC438 ESR-3267

CODES

MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance
FBC: State of Florida Approved	
ICC : ESR-1475	
ICC AC438: ESR-3267	
MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved	
TDI: Meets requirements of the Texas Department of Insurance	

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95	Yes
TAS 100-95: Yes	

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC)	CRRC-rated (White only)
MIAMI 21 (FLORIDA BUILDING CODE)	Yes (White only)
TITLE 24 (CALIFORNIA ENERGY COMMISSION)	Yes (two colors only)
COOL ROOF RATINGS COUNCIL (CRRC): CRRC-rated (White only)	
MIAMI 21 (FLORIDA BUILDING CODE): Yes (White only)	
TITLE 24 (CALIFORNIA ENERGY COMMISSION): Yes (two colors only)	

SHIPPING AND PACKAGING

APPROX. PIECES/SQ	64
APPROX. BUNDLES/SQ	3
APPROX. PIECES/SQ: 64	
APPROX. BUNDLES/SQ: 3	



RECEIVED

SEP 20 2023

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023 - 1040
Date Received: 09/20/2023
Fee Paid: \$25.00
HDC Meeting Date: 09/25/2023
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

116 S Locust St Easton MD 21601



Contributing



Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Naveed Khan

TELEPHONE NO.

443-225-2822

EMAIL

Naveed.khan25@gmail.com

Applicant or Agent

NAME

Naveed Khan

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Just bought this house and want to move in
House need roof already has 2-3 layers of shingles
want to replace shingles and any sheet is broken or
compromised. Timberline HDZ Lifetime Shingles
Existing trim, soffit and gutters 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 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

09/05/2023
Naveed Khan

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. *Timberline HDZ Lifetime shingles*
- ☐ 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.

Existing trim will remain same. No gutters

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

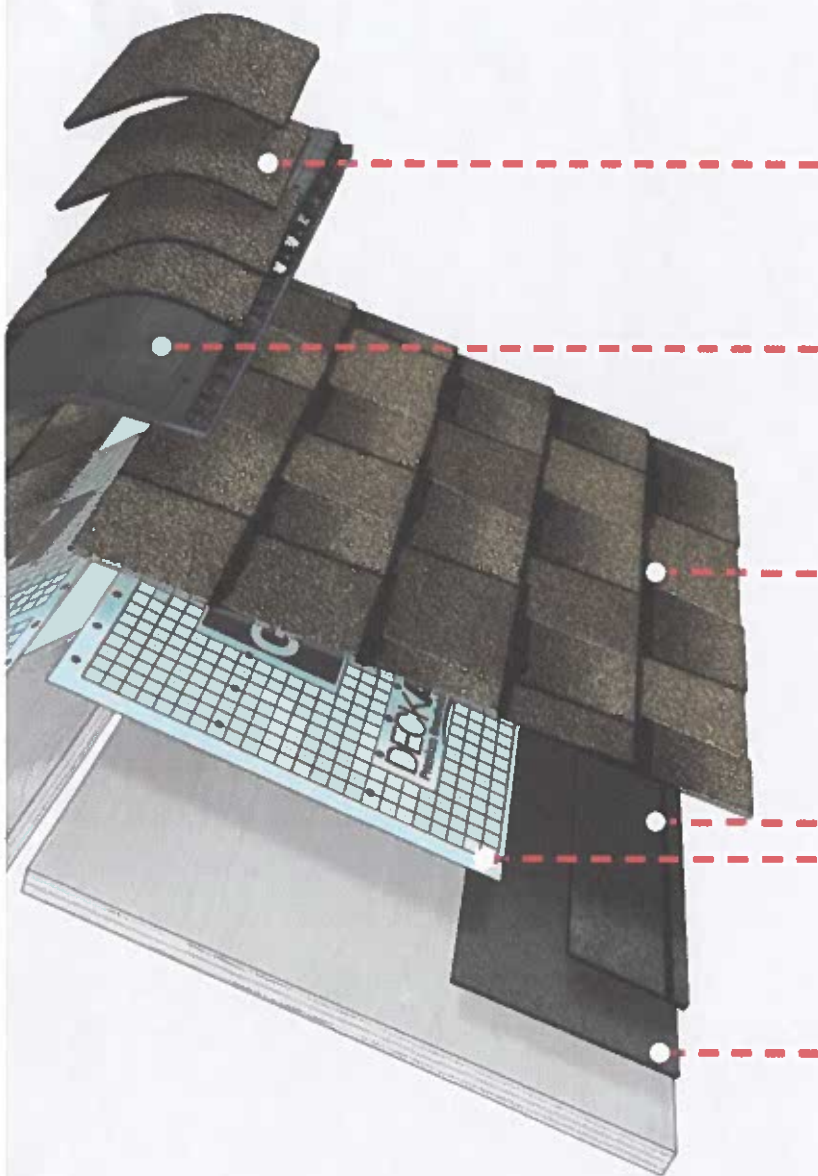
- ☐ Attach all documentation supporting request

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.

The GAF Lifetime¹ Roofing System



Ridge Cap Shingles

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



Cobra® Attic Ventilation

Helps reduce attic moisture and heat



Lifetime Shingles¹

Beautify and protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Roof Deck Protection

Helps shield the roof deck from moisture infiltration



Leak Barrier

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

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

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



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

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



Timberline HDZ® Shingles

Benefits:

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

Installation:



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



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



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



Visit gaf.com/TimberlineHDZ

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

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

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

We protect what matters most™



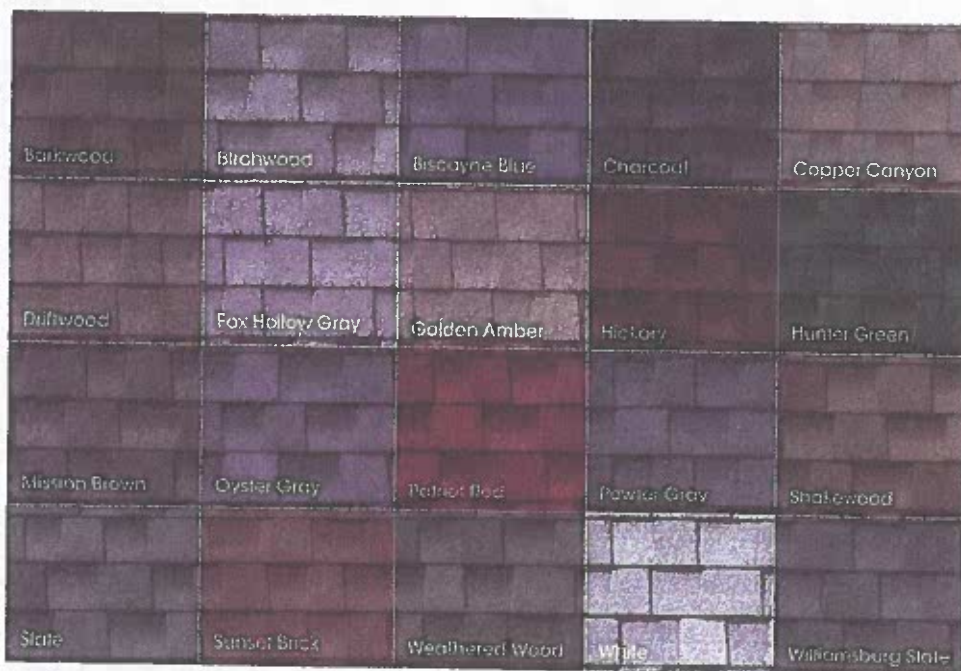


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Benefits:

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

Colors:



Harvest Blend Colors®



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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

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

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

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

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



Timberline HDZ® Specs

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION Good Housekeeping Rated

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY StainGuard Plus™ Algae Protection Limited Warranty

\$ - \$\$\$\$ \$\$

DURABILITY & TOUGHNESS Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED No

FIRE RATING Highest Rating - Class A

MATERIAL Fiberglass Asphalt Construction

WIND RATING Eligible for the WindProven™ Limited Wind Warranty when installed with four required GAF accessory products

SHINGLE STYLE Wood-Shake Look

SHINGLE TYPE Architectural Shingles

APPROX. NAILS/SQ 256

AWARDS & RECOGNITION: Good Housekeeping Rated

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY: StainGuard Plus™ Algae Protection Limited Warranty

\$ - \$\$\$\$: \$

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND RATING: Eligible for the WindProven™ Limited Wind Warranty when installed with four required GAF accessory products

SHINGLE STYLE: Wood-Shake Look

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC State of Florida Approved

ICC ESR-1475

ICC AC438 ESR-3267

CODES

MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance
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ICC : ESR-1475	
ICC AC438: ESR-3267	
MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved	
TDI: Meets requirements of the Texas Department of Insurance	

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95	Yes
TAS 100-95: Yes	

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC)	CRRC-rated (White only)
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TITLE 24 (CALIFORNIA ENERGY COMMISSION)	Yes (two colors only)
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APPROX. PIECES/SQ	64
APPROX. BUNDLES/SQ	3
APPROX. PIECES/SQ: 64	
APPROX. BUNDLES/SQ: 3	











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

RECEIVED

SEP 25 2023

TOWN OF EASTON

Application #:	2023-1045
Date Received:	09/25/2023
Fee Paid:	\$25.00
HDC Meeting Date:	09/25/2023
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 118 Goldsborough St
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Helen Houseman
TELEPHONE NO. 929-810-8022 EMAIL helen.houseman@gmail.com

Applicant or Agent

NAME C. Albert Matthews Inc. / John Pritchett
TELEPHONE NO. 410-822-0900 EMAIL jpritchett@calbertmatthewsinc.com

Description of Proposal (include additional sheets, as necessary)

We will be changing out the existing 1st and 2nd Floor HVAC equipment and duct work. We have supplied you with load calculations drawings of ductwork and the list of the new HVAC equipment

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

John Pritchett / David Webb
9/25/23
John Pritchett / David Webb

Revised 4.4.2022

Application for Mechanical Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing and Electrical work. Applicants should also contact Easton Utilities for additional requirements. This application requires three sets of construction documents prepared by a registered design professional or the mechanical licensee for Commercial projects or heat gain and loss calculations for Residential projects. -- Revised April 2021



Town of Easton

Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date 09 / 22 / 23

Mech. Permit Number 23-18661

Total Permit Fees \$ _____

Part 1: Project Information

<u>9-22-23</u>	Project Application Date
<u>NA</u>	Project Building Permit Number
<u>118 Goldsborough Street</u>	Project's Address
_____	Project's Subdivision (if any)
<u>Easton, Md. 21601</u>	Project's City, State and Zip Code
Confirm the Project Work Area in Square Footage	
☐ New Construction and Additions _____	☒ Existing Building _____
☐ Temporary Structures _____	☐ Site (Hydronic, Solar, Etc.) _____

Part 2: Owner - Tenant Information

Owner	
<u>Helea Houseman</u>	Name
<u>118 Goldsborough Street</u>	Address
<u>Easton, Md. 21601</u>	City, State and Zip Code
<u>hlea.houseman@gmail.com / 929-810-8022</u>	Email Address and Phone Number
Tenant Information	
For a Multiple Occupancy Building provide tenants information by attaching additional sheets	
<u>SAME</u>	Name
_____	Address
_____	City, State and Zip Code
_____	Email Address and Phone Number
_____	Occupied Square Footage

Part 3: Contractor Information

Mechanical Contractor	
Names and License Numbers of all Mechanical Contractors for the project	
<u>C. Albert Matthews Inc.</u>	Name - Trading As
<u>500 South Street</u>	Address
<u>Easton, Md. 21601</u>	City, State and Zip Code
<u>calbert@calbertmatthewsinc.com / 410-822-0900</u>	Email Address and Phone Number
<u>416105</u>	Maryland Mechanical (HVACR) License Number

David Webb
443-756-9275

Part 4: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the mechanical licensee in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions." The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Signature of Owner, or the Mechanical Contractor in Charge

Printed Name of Owner, or the Mechanical Contractor in Charge

Part 5: Permit Information

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

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

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

Part 6: Description of Proposed Work

Change out size matching equipment and ductwork for the 1st and 2nd floor
Equipment list is provided along with system designs and equipment list

Part 7: Project Equipment Types

☒ Heating	☒ Air Conditioning	☐ Ventilation	☐ Exhaust
☐ Boilers	☐ Water Heaters	☐ Refrigeration	☐ Hydronic Piping
☐ Fuel Oil Piping - Storage	☐ Solar Systems	☐ Other _____	☐ Other _____

Part 8: Project Appliance Types and Counts

☐ Masonry Fireplaces	☐ Evaporative Condensers	☐ Gas Turbine Powered	☐ Kerosene Fired Stoves
☐ Factory Built Fireplaces	☐ Fluid Coolers	☐ Pool Heaters	☐ Oil Fired Stoves
☐ Pellet Fuel Burning	☐ Vented Wall Furnace	☐ Spa Heaters	☐ Small Ceramic Kilns
☐ Fireplace Stoves	☐ Floor Furnace	☐ Cooking Appliance	☐ Stationary Fuel Cell Powe
☐ Room Heaters	☐ Duct Furnace	☐ Forced- Air Furnace	☐ Masonry Heaters
☐ Factory Built Barbeques	☐ Infrared Radiant Heaters	☐ Warm-Air Furnace	☐ Gaseous Hydrogen System
☐ Incinerators	☐ Clothes Dryers	☐ Conversion Burners	☐ Heat Recover Systems
☐ Crematories	☐ Sauna Heaters	☐ Unit Heaters	☐ Other _____
☐ Cooling Towers	☐ Engine Powered	☐ Vented Room Heater	☐ Other _____

Load Short Form
Entire House
C. Albert Matthews Inc

Job:
 Date: Aug 14, 2023
 By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: lpatchett@calbertmatthewsinc.com

Project Information

For: Helen Houseman
 118 Goldsborough St, Easton, MD 21601
 Phone: 929-810-8022
 Email: fam.houseman@gmail.com

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	6	97	Method	Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	64	22	Fireplaces	2 (Average)
Daily range	-	M		
Inside humidity (%)	50	50		
Moisture difference (gr/lb)	49	62		

HEATING EQUIPMENT

Make n/a
 Trade n/a
 Model n/a
 AHRI ref n/a
 Efficiency n/a
 Heating input
 Heating output 0 Btuh
 Temperature rise 0 °F
 Actual air flow 0 cfm
 Air flow factor 0 cfm/Btuh
 Static pressure 0 in H2O
 Space thermostat n/a

COOLING EQUIPMENT

Make n/a
 Trade n/a
 Cond n/a
 Coil n/a
 AHRI ref n/a
 Efficiency n/a
 Sensible cooling 0 Btuh
 Latent cooling 0 Btuh
 Total cooling 0 Btuh
 Actual air flow 0 cfm
 Air flow factor 0 cfm/Btuh
 Static pressure 0 in H2O
 Load sensible heat ratio 0

ROOM NAME		Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
1st floor	d	1081	24156	19162	926	926
2nd floor	d	1022	26173	19246	910	910
Entire House	d	2103	50329	38408	1836	1836
Other equip loads			0	0		
Equip. @ 1.01 RSM				38984		
Latent cooling				7148		
TOTALS		2103	50329	46133	1836	1836

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Load Short Form

1st floor

C. Albert Matthews Inc

Job:
Date: Aug 14, 2023
By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: lpatchett@calbertmatthewsinc.com

Project Information

For: Helen Houseman
118 Goldsborough St, Easton, MD 21601
Phone: 929-810-8022
Email: fam.houseman@gmail.com

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	6	97	Method	Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	64	22	Fireplaces	2 (Average)
Daily range	-	M		
Inside humidity (%)	50	50		
Moisture difference (gr/lb)	49	62		

HEATING EQUIPMENT

Make Generic
Trade
Model SEER 15.0, HSPF 8.5
AHRI ref
Efficiency 8.5 HSPF
Heating input
Heating output 27647 Btuh @ 47°F
Temperature rise 27 °F
Actual air flow 926 cfm
Air flow factor 0.038 cfm/Btuh
Static pressure 0 in H2O
Space thermostat
Capacity balance point = 6 °F

Backup:

Input = 6 kW, Output = 21616 Btuh, 100 AFUE

COOLING EQUIPMENT

Make Generic
Trade
Cond SEER 15.0, HSPF 8.5
Coil
AHRI ref
Efficiency 12.8 EER, 15 SEER
Sensible cooling 19450 Btuh
Latent cooling 8336 Btuh
Total cooling 27785 Btuh
Actual air flow 926 cfm
Air flow factor 0.048 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.84

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
laundry	104	3366	1839	129	89
Bathroom	50	1319	1147	51	55
Kitchen	240	5854	5550	224	268
Hall 1	15	120	37	5	2
Hall/stairs	224	5030	2129	193	103
DR	224	4435	3826	170	185
Living Room	224	4031	4634	155	224

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

1st floor	d	1081	24156	19162	926	926
Other equip loads			0	0		
Equip. @ 1.01 RSM				19450		
Latent cooling				3533		
TOTALS		1081	24156	22982	926	926

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft®

Right-Suite® Universal 2021 21.0.10 RSU30463

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DesktopLoad Calcs 2023\Houseman load calc.rup Calc = MJ8 Front Door faces: N

Page 3

Load Short Form
2nd floor
C. Albert Matthews Inc

Job:
Date: Aug 14, 2023
By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: lpalchett@calbertmatthewsinc.com

Project Information

For: Helen Houseman
118 Goldsborough St, Easton, MD 21601
Phone: 929-810-8022
Email: fam.houseman@gmail.com

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	6	97	Method	Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	64	22	Fireplaces	2 (Average)
Daily range	-	M		
Inside humidity (%)	50	50		
Moisture difference (gr/lb)	49	62		

HEATING EQUIPMENT

Make Generic
Trade
Model SEER 15.0, HSPF 8.5
AHRI ref
Efficiency 8.5 HSPF
Heating input
Heating output 27168 Btuh @ 47°F
Temperature rise 27 °F
Actual air flow 910 cfm
Air flow factor 0.035 cfm/Btuh
Static pressure 0 in H2O
Space thermostat
Capacity balance point = 9 °F

Backup:
Input = 7 kW, Output = 22197 Btuh, 100 AFUE

COOLING EQUIPMENT

Make Generic
Trade
Cond SEER 15.0, HSPF 8.5
Coil
AHRI ref
Efficiency 12.8 EER, 15 SEER
Sensible cooling 19113 Btuh
Latent cooling 8191 Btuh
Total cooling 27304 Btuh
Actual air flow 910 cfm
Air flow factor 0.047 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.84

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
office	72	2994	3185	104	151
bedroom 1	224	5817	4592	202	217
bedroom 2	224	3655	3787	127	179
hall /stairs 2	127	2176	1014	76	48
Bath 2	25	1236	485	43	23
Ownrs bedroom	224	5444	3793	189	179
Owners bath	126	4852	2391	169	113

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

2nd floor	d	1022	26173	19246	910	910
Other equip loads			0	0		
Equip. @ 1.01 RSM				19534		
Latent cooling				3616		
TOTALS		1022	26173	23150	910	910

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Right-Suite® Universal 2021 21.0.10 RSU30463
 Desktop\Load Calcs 2023\Houseman load calc.rup Calc = MJ8 Front Door faces: N

2023-Aug-17 13:53:26
 Page 5

Project Summary
Entire House
C. Albert Matthews Inc

Job:
Date: Aug 14, 2023
By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: jpatchett@calbertmatthewsinc.com

Project Information

For: Helen Houseman
118 Goldsborough St, Easton, MD 21601
Phone: 929-810-8022
Email: fam.houseman@gmail.com
Notes:

Design Information

Weather: Salisbury Wicomico Co AP, MD, US

Winter Design Conditions

Outside db	6 °F
Inside db	70 °F
Design TD	64 °F

Summer Design Conditions

Outside db	97 °F
Inside db	75 °F
Design TD	22 °F
Daily range	M
Relative humidity	50 %
Moisture difference	62 gr/lb

Heating Summary

Structure	41958 Btuh
Ducts	8372 Btuh
Central vent (0 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	50329 Btuh

Sensible Cooling Equipment Load Sizing

Structure	32199 Btuh
Ducts	6209 Btuh
Central vent (0 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	1.01
Equipment sensible load	38984 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	2 (Average)

Latent Cooling Equipment Load Sizing

Structure	5115 Btuh
Ducts	2034 Btuh
Central vent (0 cfm)	0 Btuh
Equipment latent load	7148 Btuh
Equipment Total Load (Sen+Lat)	46133 Btuh
Req. total capacity at 0.70 SHR	4.6 ton

	Heating	Cooling
Area (ft²)	2103	2103
Volume (ft³)	18927	18927
Air changes/hour	0.41	0.16
Equiv. AVF (cfm)	128	50

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	0 Btuh
Heating output	0 °F
Temperature rise	0 cfm
Actual air flow	0 cfm/Btuh
Air flow factor	0 in H2O
Static pressure	n/a
Space thermostat	

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Project Summary
1st floor
C. Albert Matthews Inc

Job:
Date: Aug 14, 2023
By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: lpatchett@calbertmatthewsinc.com

Project Information

For: Helen Houseman
118 Goldsborough St, Easton, MD 21601
Phone: 929-810-8022
Email: fam.houseman@gmail.com
Notes:

Design Information

Weather: Salisbury Wicomico Co AP, MD, US

Winter Design Conditions

Outside db 6 °F
Inside db 70 °F
Design TD 64 °F

Summer Design Conditions

Outside db 97 °F
Inside db 75 °F
Design TD 22 °F
Daily range M
Relative humidity 50 %
Moisture difference 62 gr/lb

Heating Summary

Structure 21464 Btuh
Ducts 2692 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 24156 Btuh

Sensible Cooling Equipment Load Sizing

Structure 17803 Btuh
Ducts 1359 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Blower 0 Btuh
Use manufacturer's data
Rate/swing multiplier 1.01
Equipment sensible load 19450 Btuh

Infiltration

Method Simplified
Construction quality Average
Fireplaces 2 (Average)

Latent Cooling Equipment Load Sizing

Structure 2481 Btuh
Ducts 1051 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Equipment latent load 3533 Btuh

	Heating	Cooling
Area (ft²)	1081	1081
Volume (ft³)	9729	9729
Air changes/hour	0.33	0.13
Equiv. AVF (cfm)	53	21

Equipment Total Load (Sen+Lat) 22982 Btuh
Req. total capacity at 0.70 SHR 2.3 ton

Heating Equipment Summary

Make Generic
Trade
Model SEER 15.0, HSPF 8.5
AHRI ref
Efficiency 8.5 HSPF
Heating input
Heating output 27647 Btuh @ 47°F
Temperature rise 27 °F
Actual air flow 926 cfm
Air flow factor 0.038 cfm/Btuh
Static pressure 0 in H2O
Space thermostat
Capacity balance point = 6 °F
Backup:
Input = 6 kW, Output = 21616 Btuh, 100 AFUE

Cooling Equipment Summary

Make Generic
Trade
Cond SEER 15.0, HSPF 8.5
Coil
AHRI ref
Efficiency 12.8 EER, 15 SEER
Sensible cooling 19450 Btuh
Latent cooling 8336 Btuh
Total cooling 27785 Btuh
Actual air flow 926 cfm
Air flow factor 0.048 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.84

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Project Summary
2nd floor
C. Albert Matthews Inc

Job:
Date: Aug 14, 2023
By:

500 South St, Easton, MD 21601 Phone: 410-822-0900 Email: lpatchetti@calbertmatthewsinc.com

Project Information

For: Helen Houseman
118 Goldsborough St, Easton, MD 21601
Phone: 929-810-8022
Email: fam.houseman@gmail.com
Notes:

Design Information

Weather: Salisbury Wicomico Co AP, MD, US

Winter Design Conditions

Outside db 6 °F
Inside db 70 °F
Design TD 64 °F

Summer Design Conditions

Outside db 97 °F
Inside db 75 °F
Design TD 22 °F
Daily range M
Relative humidity 50 %
Moisture difference 62 gr/lb

Heating Summary

Structure 20494 Btuh
Ducts 5679 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 26173 Btuh

Sensible Cooling Equipment Load Sizing

Structure 14396 Btuh
Ducts 4850 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Blower 0 Btuh
Use manufacturer's data
Rate/swing multiplier 1.01ⁿ
Equipment sensible load 19534 Btuh

Infiltration

Method Simplified
Construction quality Average
Fireplaces 2 (Average)

	Heating	Cooling
Area (ft²)	1022	1022
Volume (ft³)	9198	9198
Air changes/hour	0.49	0.19
Equiv. AVF (cfm)	75	29

Latent Cooling Equipment Load Sizing

Structure 2634 Btuh
Ducts 982 Btuh
Central vent (0 cfm) 0 Btuh
(none)
Equipment latent load 3616 Btuh

Equipment Total Load (Sen+Lat) 23150 Btuh
Req. total capacity at 0.70 SHR 2.3 ton

Heating Equipment Summary

Make Generic
Trade
Model SEER 15.0, HSPF 8.5
AHRI ref
Efficiency 8.5 HSPF
Heating input
Heating output 27168 Btuh @ 47°F
Temperature rise 27 °F
Actual air flow 910 cfm
Air flow factor 0.035 cfm/Btuh
Static pressure 0 in H2O
Space thermostat
Capacity balance point = 9 °F
Backup:
Input = 7 kW, Output = 22197 Btuh, 100 AFUE

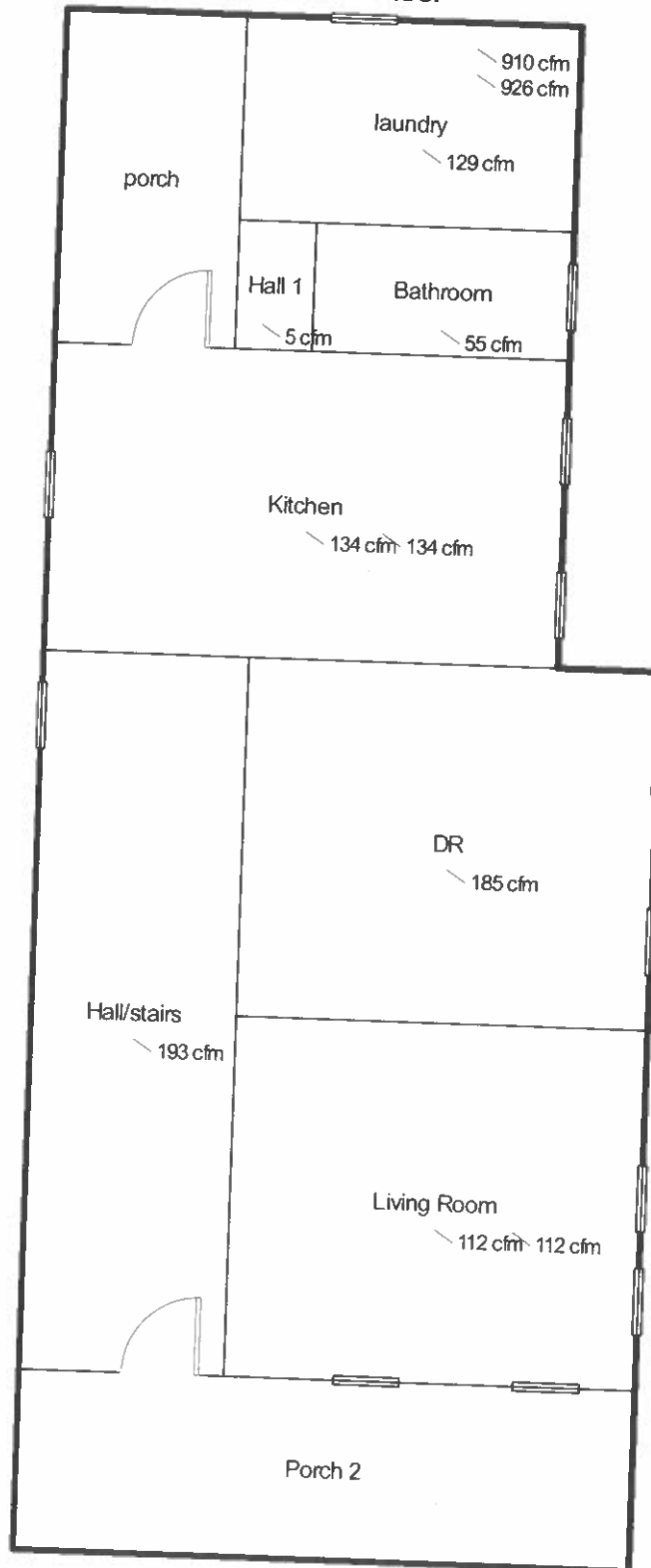
Cooling Equipment Summary

Make Generic
Trade
Cond SEER 15.0, HSPF 8.5
Coil
AHRI ref
Efficiency 12.8 EER, 15 SEER
Sensible cooling 19113 Btuh
Latent cooling 8191 Btuh
Total cooling 27304 Btuh
Actual air flow 910 cfm
Air flow factor 0.047 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.84

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Main floor



Job #:
Performed for:
Helen Houseman
118 Goldsborough St
Easton, MD 21601
Phone: 929-810-8022
fam.houseman@gmail.com

C. Albert Matthews Inc

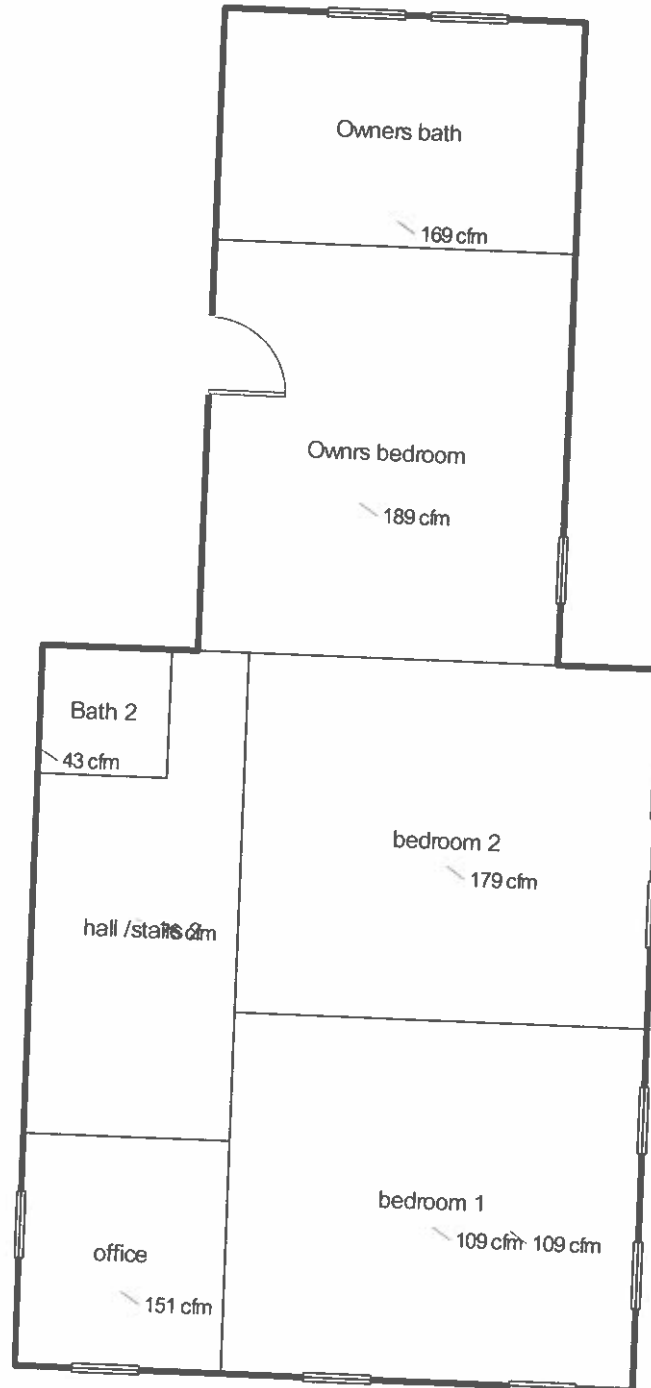
500 South St
Easton, MD 21601
Phone: 410-822-0900
lpatchett@calbertmatthewsinc.com

Scale: 1 : 90

Page 1
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2nd floor



Job #:
Performed for:
Helen Houseman
118 Goldsborough St
Easton, MD 21601
Phone: 929-810-8022
fam.houseman@gmail.com

C. Albert Matthews Inc
500 South St
Easton, MD 21601
Phone: 410-822-0900
lpatchett@calbertmatthewsinc.com

Scale: 1 : 90
Page 2
Right-Suite® Universal 2021
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SHORE
DISTRIBUTORS

Print Order

Thank you for your order

Your order number is: **S100961116**

Shipping Address

C. ALBERT MATTHEWS INC.
P O BOX 190
500 SOUTH ST. EXT
EASTON MD 21601-0190

Billing Address

C. ALBERT MATTHEWS, INC.
P O BOX 190
500 SOUTH ST. EXT
EASTON MD 21601-0190

Shipping Instructions

Always deliver to the right side of
the building and driver is to go into
the office and check in.

Order Details

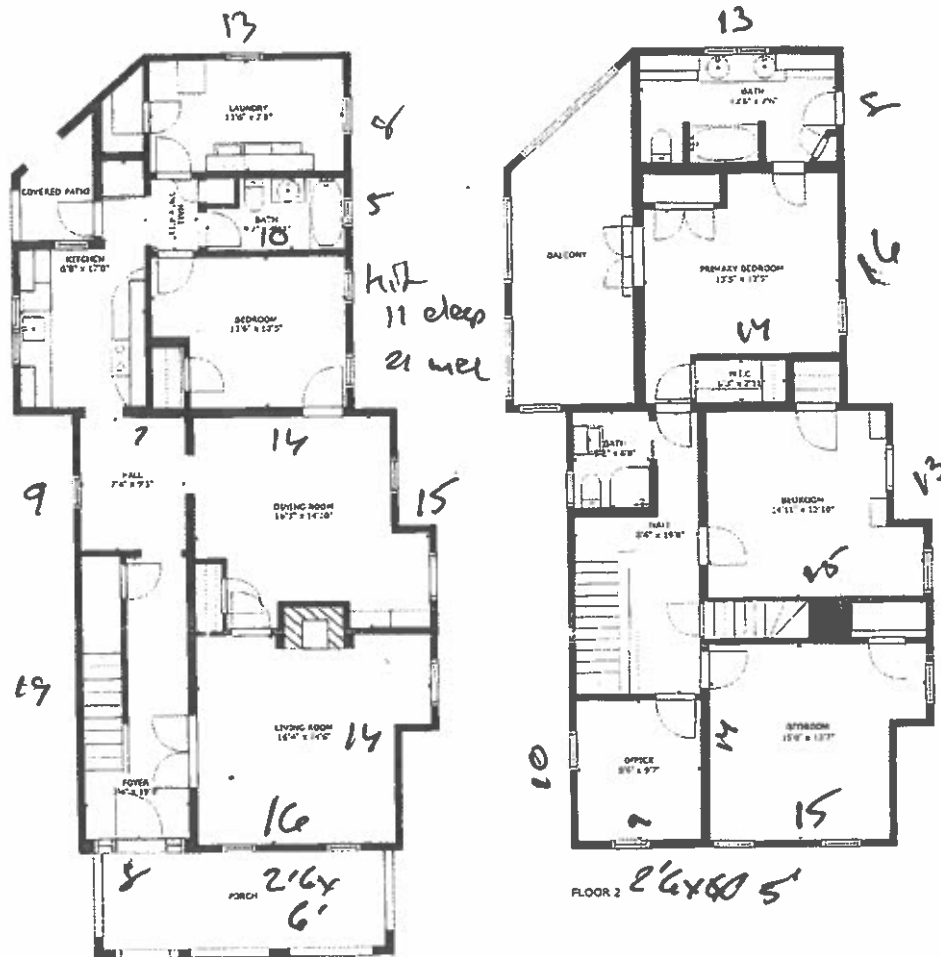
Order Date: 08/24/2023
Required Date: 08/24/2023
Ship Date: 08/24/2023
Ship Via: Delivered
Ordered By: Leonard
Phone #: 410-822-0900
Release #: Houseman
Status: Bid

Qty	Item Description	Your Price	Ext Price
2ea	38MURAQ30AB3 OUTDOOR HEAT PUMP K		
2ea	40MUAAQ30XA3 DUCTED AIR HANDLER		
2ea	EHKMB10KN 10KW F/40MBAB,MUAA 18-60		
2ea	EB-STATE6LP-01 ECOBEE ENHANCED		
2ea	3/8X3/4-50 FLEX-SHD LS		
*	Please add two outdoor pads and four outdoor feet to this order. Deliver this order on 9/1/2023. Thank		

An additional Cash Discount of 111.05 is available if paid by 09/10/2023

Subtotal	
Tax	0.00
Freight	0.00
Handling	0.00
Discount	0.00
Order Total	

Print Order



FLOOR 1

118 GOLDSBOROUGH STREET EASTON, MD 21601

GROSS INTERNAL AREA

FLOOR 1: 1151 sq. ft. FLOOR 2: 1011 sq. ft.

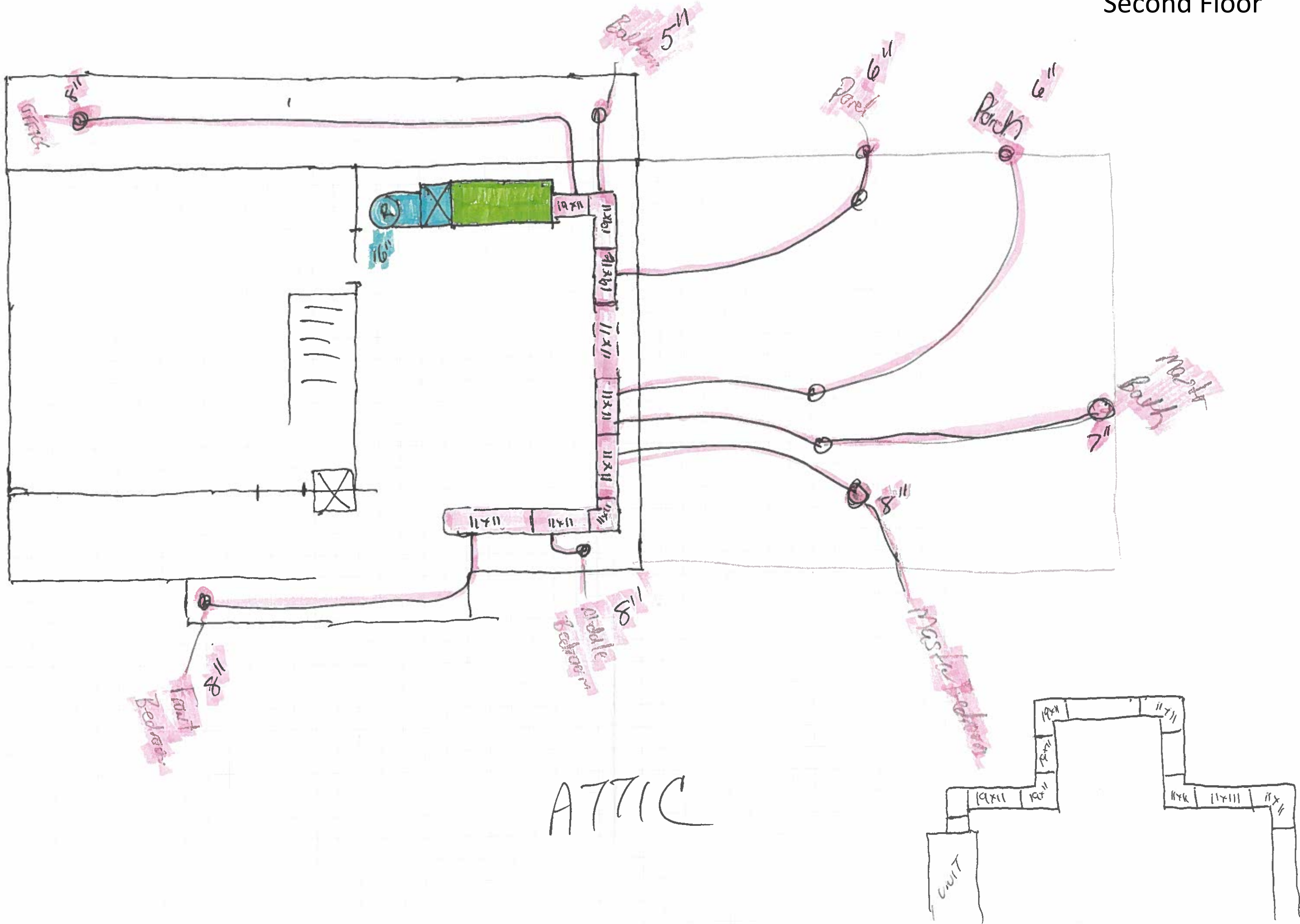
EXCLUDED AREAS: , PATIO: 34 sq. ft.

PORCH: 131 sq. ft. BALCONY: 168 sq. ft.

TOTAL: 2162 sq. ft.

NOTE: AND DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE







RECEIVED

SEP 11 2023

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-1031

Date Received: 09/11/2023

Fee Paid: \$75.00

HDC Meeting Date: 09/25/2023

Date Property Posted: 09/18/2023

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

122 GOLDSBOROUGH STREET

☒ Contributing☐ Non-Contributing

YEAR BUILT: 1880

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

MICHAEL AND MEGHAN STUART

TELEPHONE NO.

(202) 570-0716

EMAIL

MICHAEL.STUARTJ@GMAIL.COM

Applicant or Agent

NAME

OWNERS

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Installation of 6" half-round aluminum gutters and 4" round aluminum downspouts on either side of east side addition along N Hanson Street to divert rainwater to address water issues pooling against foundation and side of structure

- Emergency In-Kind replacement of the existing architectural shingle roof and flashing.

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

09/11/2023

MICHAEL STUART

Revised 4.4.2022

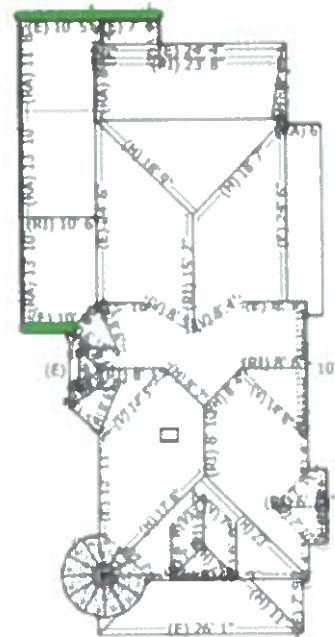
Proposed Plan for Gutter Installation – 122 Goldsborough Street

- Two areas where gutters will be installed on either side of existing standing seam roof along N Hanson Street side (highlighted below)
- Proposing to install new 6" half round gutters with 4" round smooth downspouts
- Gutters will be aluminum material in dark bronze color to match existing standing seam roof
- Gutters will be installed using crown molding brackets



(porch where gutters to be installed)

N Hanson Street



Goldsborough Street
(front of house)

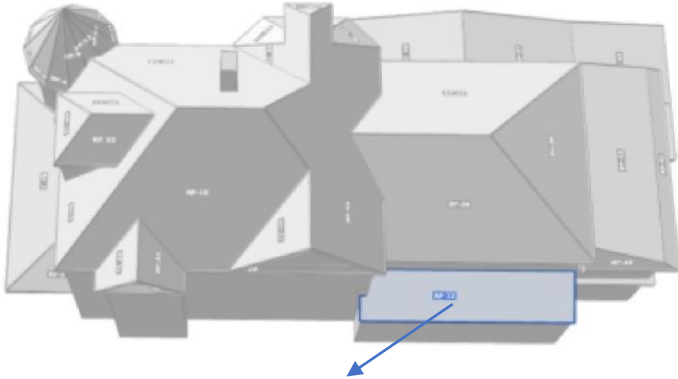


SPECIAL ORDER COLORS:

33 Mustel Br	30 White	Beaver Brown	Buckskin	Burgundy	Champagne
Copper Penny	Dark Bronze	Dark Bronze	Forest Green	French Cream	Imperial Green
Montana Suede	Tudor Brown	Village Green			

Emergency Approval – 122 Goldsborough Street

- Active roof leak with water entry into interior of home
- Requires partial replacement of existing architectural shingle roof and flashing using in-kind 50-yr architectural shingle with direct match to existing roof



Area of roof where active leak is present

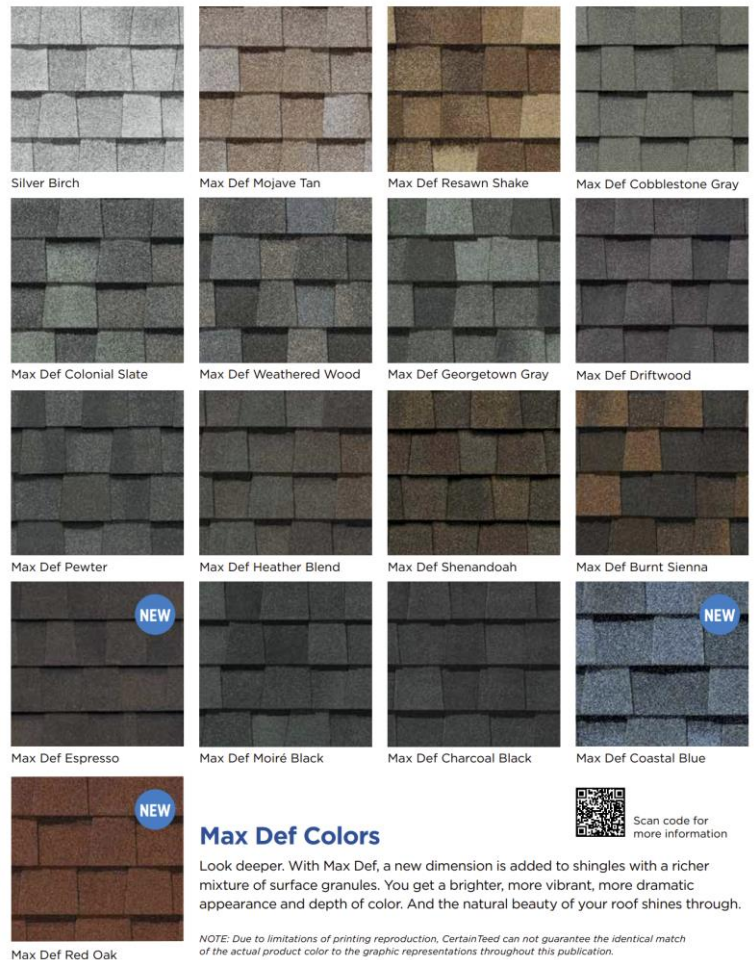


Existing architectural shingle roof with active leak



Area where flashing to be addressed, new flashing as needed will not alter existing flashing or siding

LANDMARK® PRO COLOR PALETTE



RECEIVED

SEP 25 2023



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-1044
Date Received: 09/25/2023
Fee Paid: \$75.00
HDC Meeting Date: 09/25/2023
Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

☐ ROOFING
 ☐ DEMOLITION
 ☐ SIGNAGE
 ☐ FENCING
 ☐ OTHER
 ☐ NEW CONSTRUCTION/ADDITION
 ☐ EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 9 BROOKLEYS AVE

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

PROPERTY INFORMATION

OWNER NAME TIM SLOAN

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME EDMOND TEE - MIKE HAND

TELEPHONE NO. 410 310 9888 EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>REMOVAL of ADJACENT TRAIL</u>

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>9-25-2023</u>
<u>MIKE HAND</u>

Revised 4.4.2022



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

RECEIVED
SEP 25 2023
TOWN OF EASTON

Tree Removal Request

Application Type

Removal of Healthy Trees ☐

Removal of Dead / Dying Trees ☐

Owner

Name

Mailing Address

Telephone No.

Email

Contractor Information

Name

License No.

Expiration Date

Mailing Address

Telephone No.

Email

Property Location

Address

Tax Map

Grid

Parcel

Lot

Details of Request

Number of trees to be removed

Species of tree(s) to be removed

Number of trees to be replanted

Species of tree(s) to be replanted

Is the property located in a subdivision?

Y ☐

N ☒

Name

Is the property located in the Historic District?

Y ☒

N ☐

Is/Are the tree(s) located within the Critical Area?

Y ☐

N ☒

Is/Are the tree(s) located within a Forest Conservation Area?

Y ☐

N ☒

Is/Are the tree(s) located within any right-of-way?

Y ☐

N ☒

Is/Are the tree(s) located within a landscape buffer?

Y ☐

N ☒

Is/Are the tree(s) a Maryland State Champion Tree?

Y ☐

N ☒

Is/Are the tree(s) fronting a public road ("street trees")?

Y ☐

N ☒

Specific Requirements

- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☒ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

For Office Use Only

Application Date	09/25/2023	Application No.	T 23-09
HDC Approval Date	09/25/2023	Fee Paid	\$75.00
P & Z Approval Date	09/25/2023		

Created 02-2019

9-25-2023

TOWN of EASTON
TO WHOM IT MAY CONCERN

AT 9 BROOKLINE AVE, EASTON THERE IS A
VERY LARGE POND YARD BETWEEN 2 OVER TWO
HOUSES.

A LARGE CAVITY EXISTS IN A MAIN LEE
NOT TO MENTION A TREMENDOUS AMOUNT
of RUBBISH CONTINUE TO FAIL AND CONT
CRASHING DOWN ON THE HOUSE.

MIKE HAND
WTE # 1701











