



Historic District Commission MEETING AGENDA

Monday, October 9, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for the October 9, 2023 meeting.

New Business

- 1) **Application Number:** 2023 - 1042
Applicant: Ray Plutschak Shaws Inc.
Location: 414 August Street
Tax Map 104, Grid 000, Parcel 1065
Zoning District: R-7A
Request: HVAC Installation.
- 2) **Application Number:** 2023 - 1034
Applicant: MJH Construction LLC
Location: 211 Goldsborough Street
Tax Map 103, Grid 0EA, 0067
Zoning District: R-7A
Request: Porch Repair.
- 3) **Application Number:** 2023 - 1047
Applicant: Treasa Kirby Lednum
Location: 633 Goldsborough Street
Tax Map 103, Grid 000, Parcel 0777
Zoning District: R-7A
Request: Porch Renovation
- 4) **Application Number:** 2023 - 1046
Applicant: Gearhart Investments, LLC
Location: 113 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1191
Zoning District: CB
Request: Roof Replacement.
- 5) **Application Number:** 2023 - 1031
Applicant: Michael and Meghan Stuart

Location: 122 Goldsborough Street
Zoning District: Tax Map 103, Grid 0EA, Parcel 1138
Request: R-7A
Gutter Replacement.

Old Business

- 1) **Application Number:** 2023 - 996
Applicant: Shoregate of Cannery Commercial LLC
Location: 108 East Avenue
Tax Map 103, Grid 0EA, Parcel 0753
Zoning District: BC
Request: Meeting 2 of 2 for Demolition

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the September 25, 2023 meeting.

Administrative Approval

- 1) **Application Number:** 2023 - 1053
Applicant: Marasun Roofing LLC
Location: 146 S. Washington Street
Tax Map 104, Grid 0EA, Parcel 1973
Zoning District: R-10A
Request: In-Kind Roof Replacement.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 10/9/2023

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

Property Address: 414 August Street

Application Number: 2023-1042

Request: HVAC

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new HVAC system using mini splits, on the side of the existing structure. Two units will be installed on the side of the structure with associated ducts running to the first and second floors.

Historic District Guidelines:

Guideline 48: HVAC

d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

Analysis – Given that three of the proposed units are located on a side façade visible from the street, screening may be needed. The housing will also be visible from the street and should be painted to match the existing siding.

RECOMMENDED CONDITION

1. The units shall be screened from view using native plantings and the housing shall be painted to match the existing siding before the associated building permit is closed.

STAFF RECOMMENDATION:

Staff supports a HDC **approval** of this application with conditions. The condition will need to tie the required screening to the associated building permit because the HVAC contractors are generally not responsible for installing the required screening. With a condition worded this way,



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

the contractor cannot finalize their permit with the Town's Building Department until the homeowner has completed the required screening and painting.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101012770		414 AUGUST ST		BRADLEY KIT M SR AND			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
1 OF 5 SIMILAR HOUSE ONLY 2 OF WHICH HAVE DECORATIVE SHINGLES IN FRONT GABLE. ORIGINAL FRONT DOOR; REPLACEMENT WINDOWS; REBUILT PORCH; VINYL SIDING. HISTORIC OUTBUILDING.							

RECEIVED

SEP 22 2023



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

TOWN OF EASTON

Application #: 2023-1042
Date Received: 09/22/2023
Fee Paid: \$75.00
HDC Meeting Date: 10/09/2023
Date Property Posted: 10/02/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

HVAC

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

414 AUGUST STREET EASTON MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

MARIE PHADLEY

TELEPHONE NO.

(410) 252-8227

EMAIL

Applicant or Agent

NAME

RAY PRUTSCHAK SHAW'S INC.

TELEPHONE NO.

(443) 786-0127

EMAIL

ray.pnutschak@shawsgar.com

Description of Proposal (include additional sheets, as necessary)

INSTALLATION OF (2) MITSUBISHI DUCTLESS HEAT PUMPS
REGISTRATION LINE SETS ENCLOSED IN LINE HIDE

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

Ray Pnutschak
9/21/23
RAY PRUTSCHAK SHAW'S INC.

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.





SLIMDUCT® LINESET COVERS

Continued

SlimDuct® Quick Installations

Application. Slimduct® is perfect for mini-splits, high velocity and conventional ducted split air conditioning systems.

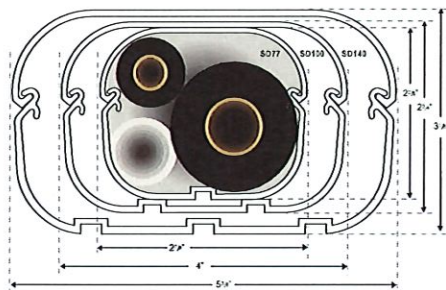
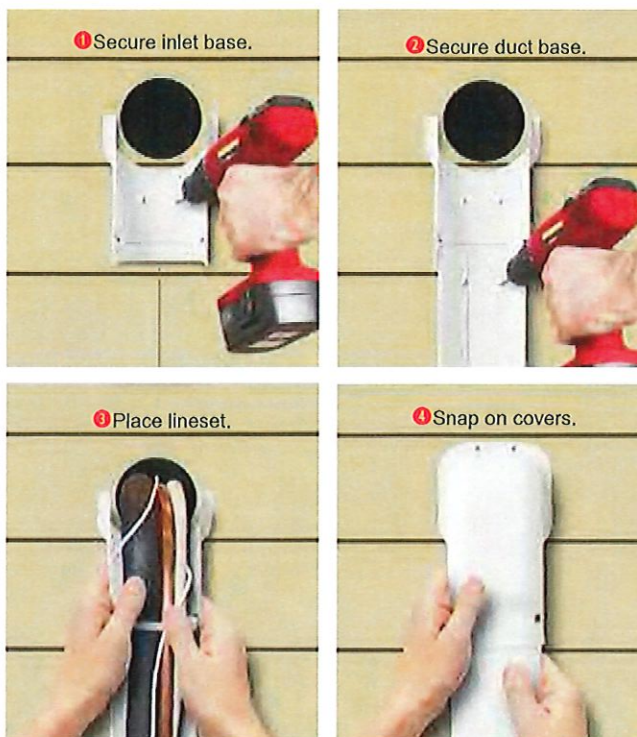
Strong. Slimduct® ducting is extruded with our special formula rigid polyvinyl chloride. Slimduct is UV, weather & fire resistant, with a temperature range from -4°F to 140°F. The result is a long lasting quality product that will remain attractive and provide protection for many years.

Protective. Slimduct® protects lineset, wiring and drain hose from weather, vandalism, pet and pest damage.

Easy to install. Slimduct® installs quickly, and can be easily accessed for repairs or replacement of the lineset.

Stylish. Slimduct® offers three duct sizes. Each size is available in three neutral colors - white, ivory, and brown. Slimduct colors are designed to compliment any natural stone, brick, wood, stucco, vinyl or painted facade, and can be used for both residential or commercial installations.

Functional & Professional Appearance



Technical Information

Weather Resistance

Weather resistant PVC, UV stabilized & fire resistant. Tested to over 2,000 hours.

Temperature Range

-4°F to 140°F

SlimDuct® Options

3 Colors for Residential & Commercial Applications



Size Specifications - Choose duct size SD77, SD100 or SD140.

Submittal Data: MXZ-3C30NAHZ3-U1
Multi-Split Cold Climate Air Source Heat Pump System

Job Name: MAKIE BRADLEY Location: 414 AUGUST STREET EASTON MD 21601
Purchaser: SHAW'S INC. Submitted By: KARL MURSCHAU ray.plutcha@shawscan.com
Submitted To: Reference: ☐ Approval: ☐ Construction: ☐
Engineer: Date: 9/20/23 Application:



FIRST FLOOR

Images provided for reference purposes only

- Variable speed INVERTER-driven compressor
- M-NET connection optional through outdoor unit (Part # listed below)
- Quiet outdoor unit operation as low as 54 dB(A)
- High pressure switch for additional protection
- Built-in base pan heater

Performance:			Non-Ducted	Mixed	Ducted
Cooling at 95°F ¹	Rated Capacity	Btu/h	28,400	27,800	27,400
	Capacity Range	Btu/h	12,600 - 23,600	12,600 - 23,600	12,600 - 23,600
	Rated Power Input	W	2,272	2,467	2,661
	Power Input Range	W	530 - 3,770	530 - 3,770	530 - 3,770
	Moisture Removal	pints/h	NA	NA	NA
	Sensible Heat Factor		NA	NA	NA
Heating at 47°F ²	Rated Capacity	Btu/h	28,600	28,000	27,600
	Capacity Range	Btu/h	11,400 - 36,000	11,400 - 30,600	11,400 - 30,600
	Rated Power Input	W	2,096	2,142	2,187
	Power Input Range	W	850 - 4,540	850 - 4,540	850 - 4,540
Heating at 17°F ³	Maximum Capacity	Btu/h	28,600	28,100	27,600
	Rated Capacity	Btu/h	18,000	17,200	16,500
	Capacity Range	Btu/h	13,600 - 28,600	13,600 - 28,100	13,600 - 27,600
	Maximum Power Input	W	4,192	4,223	4,258
	Rated Power Input	W	1,990	1,992	1,993
Heating at 5°F ⁴	Power Input Range	W	1,410 - 4,192	1,530 - 4,223	1,650 - 4,258
	Maximum Capacity	Btu/h	28,600	28,100	27,600
Heating at -13°F ⁵	Maximum Power Input	W	4,290	4,495	4,700
	Maximum Capacity	Btu/h	25,200	NA	24,300
	Maximum Power Input	W	4,430	NA	4,700
Efficiency:			Non-Ducted	Mixed	Ducted
SEER			18.00	17.00	16.00
EER ¹			12.50	11.40	10.30
HSPF (IV)			11.00	10.40	9.80
COP at 47°F ²	Rated Capacity		4.00	3.85	3.70
	Maximum Capacity		2.00	1.95	1.90
COP at 17°F ³	Rated Capacity		1.95	1.91	1.72
	Maximum Capacity				

Outdoor Operating Temperature Range:

Cooling Operation Air Temp (Maximum / Minimum)* (Comfort cooling only applications)	°F (°C)	* 115 to 14 (46 to -10)
Cooling Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	10.4 / 14 (-12 / -10)
Heating Operation Air Temp (Maximum / Minimum)	°F (°C)	65 to -13 (18 to -25)
Heating Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	-18 / -14 (-28 / -26)

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windscreens required for cooling operations below 23°F (-5°C))

¹Cooling (Indoor // Outdoor) 80°F (26.6°C) DB, 67°F (19.4°C) WB // 95°F (35°C) DB, 75°F (23.9°C) WB

²Heating at 47°F (8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 47°F (8.3°C) DB, 43°F (6.1°C) WB

³Heating at 17°F (-8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 17°F (-8.3°C) DB, 15°F (-9.4°C) WB

Rated conditions:

⁴Heating at 5°F (-15°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 5°F (-15°C) DB, 4°F (-15.6°C) WB

⁵Heating at -13°F (-25°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // -13°F (-25°C) DB, -15°F (-26.1°C) WB

Note:

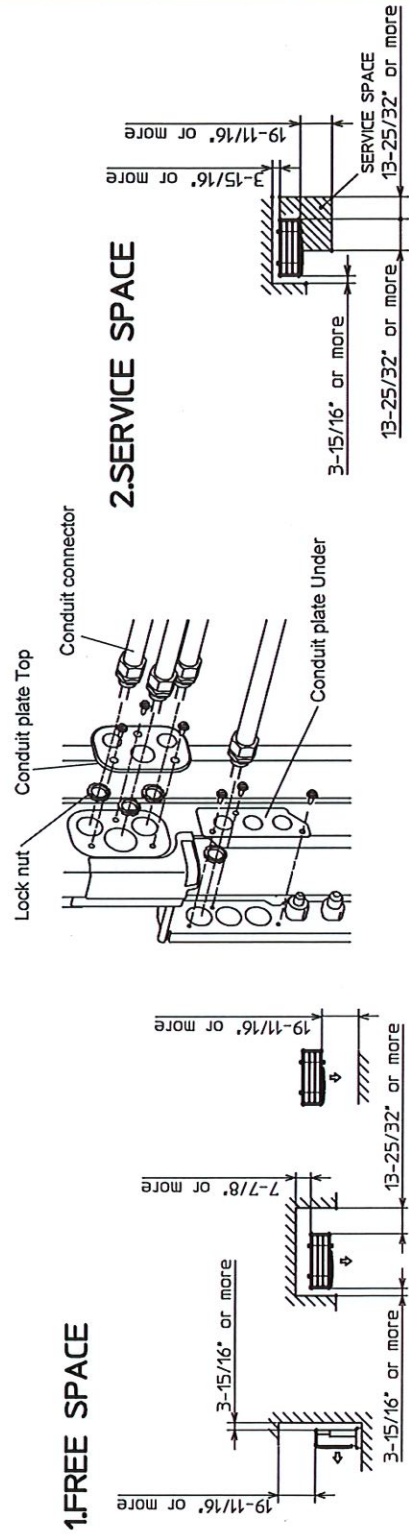
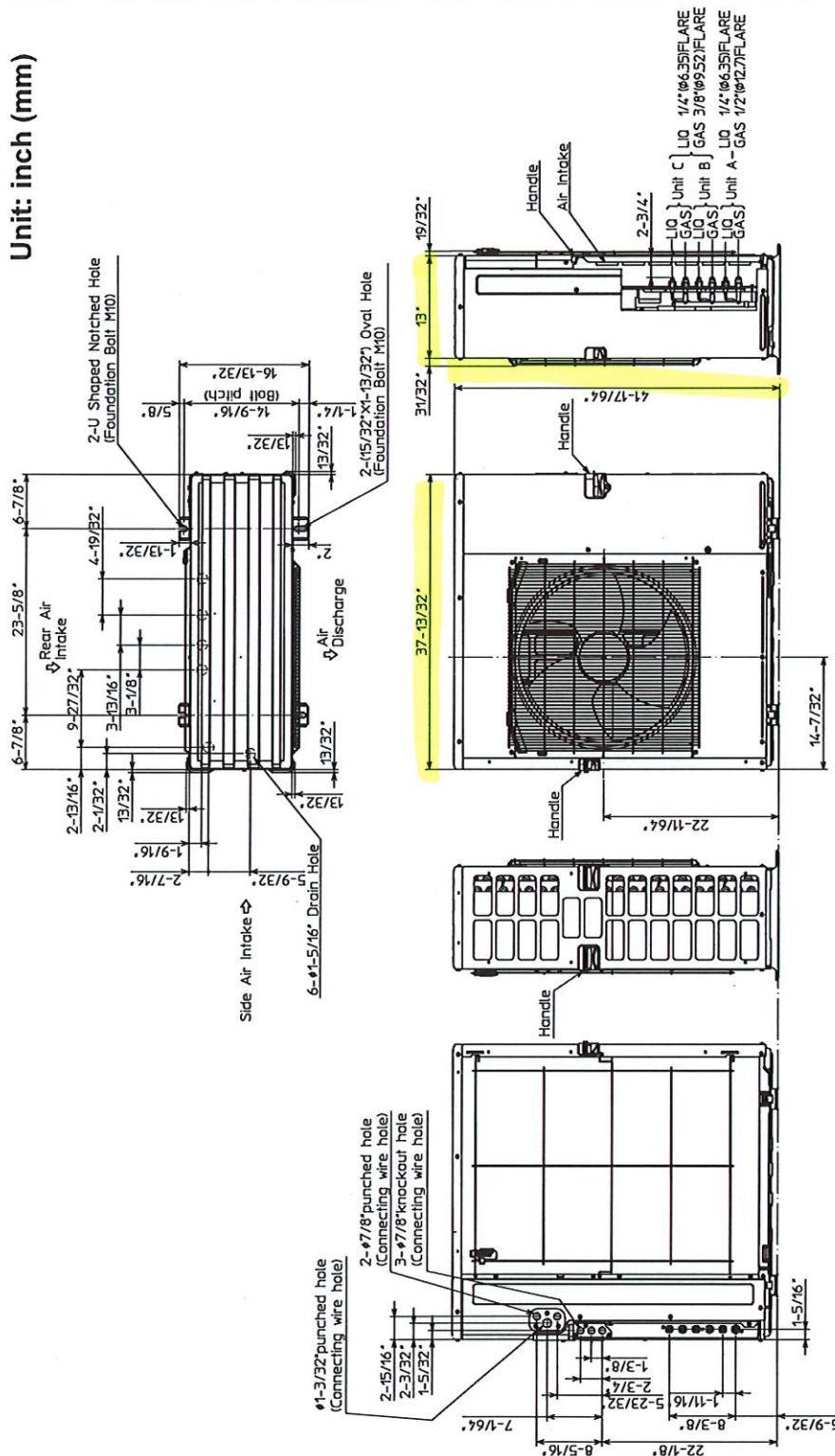
1. Mitsubishi Electric Sales Canada Inc. (MESCA) supports the use of only MESCA supplied and approved components and accessories for proper functioning of the unit(s). Use of non - MESCA supported components and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable design and application parameters and requirements specific to any project.

2. Should any person change this document in any manner whatsoever without MESCA's written permission, the document shall be of no force and effect and any change shall be deemed to be a representation and warranty made by that person and not MESCA. That person, and not MESCA, shall assume full responsibility for the consequences of such changes. MESCA assumes no responsibility for any consequences in such cases.

Notes:

Outdoor Unit Outline and Dimensions:

Unit: inch (mm)



MXZ-3C24NAHZ4 2-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

SECOND FLOOR

Date:

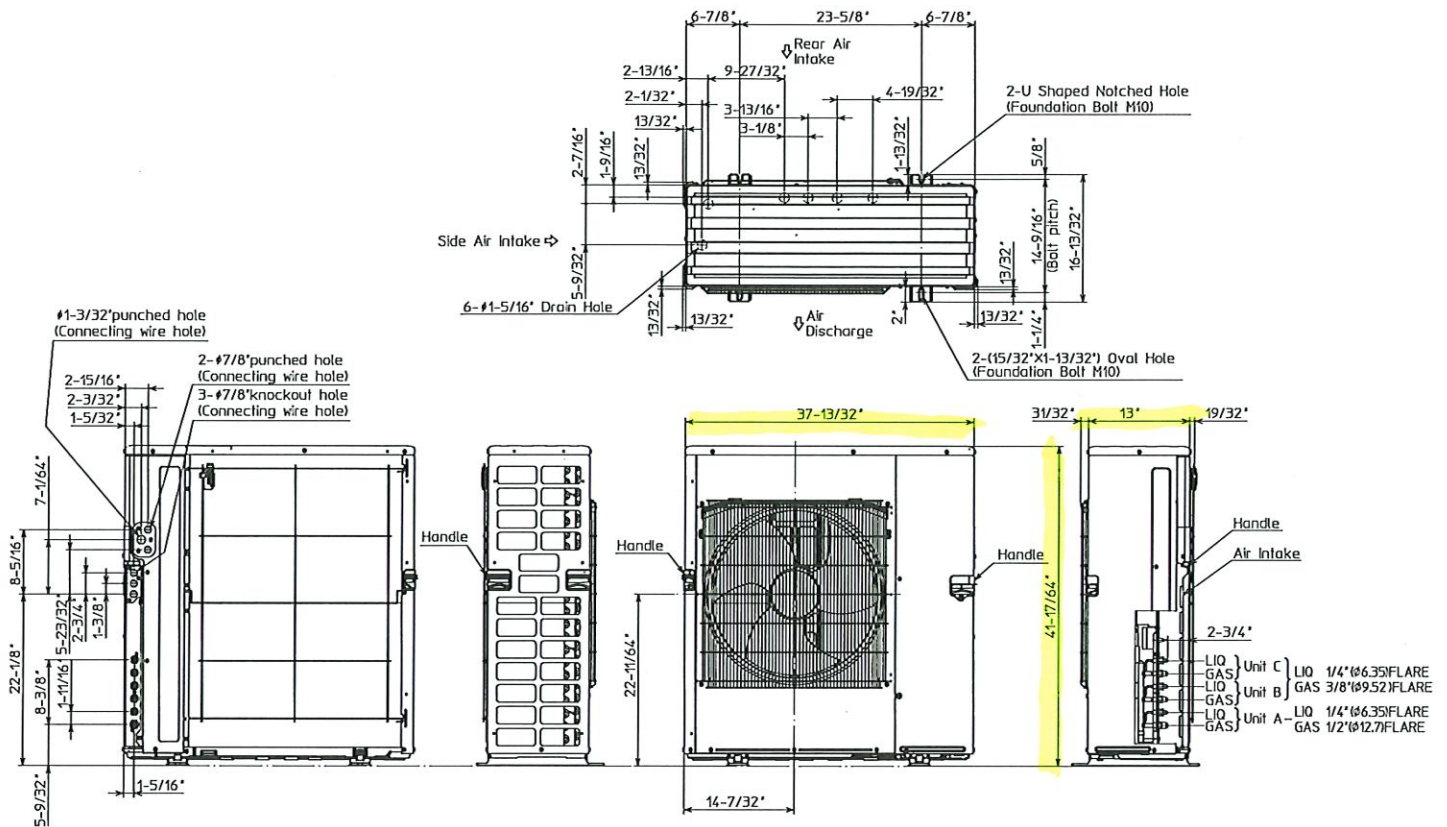


FEATURES

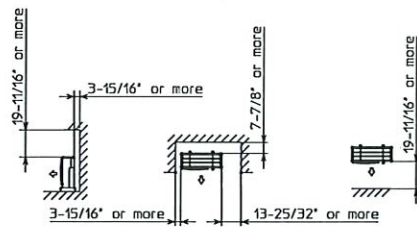
- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 90% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

OUTDOOR UNIT DIMENSIONS: MXZ-3C24NAHZ4

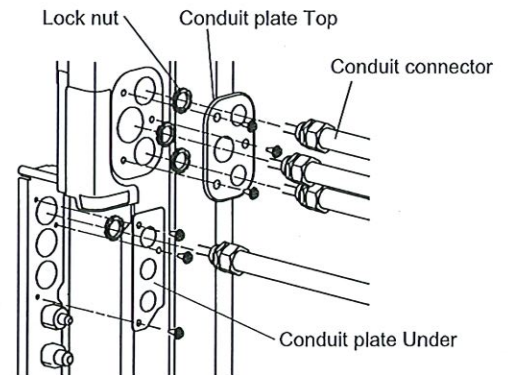
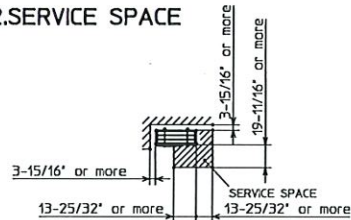
Unit: inch (mm)



1. FREE SPACE



2. SERVICE SPACE



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-3C24NAHZ4 - 202307





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

Historic District Commission Staff Report

Meeting Date: 10/9/2023

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

Property Address: 211 Goldsborough Street

Application Number: 2023-1034

Request: Front Porch Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

In June of 2023, the Historic District Commission approved a roof replacement for the front porch roof with a new standing seam metal roof. During the roof replacement, it was discovered that one of the posts and the rafters needed to be replaced. The applicant is now proposing to replace the deteriorated posts and rafters in-kind.



Figure 1 Existing Front Porch



Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a 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 higher standard than a side or rear porch. The applicant is proposing to use wood for both the rafters and columns which is consistent with Guideline 65b. This front porch has significant ornamentation as seen in Figure 1 which should be maintained during construction.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of the application with a condition regarding the preservation of the existing ornamentation.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the condition that the existing front porch ornamentation shall be maintained.

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101051563		211 GOLDSBOROUGH ST		PATTERSON, SCOTT G			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
STICK INFLUENCE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LOVELY WELL PRESERVED/RESTORED I-HOUSE EMBELLISHED WITH WELL CRAFTED DECORATIVE DETAILS. KICKED EAVES ON PROJECTING FRONT BAY VERY WELL EXECUTED. DOUBLE ENTRANCE APPEARS TO RETAIN ORIGINAL DOORS							



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

RECEIVED

SEP 15 2023

TOWN OF EASTON

Application #: 2023-1034
Date Received: 09/15/2023
Fee Paid: \$75.00
HDC Meeting Date: 10/09/2023
Date Property Posted: 10/02/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

☐ ROOFING
 ☐ DEMOLITION
 ☐ SIGNAGE
 ☐ FENCING
 ☒ OTHER

☐ NEW CONSTRUCTION/ADDITION
 ☐ EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 211 Goldsborough St Easton MD 21601

☐ Contributing
 ☐ Non-Contributing
 YEAR BUILT: 1877
 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Scott Patterson

TELEPHONE NO. 410-924-8129 EMAIL Tarheel@goeaston.net

Applicant or Agent

NAME Brian Harbrow

TELEPHONE NO. 410-824-4365 EMAIL Brian@MTHConstruction.com

Description of Proposal (include additional sheets, as necessary)

The front porch has deterioration at one post and 6 rafters. This was discovered when the roof on the front porch was being replaced. We will be doing repairs to the porch using all wood products. This will allow us to match existing details on house as best as we can.

Specific Requirements

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Brian Harbrow
08/22/23
Brian Harbrow

Revised 4.4.2022



MJH Construction, LLC
8648 Commerce Drive, Suite 900
Easton, MD 21601
410-690-8955
MHIC# 51251 MHBR# 7833

September 15, 2023

Material List

Owner of property:

Scott Patterson

211 Goldsborough St

Easton, MD 21601

410-924-8129

tarheel@goeaston.net

Contact Person:

Brian Harkowa

MJH Construction LLC,

410-829-4365

brian@mjhconstruction.com

All replacement materials are paint grade.

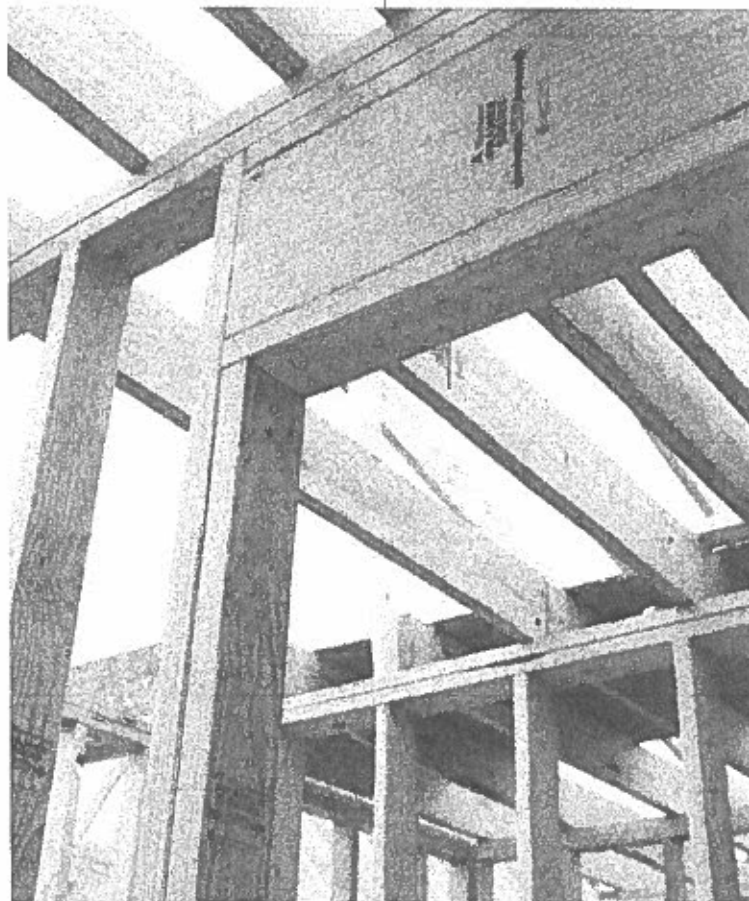
1. Exposed 2x 6 roof rafters will be Weyerhaeuser Framer Series Yellow pine framing.
2. The roof sheathing will be Blue Stair dark red mahogany 1x6 bead board.
3. The Post and Beams will be 6x6 number 1 knotty structural Douglas Fir.

WEYERHAEUSER FRAMER SERIES® LUMBER WITH WARPSTABLE™ TECHNOLOGY

**Structural Framing Lumber with
Predictable Performance**

Porch Roof Framing

- Computerized grading virtually eliminates warp
- Comes with crown edge clearly marked
- Eliminates field culling
- Treated with a mold inhibitor
- More stable and consistent than ordinary lumber
- Limited product warranty



FRAMER SERIES LUMBER ALLOWABLE HOLES AND NOTCHES

Maximum Notch and Hole Sizes

Joist, Beam, or Header Nominal Size	A	B	C	D	E	
	Maximum Notch Length not to exceed d/3	Maximum Notch Depth not to exceed d/6	Maximum End Notch Depth not to exceed d/4	Maximum Hole Diameter not to exceed d/3	Minimum Bearing Length	
					Wood or Steel	Masonry
2x8	2 3/4"	1 3/16"	1 13/16"	2 3/8"	1 1/2"	3"
2x10	3 1/16"	1 1/2"	2 3/16"	3 1/16"	1 1/2"	3"
2x12	3 3/4"	1 1/8"	2 13/16"	3 3/4"	1 1/2"	3"

For framing instructions, including recommended fastening schedules, please refer to the AWC Wood Frame Construction Manual or your applicable building code.

Framer Series lumber is intended for dry-use applications

PRODUCT STORAGE AND HANDLING

Safety

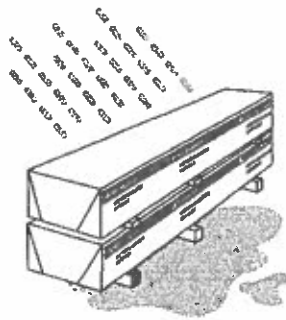
- Use care when handling lumber to prevent injuries. Always wear gloves and eye protection when handling building materials.
- Do not use lumber as ramps, planks, etc. Use only as directed in this guide.
- After sheathing, do not overload joists with construction material in excess of design loads.

In Warehouse

- Store bundles on a hard and level surface in a covered shed and protect from weather. Avoid contact with water or extended exposure to direct sunlight.
- Do not store lumber in direct contact with the ground. All bundles come with corner protection under the strap, and with 2x3 dunnage to keep product off the ground when breaking bundles.
- To avoid physical damage to lumber, use care when handling bundles or individual components, especially when handling with forklifts or cranes.

At Job Site

- Keep lumber wrapped and covered during transit from lumberyard to the job site.
- Do not open bundles until ready to install.
- To ensure that materials retain a low moisture content after the bundle is broken, rewrap the unused portion and make sure all four sides and the top are covered.
- Keep lumber off of the ground and covered at the job site.



Protect lumber from sun and water

CAUTION: Wrap is slippery when wet or icy

Align stickers (2x3 or larger) directly over support blocks

Use support blocks (6x6 or larger) at 10' on-center to keep bundles out of mud and water



CONTACT US

1.888.453.8368 • weyerhaeuser.com/woodproducts/contact

Contact your local representative or dealer at:

Visit weyerhaeuser.com/woodproducts/warranty for copies of this and other Trus Joist® Engineered Wood Product warranties.

November 2022 • Reorder LB-4020

This document supersedes all previous versions. If this is more than one year old, contact your dealer or Weyerhaeuser rep.

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FRAMER SERIES LUMBER SPAN AND LOAD TABLES

Maximum Floor Spans

Nominal Size	Width	Depth	40 psf Live Load, 10 psf Dead Load, L/360 ⁽¹⁾				40 psf Live Load, 10 psf Dead Load, L/480				30 psf Live Load ⁽²⁾ , 10 psf Dead Load, L/360 ⁽¹⁾				30 psf Live Load ⁽²⁾ , 10 psf Dead Load, L/480			
			12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
2x8	1½"	7¼"	14'-5"	13'-1"	12'-4"	11'-5"	13'-1"	11'-11"	11'-2"	10'-5"	15'-10"	14'-5"	13'-7"	12'-7"	14'-5"	13'-1"	12'-4"	11'-5"
2x10	1½"	9¼"	18'-5"	16'-9"	15'-9"	14'-7"	16'-9"	15'-2"	14'-4"	13'-3"	20'-3"	18'-5"	17'-4"	16'-1"	18'-5"	16'-9"	15'-9"	14'-7"
2x12	1½"	11¼"	22'-5"	20'-4"	19'-2"	17'-9"	20'-4"	18'-6"	17'-5"	16'-2"	24'-8"	22'-5"	21'-1"	19'-7"	22'-5"	20'-4"	19'-2"	17'-9"

- (1) Minimum live load deflection criteria per code. For stricter deflection criteria, use shorter spans or the L/480 spans.
(2) 30 psf live load is permitted in residential sleeping areas by some codes.

Maximum Rafter Spans⁽¹⁾

Nominal Size	Width	Depth	20 psf Snow Load, 10 psf Dead Load, L/240				30 psf Snow Load, 10 psf Dead Load, L/240			
			12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
2x8	1½"	7¼"	20'-10"	18'-11"	17'-9"	16'-6"	18'-2"	16'-6"	15'-6"	14'-5"
2x10	1½"	9¼"	26'-6"	24'-1"	22'-8"	21'-1"	23'-2"	21'-1"	19'-10"	18'-5"
2x12	1½"	11¼"	32'-3"	29'-4"	27'-7"	25'-7"	28'-2"	25'-7"	24'-1"	22'-5"

- (1) Based on 115% duration of load (snow areas) and minimum live load deflection criteria per code.

Maximum Ceiling Spans⁽¹⁾

Nominal Size	Width	Depth	20 psf Live Load ⁽²⁾ , 10 psf Dead Load, L/240				10 psf Live Load ⁽²⁾ , 5 psf Dead Load, L/240			
			12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
2x8	1½"	7¼"	20'-10"	18'-11"	17'-9"	16'-2"	26'-2"	23'-10"	22'-5"	20'-10"
2x10	1½"	9¼"	26'-6"	24'-1"	22'-8"	20'-7"	33'-5"	30'-5"	28'-7"	26'-6"
2x12	1½"	11¼"	32'-3"	29'-4"	27'-7"	25'-0"	40'-8"	36'-11"	34'-9"	32'-3"

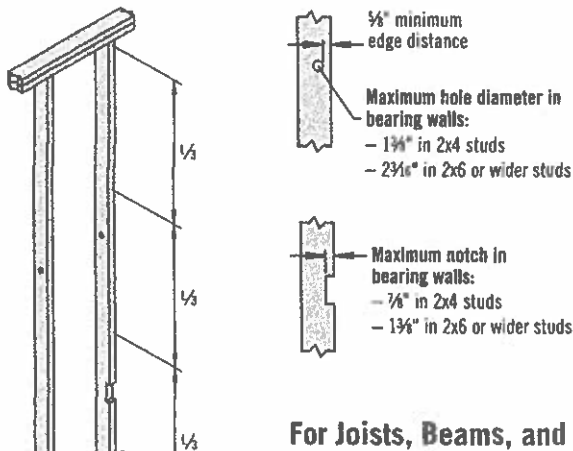
- (1) Based on 100% duration of load and minimum live load deflection criteria per code.
(2) Uninhabitable attics with limited storage. See IRC for additional requirements and limitations.
(3) Uninhabitable attics without storage. See IRC for additional requirements and limitations.

General Notes for Floor, Rafter, and Ceiling Span Tables

- Tables are based on M-29, Southern pine design values (see page 2).
- Maximum available length is 20'.
- Joists must bear directly on beams, girders, ledgers, or load bearing walls; or be supported by hangers or framing anchors.
- Spans shown are horizontal clear distances between supports, and assume uniformly loaded joists only.
- Minimum bearing: 1½" on wood or steel, 3" on masonry. Bearing across full joist width is required.
- Provide lateral restraint at the end of each joist by fastening to a rim, band joist, header, or other member or by using full-height blocking between floor joist ends.

FRAMER SERIES LUMBER ALLOWABLE HOLES AND NOTCHES

For Wall Framing

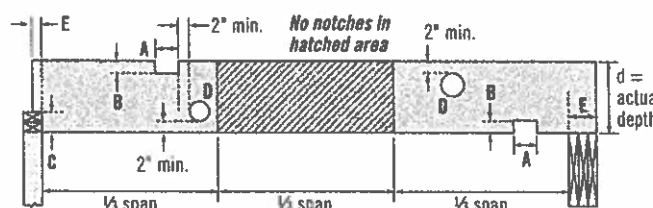


DO NOT cut a notch and a hole in the same cross section

General Notes

- If wall is non-bearing, or if studs are doubled (with no more than two studs in a row bored), maximum hole sizes may be increased to:
 - 2½" diameter for 2x4 walls
 - 3¼" diameter for 2x6 or wider walls
- Holes may be drilled anywhere along the length of the stud or column but must be at least 5/8" from the edge.
- Notches may be cut anywhere except the middle 1/3 of the length of the stud or column.

For Joists, Beams, and Headers



If the thickness of a built-up member is greater than 3½", no notches are allowed on the tension side, except at ends.



WHY MAKE THE SWITCH TO FRAMER SERIES LUMBER?

Here's why—

- Limited product warranty
- Crown edge clearly marked for fast installation
- Performs more consistently than ordinary lumber
- Helps ensure smooth, flat finished surfaces

The products in this guide are available through our nationwide network of distributors and dealers. For more information on other applications or other Weyerhaeuser products, contact your Weyerhaeuser representative.



Certified Sourcing
www.sfprogram.org
SFI-00008

STRAIGHT TALK ABOUT FRAMER SERIES™ LUMBER

Framer Series lumber is mechanically graded to virtually eliminate warping, and each board comes with the crown clearly marked to speed up installation. With lumber like this, framing goes up fast, crews won't spend valuable time culling, and there's less material waste when the job is done.

Each piece of Framer Series lumber with WarpStable™ technology predicts with 95% confidence which boards will remain stable after being dried below 7% MC. It maintains a stability that is defined by the American Lumber Standards to within the #1 grade limit for bow, twist or crook. Each board is mechanically graded and the crown is marked. Framer Series lumber is performance tested to meet specific strength and density requirements. Because it's more stable than commodity boards, Framer Series lumber is ideal for any non-exposed application—even those where vertical-use-only products aren't allowed. That gives crews more flexibility at the job site and helps reduce the potential for red tags.

Only Weyerhaeuser Framer Series lumber offers so many benefits:

- Limited warranty against warping
- Floors, walls, and ceilings stay flat and even
- Fewer callbacks to repair drywall cracks
- Crown edge clearly marked on each board to aid typical field practice of aligning crowns in the framing (a double arrow indicates an undetectable crown edge).
- Full lateral shear wall capacities—no species reduction needed
- Meets or exceeds all building code requirements for framing lumber
- Mold inhibitor helps material stay clean and bright, reducing product loss and callbacks

Available Sizes

Nominal Size	Lengths	Grade
2x4	8', 9', 10', 18', 20'	M-9 or MSR 1650
2x4	12' to 16', in 2' increments	M-12 or MSR 1650
2x6	8' to 20', in 2' increments	M-12
2x8, 2x10, 2x12	8' to 20', in 2' increments	M-29

Allowable Design Stresses (100% Load Duration)

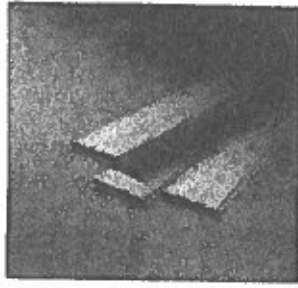
		M-9 Grade	M-12 Grade	MSR 1650 Grade	M-29
Modulus of elasticity	E	1.4×10^6 psi	1.6×10^6 psi	1.5×10^6 psi	1.7×10^6 psi
Flexural stress	F_b	1,400 psi	1,600 psi	1,650 psi	1,550 psi
Tension stress	F_t	800 psi	850 psi	1,020 psi	850 psi
Compression perpendicular to grain	$F_{c\perp}$	565 psi	565 psi	565 psi	565 psi
Compression parallel to grain	$F_{c\parallel}$	1,600 psi	1,675 psi	1,700 psi	1,650 psi
Horizontal shear parallel to grain	F_v	175 psi	175 psi	175 psi	175 psi

- Design values based on Table 4C, NDS® Supplement.
- Use specific gravity of 0.55 when designing connections.
- M-9, M-12, MSR 1650, and M-29 values meet or exceed those of #2 SPF and #2 Southern pine, making Weyerhaeuser Framer Series lumber acceptable for use in any code-evaluated application that allows those products.

Maximum Wall Stud Spacing per 2018 IRC Table R602.3(5)

Stud Size	Bearing Walls					Non-Bearing Walls	
	Laterally unsupported stud height	Supporting roof and ceiling only	Supporting one floor, roof, and ceiling	Supporting two floors, roof and ceiling	Supporting one floor only	Laterally unsupported stud height	Maximum spacing
2x4	10'	24" o.c.	16" o.c.	—	24" o.c.	14'	24" o.c.
2x6	10'	24" o.c.	24" o.c.	16" o.c.	24" o.c.	20'	24" o.c.

- Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall.
- See IRC for additional requirements and limitations.



1 x 6 Beaded Ceiling (Edge and Center Bead)

Specifications:

Porch Sheathing

- Kiln dried 12-14% MC.
Run to moulding quality finish.

Available Lengths:

- Random length, 8-20' odd and even; allowing maximum of 7% 6/7' trim backs, as develops; 12' average length.

Dimensions:

- net 3/4" by 5-1/2"

9/14/23, 4:00 PM

Beaded Ceiling & Paneling • Blue Star Decks

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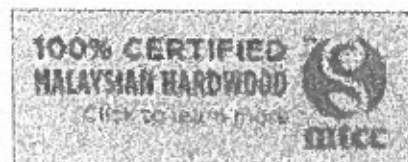
[Company](#) ▾

[Contact Us](#)



edge bead and a center bead, with v-edges. The opposite face has v-edges (no edge, or center bead).

Multi-use for paneling, siding, wainscot and ceiling.



[DOWNLOAD BROCHURES](#)

[Corporate Brochure](#)

[Blue Star PLUS brochure](#)

Google Shopping

1 knotty structural douglas fir 6x6 post



We're making changes to saves and price tracking. Learn how you can still access these features.

Dismiss

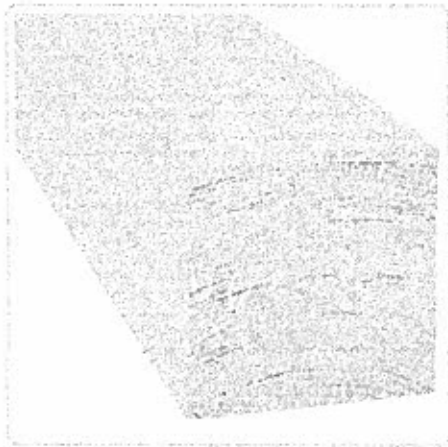
Learn more

Lowe's 6-in x 6-in x 8-ft Douglas Fir S4S Green Lumber | 637643

AVE

About these results

(159)



Size: 6" X 6" X 8'

Posts & Beams

Typical prices across the web

Low

High

Track price

Get notified when the price drops

View all your tracked products

Report a listing

- Common: 6-in x 6-in x 8-ft; Actual: 5.652-in x 5.652-in x 8-ft
- Recommended for a wide range of construction and project applications including framing, houses, barns, sheds, furniture and hobbies
- Strong, reliable, workable wood is surfaced 4 sides and perfect for use in many projects
- Offers fastener holding power and load-bearing capacity
- Strong and easy to handle and cut
- Paintable and stainable
- Selected for strength and appearance
- Anti-stain treated for bright, fresh appearance

Less

Product details

Recommended for a wide range of construction and project applications including framing, houses, barns, sheds, furniture and hobbies. Strong, reliable, workable wood is surfaced 4 sides and perfect for use in many projects. Offers fastener holding power and load-bearing capacity. Strong and easy to handle and cut. Paintable and stainable. Selected for strength and appearance. Anti-stain treated for bright, fresh appearance. Less

Reviews

Google Shopping



1 star

Well made (21)

Sturdy (16)

Lacks durability (12)

Attractive (12)

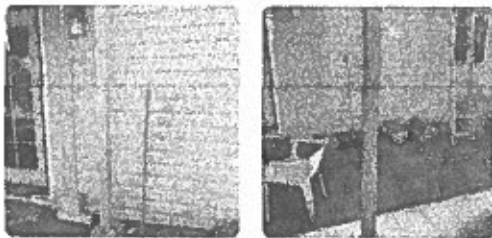
Ease of installation (2)

Plane old pine 4 x 4

January 22, 2021

Yep! Its just a plain old pine 4 x 4, I had to search through the stack at the store to make sure I got ones that would work for my project, as all trees don't grow perfect for every situation:) Over all it is of standard quality and not still so green or wet that it will warp right away. I used it for a awning support outside my back door were people go out to chat or smoke outside. This time it was to add additional supports as I had some tree trimmers coming that might drop limbs on the top of it. The original supports that have been there are now 9 or 10 years are made of the same kind of pine 4 x 4's. Here are two pictures one of the new support and one of the 9-10 yr old support. Oh and yah the back porch and house siding needs pressured washed LOL Its on my ... More

Corey · Review provided by lowes.com



All reviews

Compare buying options



Specifications

Details

Actual Length (Feet) 8

Actual Thickness (Inches) 5.5

Actual Width (Inches) 5.5

Common Length Measurement 8-ft

Common Measurement (T x W) 6-in x 6-in



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

Historic District Commission Staff Report

Meeting Date: 10/9/2023

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

Property Address: 633 Goldsborough Street

Application Number: 2023-1047

Request: Front Porch Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing an in-kind replacement of the existing front porch's decking and sub fascia. The decking will be tongue and groove yellow pine, and the fascia will be replaced in-kind. The applicant is also proposing to install a new wooden lattice with a screen between the block pier foundation.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

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



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

Analysis – Given that this is a front porch on a contributing structure, it should be held to a higher standard than a side or rear porch. The applicant is proposing to use wood for both the porch decking and lattice which is consistent with Guideline 65b.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of the application as submitted.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101003836		633 GOLDSBOROUGH ST		WALES, TREASA KIRBY			
YEAR BUILT		PHYSICAL CONDITION					
1910*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NEW SIDING WINDOWS + FRONT DOOR BUT RETAINS ESSENTIAL FORM AS WELL AS LOCATION, SETTING, ASSOCIATION AND SOME DEGREE OF FEELING. CONTRIBUTING GARAGE.							

RECEIVED

SEP 25 2023



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-1047
Date Received:	09/25/2023
Fee Paid:	\$75.00
HDC Meeting Date:	10/09/2023
Date Property Posted:	10/02/2023

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

633 Goldsborough St.

☒ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Treasa Kirby Lednum

TELEPHONE NO.

410.829.2095

EMAIL

treasa.lednum@gmail.com

Applicant or Agent

NAME

Treasa Kirby Lednum, owner

TELEPHONE NO.

Same as above

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replacement of existing porch floor, sub-fascia on porch and lattice panels.
Existing porch floor is 3'11/4" yellow pine tongue + groove will be replaced
with same. Sub-fascia will also be replaced as is. Lattice panels will be
replaced using 2x4 treated lattice with screen on back of panel.
The color of floor + lattice, etc. will remain the same.

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

Treasa Kirby Lednum
9/25/2023
Treasa Kirby Lednum

Revised 4.4.2022

















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

Historic District Commission Staff Report

Meeting Date: 10/9/2023

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

Property Address: 113 E Dover Street

Application Number: 2023-1046

Request: Cedar Shake and Asphalt Shingle Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace a deteriorated cedar shake roof and 3-tab asphalt shingle roof with a new GAF Timberline HDZ asphalt shingle roof. In 1999, the Historic District Commission issued a certificate of appropriateness for the replacement of an existing asbestos shingle roof with a sawcut cedar shingle roof. In 2002, a building permit was issued for a roof replacement on the rear gable roof. This building permit does not specify what the existing roof material was.

Historic District Guidelines:

Guideline 70. Roof Material

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

Substitute Materials: Appendix B

Factors to consider when evaluating the use of substitute materials on a historic building include:

1. Is the existing material historic? Is it a character defining feature of the building?
2. Will the new materials cover or replace existing historic fabric?



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

3. Will the new product be physically compatible with the surrounding building materials?
4. Will the product realistically match the original feature or material in size, proportion, detail, profile, texture, and finish?
5. Is the new product durable as compared to the historic material in the same environment?

Shingles

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

Analysis – The HDC must determine whether the proposed shingles are an appropriate substitute material. Part of that decision should be based on whether asphalt shingles are a roofing material that is consistent with the buildings architectural style (Guideline 70b). The Commission should also go through the factors listed in Appendix B to determine if this material is an appropriate substitute material.

DRAFT MOTIONS:

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

OR

2. I move that the Historic District Commission deny the application based on the finding that asphalt shingles are not an appropriate substitute material for this structure.

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			
2101001620		113 E DOVER ST		GEARHART INVESTMENTS LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
COLONIAL REVIVAL FAÇADE INCLUDING BAY WINDOWS ARE LATER BUT APPEAR TO BE A SUBSTANTIAL AGE. WELL DONE RECONFIGURATION -FAUX WATER TABLE FOUNDATION IS NICE DETAIL.							



RECEIVED

SEP 25 2023

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

Application #:	2023-1046
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: 113 E. Dover Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Gearhart Investments, LLC
TELEPHONE NO.: 410-310-3804 EMAIL: bob.gearhart@focus-construction.net

Applicant or Agent

NAME: Robert Gearhart
TELEPHONE NO.: 410-310-3804 EMAIL: bob.gearhart@focus-construction.net

Description of Proposal (include additional sheets, as necessary)

Replace roof shingles on 2 structures - the street-facing side is currently dilapidated cedar, all remaining roof planes are 3-tab asphalt
EVERYTHING ELSE (E.G., TRIM, GUTTERS) TO REMAIN THE SAME

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.

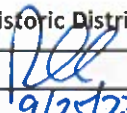
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant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


9/25/23
Robert M. Gearhart

Revised 4.4.2022

NARRATIVE & DESCRIPTION:

There are 2 buildings on the property at 113 E. Dover Street:

- The rear building has existing 3-tab asphalt shingle.
- The front building has one plane, the street-facing plane, that is very old cedar. The other roof planes are some type of old asphalt.

We propose to install new asphalt roofs on all planes of both structures, using GAF Timberline HD, Weathered Wood. This shingle is similar to/consistent with the roofs on the adjacent structures.



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.

LOCATION MAP:



FRONT BUILDING, FRONT ELEVATION, FACING SOUTHEAST CORNER OF BUILDING:



FRONT BUILDING, FRONT ELEVATION:



REAR/NORTHEAST CORNER:



NORTHEAST CORNER, CLOSE-UP ON ROOF RIDGE:



REAR BUILDING, EAST SIDE:



REAR BUILDING, EAST SIDE:



REAR BUILDING, REAR (NORTH) SIDE:





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

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



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

* See reverse for details

We protect what matters most™





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:



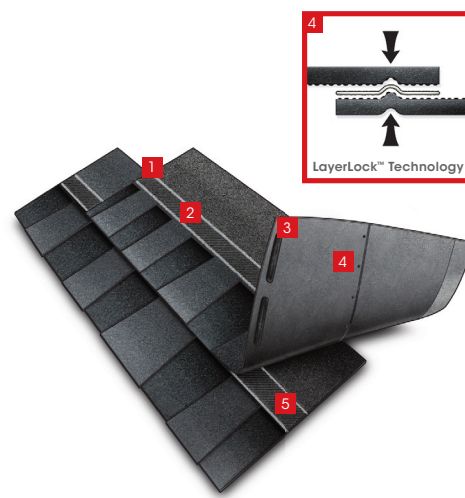
The StrikeZone™ Nailing Area

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/LRS 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™





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

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



Timberline HDZ® Shingles

Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

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

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

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

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

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

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

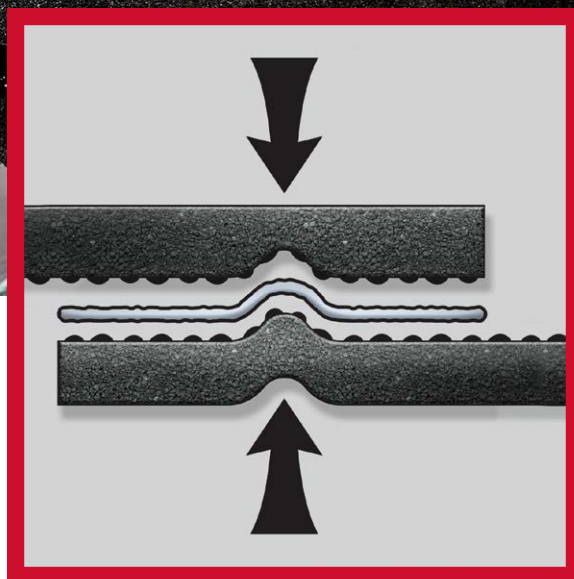
⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

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



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GAF

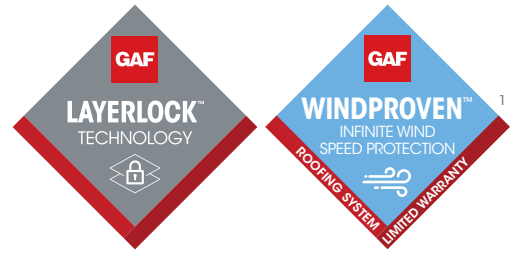


Reinforcing the Common Bond

The new LayerLock™ Technology powers the industry's widest nailing zone and the first wind warranty with no maximum wind speed limitation.¹



GAF LayerLock™ Technology was recognized as the **top home innovation of 2020** in the *Popular Science* Best of What's New Awards

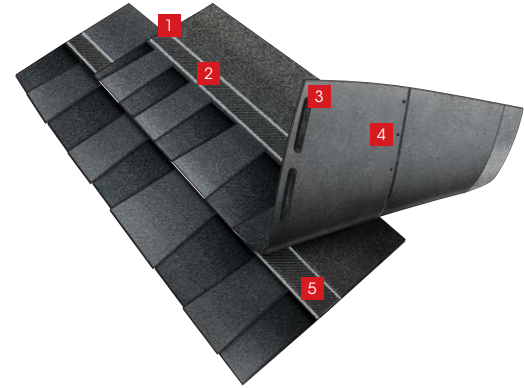


LayerLock™ Technology

Benefits:

- Timberline® Shingles with LayerLock™ Technology are engineered for the best possible installation.
- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- 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 tests.²
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.²
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® Shingles with LayerLock™ Technology are eligible for an industry first: a wind warranty with no maximum wind speed limitation.¹

Product details:



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

¹ 15-year WindProven™ limited wind warranty on Timberline® 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.

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



LayerLock™ Technology
Powers the industry's widest nailing zone



Beautiful finished look
It's the same Timberline® Shingle you know and love, now even better



Visit gaf.com/LayerLock

We protect what matters most™



An industry first

WindProven™ Limited Wind Warranty



When installed with the required combination of four GAF Accessories, Timberline® Shingles with LayerLock® Technology are eligible for an industry first: a wind warranty with **no maximum wind speed limitation.**¹

WindProven™ Limited Wind Warranty

When installed with the required combination of at least 4 qualifying GAF Accessories, Timberline® Shingles with LayerLock® Technology are eligible for an industry first: a wind warranty with no maximum wind speed limitation.¹



GAF Shingles with LayerLock® Technology + 3 accessories

Ridge Cap Shingles

GAF Shingles with LayerLock® Technology

Roof Deck Protection

Starter Strip Shingles

1 of these accessories

Attic Ventilation
(Cobra® Attic Vents or Master Flow® Attic Exhaust Vents)

Leak Barrier

Choose 1 + Choose 3 (1 from each column)

GAF Shingles with LayerLock® Technology	Starter Strip Shingles	Roof Deck Protection	Ridge Cap Shingles
Timberline HDZ®	Pro-Start®	Deck-Armor™	Ridglass®
Timberline® UHDZ™	QuickStart®	FeltBuster®	Seal-A-Ridge®
Timberline® AS II	WeatherBlocker™	Shingle-Mate™	Seal-A-Ridge® AS
Timberline® CS		Tiger Paw™	TimberCrest®
Timberline HDZ® RS		VersaShield®	TimberTex®
Timberline HDZ® RS+			Z®Ridge

+ Choose 1 (from either column)

Leak Barrier	or	Attic Ventilation
StormGuard®		Cobra® Exhaust Vent
WeatherWatch®		Cobra® Hip Vent
Extended Dry-in Membrane		Cobra IntakePro®
		Cobra® RidgeRunner®
		Cobra® Rigid Vent 3™
		Cobra® SnowCountry®
		Cobra® SnowCountry® Advanced
		Master Flow® Roof Louvers ²
		Master Flow® Power Attic Vents — Roof or Gable Mount ²
		Master Flow EZ Cool™ Plug-in Power Attic Vents — Roof or Gable Mount ²
		Master Flow® GreenMachine™ Solar or Dual-Powered Roof or Gable Vents ²
		Master Flow® Wi-Fi Attic Vents — Roof or Gable Mount ²
		Master Flow® High-Capacity Dome Vent ²
		Master Flow® Wind Turbines ²
		Master Flow® Aluminum Ridge Vent ²



For more information
visit gaf.com/WindProven

We protect what matters most™



¹15-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.

²GAF Master Flow® Attic Ventilation Products are not covered by the GAF Roofing System Limited Warranty. Please visit gaf.com for copies of the limited warranties covering these products.

Don't let the wind win



Wind. We can't control it, but we can resist it. Dura Grip™ Adhesive helps protect your roof investment from winds and wind-driven rain. And that's not all. When combined with LayerLock™ Technology and the required combination of four qualifying GAF Accessories, it helps provide the holding power behind the WindProven™ Limited Wind Warranty — the industry's first wind warranty with infinite wind speed protection.

Dura Grip™ Adhesive



Protection against wind and rain

Under every GAF Shingle you'll find a long black strip of tacky adhesive, running the length of the shingle, just a few inches from the edge.

That's our proprietary Dura Grip™ Adhesive.

Once your roofer nails the shingle in place the sun's heat activates the Dura Grip™ Adhesive, creating a strong bond between the shingle and the layer below it. The activated adhesive also acts as a sealant that helps prevent water penetration at the leading edge of each row of shingles.

Tested

The strong Dura Grip™ Adhesive bond helps GAF Shingles pass the industry's two toughest wind resistance tests: ASTM D3161, Class F, 110 mph, and ASTM D7158, Class H, 150 mph (testing performed under controlled laboratory conditions).

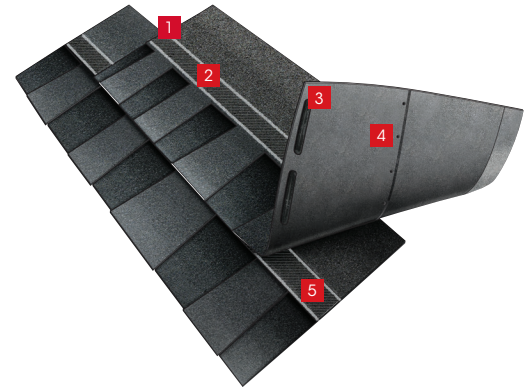
Dura Grip™ Adhesive plus LayerLock™ Technology power the WindProven™ Limited Wind Warranty

Dura Grip™ Adhesive helps create a strong protective bond on all GAF Shingles. But that's not all. When it's combined with our patented LayerLock™ Technology, it pairs with the smooth microgranule surface of the StrikeZone™ nailing area for a fast tack. The two innovative technologies work together to create a bond so strong that GAF was able to introduce the industry's first wind warranty with no maximum wind speed limitation.

When installed with the required combination of four qualifying GAF accessories, Timberline® Shingles with LayerLock™ Technology qualify for the WindProven™ Limited Wind Warranty.*

* 15-year WindProven™ limited wind warranty on Timberline® 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.

GAF Shingle featuring LayerLock™ Technology



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



Visit gaf.com/windproven

We protect what matters most™





TOWN OF EASTON

14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2525

No 13525

Permit No.:

Application Date: 2/16/99

Office of Building Inspection

PERMIT TO BUILD

I. LOCATION OF BUILDING	NUMBER AND STREET 113 Dover Street		ZONE CR	HISTORIC DISTRICT ☒ YES ☐ NO
	SUBDIVISION		LOT	BLOCK
				FIRE DISTRICT ☐ YES ☐ NO
Name		Mailing address — Number, street, city, and state		Zip code
Property Owner	Francis Bartlett		113 Dover Street	410-
			Easton, MD	21601
General Contractor	Shamrock		5006 Rvicer Lane	410-
			Trappe, MD Lic. # 49890	21673
Plumb. Contractor			Town Lic. #	476-5344
Heating & Air Cond. Cont.			Lic. #	

A CERTIFICATE OF USE AND OCCUPANCY IS REQUIRED to be issued by the building official BEFORE this building may be occupied. No certificate of use and occupancy will be issued until all building, plumbing and electrical inspections have been made and approved. If the use of the building changes, a new certificate must be obtained.

A permit under which no work is commenced within six months after issuance shall expire. A permit under which work commences within six months shall become invalid if the authorized work is suspended or abandoned for a period of four months after the time of commencing the work. Inspections are required for footing trenches, foundation (waterproofing-drain tile-backfill) framing and final. Twenty-four hour notice is required for all inspection requests, call 822-2525.

NOTE: Development and Construction within nontidal wetlands are subject to Federal and State regulations and may be prohibited or restricted by such regulations.

REQUIRED INSPECTIONS: ☐ Footing ☐ Foundation ☐ Slab ☐ Framing ☐ Plumbing ☐ Insulation ☒ Final

A. TYPE OF IMPROVEMENT ☒ 8 Roof	D. TYPE OF USE ☒ 12 Office	G. OTHER IMPROVEMENTS 1. ☐ Electrical Work 2. ☐ Mechanical/Plumbing Work 3. ☐ Other - Specify
B. PRINCIPAL TYPE OF FRAME 1. ☐ Masonry (wall bearing) 2. ☒ Wood frame 3. ☐ Structural Steel 4. ☐ Reinforced concrete 5. ☐ Other - Specify	E. PRINCIPAL TYPE OF HEATING FUEL 1. ☐ Gas 2. ☐ Oil 3. ☐ Electricity 4. ☐ Coal 5. ☐ Other - Specify	H. COST (Estimate) A. General construction . . . \$ B. Electrical . . . \$ C. Plumbing . . . \$ D. Heating, air conditioning . . . \$ E. Other (elevator, etc.) . . . \$ TOTAL COST OF IMPROVEMENT \$3,320.
C. DIMENSIONS (In Square Feet) Unfinished Basement Finished Basement First Floor Second Floor Garage Carport Porch Total Floor Area	F. TYPE OF AIR CONDITIONING 1. ☐ Central-elec. 2. ☐ Individual room air conditioner 3. ☐ None	

DESCRIPTION OF PROPOSED WORK: THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE EASTON HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROVAL, APPLICATION 13-99, DATE 3/1/99.

The applicant hereby certifies and agrees as follows:

(1) that he is authorized to make this application: (2) that the information is correct: (3) that he will comply with all regulations of The Town of Easton which are applicable hereto: (4) that he will perform no work on the above property not specifically described in this application: (5) that he grants Town officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

Signed Lawrence P. McSweeney Applicant (Connection with Operation) Print Name LAWRENCE MCSWEENEY

Mailing Address 5006 RIVER LANE TRAPPE, MD 21673 Phone 410-476-5344
(street or post office) (City) (State) (Zip Code)

ZONING REVIEW	MAIN STRUCTURE SETBACKS Front ft. Side ft. Rear ft.	LOT COVERAGE BY EXISTING & PROPOSED BLDGS. %	OFF STREET PARKING SPACES (9 x 20' each)
LOT DIMENSIONS Width ft. Frontage ft. Depth ft. Area sq. ft.	ACCESSORY STRUCTURE SETBACKS Front ft. Side ft. Rear ft.	HEIGHT (Maximum) ft.	Use Group Construction Classification
Zoning By Date	Sediment Control By Date	Stormwater Mgt. By Date	Easton Utilities By Date
Public Works By Date	Health Department By Date		
Fire Marshall By Date			
Construction Plans By Date			

FEE: \$ 35.00 Rec'd. By: 3/8/99 This is to Certify that Permit to Build is granted this date 3-3-99
MAKE CHECK PAYABLE TO: TOWN OF EASTON MARYLAND # 4264

COMMENTS:



Town of Easton

14 South Harrison Street
Easton, Maryland 21601
410-822-2525 Fax 410-820-8016
Inspections 410-763-9402 or 9490 / Fax 410-822-0743

Application For Building Permit

Please complete both sides of this application

Permit No. 13525
Fee 435
App. Date 2-16-99

D. Bostic
(Building official)

Approval Date _____

Tom Hamich
(Planning and Zoning official)

P&Z appr. Date 3/1/99
(For official use only)

Please Print

Location Of Building	Number and Street <u>113 DOVER ST. EASTON MD.</u>	Zone <u>CR</u>	Historic District
	Subdivision	Lot	☒ Yes ☐ no

	Name	Address (number,street,city, state)	Zip Code	Tel. No.
Property Owner	<u>FRANCES BARTLETT</u>	<u>113 DOVER ST.</u>		<u>410-822-3113</u>
		<u>EASTON MD.</u>	<u>21601</u>	Fax No.
General Contractor	<u>SHAMROCK</u>	<u>5006 RIVER LN.</u>		<u>410-476-5344</u>
	<u>H. I.</u>	<u>TRAPPE MD. 21673</u>	<u>MHC #49890</u>	Fax No.
Plumbing Contractor		Town Reg. No		
Electrical Contractor		Lic. No.		
HVAC Contractor		Lic. No.		

A CERTIFICATE OF USE AND OCCUPANCY MUST BE OBTAINED from the Building Official **BEFORE THE BUILDING MAY BE OCCUPIED**. No Certificate of Use and Occupancy will be issued until all final building, plumbing, *electrical, and fire marshal inspections have been made and approved. If the use of the building changes, a new certificate must be obtained. *Middle Department Inspection Agency handles all electrical inspections. (410-822-8300)

Upon receiving the approved building permit, you may commence work. If construction is not started in the first **six (6) months**, the permit becomes Null and Void. A permit becomes invalid if work is not diligently pursued to completion or abandoned for a period of six (6) months. Permit extension must be requested in writing prior to expiration date(s). Extensions are only granted for permits that have commenced construction. Inspections are required for footing, foundation (foundation waterproofing, french drain systems prior to backfilling), concrete slabs, rough framing and plumbing at the same time, insulation and final. **A Twenty-Four (24) Hour Notice** is required for all inspection requests, call 410-763-9402 or 410-763-9490. **ONE (1) SET OF APPROVED BUILDING PLANS MUST BE ON THE JOB SITE AT ALL TIMES. THE PERMIT AND GREEN INSPECTION CARD MUST ALSO BE POSTED.**

This application must be accompanied by plans and specifications of the proposed work, **(two [2] complete sets for "Residential" and four [4] complete sets for "Multi-Family/Commercial/Industrial")** and site plans drawn accurately to scale.

- Copy the: "Easton Historic District Commission Certificate of Conditional Approval"
 - Attach (1) one copy to back Inspection log
 - Attach (1) one copy to front of "Permit to Build" form to be returned to applicant
- Type the following statement in **BOLD AND CAPS.** in the "Description of Proposed Work" line of the application
"THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE EASTON HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROVAL, Application 13-99 Date 3/1/99"

A. Type of Improvement

1. ☐ New structure
2. ☐ Addition (if residential, enter number of new housing units added, if any in Part D) 2)
3. ☐ Alteration (see 2 above)
4. ☐ Repair
5. ☐ Demolition
6. ☐ Moving (relocation)
7. ☐ Foundation
8. ☐ Other ROOF

B. Principal Type of Frame

1. ☐ Masonry
2. ☒ Wood Frame
3. ☐ Structural Steel
4. ☐ Reinforced Concrete
5. ☐ Other _____

C. Dimensions (in square feet)

Unfinished Basement _____

Finished Basement _____

First Floor _____

Second Floor _____

Garage _____

D. Proposed Use

(for demolition, show most current use)

RESIDENTIAL

1. ☐ Single Family (includes: semi-detached, row, town)
2. ☐ Two or more family
No. of family units _____
3. ☐ Transient hotel, motel or dormitory
4. ☐ Garage
5. ☐ Carport
6. ☐ Other-Specify _____

NONRESIDENTIAL

7. ☐ Amusement, recreational
8. ☐ Church, other Religious
9. ☐ Industrial
10. ☐ Service Station, Repair Garage
11. ☐ Hospital, Institutional
12. ☒ Office, Bank, Professional
13. ☐ Restaurant
14. ☐ Schools
15. ☐ Stores
16. ☐ Tanks, Towers
17. ☐ Other(specify) _____

E. Principle Type of Heating

1. ☐ Gas
2. ☐ Oil
3. ☐ Electric
4. ☐ Coal
5. ☐ Other(specify) _____

F. Type of Air Conditioning

1. ☐ Central Electric
2. ☐ Individual Room
3. ☐ None

G. Other Improvements

1. ☐ Electrical Work
2. ☐ Plumbing/Mechanical
3. ☐ Signs
6. Other _____

H. Cost (estimate)

1. ☐ Gen. Const. _____
2. ☐ Electrical _____
3. ☐ Plumbing _____
4. ☐ HVAC _____
5. ☐ Other _____

Total Cost \$3,320

Fee \$35

Is lot subject to covenant or deed restrictions? ☐ No ☐ Yes (If yes: Submit guidance that proposed construction is in Compliance with covenants and/or deed restrictions.)

The applicant hereby certifies and agrees as follows: (1) that he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of the Town of Easton which are applicable hereto; (4) that he/she will perform no work on the above property not specifically in this application; (5) that he/she grants Town officials the right to enter onto the property for the purpose of inspecting work permitted and posting notices.

Signed Lawrence P. McSwiney Connection with operation ROOFING CONTRACTOR
(applicant)

Print Name LAWRENCE MCSWINEY Phone No. (410) 426-5344 Fax No. ()

Mailing Address 5066 RIVER LN. TRAPPEZ MD. 21628
(Street or P.O. box) (City) (State) (Zip Code)

OFFICIAL USE ONLY**REQUIRED INSPECTIONS**

☐ Footing ☐ Foundation ☐ Slab ☐ Framing ☐ Plumbing ☐ Insulation ☒ Final

**EASTON HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL**

To: Mr. Lawrence McSweeny of H.I. Shamrock

From: Easton Historic District Commission

Subject: Certificate of Approval for:

**13-99
113 Dover St.**

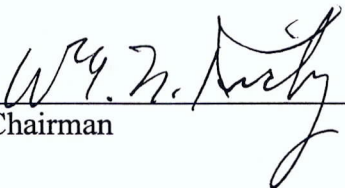
The replacement of existing asbestos roof shingles on the front face of principal structure with #1 perfection (sawcut) cedar shingles was approved as submitted. There will be no replacement or changes to existing trimwork.

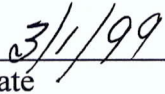
This will constitute a Certificate of Approval for the above-identified application.

The comments and preferences described below are applicable to this action by the Commission.

None, APPROVED AS SUBMITTED.

No further changes in the plans, blueprints or written requests as submitted by the applicant can be made without notification and/or approval of the Easton Historic District Commission.


Chairman


Date



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

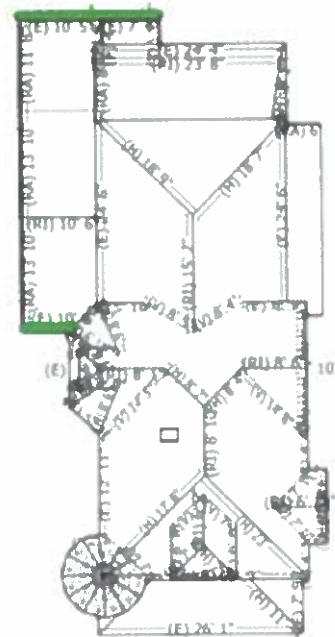
Proposed Plan for Gutter Installation – 122 Goldsborough Street

- 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			



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

Historic District Commission Staff Report

Meeting Date: 10/9/2023

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

Property Address: 108 East Avenue

Application Number: 2023-996

Request: Demolition/New Construction

Staff Recommendation: Approve ☒ Deny ☐ Continue ☐

Staff Comments:

At the August 28th Historic District Commission meeting, the Commission tabled the application and requested that the applicant investigate architectural changes that incorporated elements of this structures industrial/railroad heritage. The applicant has submitted minor changes in an attempt to give the structure more of an industrial feel such as adjusting the slop of the eaves and overhangs, incorporating brackets and storage doors, and the inclusion of the salvaged Easton Ice sign (See Figure 1).





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



Figure 1 Original vs Proposed Submission

Historic District Guidelines:

Guideline 128. Avoid Demolition

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

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



Guideline 94. Style

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

Guideline 95. Siting

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

Guideline 96. Orientation, Alignment, and Setback

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

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.



**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.

Guideline 103. Materials

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

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.



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

- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

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

Guideline 107. Placement (Doors)

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

Guideline 108. Design (Doors)

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

Guideline 112. Proportion

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



Guideline 113. Façade Rhythm

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

Guideline 115. Roof Form

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

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

Guideline 126. Arrangement (Windows)

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

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

New Construction Analysis – In reference to the new construction guidelines that reference surrounding structures, the surrounding commercial and industrial structures are not within the



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

Historic District (Figures 5-6). The closest historic structures are the residential structures located at 501, 505, 507, and 509 Goldsborough Street (Figures 1-4).



Figure 2 501 Goldsborough St



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



Figure 3 505 Goldsborough St



Figure 4 506 Goldsborough St



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



Figure 5 509 Goldsborough St



Figure 6 505 North St



Figure 7



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The Commission may wish to include a condition that prohibits demolition of the structure until a building permit is received for the proposed new construction to ensure that the building is not demolished and left vacant.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application with the condition that a building permit shall be obtained for the new construction before a demolition permit is issued.

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

RECEIVED

JUL 31 2023



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

Application #: 2023-996
Date Received: 07/31/2023
Fee Paid: \$75.00
HDC Meeting Date: 08/14/2023
Date Property Posted: 08/07/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

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

Applicant or Agent

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

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

7.31.23
Brendan Mullaney

Revised 4.4.2022



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

7/27/2023

Town of Easton

c/o Historic District Commission

14 South Harrison Street | Easton, MD 21601

(O) 410-822-2525

Cannery Square Apartments – New Amenity Building

To Whom It May Concern:

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

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

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

B. Building Materials (Guidelines 103,104)

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

C. Color (Guideline 105)

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

D. Decorative Architectural Features (Guideline 106)

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

E. Energy and Sustainability (Guideline 109)

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

F. Exterior Lighting (Guideline 110)

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

G. Façade Configuration (Guideline 112,113)

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

H. Roofs (Guidelines 116-118)

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

I. Utilities (Guidelines 121-125)

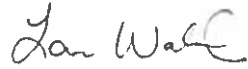
- (1) The electric, telephone, and cable services will be underground if approved by the utility provider, otherwise the services will be hidden from the front façade. The electric meter will be located on a discreet side of the building away from the street frontage and entrances.
- (2) Dumpsters and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

J. Windows (Guidelines 126,127)

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

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

Sincerely,

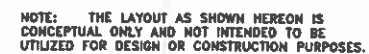
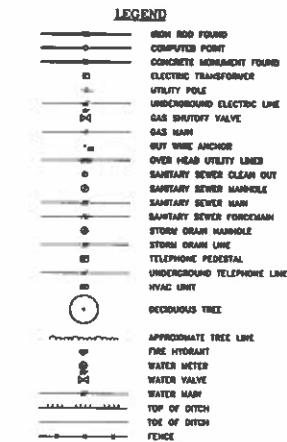
A handwritten signature in black ink that reads "Lauren White". The signature is written in a cursive, flowing style.

Lauren White

Studio Director

Fisher Architecture, LLC

lwhite@fisherarchitecture.com

[illegible]

WARNING

THE LOCATIONS OF CHARGES UNLESS AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF CHARGES UNLESS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE AGENCIES OF ANY INFORMATIONAL AND MONITORING PURPOSES ONLY. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO HIS CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST AND LOGIC CHARGES (LANDSLIDE) UNLESS PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY AGENCY OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT WITH THE LOCATION OF CHARGES OF THE CHARGES UNLESS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYED CONSTRUCTION.



Lane Engineering, LLC
Established 1988
Civil Engineers • Land Planning • Land Surveyors

FEASIBILITY SKETCH SITE PLAN

ON THE LANDS OF
SHOREGATE OF CANNERY
COMMERCIAL, LLC

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

DATE FOR	DATE	BY
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made for _____ date: _____

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DATE	NAME
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1 OF 1

AS NOTED	FILE NO. 6746
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Nicholas Johnson

11:00 AM (14 minutes ago)

to me

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

From: **Brendan Mullaney** <bmullaney@mdswlaw.com>

Date: Wed, Sep 13, 2023 at 5:20 PM

Subject: FW: [External] Historic District Commission Meeting Notice - Cannery Square Apartments

To: Nicholas Johnson <njohnson@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>

Cc: Brett Ewing <bewing@leinc.com>

Nick:

A revised plan and architectural elevations, along with a list of the changes made, is attached. Please let me know what else you need to get this on the next available agenda for the HDC.

Thanks,

Brendan

Brendan Mullaney

McAllister, DeTar, Showalter & Walker LLC

100 N. West Street

Easton, Maryland 21601

Direct – (410) 820-0250

Cell – (410) 443-3698

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From: Lauren White <lwhite@fisherarchitecture.com>

Sent: Wednesday, September 13, 2023 3:06 PM

To: Brendan Mullaney <bmullaney@mdswlaw.com>

Cc: Brett Ewing <bewing@leinc.com>; Chan Park <cpark@fisherarchitecture.com>

Subject: RE: [External] Historic District Commission Meeting Notice - Cannery Square Apartments

Brendan,

See attached updated schematic design for the clubhouse. The changes are:

- Adjusted roof for lower slope at eaves and extended overhangs typical of a train station
- Incorporated a dark red accent color on brackets and storage door which is typical of a late 1800's color scheme
- Oversize brackets and 6' overhang on the rail trail side reminiscent of a train station
- Added gable vents (could be faux or functional vents to attic)
- All windows changed to white, reduced size of windows in the brick to be more proportionate to the surrounding houses
- Easton Ice sign could be salvaged and added to one of the roof gables; or if displayed inside, then just a gable vent in that gable

Thanks,

LAUREN WHITE *AIA, Studio Director*

 **FISHER ARCHITECTURE LLC**

Address: 542 Riverside Drive Salisbury, MD 21801 **Phone:** 410.742.0238

Website: fisherarchitecture.com **Fax:** 888.879.7149



Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

AL:

FOR REVIEW
ONLY NOT FOR
CONSTRUCTION

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CENSE NO.: 001395

PIRATION NO.: 09.23.202

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CANNERY SQUARE APARTMENTS CLUBHOUSE

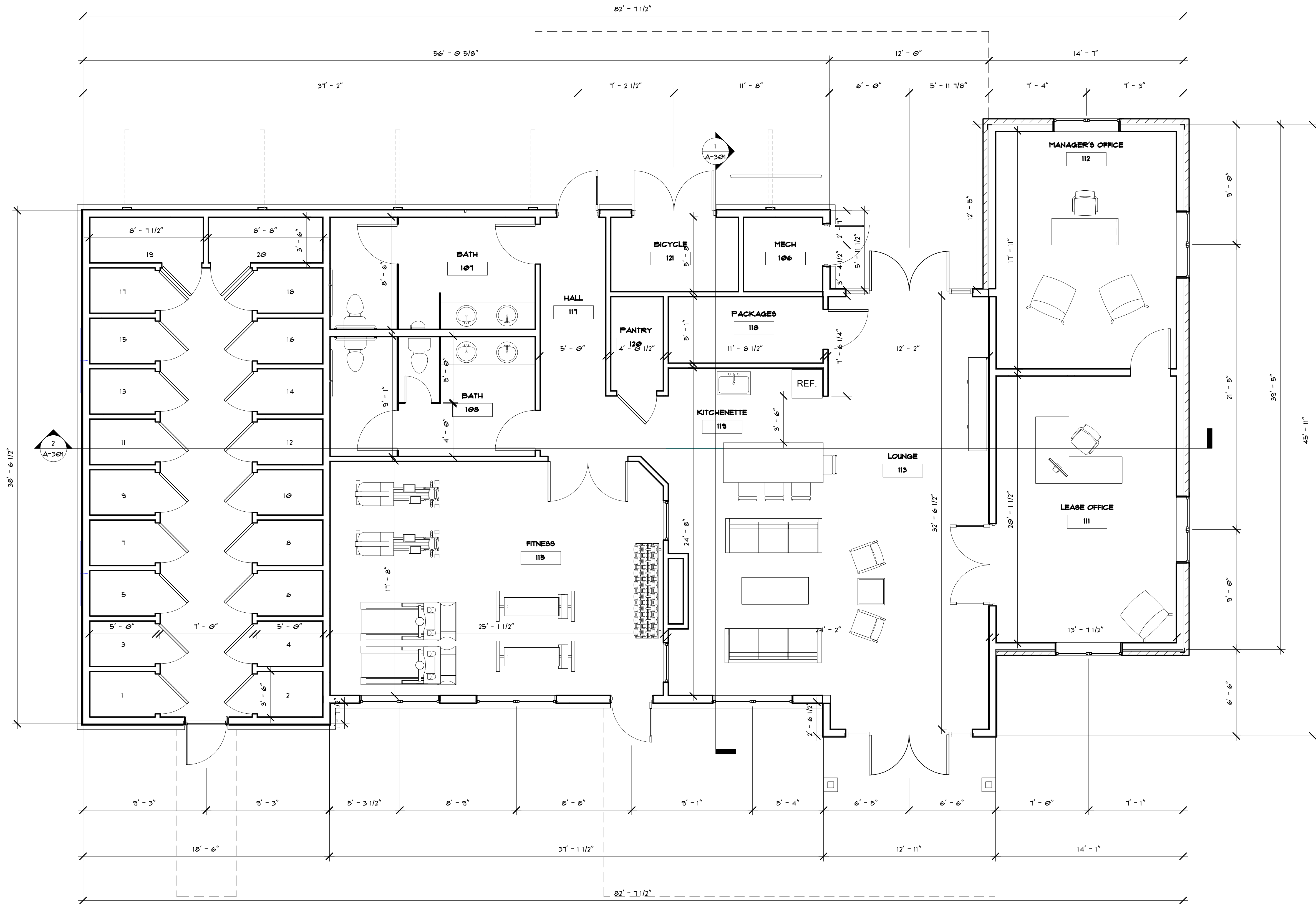
CITY, STATE

SHEET INFO:

FIRST FLOOR PLAN

[illegible]

09.13.2023	HDC Resubmission
08.24.2023	HDC Resubmission
08.02.2023	HDC Submission
07.25.2023	Schematic Design
REV DATE	DESCRIPTION
1:	2023.07.14
ECT NO.	2023065
E:	1/4" = 1'-0"
MGR:	Designer
WN BY:	Author
SHEET NUMBER:	

$$A^{-1} \mathbf{0} = \mathbf{0}$$


① FIRST FLOOR
1/4" = 1'-0"

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CANNERY SQUARE APARTMENTS
CLUBHOUSE

ADDRESS
CITY, STATE

SHEET INFO:

ELEVATIONS

REV.	DATE	DESCRIPTION
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design
REV.	DATE	DESCRIPTION
DATE:	2023.07.14	
PROJECT NO.	2023065	
SCALE:	1/4" = 1'-0"	
FROM MGR:	Designer	
DRAWN BY:	Author	
SHEET NUMBER:		

A-201

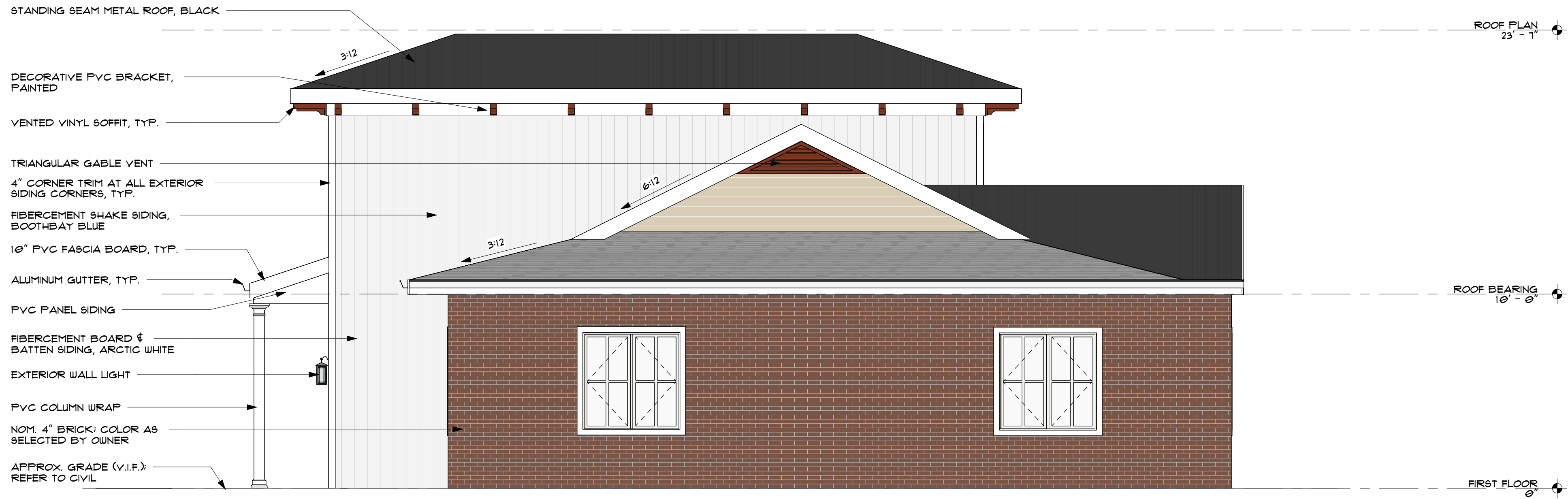


1 ELEVATION EAST (FRONT)
1/4" = 1'-0"



2 ELEVATION WEST (REAR)
1/4" = 1'-0"

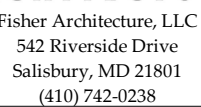
REV.	REV. DATE	DESCRIPTION
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design
DATE:	2023.07.14	
PROJECT NO.	2023065	
SCALE:	1/4" = 1'-0"	
FROM MGR:	Designer	
DRAWN BY:	Author	
SHEET NUMBER:		



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



② ELEVATION SOUTH (LEFT)
1/4" = 1'-0"



SEAL:



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CANNERY SQUARE APARTMENTS
CLUBHOUSE

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CITY STATE

SHEET INFO:

RENDERING -
ELIZABETH STREET

[illegible]

4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design
REV	REV DATE	DESCRIPTION
DATE:	2023.07.14	
PROJECT NO.	2023065	
SCALE:		
PROJ MGR:	Designer	
DRAWN BY:	Author	
SHEET NUMBER:		

A-801



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CLUBHOUSE

ADDRESS
CITY STATE

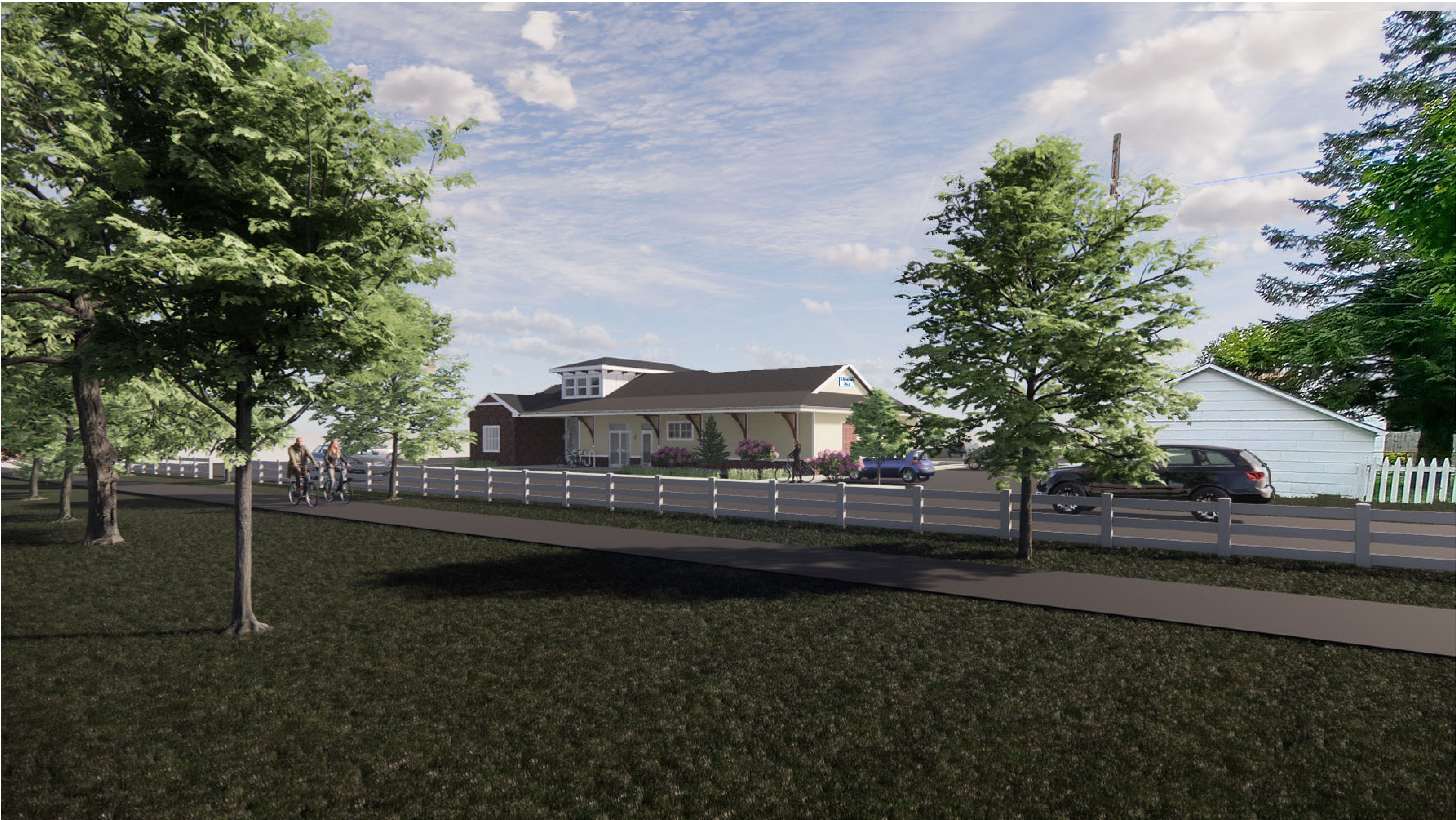
SHEET INFO:

ENDERING - EAST
STREET

[illegible]

09.13.2023	HDC Resubmission
08.24.2023	HDC Resubmission
08.02.2023	HDC Submission
07.25.2023	Schematic Design
REV DATE	DESCRIPTION
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ECT NO.	2023065
E:	
MGR:	Designer
OWN BY:	Author
ET NUMBER:	

4-802



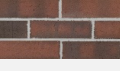
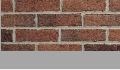
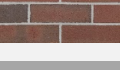
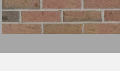
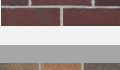
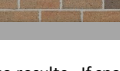
EAST STREET VIEW

Technical Data Sheet

Uptown Series

Iberia Plant



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

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

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

**It's Possible[™]
to fall in love
with your
home again.**

Virginia, D.C. & Baltimore Product Catalog



Hardie® Plank Smooth Iron Gray

Statement Collection™ Products

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

COLORPLUS® TECHNOLOGY

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

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

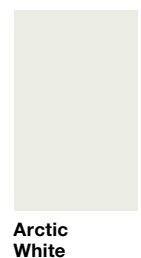


Scan code
to request a
sample.

Hardie® Trim Color Offering



Hardie® Soffit Color Offering



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®



Beaded Smooth

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

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

Select Cedarmill®

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

Smooth

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

Beaded Select Cedarmill®

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

Beaded Smooth

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

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

Hardie® Shingle



Staggered Edge Panel

Staggered Edge Panel

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

Statement Collection™ •

Dream Collection™ •

Prime •



Straight Edge Panel

Straight Edge Panel

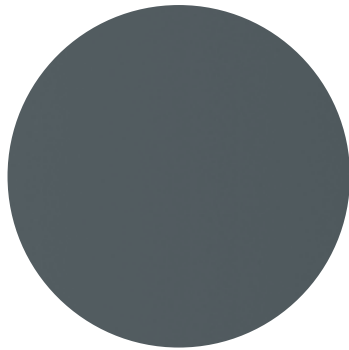
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0

Statement Collection™ •

Dream Collection™ •

Prime •

Hardie® Panel



Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

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

Select Cedarmill®

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

Smooth

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

Stucco

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

Sierra 8

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

PRODUCT INFORMATION SHEET

Timberline® Natural Shadow®

Shingles

Value & Performance In A Natural Wood-Shake Look



PRODUCT INFORMATION

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

Timberline® Natural Shadow® Shingles Provide These Unique Benefits:

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

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

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

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

COLORS/AVAILABILITY

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

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

APPLICABLE STANDARDS & PROTOCOLS

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

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

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

PRODUCT/SYSTEM SPECIFICS†

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

[†]Refer to complete published installation instructions.

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

INSTALLATION

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

RESIDENTIAL



PAC-CLAD

P E T E R S E N

A CARLISLE COMPANY

AN ELEGANT PALETTE

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

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

Premium Colors

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

▲ Cool Colors

● Metallic Colors

👑 Premium Colors

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



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

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

SEE IT ON YOUR HOME TODAY

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

A LIFETIME INVESTMENT



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

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

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

METAL EXPERIENCE MATTERS

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

NEW CONSTRUCTION OR REMODELING

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

STEEL OR ALUMINUM

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

A GREEN, SUSTAINABLE PRODUCT

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

LITERALLY COOL COLORS

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

WARRANTY COVERAGE

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

BEAUTIFUL PROFILES



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

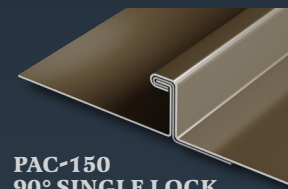
Metal Roofing



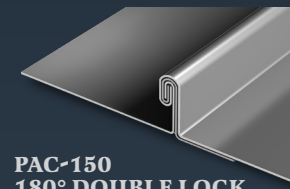
SNAP-CLAD



**REDI-ROOF
STANDING SEAM**

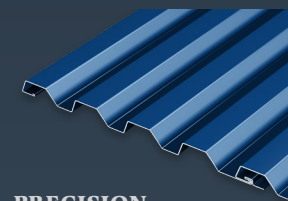


**PAC-150
90° SINGLE LOCK**

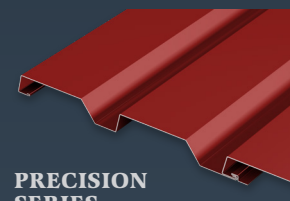


**PAC-150
180° DOUBLE LOCK**

Siding



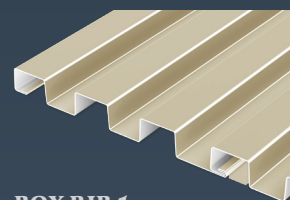
**PRECISION
SERIES HWP**



**PRECISION
SERIES
HIGHLINE 16-C**



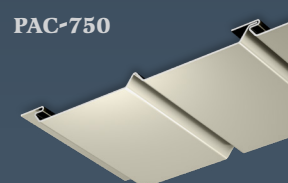
**FLUSH
PANEL**



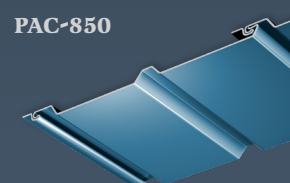
BOX RIB 1

Siding available in wood grain and ore patina finishes.

Soffits



PAC-750



PAC-850

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

PRODUCT OVERVIEW



TILT-WASH DOUBLE-HUNG WINDOWS

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



GLIDING WINDOWS

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

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



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



NARROLINE® & PERMA-SHIELD® GLIDING PATIO DOORS

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

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



CUSTOM SIZES

HINGED INSWING PATIO DOORS

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

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



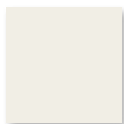


EXTERIOR & INTERIOR OPTIONS

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

WINDOWS

EXTERIOR COLORS



White

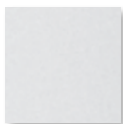


Sandtone

INTERIOR OPTIONS



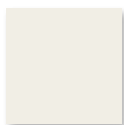
Pine



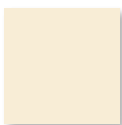
White

PATIO DOORS

EXTERIOR COLORS



White



Canvas



Sandtone



Terratone



Dark Bronze



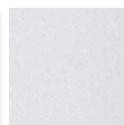
Black

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

INTERIOR OPTIONS



Pine



White

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

EXTERIOR TRIM SYSTEM

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

Time-saving and cost-effective



Innovative attachment strip

No nail holes, no visible fasteners, no painting



Independent of water management system for easy installation

Style that gets noticed

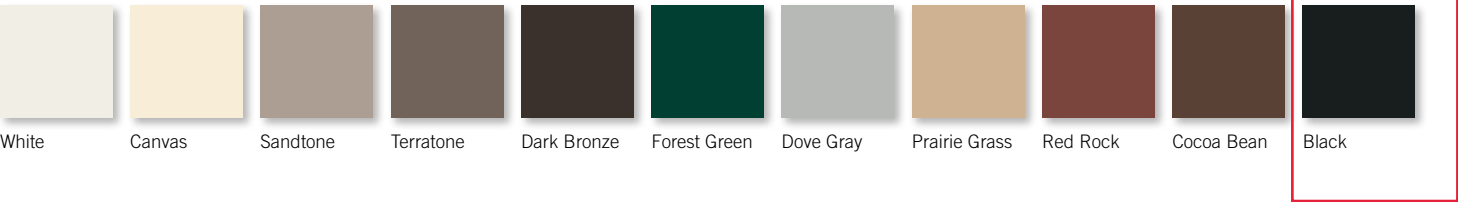
Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.

Sandtone window with cocoa bean trim



Visit andersenwindows.com/exteriortrim to learn more.

TRIM COLORS



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

Design + Performance

Versatility with Unmatched Fabrication Flexibility



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

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

AESTHETICS

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

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

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

ECONOMY

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

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



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

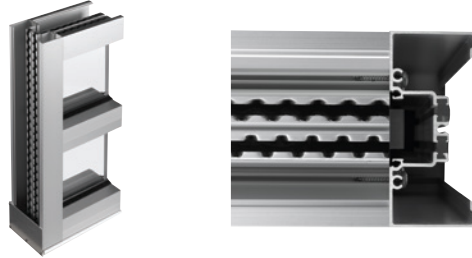
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior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

FOR THE FINISHING TOUCH

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

PERFORMANCE

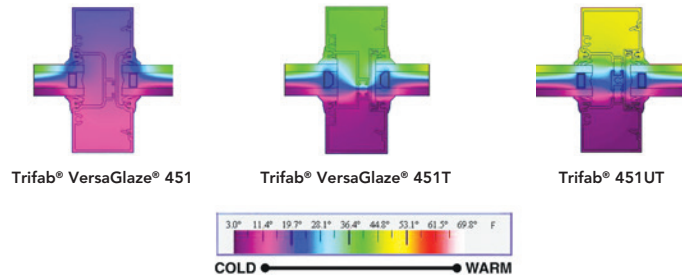
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



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

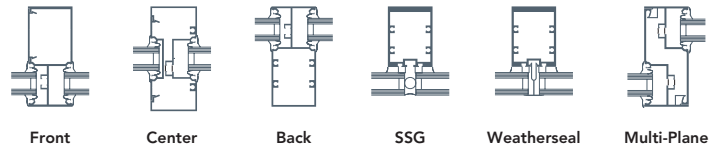
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

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

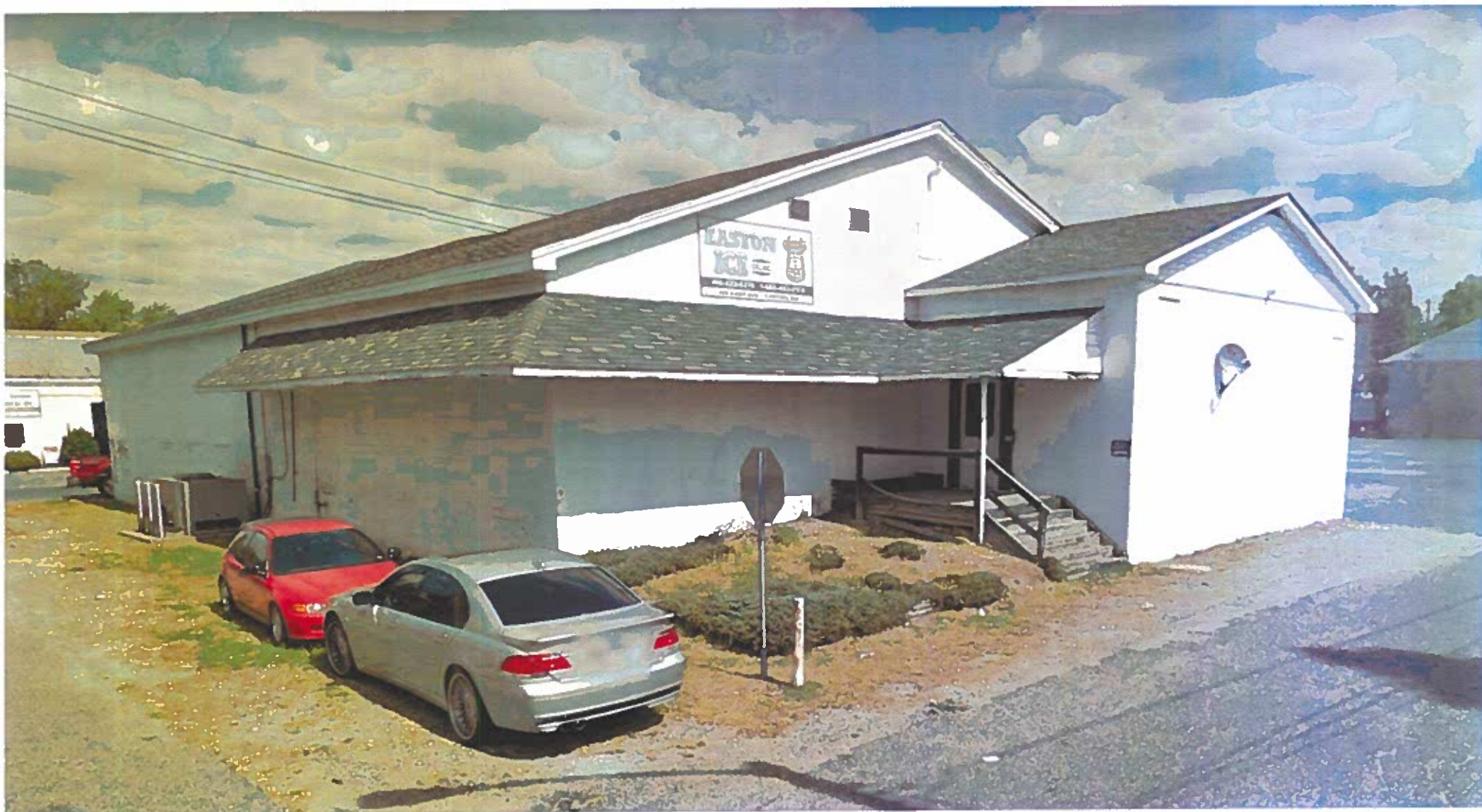


PERFORMANCE TEST STANDARDS

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



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



Easton Ice Building from East Ave.



Easton Ice Building from East Ave.



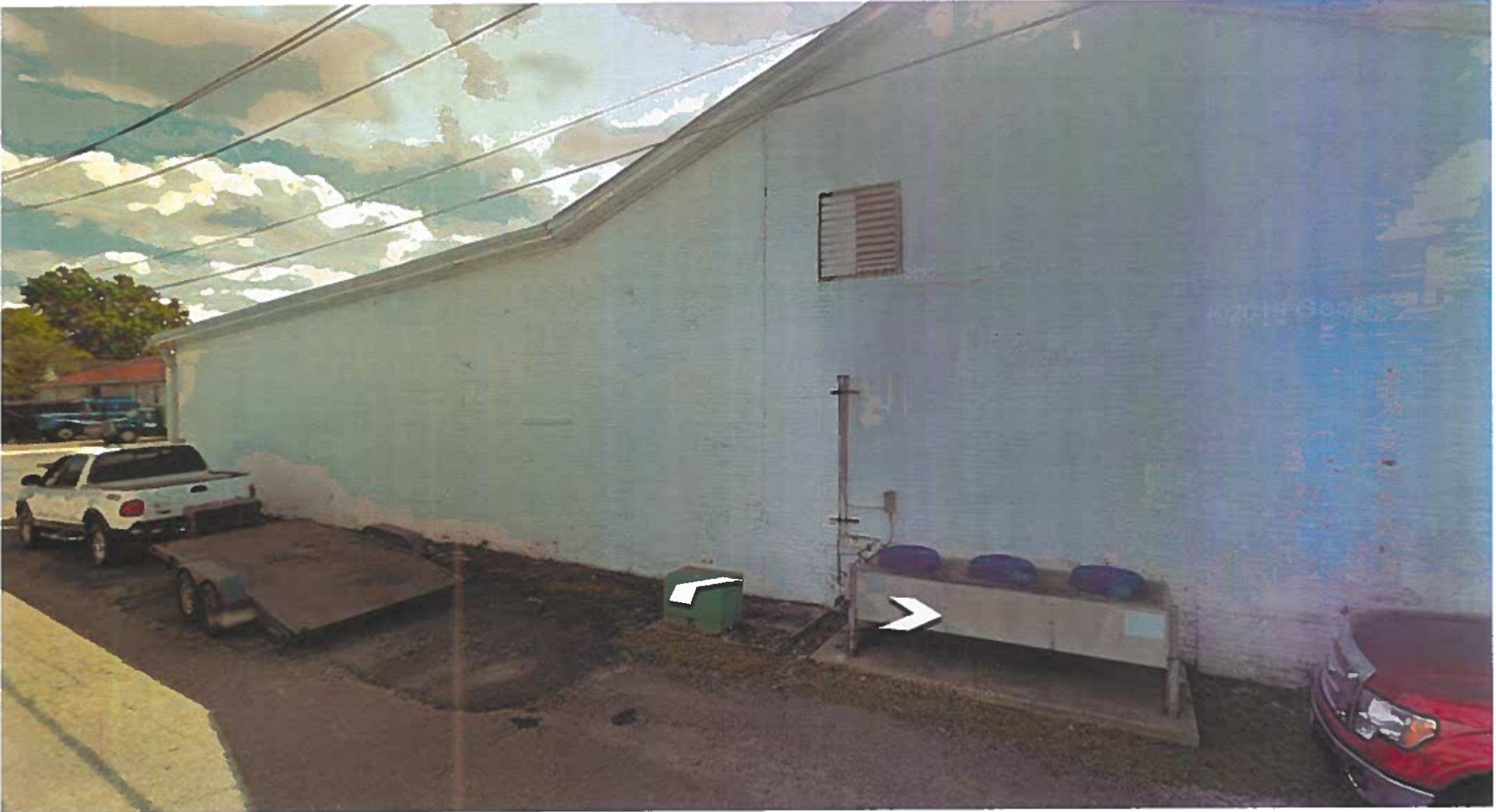
Easton Ice Building from the corner of East Ave. and North Street



Easton Ice Building from North Street



Easton Ice Building from North Street



Easton Ice Building from North Street





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

August 14th, 2023

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

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

Dear Mr. Mullaney,

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

Original Structure Observations:

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

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

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

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



Photograph No. 1: Overall View of Existing Timber Trusses



Photograph No 2: Delamination at Bearing End of Timber Truss



Photograph No. 3: Wood Splitting at Truss Top Chord



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



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



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



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



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



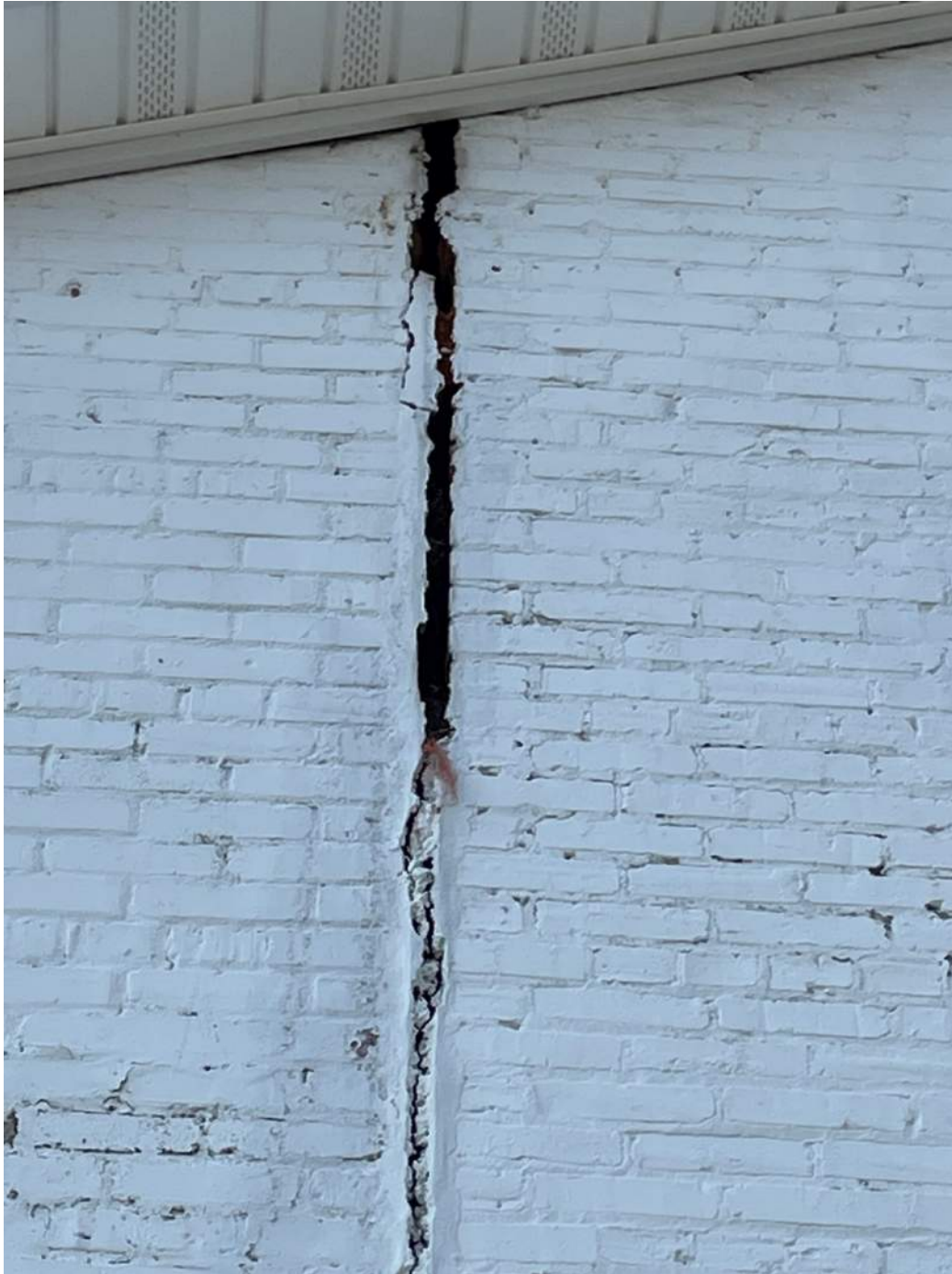
Photograph No. 9: Continuous Bottom Chord Wood Splitting Through the Bottom Chord Splice Location



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



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



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



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



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



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

Addition Structure Observations:

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



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



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



Photograph No 18: Existing Rafters Cut At Roof Level



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



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



Photograph No. 21: Addition CMU Wall Cracking



Photograph No. 22: Addition CMU Wall Cracking



Photograph No. 23: Addition CMU Wall Cracking



Photograph No. 24: Addition CMU Wall Cracking

Miscellaneous Structure Observations:

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



Photograph No. 25: Front Entrance Deck & Railing Delamination



Photograph No. 26: Loading Dock Railing Corrosion & Failure

Structural Observations Conclusion:

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

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

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

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

PILOTTOWN ENGINEERING



James R. Baker, P.E.
Managing Partner



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

October 2, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, October 9, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2023-996 has been filed on behalf of Shoregate of Cannery Commercial LLC. The applicant is seeking approval for the demolition and subsequent construction of a new structure at 108 East Avenue. This is the second of two required meetings for the demolition of contributing structures within the Historic District.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting 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 26, 2023



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 21, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, August 28, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2023-996 has been filed on behalf of Shoregate of Cannery Commercial LLC. The applicant is seeking approval for the demolition and subsequent construction of a new structure at 108 East Avenue. This is the first of two required meetings for the demolition of contributing structures within the Historic District.

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

Samantha N. Smith

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



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



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

Monday, September 25, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Michael Stuart

Staff:

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

Absent:

Commission Members:

Dudley Greer
Kelly Pezor

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

2. Agenda Summary Review —

Vice Chairperson Brophy moved to approve the September 25, 2023 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. Old Business —

a. Applicant: Town of Easton
File No.: 2022 - 671
Location: 125 S. Locust Lane, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1857
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:

None

Public Comment — None

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

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

- b. Applicant:** Lee Weldon, Chesapeake Green Design, Inc.
File No.: 2023 - 844
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1093
Zoning: R-7A

Request: On February 13, 2023 the Historic District Commission approved a wooden fencing plan of three different styles, and the installation of a composite wood deck for the rear yard of 318 Goldsborough Street. The first style of the approved fencing plan was a four-foot-tall solid wooden fence, with two feet of lattice located along the Higgins Street frontage; the second was a four-foot-tall scalloped picket fence with vertical boards running from the front façade of the home to the western property line; and the third was a six-foot-tall wooden

privacy fence running along the western property line 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 approved two-foot lattice. This section of fencing violates §28-1006.D of the Zoning Ordinance which prohibits fences that exceed four feet in height in any front yard. This section was subsequently altered into a four-foot-tall solid fence (using horizontal boards) with an additional two feet of lattice. The Commission must now determine whether the six-foot privacy fence can remain as installed and with horizontal boards. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

None

Public Comment — None

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

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

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

Request: The applicant is proposing to install a new metal hanging sign from an existing metal bracket, and to install a 4.63 square foot wall sign. The proposed sign is 1.16 square feet per side, and is composed of a metal frame surrounded by a “metal substrate” sign. The Commission approved a larger hanging sign at the July 10, 2023 HDC meeting; however, it was discovered during staff review of the signage permit that the hanging sign projected too far from the building’s surface, and exceeded the maximum thickness. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Helen Herman

Public Comment — None

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

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

4. New Business —

- a. Applicant:** Barrow & Sons LLC
File No.: 2023 - 1017
Location: 22 S. Locust Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1103
Zoning: CB

Request: The applicant is proposing to replace an existing wooden window on the rear front porch with a new wooden casement window. The applicant is also proposing to replace the decking on the front porch. This property came before the Historic District Commission in 2021 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 (COA) was never issued. In 2022, the Commission granted a COA for an in-kind replacement of the rear porch decking. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements (Porch)*

ii. Guideline 90. Make Sensitive Replacements (Windows)

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

James Bent, Affordable Housing Board Chairperson

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that 1) a wood casement, or a wood double-hung may be utilized; and 2) the front porch floor shall be replaced in-kind. Vice Chairperson Brophy seconded the motion.

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

- b. Applicant:** Walbridge Real Estate Investments LLC
File No.: 2023 - 1030
Location: 412 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0733
Zoning: R-7A

Request: The applicant is proposing to replace seven (7) existing wooden windows on the east 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 replaced with a combination of vinyl casement and double hung windows with “between the glass” muntins without a building permit or a Historic District Commission COA. The site was ordered to be made weather tight only, and all applications were subsequently filed with the Building Inspection Department and the Historic District Commission. This is a non contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements (Windows)

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Tom Diem, Building Inspector

Applicant Presentation:

Randall Walbridge

Public Comment:

Jim Carr

It was suggested that wooden clad windows be used and windows with a simulated check rail be used for the egress window. Vice Chairperson Brophy moved to table the application. Commissioner Bateman seconded the motion.

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

- c. Applicant:** McAllister, DeTar, Showalter & Walker LLC
File No.: 2023 -
Location: 123 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1987
Zoning: CB

Request: The applicant is proposing to demolish an existing single-story, non contributing commercial structure. Following demolition, a three-story mixed-use structure consisting of first floor retail, and apartment units on the second and third floors will be constructed.

Historic District Guideline references:

- i. *Demolition Guidelines*
 - i) *Guideline 128. Avoid Demolition*
- ii. *New Construction*
 - 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 109. Energy and Sustainability*
 - xi) *Guideline 110. Exterior Lighting*
 - xii) *Guideline 112. Proportion*
 - xiii) *Guideline 113. Façade Rhythm*
 - xiv) *Guideline 115. Roof Form*
 - xv) *Guideline 116. Roof Material*

- xvi) *Guideline 117. Gutters and Downspouts*
- xvii) *Guideline 118. Layout*
- xviii) *Guideline 119. Glazing Systems*
- xix) *Guideline 120. Entryways*
- xx) *Guideline 126. Arrangement (Windows)*
- xxi) *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*
Brett Ewing, Lane Engineering
Brent Paquin, Paquin Design

Public Comment — None

Commissioner Bateman moved to approve the request with the condition that the siding shall be smooth Hardie Plank. Commissioner Stuart seconded the motion.

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

- d. Applicant:** Michael and Meghan Stuart
File No.: 2023 - 1031
Location: 122 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1138
Zoning: R-7A

Request: The application request to install 6” half-round aluminum gutters and 4” round aluminum downspouts was tabled to the October 9, 2023 Historic District Commission meeting.

5. Discussion Item —

- a. Design Guidelines —** The Commission revisited an ongoing discussion regarding the current format of the Design Guidelines and its general interpretation on a case-by-case basis. As the Commission does consider several factors in making their approvals and decisions, Commissioner Stuart stressed the importance of prioritizing safety and code compliance when considering the appropriateness of

any proposed applications.

- b. East End Area Plan Kick Off Event — Mr. Miguel Salinas announced the East End Area Plan kick-off event to be held on Thursday, October 5, 2023 at 6:30 p.m. This workshop is a collaborative event to reassess and update the existing East End Housing and Neighborhood Revitalization Plan.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 11, 2023 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. **Applicant:** Mid-Shore Exteriors
File No.: 2023 - 1033
Location: 36 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1567
Zoning: R-7A

Request: The applicant is proposing to remove and replace the existing asphalt shingle roof in-kind. 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*

- b. **Applicant:** Grace Lutheran Church of Easton
File No.: 2023 - 1023
Location: 111 Brookletts Avenue, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1992
Zoning: R-10A

Request: The applicant is proposing to install a small freestanding object for the purpose of serving as a food pantry.

Historic District Guideline references:

i. Chapter 2.5 Staff Approvals

- c. Applicant:** Braden Tuttle
File No.: 2023 - 1038
Location: 415 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1081
Zoning: R-7A
Request: The applicant is proposing to remove and replace the existing asphalt shingle roof in-kind. 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*

- d. Applicant:** Marasun LLC
File No.: 2023 - 1039
Location: 629 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0776
Zoning: R-7A

Request: The applicant is proposing to remove and replace the existing asphalt shingle roof in-kind. 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*

- e. Applicant:** Naveed Kahn
File No.: 2023 - 1040
Location: 116 S. Locust Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1852
Zoning: R-7A

Request: The applicant is proposing to remove and replace the existing asphalt shingle roof in-kind. 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*

- f. Applicant:** C. Albert Matthews Inc.
File No.: 2023 - 1045
Location: 118 Goldsborough Street, Easton, MD 21601

Zoning: Tax Map 103, Grid 0EA, Parcel 1140
R-7A

Request: The applicant is proposing an in-kind replacement of the two (2) existing HVAC units.

Historic District Guideline references:

i. Guideline 48. HVAC

8. Consent Docket

a. Applicant: Michael and Meghan Stuart
File No.: 2023 - 1031
Location: 122 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1140
Zoning: R-7A

Request: Approval for an emergency roof replacement as per the Historic District Commission Chairperson.

b. Applicant: Economy Tree
MD LTE No. 1701
File No.: 2023 - 1707
Location: , Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: R-10A

Request: Approval for an emergency tree removal as per the Historic District Commission Chairperson.

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:26 p.m.



RECEIVED

OCT 06 2023

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

Application #: 2023-1053
Date Received: 10/06/2023
Fee Paid: \$25
HDC Meeting Date: 10/09/2023
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 146 S. Washington St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Jason Straczewski
TELEPHONE NO. 703-801-0881 EMAIL jstraczewski@gmail.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 (3DSQ): Remove existing asphalt shingles & replace w/ in kind asphalt shingles using GAF Timberline HDZ. If rotted decking is discovered during the removal of the current roof system, we will replace w/ new decking. Trim, Fascia, Soffit & gutters will remain in place.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
10/3/2023
John "BP" Marrak

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

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 - 004212

Owner Information

Owner Name: STRACZEWSKI JASON A Use: RESIDENTIAL
STRACZEWSKI GRETCHEN P Principal Residence: YES
Mailing Address: 146 S WASHINGTON ST Deed Reference: /02737/ 00480
EASTON MD 21601

Location & Structure Information

Premises Address: 146 S WASHINGTON ST Legal Description: LOT 10 - 4,459 SF
EASTON 21601-0000 146 E/S S WASHINGTON ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	000EA	1973	1270013.21	0000				2022	Plat Ref: 88/ 20

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	2,075 SF		4,459 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/	6	2 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-In Assessments	As of
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	150,000	156,000		
Improvements	261,000	329,100		
Total:	411,000	485,100	460,400	485,100
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
WENNESON ROBERT C TRUSTEE	08/21/2020	\$495,000
Type: ARMS LENGTH IMPROVED	Deed1: /02737/ 00480	Deed2:
Seller: WENNESON ROBERT C	Date: 01/13/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02416/ 00339	Deed2:
Seller: PENINSULA ACQUISITIONS LLC	Date: 03/03/2003	Price: \$322,000
Type: ARMS LENGTH IMPROVED	Deed1: /01129/ 00308	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 02/10/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

GUTTER REPLACEMENT PROPOSAL

SEP 29, 2023

Project #15283898797

MARASUN
roofing | siding | windows | gutters | solar



JASON STRACZEWSKI

jstraczewski@gmail.com

703-801-0881

146 S. Washington St.

Easton, MD

21601



We can help you with

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

hello@marasunllc.com
(410) 226-6215

INSPECTION



This is the upper roof and it shows an advanced level of granule loss. We believe this to be the original color of the shingles.



This is the porch and it is in worse condition. The color difference on the porch is granule loss and algae growth blackening up the shingles.



This is the second story and you can see severe granule loss on the ridge caps.



This is the main ridge of the roof with severe granular loss.

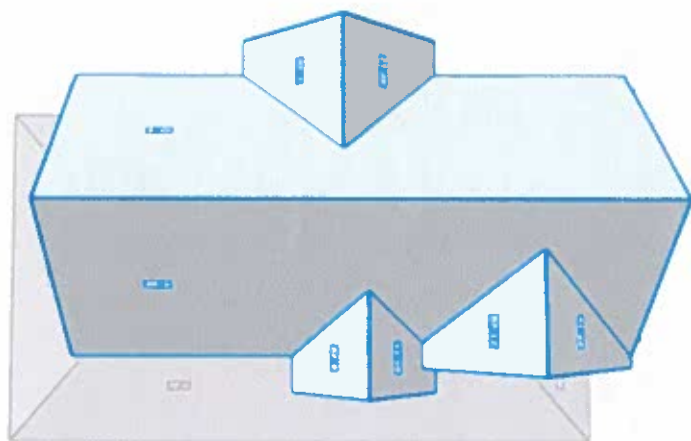


This is how your existing gutters are installed. We will not be screwing through the roof.



This roof has had a few repairs in it's history.

PROPOSED SOLUTION



On the first proposal for the upper roof in blue to the left, we are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any rotted decking at a charge of \$75 per sheet, including labor.

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

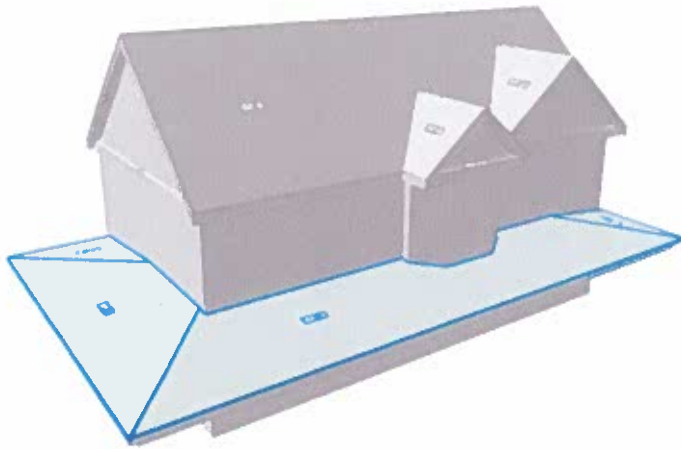
We will then install drip edge on the rakes and eaves of the house.

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

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

We will then install the Shingle System.

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



On the second proposal for the porch roof as shown to the left, We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any rotted decking at a charge of \$75 per sheet, including labor.

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

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

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

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

We will then install the Shingle System.

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

MATERIALS

MARASUN
roofing | siding | windows | gutters | solar

Job:
15283898797

Address:
146 S. Washington St.
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.	WILLIAMSBUF SLATE	85	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.	WILLIAMSBUF SLATE	8	BDL
HENRY EVERGUARD ICE AND WATERSHIELD The Henry Eaveguard Self-Adhered Shingle Underlayment is specifically designed to provide secondary waterproofing protection to shingles as well as prevent ice damage.		9	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.		4	BDL
TAMKO SYNTHETIC UNDERLAYMENT: A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.		3	RL
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.		2	BX
TRI BUILT 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system		2	BX
TRI-BUILT ELASTOMERIC SEALANT Clear	CLEAR	2	EA
DRIP EDGE - F5 .016 10' PREMIUM PAINTED	WHITE	41	EA



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:



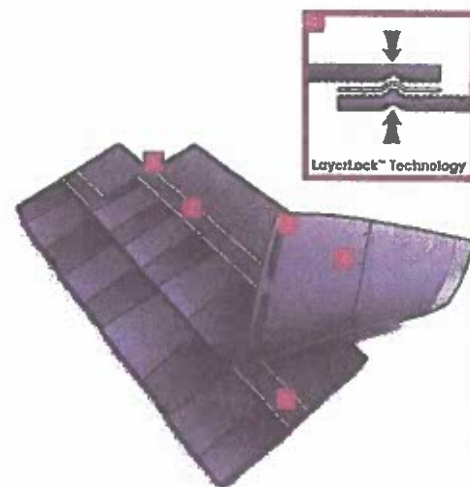
The StrikeZone™ Nailing Area

The industry's largest nailing area for up to 99.9% nail placement accuracy.³



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 Underlayment, 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/LWS 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 foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

We protect what matters most™





Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 3/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** 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 Ships, Roof Deck 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.

We protect what matters most™



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