



Historic District Commission MEETING AGENDA

Monday, October 23, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for the October 23, 2023 meeting.

Old Business

- 1) **Application Number:** 2023-995
Applicant: Gant & Associates
Location: 31 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1563
Zoning District: R-7A
Request: Siding Replacement.
- 2) **Application Number:** 2023-920
Applicant: Andrew Becker
Location: 205 Talbot Street
Tax Map 104, Parcel 1905
Zoning District: R-7A
Request: Foundation.
- 3) **Application Number:** 2023 - 1030
Applicant: Walbridge Real Estate Investments LLC
Location: 412 North Street
Tax Map 103, Grid 0EA, Parcel 0733
Zoning District: R-7A
Request: Window Replacement.
- 4) **Application Number:** 2023 - 1022
Applicant: Scott Reynolds
Location: 610 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0958
Zoning District: R-7A
Request: Amendment to a Previously Approved Fence Installation.

New Business

- ## Discussion Item

- ## Approval of Minutes.

- ## Administrative Approval

- Page 2 of 159

Consent Docket

- 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.

Adjournment.

RECEIVED

OCT 02 2023



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

TOWN OF EASTON

Application #:	2023-995
Date Received:	10/02/2023
Fee Paid:	-
HDC Meeting Date:	10/23/2023
Date Property Posted:	10/16/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 31. S Anna ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME HANK WARREN
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME KURT GAUT
TELEPHONE NO. 410 310 4846 EMAIL TUCKAHOE SAILING@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

REMOVE ASBESTOS SIDING & RESTORE
ORIGINAL LAP SIDING

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Kurt Gaut</u>
<u>10/2/23</u>
<u>KURT GAUT</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

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

REQUEST TO REMOVE
ASBESTOS Siding &
RESTORE original Lap
Siding





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

Meeting Date: 4/24/2023
Application Number: 2023-920
Location: 205 Talbot Street
Applicant: Andrew Becker

Request: The applicant is proposing to construct a new 14'-8" x 20' rear addition to an existing contributing structure. The new addition will occupy a slightly smaller footprint than the existing structure and will be slightly shorter. The HDC survey notes that there is already a concrete block extension on the right side of the structure. The addition will use Hardi Plank siding to differentiate it from the existing structure; new wood windows on the street facing first floor; and aluminum-clad windows on the second and non-street facing facades. On the existing structure, the applicant is proposing to replace the existing foundation and roof. The applicant will repair the original wooden windows on the original structure. The applicant is also proposing to remove the existing vinyl siding; and repair and replace in-kind the underlying wooden siding. The elevations note that the two existing doors will be replaced. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 100. Rear Additions*
- ii. Guideline 41. Maintain Original and Historic Doors*
- iii. Guideline 42. Make Sensitive Replacements*
- iv. Guideline 76. Preserve Historic Wood Siding*
- v. Guideline 89. Maintain Historic Windows*
- vi. Guideline 126. Arrangement (Windows)*
- vii. Guideline 127. Window Type*

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

- 1) the original structure including the trim shall remain wood;
- 2) the new addition shall be Hardi with Azek corners and trim, including the fascia;
- 3) the chimney shall be rebuilt as a faux chimney, and supported underneath the roof line;
- 4) the front porch, the two landings, and steps shall be Aeratis material;
- 5) the existing vinyl siding shall be removed, and the original wood siding shall be replaced or repaired in-kind;
- 6) parging shall be done to two new block foundations;
- 7) doors on the original structure shall be replaced in-kind as wood;
- 8) electrical and HVAC shall be located on the north facade;
- 9) the windows facing Talbot Street on the first floor of the addition shall be wood;
- 10) the remaining windows shall be Marvin Elevate Fiberglass-Clad; and
- 11) the windows of first floor of the new addition shall be Marvin Ultimate Wood.

Commissioner Brophy seconded the motion.

Vote 5-0-1

FOR: 5- Demby, Brophy, Greer, Pezor, Sebastian

ABSENT: 1- Bateman

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/9/2023
Date







EXPERT HOUSE MOVERS
MOVING  LIFTING
800-669-7315



Steve Johnson
MASONRY
BRICK • BLOCK
STONEWORK
410-827-6181





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

PAID
APR 10 2023

Application #: 2023-920
Date Received: 04/10/2023
Fee Paid: 4/10/2023
HDC Meeting Date: 04/24/2023
Date Property Posted: 04/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

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PROPERTY INFORMATION

ADDRESS: 205 Talbot Street, Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Applicant or Agent

NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Description of Proposal (include additional sheets, as necessary)

See word document attachment

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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

3/27/2023
Andrew Becker

Revised 4.4.2022



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

Description of Proposal for 205 Talbot Street

This application proposes to add a 14'-8" x 20' addition at the rear of the existing two story residence. The two-story addition at the rear of the house will be clad in Hardie Plank Lap Siding and the proposed roofing is dark grey three tab shingles. The existing structure will have a new foundation installed and roofing will also be the dark grey three tab shingles. The existing vinyl siding will be removed and the original wood lap siding will be repaired or replaced in kind, and painted. The existing trim, fascia, and soffit are to remain or be replaced in kind.

The existing siding has an approximately 5" exposure to weather and the proposed addition will have a 7" exposure, which, along with the band board at the first floor level, will differentiate the new work from the existing. Additionally the addition will have a differentiated cornice detail from the existing.

The new additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will have Marvin double hung windows. The two windows on the first floor facing the street will be Marvin Ultimate wood windows while the remaining 2nd floor and north and west facing windows will be Marvin Elevate wood windows with exterior fiberglass cladding. All windows will have simulated divided lites with spacer bar with muntin detailing to complement the existing restored windows. The wood windows of the original structure will be restored.

205 TALBOT CONSTRUCTION SCHEDULE

205 Talbot St

PROJECT NAME

205 Talbot St Easton MD

LOCATION

Andrew Becker

CLIENT NAME

Victor Macsorley

PROJECT MANAGER

3/27/2023

DATE

1

PAGE

WBS	WBS Name	Start Date	Finish Date	Duration (in Day)	% Completed
1	Permits	4/1/2023	6/1/2023	61	0%
2	Site Preparation	6/1/2023	6/15/2023	14	
3	Foundation / Framing	6/15/2023	7/31/2023	46	
4	Roof / Exterior Finishes	8/1/2023	9/15/2023	45	
5	Plumbing / Electrical / HVAC	8/1/2023	10/1/2023	61	
6	Insulation / Drywall	10/1/2023	11/1/2023	31	
7	Interior Finishes	11/1/2023	12/1/2023	30	
8	Painting	12/1/2023	12/15/2023	14	
9	Flooring	12/15/2023	1/1/2024	17	
10	Fixtures / Appliances	1/1/2024	2/1/2024	31	
11	Landscaping / Design	2/1/2024	3/15/2024	43	
12	Acceptance	3/15/2024	4/15/2024	31	
13	Closure	4/15/2024	4/30/2024	15	

Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE – URBAN DESIGN

Sheet	Date:
	Job:
	Printed:
	Revised:

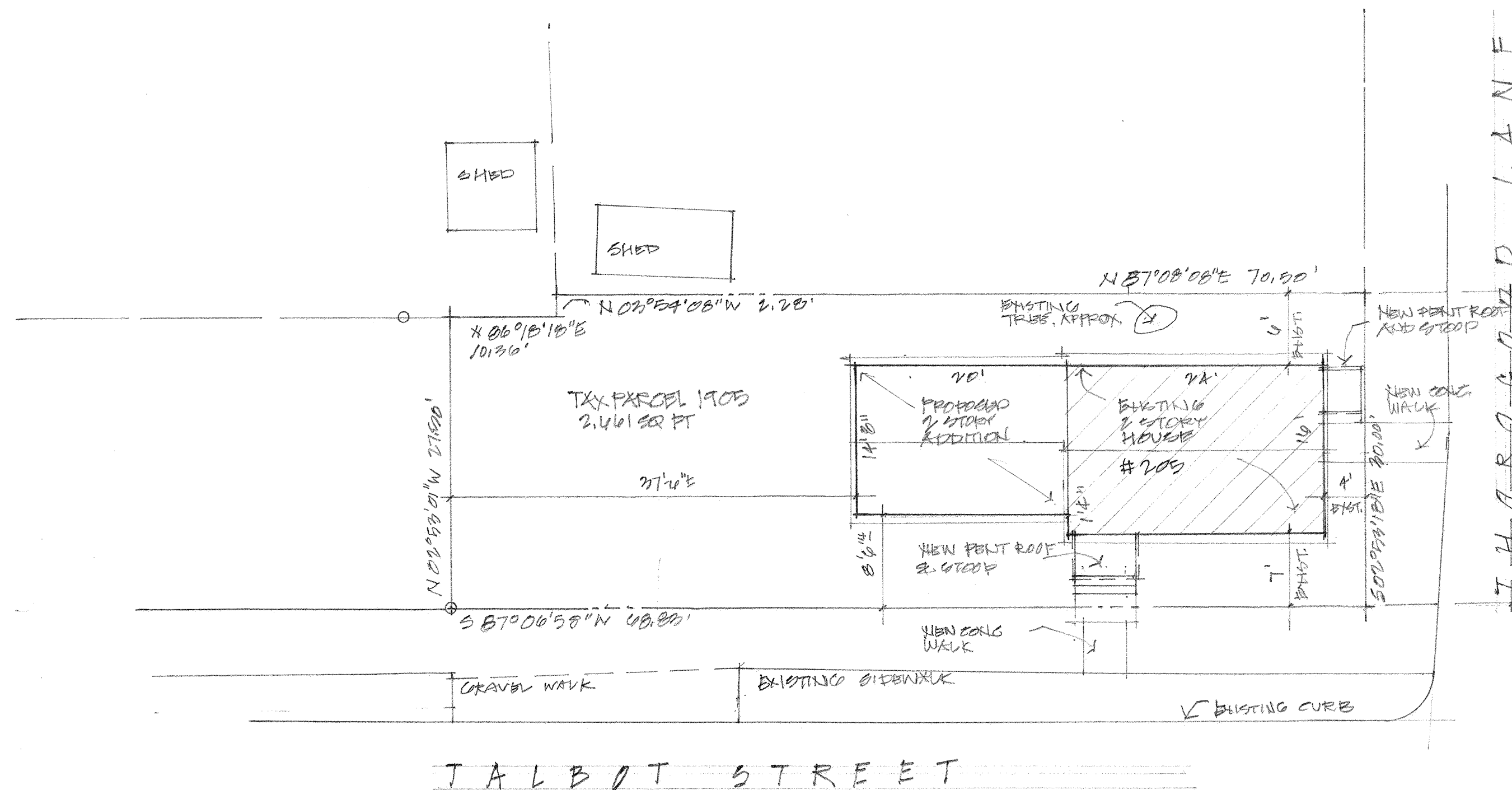
H1

As these drawings are an instrument of limited service, the need for professional services, consultation, and other services by the Architect are advised with respect to the construction or modification of building construction.

These Architectural Drawings are given in confidence and shall only be used pursuant to the agreement with the Architect. No other use, dissemination or duplication may be made without the prior written consent of the Architect. All common law rights of copyright and otherwise are hereby specifically reserved. ©2023

The Architect assumes no responsibility for unauthorized changes to these drawings. All dimensions and conditions must be verified in the field before commencing work. Any and all discrepancies in or between the Architect's Drawings and/or existing and constructed conditions must be brought to the Architects attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to verify the intent of the work. Field conditions may necessitate changes, adjustments and or clarification of details.

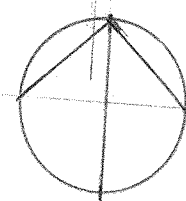
MichaelDowlingARCHITECT.com



Notes are Typical; See Specifications

ARCHITECTURAL SITE PLAN

SCALE - 1" = 10' - 0"



Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE – URBAN DESIGN

Sheet	Date:
	Job:
	Printed:
	Revised:

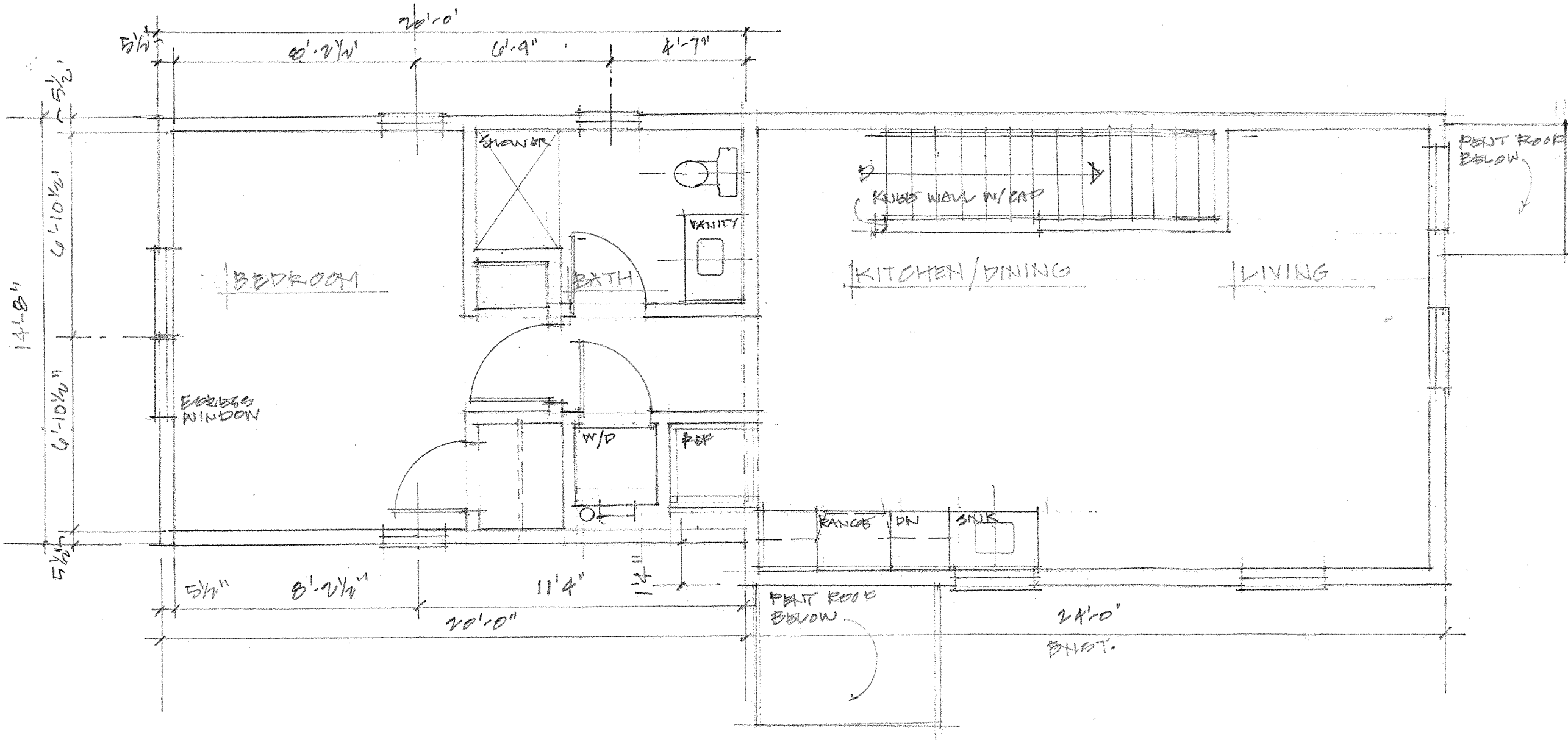
H3

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MichaelDowlingARCHITECT.com



Notes are Typical; See Specifications

SECOND FLOOR PLAN

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

Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE – URBAN DESIGN

Sheet	Date:
	Job:
	Printed:
	Revised:

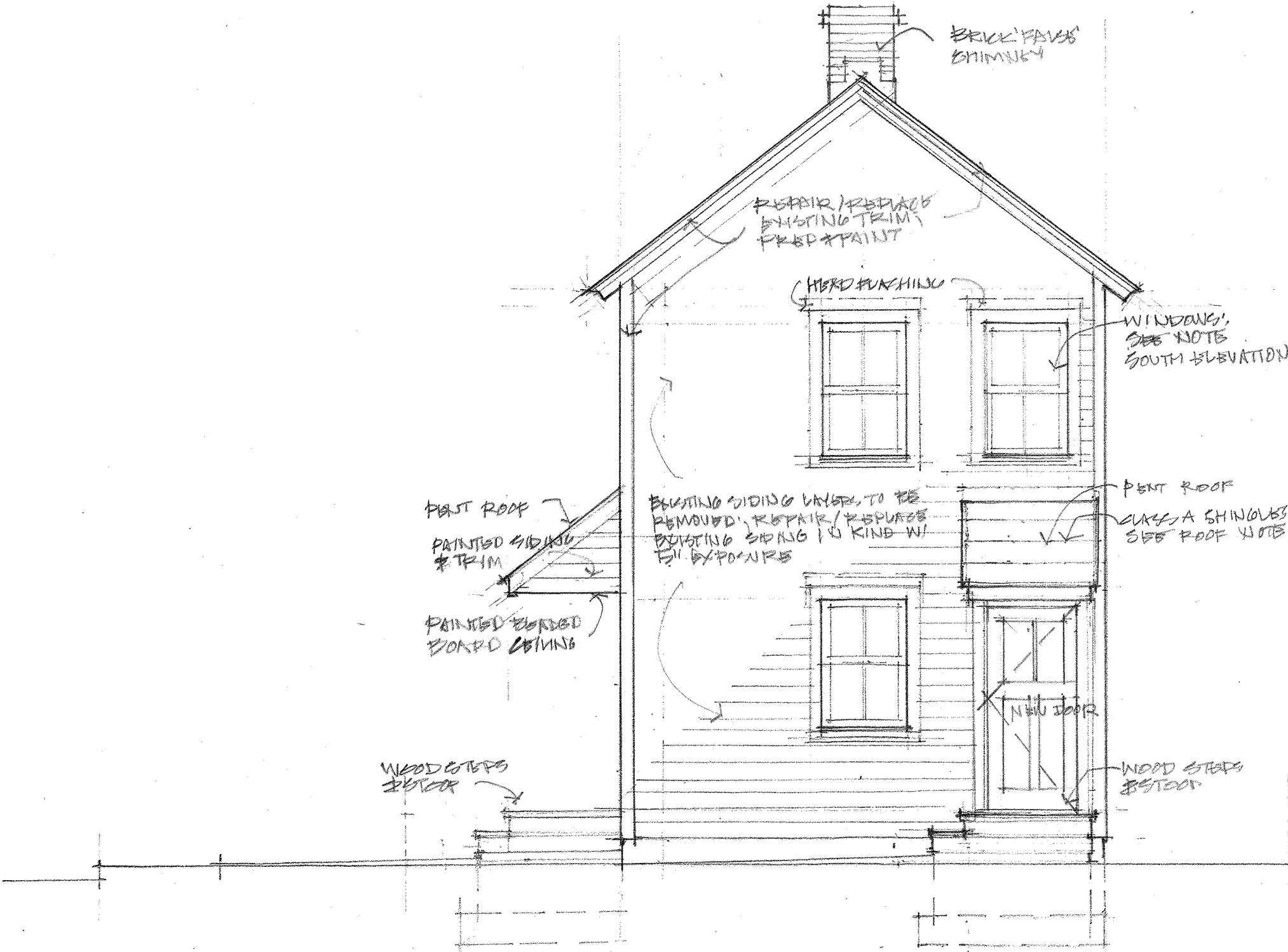
H4

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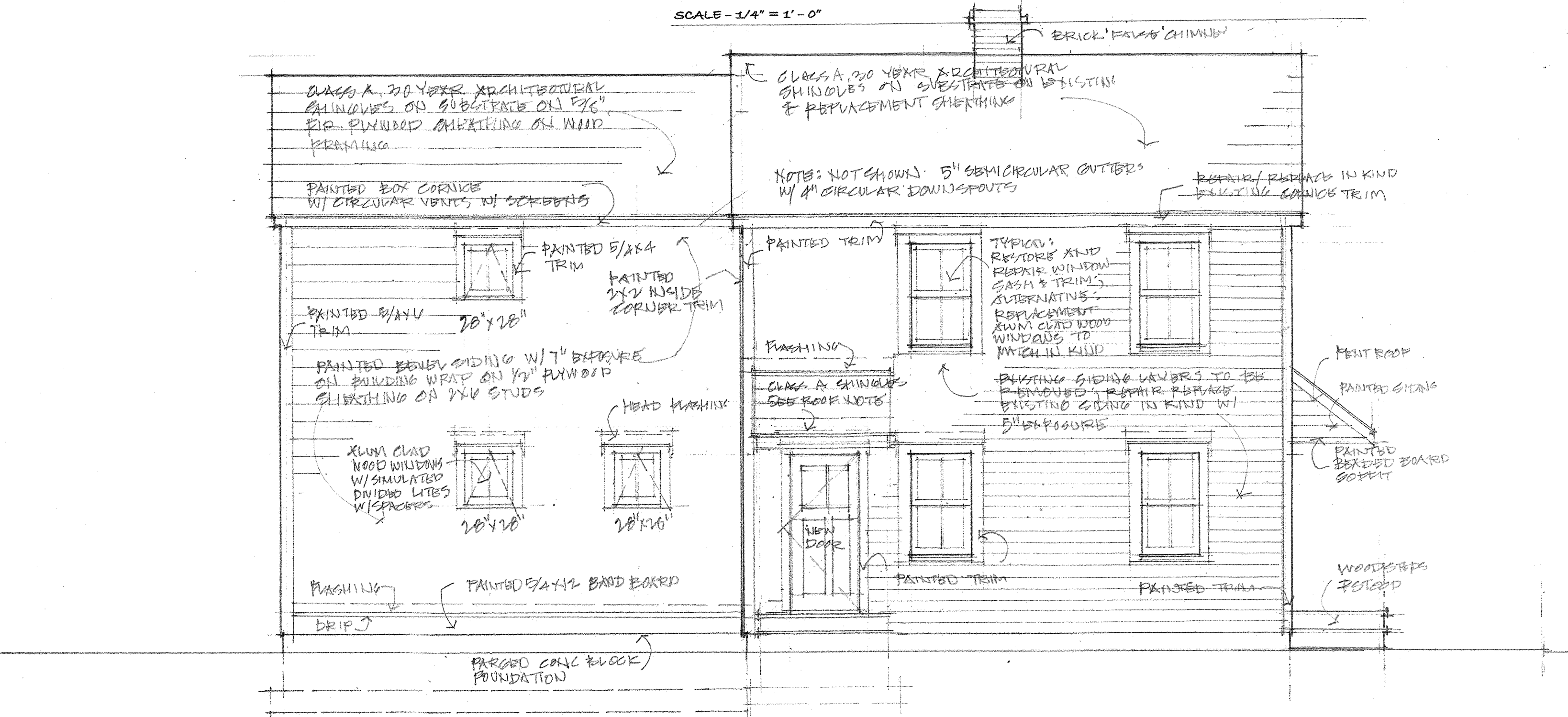
MichaelDowlingARCHITECT.com



Notes are Typical; See Specifications

EAST ELEVATION

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



Notes are Typical; See Specifications

SOUTH ELEVATION

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

Addition and Renovations

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Easton, Maryland 21601

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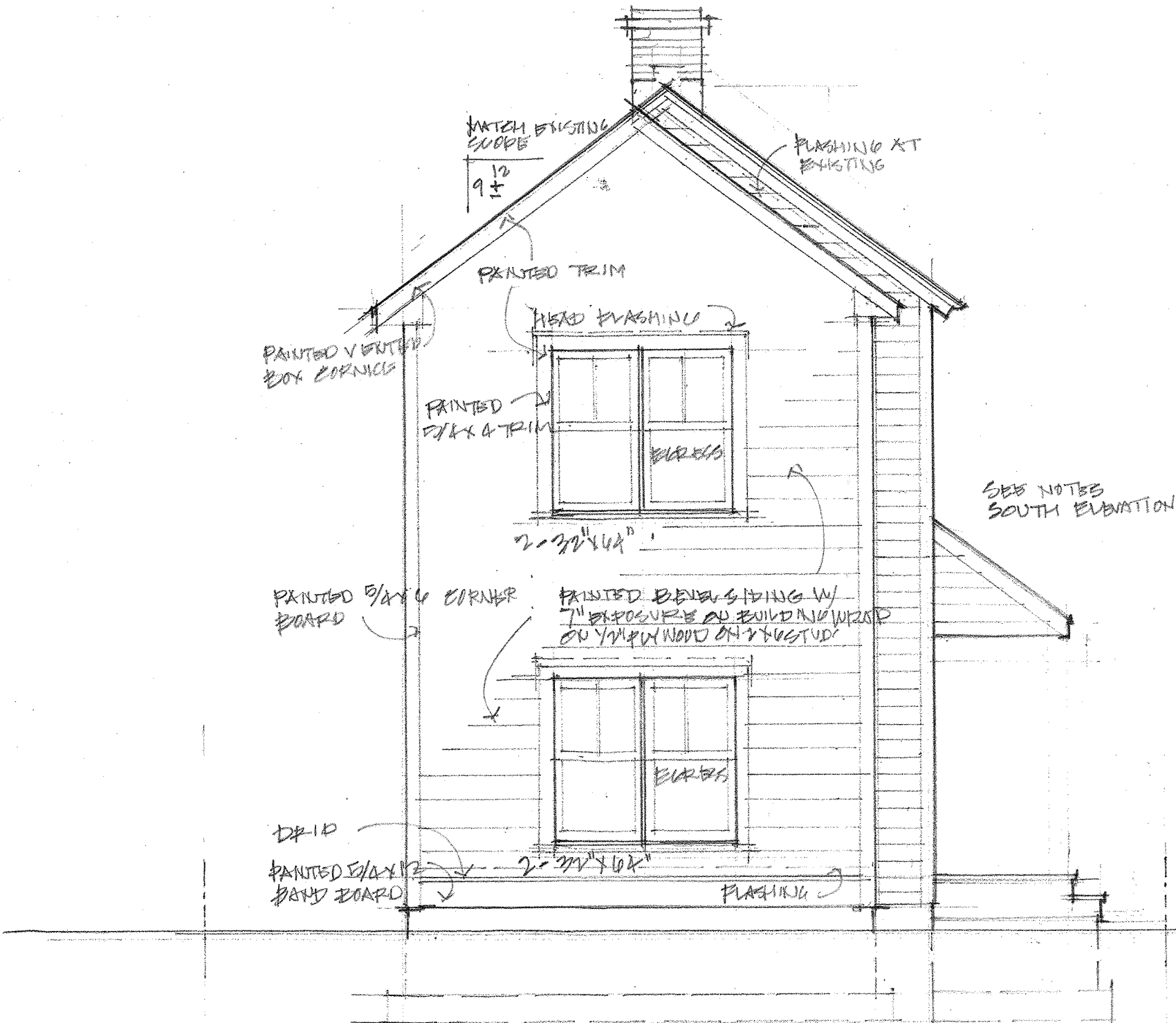
H5

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These Architectural Drawings are given in confidence and shall only be used pursuant to the agreement with the Architect. No other use, dissemination or duplication may be made without the prior written consent of the Architect. All common law rights of copyright and otherwise are hereby specifically reserved. ©2023

The Architect assumes no responsibility for unauthorized changes to these drawings. All dimensions and conditions must be verified in the field before commencing work. Any and all discrepancies in or between the Architect's Drawings and/or existing and constructed conditions must be brought to the Architects attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to verify the intent of the work. Field conditions may necessitate changes, adjustments and or clarification of details.

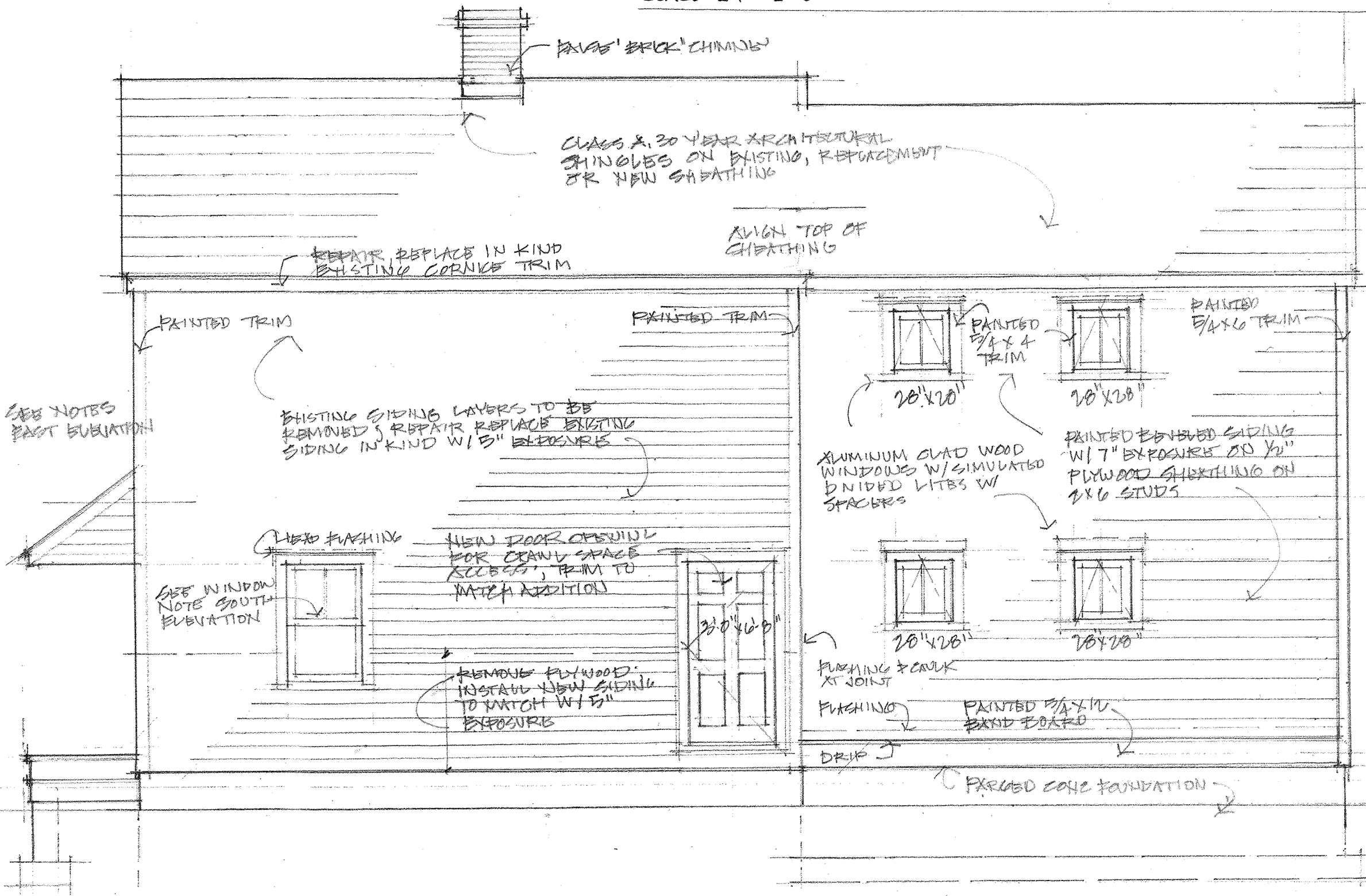
MichaelDowlingARCHITECT.com



Notes are Typical; See Specifications

WEST ELEVATION

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



Notes are Typical; See Specifications

NORTH ELEVATION

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



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

Historic District Commission Staff Report

Meeting Date: 10/23/2023

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

Property Address: 412 North Street

Application Number: 2023-1030

Request: Windows

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace seven (7) existing wooden windows on the eastern side of the structure. On September 7, 2023 the Building Inspection Department issued a stop work order after it was discovered that the existing wooden windows were being removed and replaced with vinyl windows without a building permit or a Historic District Commission COA (See Photos Bellow). The site was ordered to be made weather tight only, and applications were subsequently filed with the Building Inspection Department and the Historic District Commission. The windows the applicant original proposed and installed are a combination of vinyl casement and double hung windows with “between the glass” muntins. The applicant has submitted a revision that proposes fiberglass-clad windows. The applicant is also now proposing to shift the third story gable end window 18” towards North Street.



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





Historic District Guidelines:

Guideline 90. Make Sensitive Replacements:

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

Analysis – The proposed fiberglass-clad windows may be appropriate in this instance since this is a non-contributing structure and the windows are on a side façade.

RECCOMENDED CONDITIONS:

1. The opening of the existing third story gable window will be filled with siding that matches the existing siding on the structure.
2. Casement windows shall have a simulated check rail.

DRAFT MOTIONS:

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

OR



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

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

OR

3. I move an alternate motion.

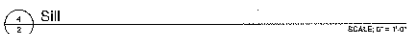
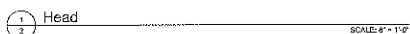
EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:

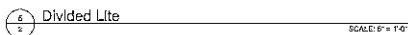


TAX ID		ADDRESS		OWNER NAME			
2101022482		412 NORTH ST		WALBRIDGE REAL ESTATE			
YEAR BUILT		PHYSICAL CONDITION					
1972		EXCELLENT					
ARCHITECTURAL STYLE			ADDITION(S)				
NEO COLONIAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
VERY LARGE MODERN HOUSE BUILT TO RESEMBLE COLONIAL PERIOD CONSTRUCTION							



7 NOT USED
2 SCALE: 8" = 1'-0"

10 NOT USED
2 SCALE: 6" = 1'-0"



8 NOT USED
2 SCALE: 8" = 1'-0"

11 NOT USED
2 SCALE: 6" = 1'



NOT USED

12 NOT USED



PSQL/OS: Weizbridge 412 North Street / 6-9-2023
DISTOWLER, WARREN'S WOOD WORKS
DRAWN: JIM PRETTYMAN
QUOTER: LASHAWA
PK VERSION: 0004.04.00
CREATED: 09/09/2023
REVISION:

SHEET
2
OF 2



Randall Walbridge

to me ▾

Wed, Oct 11, 8:55 AM (1 day ago)



Nicholas, siding, Exterior trim and window will all be exactly the same. Just relocated 18" to the right (18" towards North Street).

On Wed, Oct 11, 2023 at 8:08 AM Nicholas Johnson <njohnson@eastonmd.gov> wrote:

Randy,

Yes, that would also need to be approved by the Historic District Commission. The only additional information they will need in regards to that is specifications on what material will be used to fill the opening created by moving the window. As long as all of the trim and other materials match the other windows, I don't think they will need any additional information.

Thanks,

Nicholas Johnson

On Tue, Oct 10, 2023 at 4:27 PM Randall Walbridge <randallwalbridge@gmail.com> wrote:

Nicholas,

I would also like to move the third floor (gable end) window to the right by 18 inches. I am referring to the window that is currently in the center of the gable end and at the top of the gable end when viewing from outside (as shown in the attached picture). I assume the Historic Commission must approve that as well, so if I need to do anything else in order to present that, would you please let me know what I must do?

Randall Walbridge

410-829-0135 cell

Nicholas Johnson

Planner

Town of Easton

Planning & Zoning

The existing trim on the entire structure is flat 3/4" thick PVC material and any new trim necessary will be 3/4" thick PVC material at dimensions to match the existing.

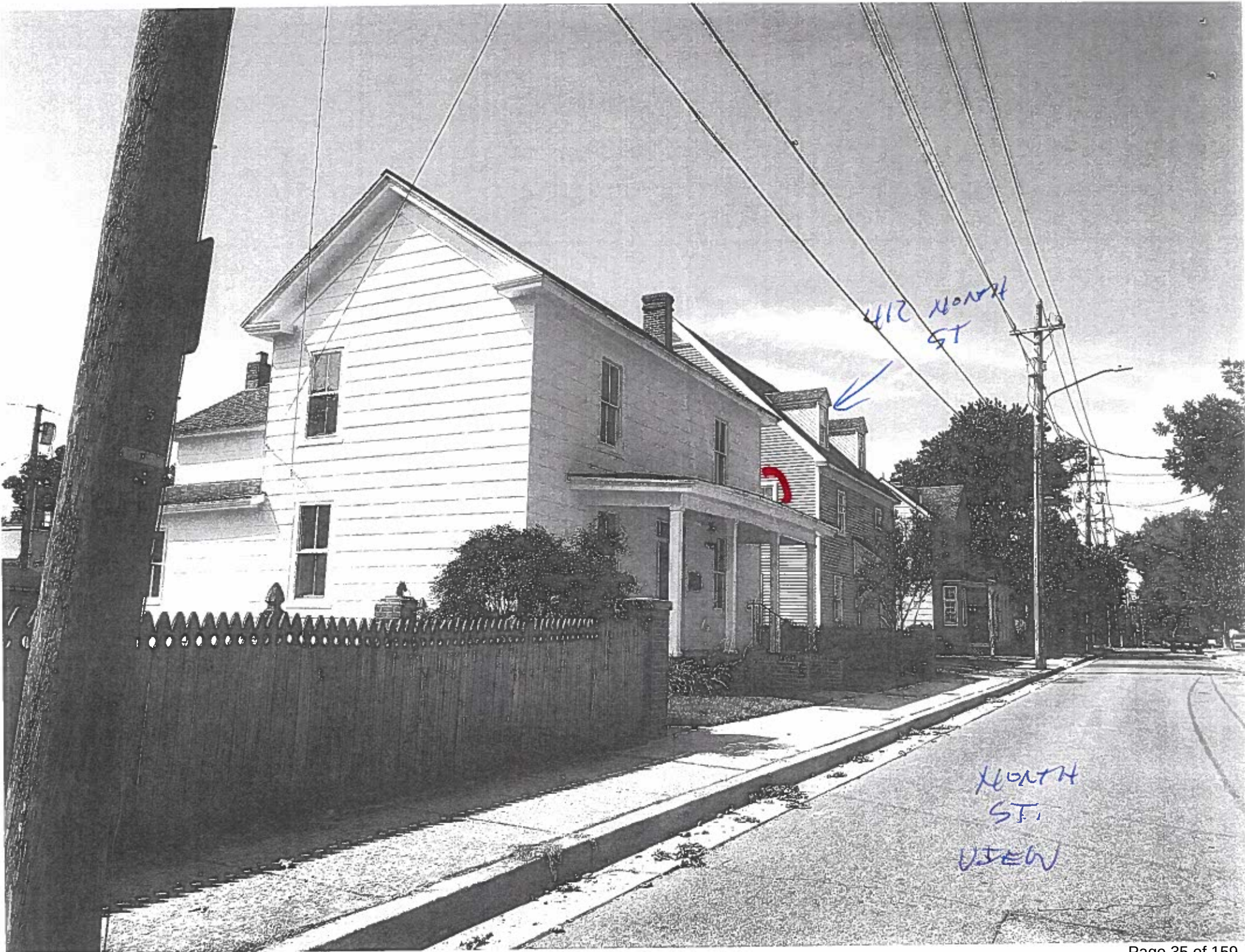
SCOTT'S ALLEY VIEW

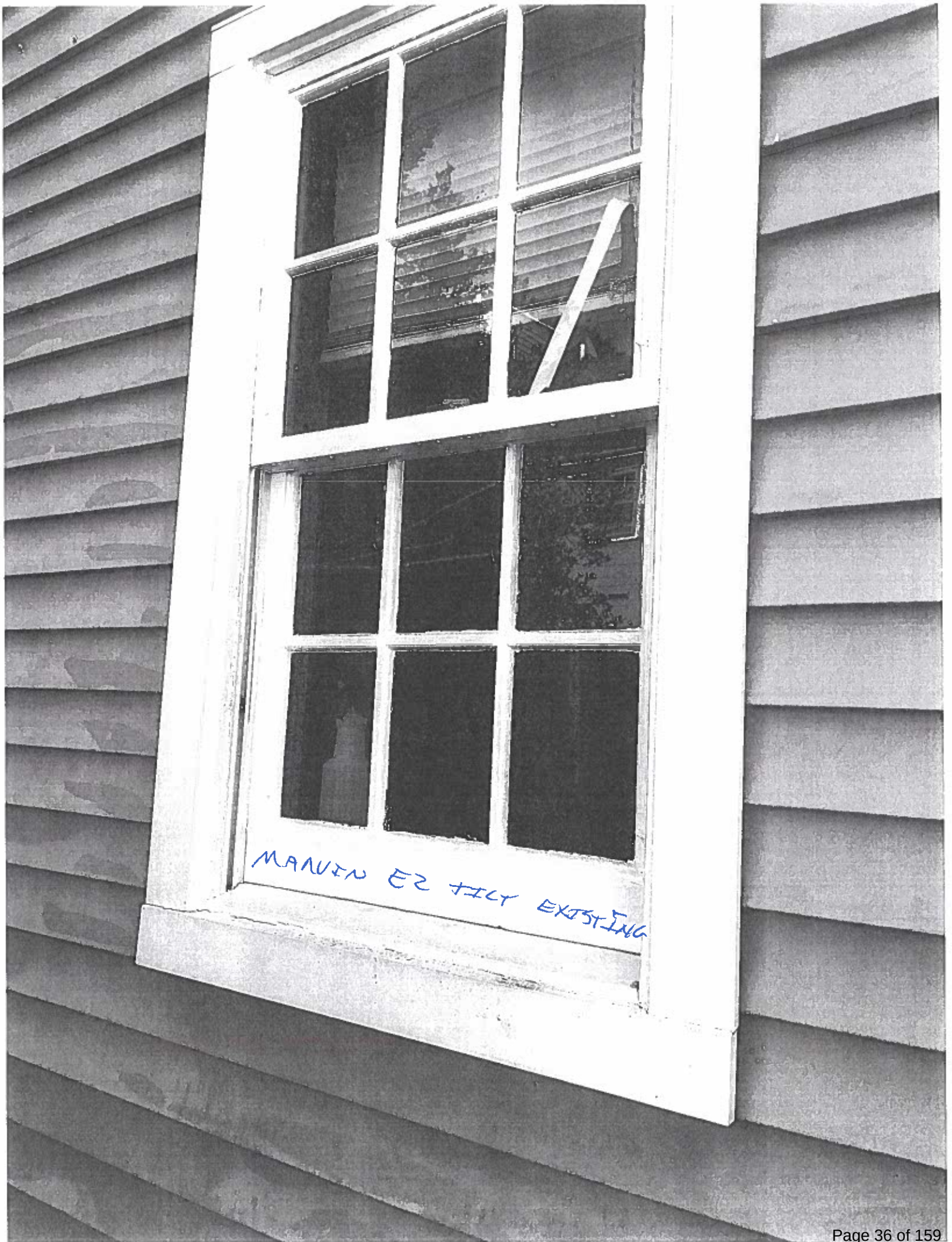


412 NORTH ST.

RANDALL WAKARUS

W.R.E.I







RECEIVED

SEP 09 2023

TOWN OF EASTON

PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

412 NORTH ST. EASTON



Contributing



Non-Contributing

YEAR BUILT:

2001

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

WALBRIDGE REAL ESTATE INVESTMENTS L.L.C.

TELEPHONE NO.

410-829-0135

EMAIL

randallwalbridge@gmail.com

Applicant or Agent

NAME

RANDALL WALBRIDGE

TELEPHONE NO.

410-829-0135

EMAIL

randallwalbridge@gmail.com

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Randall Walbridge
9-9-23
RANDALL WALBRIDGE

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

- ☒ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☒ 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

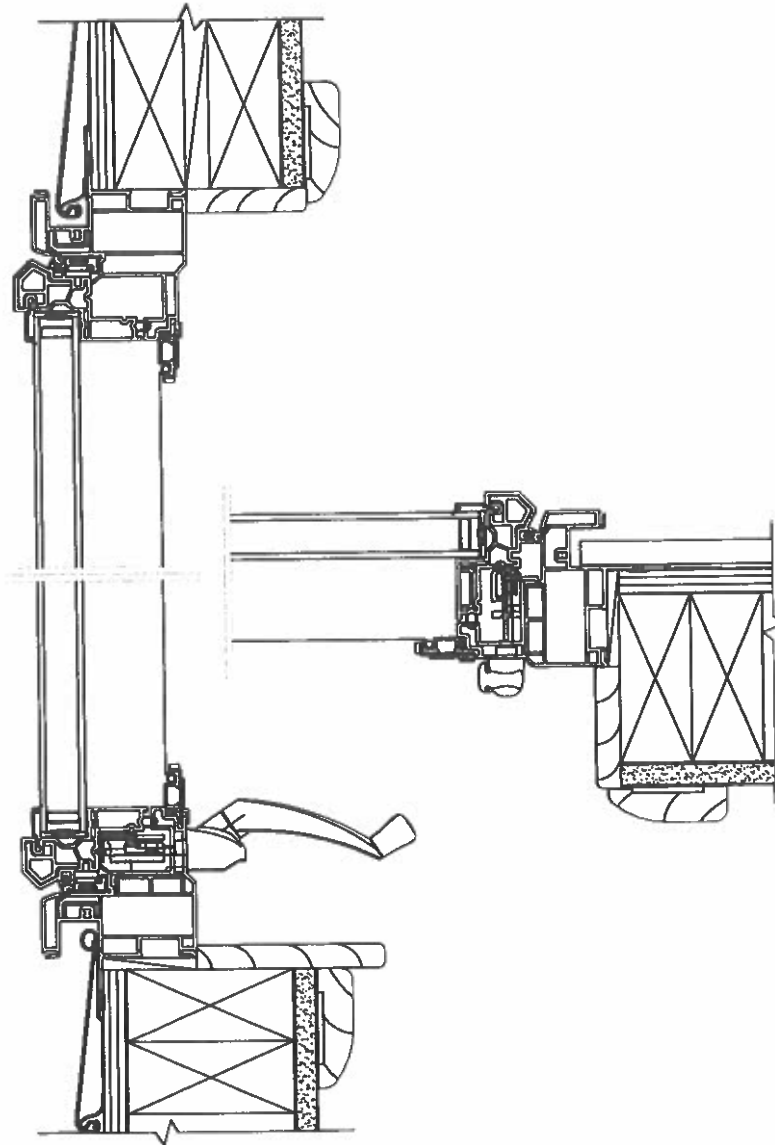
Other

- ☐ 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.



S-Series Casement
Vinyl Siding with Basic Frame

UPDATED BY: RAS

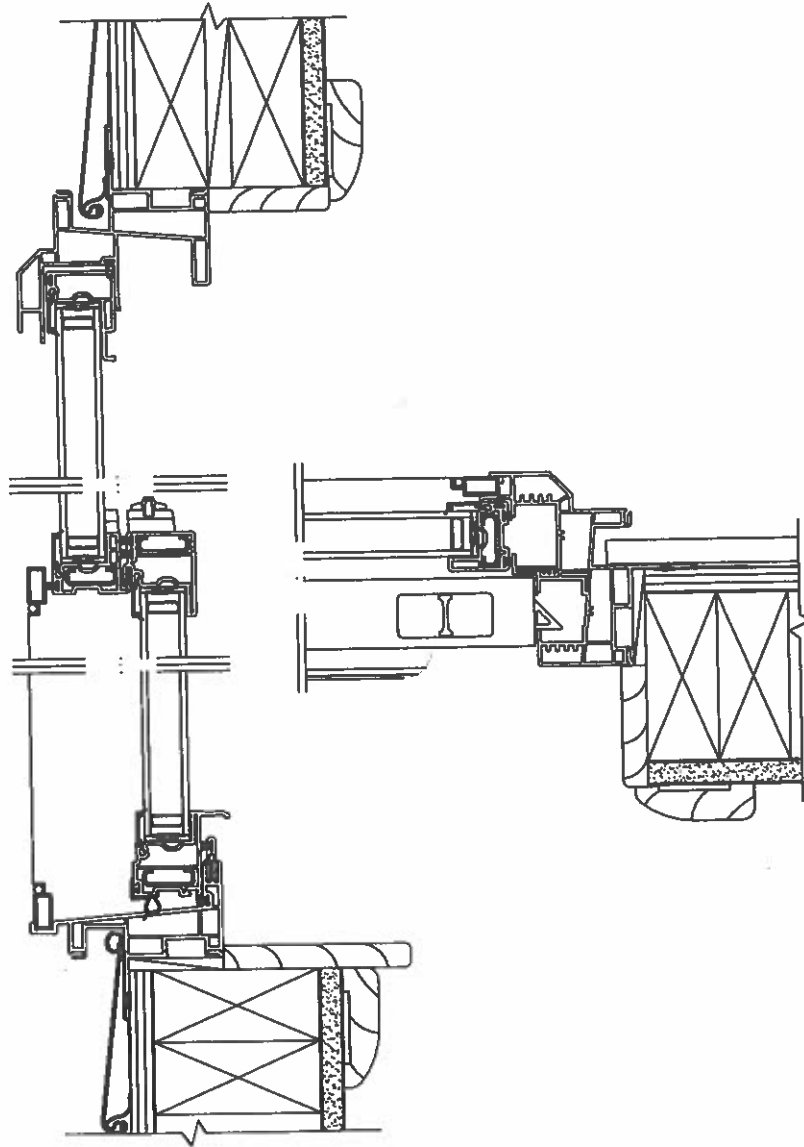
DATE: 11/5/2013

SCALE: 3" = 1'-0"

SECT. 1.4

PAGE: 1

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S-Series Double Hung
Vinyl Siding with Basic Frame

UPDATED BY: RAS

DATE: 10/30/2013

SCALE: 3" = 1'-0"

SECT. 1.1

PAGE: 1

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

Historic District Commission Staff Report

Meeting Date: 10/23/2023

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

Property Address: 610 Goldsborough Street

Application Number: 2023-1022

Request: Accessory Structure (Kennel)

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

The applicant is amending their previous application for a fence to include the construction of a wooden kennel structure. On September 11, 2023 the HDC granted a certificate of appropriateness for the construction of a six (6) foot high wooden privacy fence. On September 15, 2023 the Building Inspection Department issued a second stop work order after it was discovered that a structure was being constructed within the fence without proper approvals. The structure in question is a roughly 12' x 12' kennel that is attached to the fence and a wooden frame constructed against the existing structure. The kennel structure is approximately three feet taller than the fence and reaches the eave line of the existing structure. The scope of work also includes an outdoor dog run.

OUTSTANDING ISSUE:

1. The proposed kennel violates the Zoning Ordinance's minimum setback requirements for kennels found in §28-1007.1.11(a) which states, "Kennels shall meet the side setback requirement and shall be setback a minimum of eight feet from the rear property line." The proposed kennel is located approximately one foot from the side property line and violates the required 8-foot side setback. In order for the kennel to remain in this location, a setback variance would first need to be granted by the Board of Zoning Appeals.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitively

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



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

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

STAFF RECOMENDATION:

Staff supports an HDC **continuation** of this application. The Board of Zoning Appeals would first need to grant a setback variance before the proposed structure could be installed. This structure could not be constructed as proposed without drastically shrinking the footprint of the kennel, relocating it entirely, or obtaining a variance.

DRAFT MOTIONS:

- 1. I move that the Historic District Commission **table** the application pending resolution to the outstanding setback issue.

OR

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

OR

- 3. I move an alternate motion.

Gate

Grass

11.5.11

Door

Wood
Decking

Duck + Dog
Decking

11.5.11

6'

6'

6'

ROOF with shingles

Pressure Treated 2x4

T 111
Shed Siding

Pressure Treated 2x4

T 111
Shed Siding

Pressure Treated 2x4



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

Meeting Date: 9/11/2023
Application Number: 2023-1022
Location: 610 Goldsborough Street
Applicant: Scott Reynolds

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

FOR: 6- Demby, Brophy, Bateman, Greer, Pezor, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

9/25/2023
Date

Submit by 28th for 9/11 meeting



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

RECEIVED

AUG 28 2023

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

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

Applicant or Agent

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

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Scott Reynolds
8-27-23
Scott Reynolds

Revised 4.4.2022



TOWN OF EASTON

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



ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. 1707E

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

Remarks:

SITE VISIT (FENCE)

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

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

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

Signature COPY LEFT ON SITE

Printed Name Andy Cox

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

By: _____

Inspector

Cody's Fence

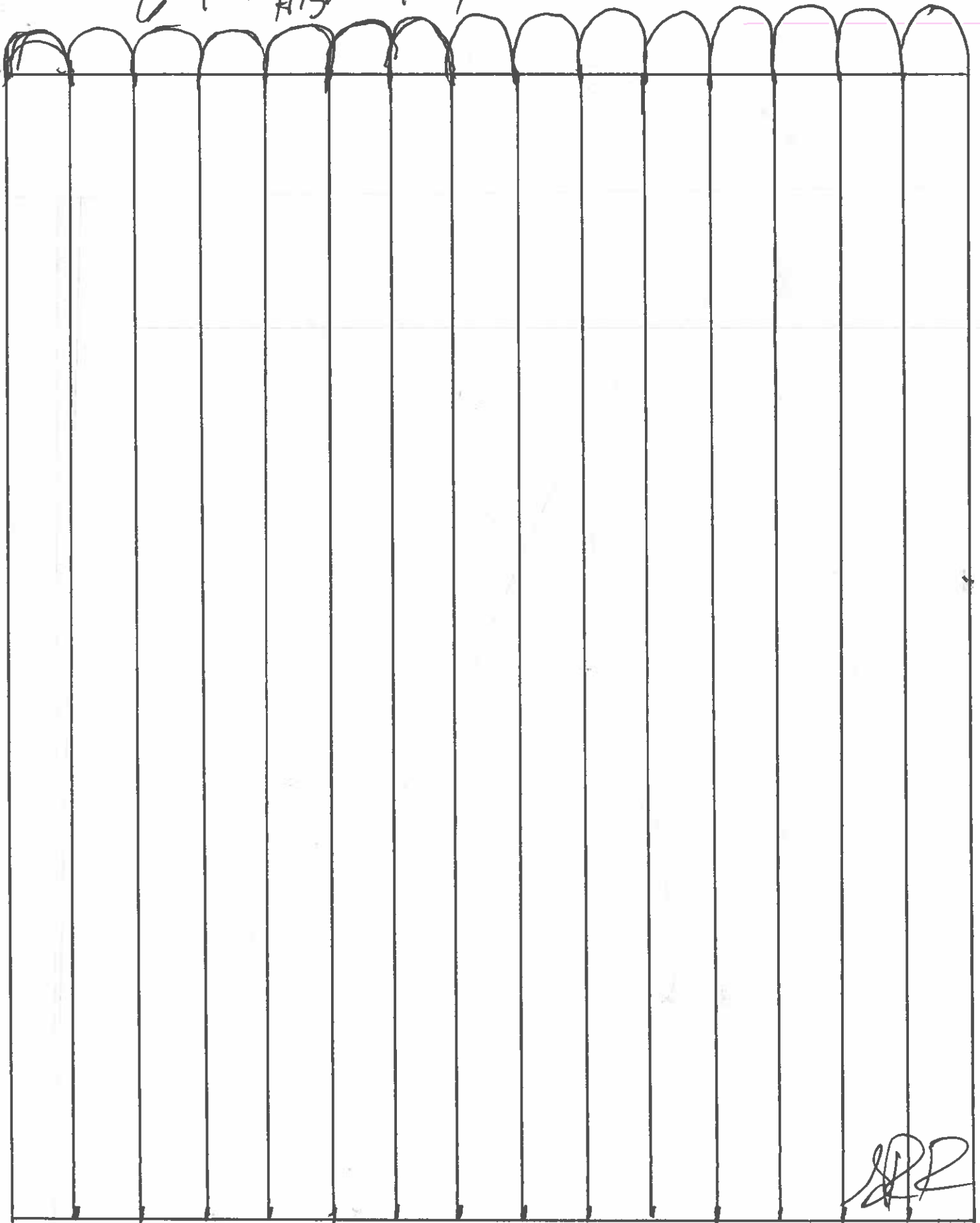
6 FT High after Top soil
is added

6' FT
High
Dirt added



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

6' FT High Top



3/4" Spacing Between Fence
Bottom Boards









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

Historic District Commission Staff Report

Meeting Date: 10/23/2023

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

Property Address: 109 S Washington Street

Application Number: 2023-1041

Request: Mural

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a “mural” on the south façade of 109 S Washington Street. The project consists of mounting a 17’ x 23’ graphic to the brick façade using aluminum Z clips and screws inserted into wall anchors.

Historic District Guidelines:

Guideline 23. Murals

- a. Murals may be permissible on side elevations and will be reviewed on a case-by-case basis.
- b. Any exterior building artwork including murals will need to be composed on an alternate material that can then be applied to the exterior surface without permanent damage to the original surface of the building.
- c. Murals should not compete with or overwhelm existing architectural features such as windows, moldings, entryway, or other detailing.
- d. Murals should be located and sized to engage and encourage pedestrian interaction.
- e. Painted signs and advertisements are not considered murals and shall conform to the district’s sign guidelines.



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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted if the Commission determines that the mural will not damage the original surface, and is appropriately sized and placed.

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.

RECEIVED

SEP 22 2023



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

TOWN OF EASTON

Application #: 2023-1041
Date Received: 09/22/2023
Fee Paid: \$200.00
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 109 South Washington Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1804 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Charles Row LLC

TELEPHONE NO. 410924 1420 EMAIL RQM1@mac.com

Applicant or Agent

NAME Richard Marks

TELEPHONE NO. 410924 1420 EMAIL RQM1@mac.com

Description of Proposal (include additional sheets, as necessary)

<u>Attach mural to exterior wall</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Richard Marks</u>
<u>Richard Marks</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

~~Other~~

- ☒ Attach all documentation supporting request

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

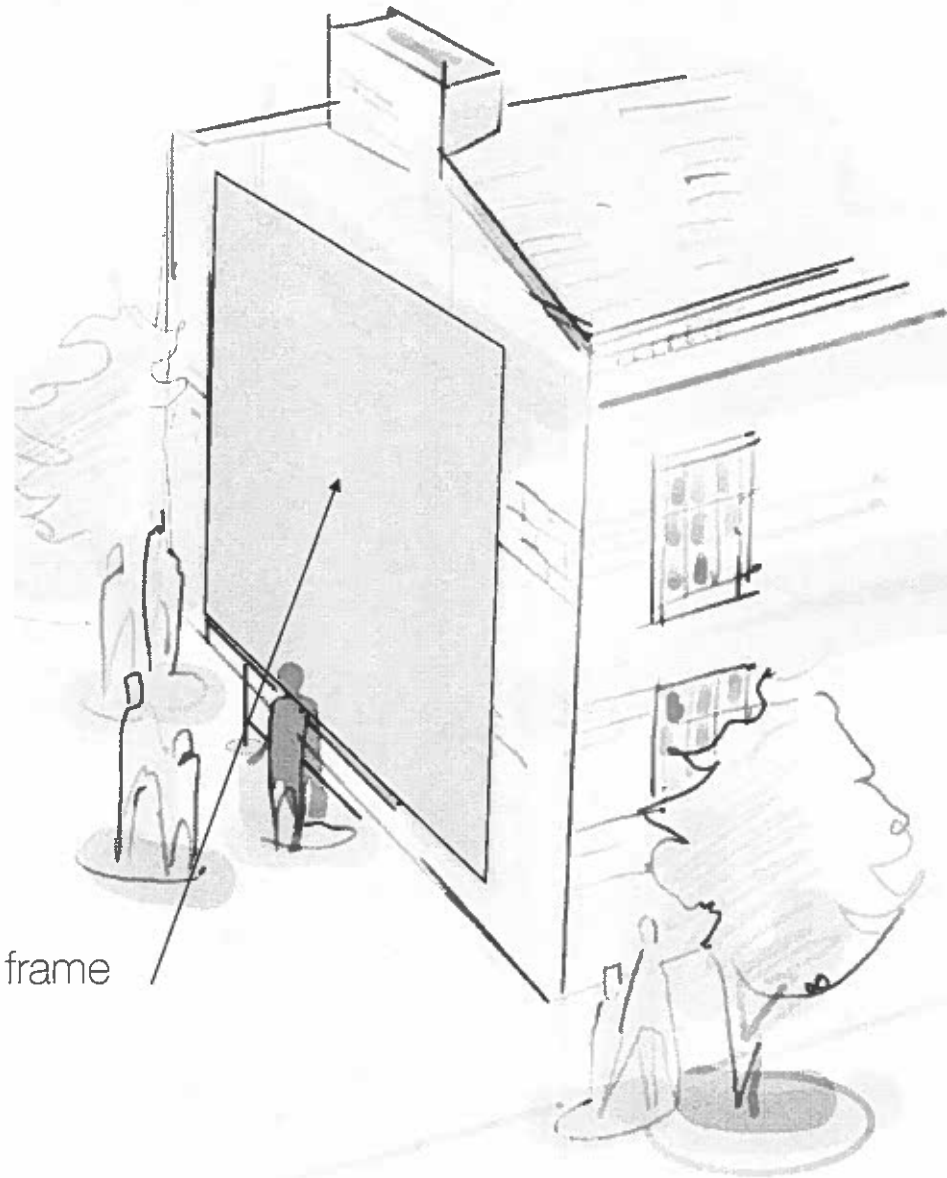
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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



109 S. Washington Street

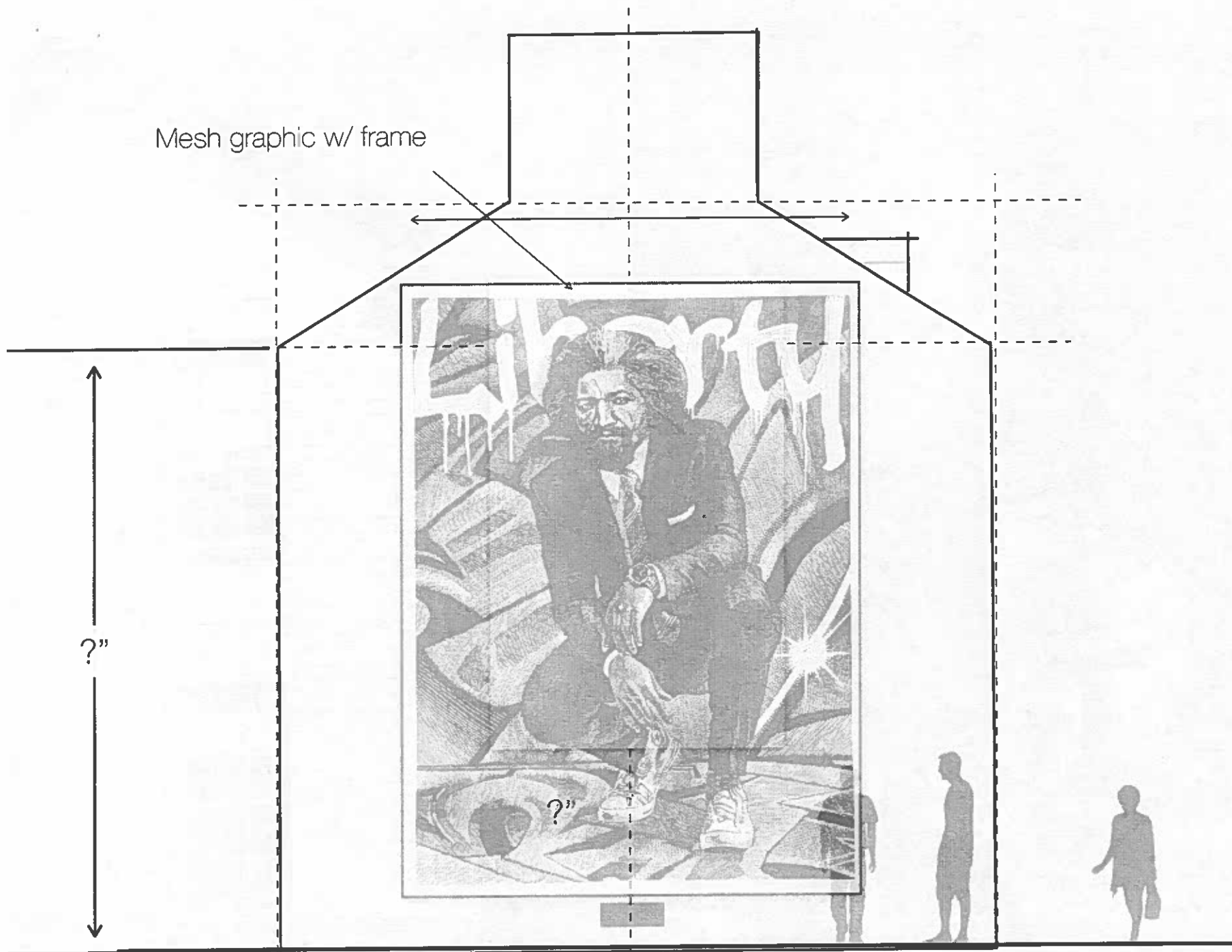
Mesh graphic w/ frame



Frederick Douglass Mural Project:

DOCK STREET FOUNDATION

Mesh graphic w/ frame



FD Mural 109 South Washington Street

DOCK STREET FOUNDATION

Mesh graphic w/ frame

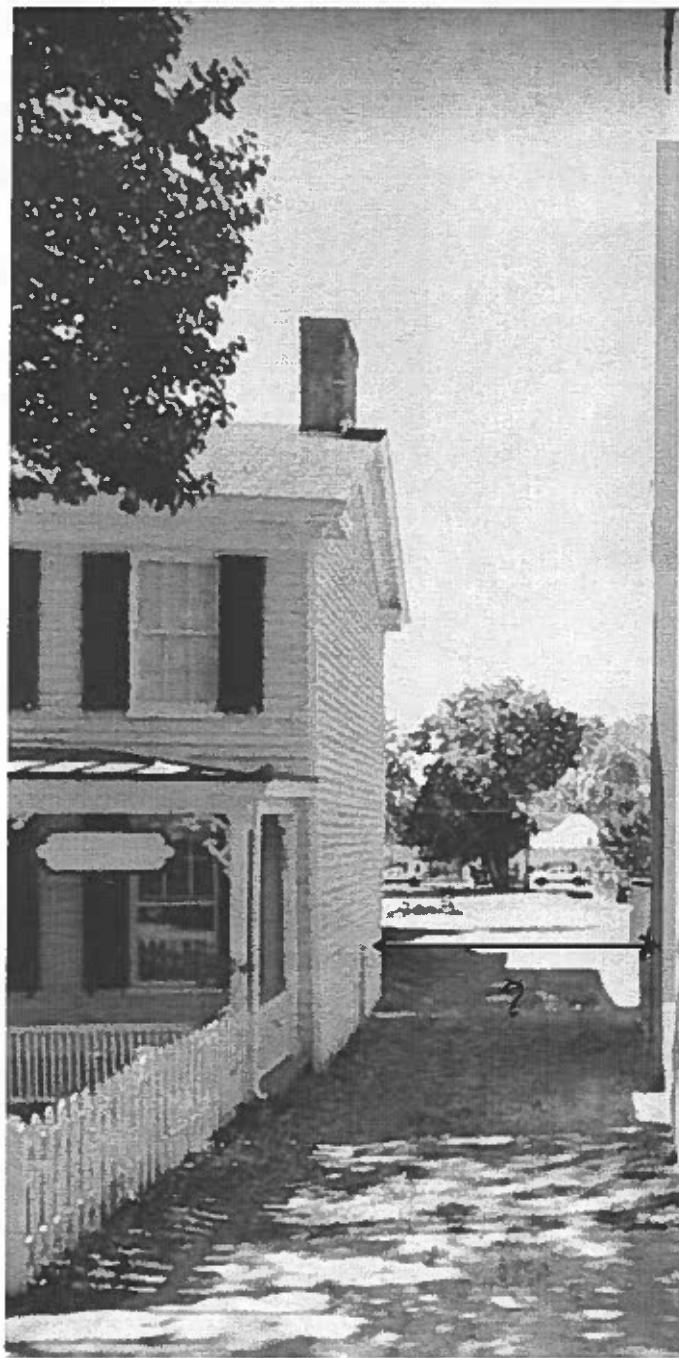


FD Mural 109 South Washington Street



FD Mural 109 South Washington Street

DOCK STREET FOUNDATION



111 S. Washington Street



109 S. Washington Street

Site dimensions needed



Site Image of historic facade condition





Adam Himoff

Dennis H. Still, RA

Registered Professional Architect
103 Jack's Point Road
Oxford, Maryland 21654
Phone: 410-226-5983
Facsimile: 410-226-5983
Cell: 410-725-6857
E-Mail: dstillife@verizon.net

September 14, 2023

Dock Street Foundation
c/o Amy Haines & Richard Marks
205 Goldsborough Street
Easton, MD 21601

Re: Wall Mural Graphic Panel
109 South Washington Street
Easton, MD 21601

Dear Richard,

Per your request, I met with you, Rick Ecalono and other representatives of PCI Graphics (the graphics provider/fabricator), to review the fabrication and installation of the proposed graphic panel on the south side of the brick structure located at 109 South Washington Street in Easton, MD.

We found the existing south façade of the building to be 100% brick construction. The brick wall had recently been repointed to restore the joint integrity against moisture penetration.

The proposed graphic mural being proposed for installation on the south façade measures 17 feet wide by 23 feet high and will cover most of the façade below the sloping roof parapets. The graphic panel will consist of an extruded aluminum frame located at the four sides of the SEG Dye Sublimation fabric graphics. The graphics will be attached using it's silicone edge that will be placed into the aluminum extrusion. (See sample provided)

The aluminum frame will be attached to the brick wall using aluminum "Z" clips and screws inserted into pre-drilled holes using molly wall anchors (20 total). The "Z" clips will be attached to the aluminum frame using self-drilling screws, one per clip. The frame will be shimmed as necessary to provide a tight fit of the mural frame to the brick wall. The graphic panel will be fabricated of a screen-like mesh material that will allow moisture passage that will allow the brick wall to breathe and be free of mildew or other water related issues.

The number of "Z" clips proposed were as recommended by the fabricator to support the panel. The total weight of the mural is approximately 115 pounds.

It is my opinion, based on the information provided and review of physical samples of the aluminum frame, Z clips, moly wall anchors, screws and graphic panel that the installation proposed will not damage or deface the historic brick facade in any manner. Neither the weight of graphic panel, nor the installation method, will damage or impair the structural or water integrity of the brick facade.

If at some time in the future, should the graphic panel be removed, the small holes drilled in the brick for the moly wall anchors can be filled with colored mortar to provide continued visual and water integrity of the wall.

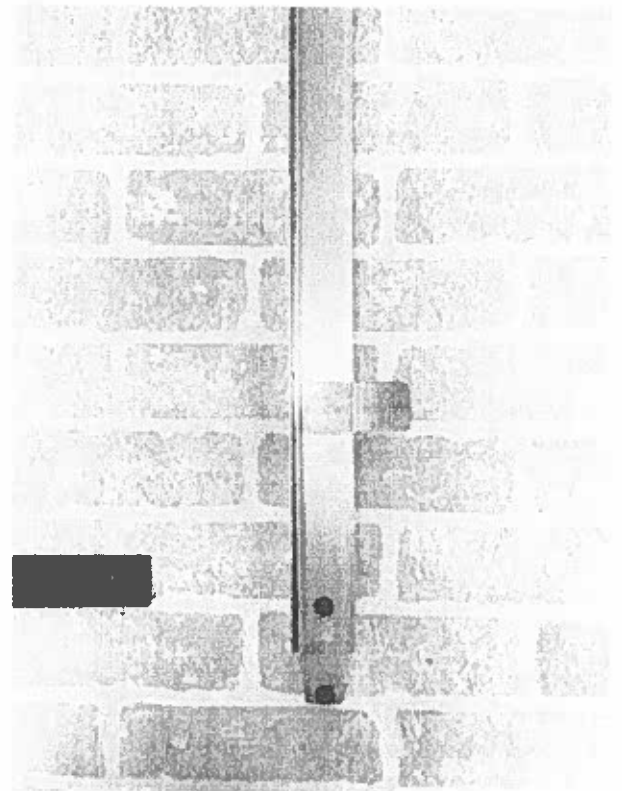
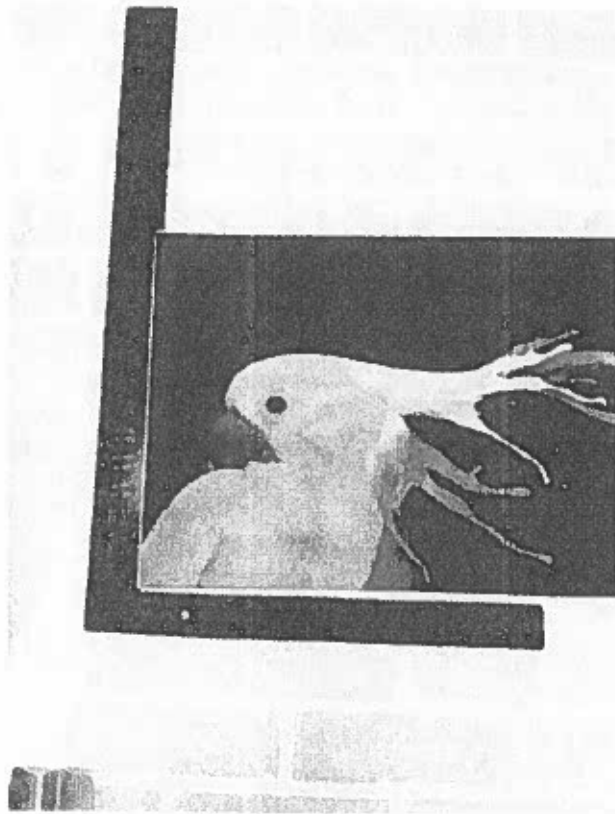
I have also attached a copy of the South Elevation of the 109 S. Washington Street facade with the graphic panel located thereon. The graphic panel also identifies the location and spacing of the "Z" clips at the perimeter of the frame. The second attachment shows a photograph of the sample SEG painted fabric on the aluminum frame as well as an illustration of the frame attached to the brick facade using the "Z" clip.

Sincerely,



Dennis H. Still, RA
Registered Professional Architect
State of Maryland Registration No. 2835A





AGAM frame sample with SEG fabric installed, frame extrusion with mounting plate and junction hardware shown. Z bracket mounted into brick and into frame.



TALBOT
ARTS

P.O. Box 6,
Easton, MD 21601-0006

talbotarts.org

Easton Historic District Commission

I am the Executive Director of Talbot Arts, the county arts council, writing on behalf of our Board of Directors.

We are enthusiastic partners with Dock Street on the Frederick Douglass mural project at 109 South Washington Street in the Easton historic district. This highly visible, wall-size re-imagining of Frederick Douglass reminds us that his messages and philosophy are as relevant today as they were when he wrote them.

While we understand and appreciate the challenges related to the execution and installation of this project, we are confident in the commitment and capabilities of the team assembled to design and install the mural while respecting and maintaining the integrity of this historic building.

Respectfully,

Joan Levy
Executive Director
410-245-5195

T-10

Plate House

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

109 South Washington Street
Easton, Maryland 21601

T-10
Early Nineteenth Century

A small, three bay dwelling, this two-and-a-half story brick structure is one of the town's finest Federal period buildings. The Flemish bond facade is enriched with a belt course and double keystone lintels at window openings. The main entrance is outstanding: fluted pilasters carry an entablature decorated with Adamesque pineapples and sunbursts. The transom light has diamond panes, a detail also used inside the building.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

109 South Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

William B. and Francis Plate

Telephone #: 301-745-2254

STREET & NUMBER

Maiden Point Farm

CITY, TOWN

St. Michaels

VICINITY OF

STATE, zip code

Maryland 21663

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 304

Folio #: 297

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 23, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED
☐ FAIR	☐ UNEXPOSED	and restored	DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay building stands on South Washington Street at the end of South Street. It faces east.

Two-and-a-half stories in height it is covered by a gable roof. A brick ell, two stories in height and two bays long at the rear of the main portion of the structure may be contemporary with it. The structure has been joined to its northern neighbor, another Federal period building, #107 South Washington Street, (T-442).

The brick is laid in Flemish bond on the front facade and Liverpool bond on the side and rear ell. The front facade is now painted light grey. A stuccoed belt course, three brick courses wide, crosses the facade at the second floor level.

The main entrance is found in the north bay. The structure's most notable feature, the opening is framed with fluted pilasters carrying an entablature decorated with Adamesque pineapples and sunbursts: a row of stylized leaf-designs surmounts the cornice. There is a transom light with diamond panes and a six panel door.

Flat-arch window openings have a double keystone lintel with chiseled reedings and flutings. Beaded frames with a quarter-round backbond molding hold six over six sashes. Louvered shutters painted dark green are used on the second floor. First floor shutters each have three raised and beveled panels; they are white. The windows on the second floor are most likely original; those on the first floor replaces a store front which was removed when the structure was restored in 1969.

The box cornice is finished with the usual crown molding; a line of wooden ornament chiseled in an intricate but deep chain motif is used in the position of the bed molding. Brick roof curtains terminate the gable roof which is covered with black asphalt shingles. A tall double chimney with a corbelled cap is enclosed within the south wall.

There are no window openings in the south wall. A small window in the upper floor on the north facade was covered over when #107 South Washington Street (T-443) was built.

The ell has a gable roof and evenly spaced windows with six over six sashes. Like the main portion of the house the window has a backbond molding.

Inside the woodwork in major rooms is well preserved and quite elegant. Throughout the building the chair rails have gouge work, with six-pointed stars alternating with flutings. Interior doors have raised and beveled panels with diagonal, beaded boarding on the back. Transom lights with diamond-shaped panes are used for major interior doors.

The second floor of this building and #107 are connected and used as one apartment. They are served by a single stair which is located in the ell of this structure adjacent to the party wall, and was evidently installed after the second structure was erected. It is unusually heavy for a structure of this period. Plain balusters and a turned newel with a squared cap are used on the open-string course.

The second floor front room of this dwelling can only be described as elegant: chair rails and mantles display gouge work carving. Windows and doors have paneled jambs. The floors are smoothly finished with

(cont.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES Early Nineteenth Century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The structure is significant for its architecture. A well-proportioned structure it shows influence of both the Federal and Georgian periods in its exterior treatment and may be considered to be a transitional building. Its doorway is one of the few remaining in the town of Easton which retains the Adamesque sunburst detailing favored during the Federal period in this country. This structure also contains much early interior detailing, including extremely fine woodwork. Providing a beautiful terminus to South Street, this structure is one of the finest Federal row buildings on Washington Street and one of the best preserved.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

September 15, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

109 South Washington Street
Easton, Maryland 21601

T-10
Town of Easton

random wide yellow pine.

The ell has original material, simpler than that of the main house, although the main room has a simple early mantle with a rectangular opening and a mantle shelf. It is flanked by cabinets with three-panel double doors.

Carefully restored in 1969, the well-maintained building is used for apartments.

107-109 South Washington Street
Easton, Maryland 21601

T-442 & T-10
Early Nineteenth
Century

B43/F13

These two properties were put together as one in 1821 when Theodore Denny bought the southern portion of the double house. Hugh Martin had built #109. It was standing in 1809 according to a description deed for the property adjoining on the north. But it is unclear just when Martin built his house. However, Martin was forced to sell his home. James Earle, Jr. was appointed the trustee for the creditors of Hugh Martin and John Harwood contracted to buy the property, but his decease put it in the hands of John Goldsborough to sell it to Theodore Denny.

B31/F12

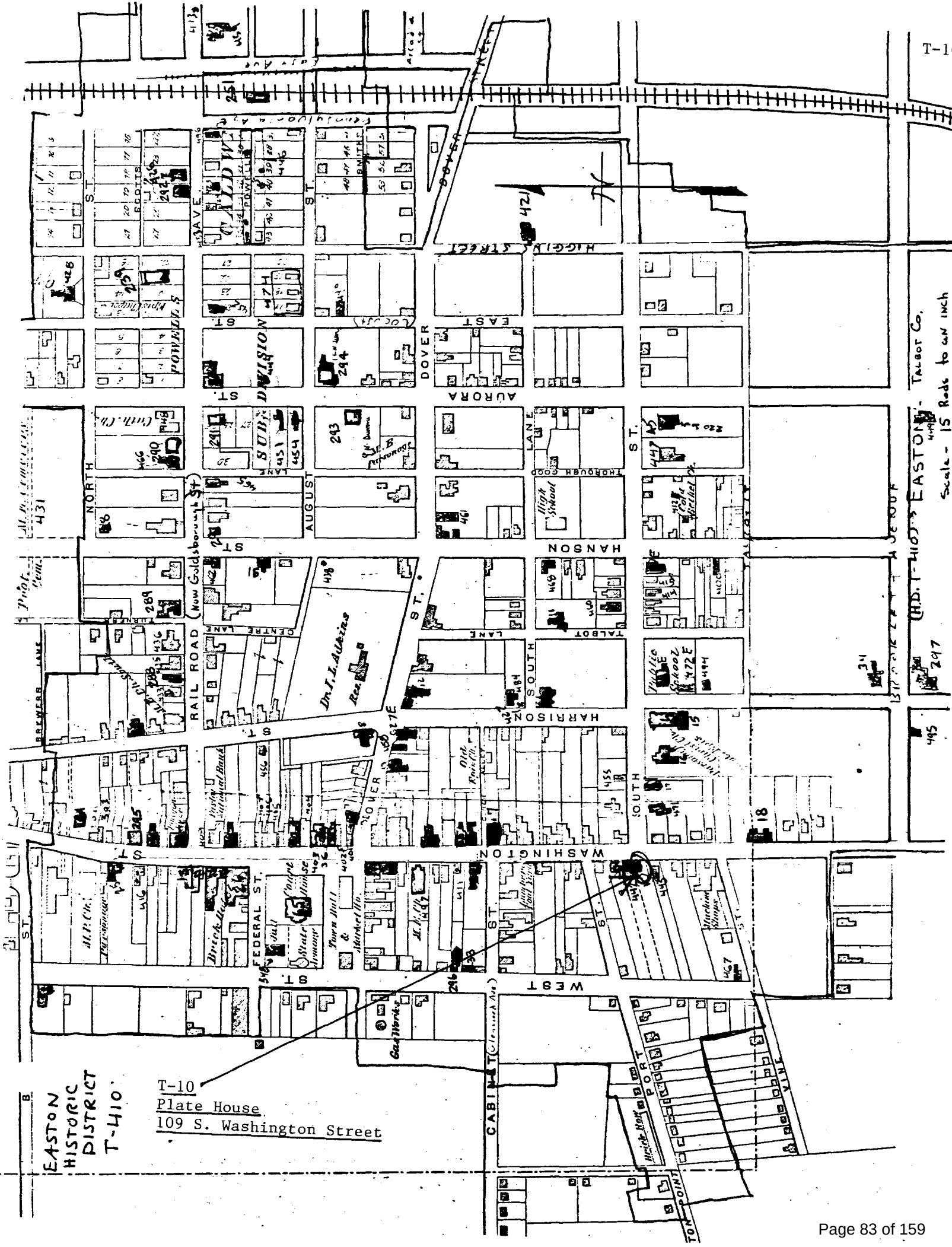
In 1804, James Willson bought the lot from James Earle, Jr. on which he had lately erected a two-story brick building. The lot measured only 15 feet 7 1/2 inches along Washington Street though it had a depth of 147 feet. Peter Denny, father of Theodore, bought the house and lot in 1809 for \$2513.00.

B33/F320

B186/F385

The two houses became one property in 1821 and have remained so. It eventually came into the possession of James Spence in 1914. He willed it to his daughter, now Mrs. William Platte, who is the present owner. For a time, the ground floor area was commercialized, but has lately been restored to its original facade, and is being used as apartments.

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. S. Washington Street ORIGINAL OWNER ORIGINAL USE Dwelling PRESENT OWNER PRESENT USE Store and dwellings WALL CONSTRUCTION Flemish bond brick NO. OF STORIES 2 1/2		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME T-10 DATE OR PERIOD C. 1800 - 1810 STYLE Federal Rowhouses ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO This is a row of 2 Federal row houses which share a common wall. The one on the left is 2 bays wide. The 1st storey has a shop window and a door with a simple frame of pilasters and a flat cornice. The windows on this floor (now bricked up) and those on the second storey (9/6) all have flat white arches with a double keystone. There is a 6/6 peaked dormer on the roof. An enclosed chimney rises from the left side of the house. There is a cornice with a frieze of interlocking ineised squares. The house is in very bad condition. The row house on the right is 3 bays wide. Again the first floor windows have been replaced by a shop window. The door here has an elaborate frame of reeded pilasters with a flat cornice with a row of tiny carved brackets. The frieze has 3 carved Adam urns connected by garlands and a sunburst oval design at each end. The 2nd storey windows are 9/6 and all windows have flat white arches with double keystones. There is one peaked dormer on the roof. All the windows have flat granite sills. The end wall rises higher than the roof to make a curtain. There are double chimneys on the left end of the house which rise to a great height and have a connecting curtain between. The cornice has a design of ineised interlocking squares. These fine Federal row houses are deteriorating and have been altered. Something should be done to save them.			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior Deteriorating			
6. LOCATION MAP (Plan Optional) 		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman DATE OF RECORD August 28, 1967	



EASTON
HISTORIC
DISTRICT
T-410

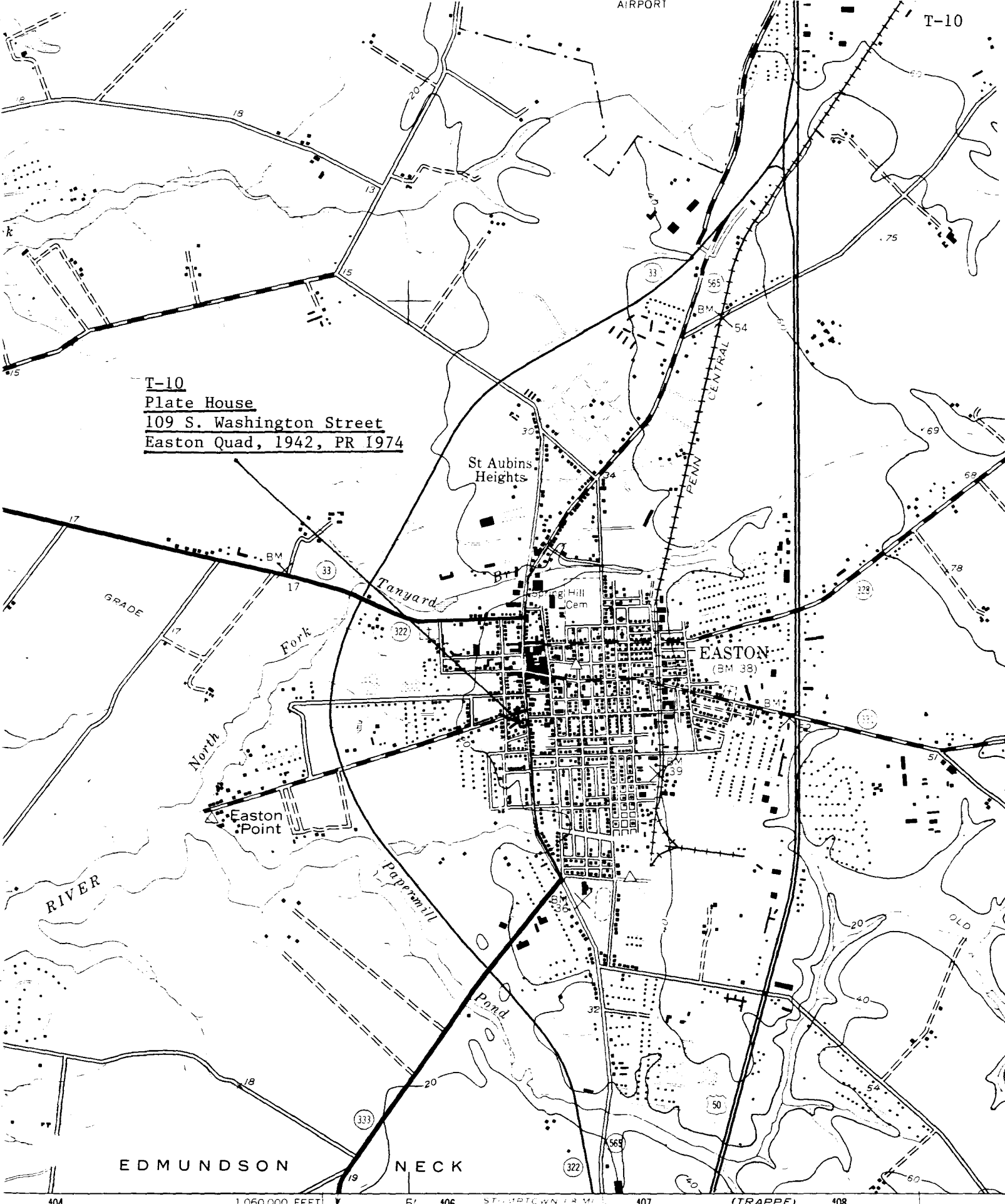
T-10
Plate House
109 S. Washington Street

T-10
Taleor Co.
Scale - 15 Rods to an inch

445
297

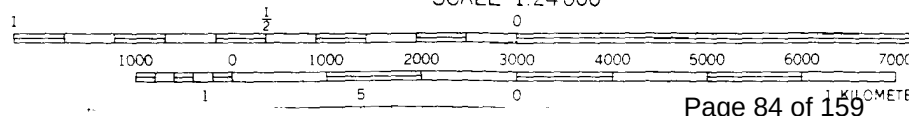
(RD. T-410'S EASTON)

T-10
Plate House
109 S. Washington Street
Easton Quad, 1942, PR 1974



vey

metric methods





1841.58

52% 52% 52%

109 SOUTH WASHINGTON T-10
EAST FACADE
EASTON, MD

MLFRITZ

8/76

T-10



107-109 South Washington Street, Easton

T-10



Samantha Smith <ssmith@eastonmd.gov>

Fwd: 107/109 Signage/Mural Application

1 message

Nicholas Johnson <njohnson@eastonmd.gov>

Mon, Oct 23, 2023 at 3:40 PM

To: Samantha Smith <ssmith@eastonmd.gov>, Lynn Thomas <lthomas@eastonmd.gov>

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

From: **Charlie Adler** <adlercharlie@gmail.com>

Date: Mon, Oct 23, 2023 at 3:34 PM

Subject: 107/109 Signage/Mural Application

To: <njohnson@eastonmd.gov>, Susan Filbird <sfilbird@eastonmd.gov>

Hello and thank you all for your due diligence.

[105 S Washington St, Easton, MD 21601](#) concerns:

Multiple general code signage violations

Historic code violations

Encroachment on shared driveway in an attempt to restrict access in ROW

Safety critical violations related to high winds and soft brick matters.

Pedestrian issues and safety

A firm determination on such regarding upkeep and maintenance. "Who will be responsible into perpetuity.

It is our belief that until all above matters are fully addressed, the issue should be tabled for further consideration/ investigation.

Sincerely,

Charles Adler

--

Nicholas Johnson

Planner

Town of Easton

Planning & Zoning



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

Historic District Commission Staff Report

Meeting Date: 10/23/2023

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

Property Address: 307 S Hanson Street

Application Number: 2023-1049

Request: Driveway

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to install a new cobblestone paver driveway. The original scope of work included the installation of a new brick veneer on the steps leading to the sidewalk and the installation of a new retaining wall. After discussion with the Town's Engineering Department, this has been removed from the scope of work due to issues regarding the installation of a new structure within the Town's right of way.

Historic District Guidelines:

Guideline 9. New Driveways

- a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.
- b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.
- c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

STAFF RECOMENDATION:



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

Staff supports a HDC **approval** of this application as submitted. Driveways constructed of cobblestone pavers are found throughout the Historic District and are generally compatible with the architectural character of historic residential structures.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101012339		307 S HANSON ST		KIRBY, WILLIAM N. AND ANNE N.			
YEAR BUILT		PHYSICAL CONDITION					
1920		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
MINOR PRAIRIE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LARGE CROSS GABLE IS SOMEWHAT UNUSUAL FEATURE ON A FOUR SQUARE HOUSE TYPE HORIZONTAL EMPHASIS WITH WIDE OVERHANGING EAVES SHOW PRAIRIE INFLUENCE. FRONT DOOR SEEMS ORIGINAL. 4(VERTICAL)/1 WINDOWS PORCH POSTS MAY BE LATER REPLACEMENTS.							



Hughlett Kirby

to me ▼

10:00AM (34 minutes ago)



Hi, I do want to be on the agenda for October 23rd; but I haven't gnarled up the plan to cross out the wall, as that is all that is changing. The driveway pavers is all that is for review now. The crossing out is easy, it's the getting electronic versions of the marked up plans that I haven't yet done.

I'm having knee replacement surgery on Monday and am running around getting everything prepped.

I don't suppose I could just bring you the marked up plan? If that doesn't work, I'll take it to Mail Boxes to be scanned; but it may not be today.

Thanks,

Hughlett





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

RECEIVED
SEP 26 2023
TOWN OF EASTON

Application #: 2023-1049
Date Received: 09/26/2023
Fee Paid: \$75.00
HDC Meeting Date: 10/23/2023
Date Property Posted: 10/16/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

OTHER short wall
in front of home
near sidewalk

PROPERTY INFORMATION

ADDRESS 307 S. Hanson St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1927 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Anne Hughlett Kirby
 TELEPHONE NO. 302-304-9061 EMAIL hughlettkirby@gmail.com

Applicant or Agent

NAME Hughlett Kirby
 TELEPHONE NO. 302-304-9061 EMAIL hughlettkirby@gmail.com

Description of Proposal (include additional sheets, as necessary)

Singlesided brick veneer for concrete block wall adjacent to existing sidewalk (see landscape plan and attached photo for details). Approx height: 15" - 18".

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of December 27, 2022, the fees are as follows:
 Commercial - \$200 Residential - \$75 ✓ Signs - \$75 Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project. None

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

A. Hughlett Kirby
9-25-23
A. Hughlett Kirby

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

Restoration of existing windows is the 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

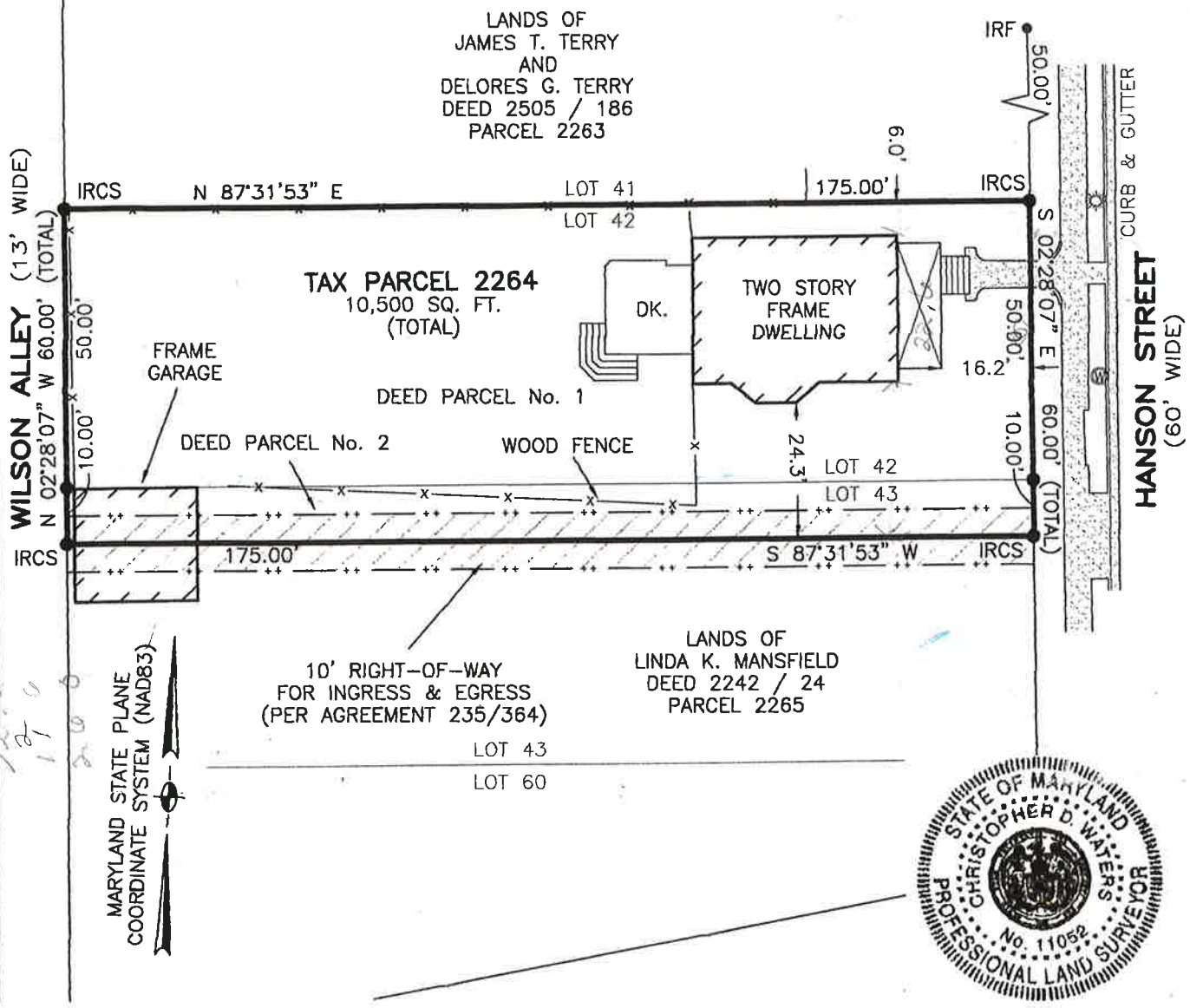
- ☒ Attach all documentation supporting request

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.

Handwritten notes: 12:00-12:15 - Paper 1000, 1" = 30' - 1" = 10'



SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2021.

Christopher D. Waters 5/5/20

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

GENERAL NOTES

1. PROPERTY: 307 S. HANSON STREET ADDRESS: EASTON, MARYLAND 21601
2. CURRENT DEED REF: 390/130
3. CURRENT PLAT REF: 153/410 & 235/365
4. TAX MAP: 105, PARCEL: 2264
5. THE LAND SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X", AS SCALED FROM F.I.R.M. 24041C0189D DATED JULY 20, 2016
6. IRF DENOTES IRON ROD FOUND
7. IRCS DENOTES IRON ROD WITH CAP SET



DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

PLAT SHOWING
THE LANDS OF
WILLIAM N. KIRBY
AND
ANN N. KIRBY

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date: 5-5-2020 Scale: 1" = 30' No.: 2647 KIRBY

10



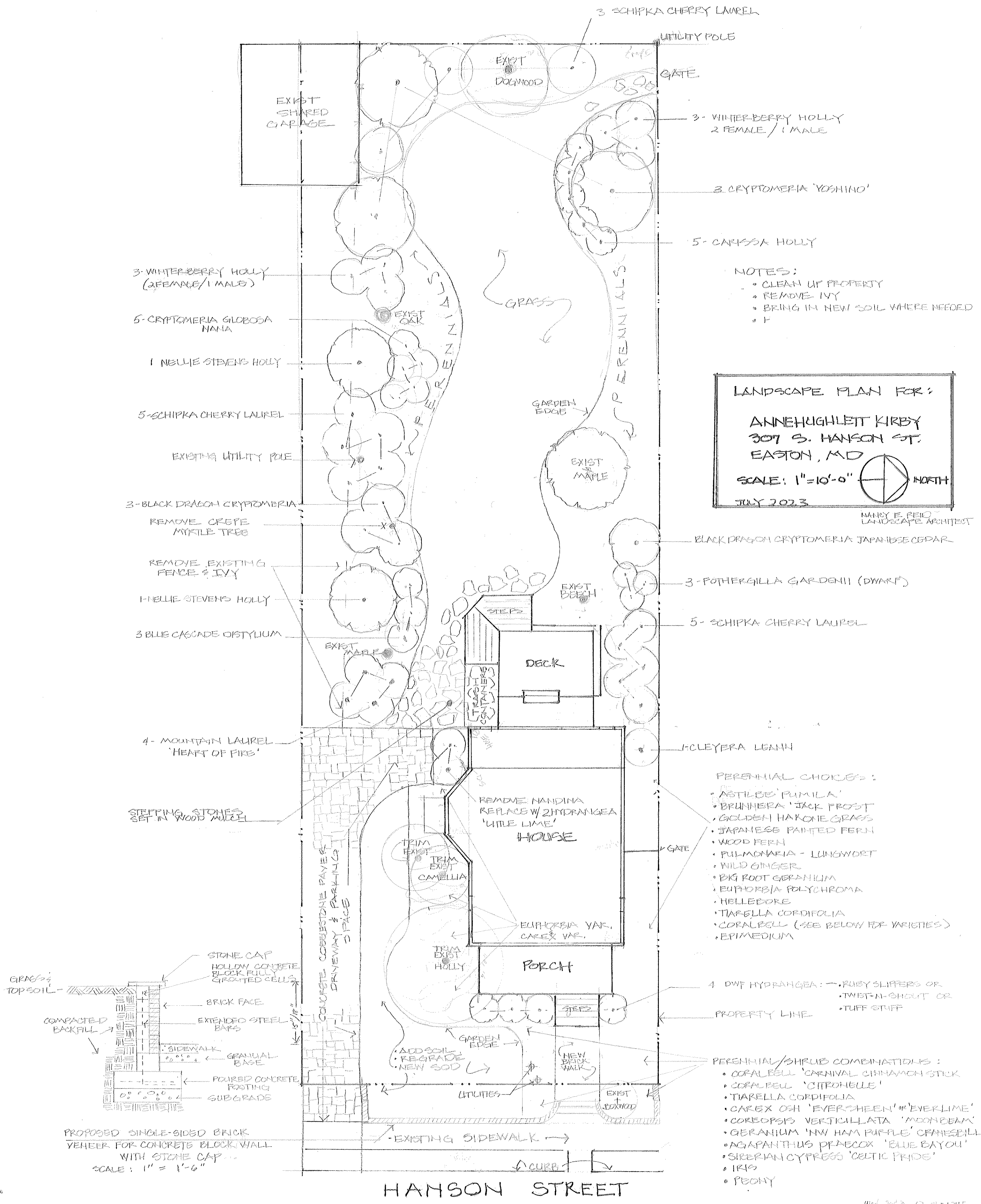
Plat
of
"Brooklet's Homestead"
laid off into Building Lots for
GEO. F. NICKERSON Esq.
— Scale = 60.0' to 1 inch —
— Feb. 1909 —

— NOTE —

Marble boundary stones numbered consecutively from 1 to 18 inclusive, are placed at the corners marked by the Red Figures 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18. From stone No. 1 to stone No. 2, and from stone No. 7 to stone No. 10, and from stone No. 13 to stone No. 15, the course is South $4\frac{1}{2}^{\circ}$ West. From stone No. 1 to stone No. 5, and from stone No. 4 to stone No. 16, and from stone No. 6 to stone No. 7, the course by the road runs South 55° East.

— J. L. Tharp —
JL

MSA CSV 2277-584



LANDSCAPE PLAN FOR:

ANNE HUGHLETT KIRBY
307 S. HANSON ST.
EASTON, MD

SCALE: 1" = 10'-0" NORTH
JULY 2023

NANCY E. REID
LANDSCAPE ARCHITECT

PERENNIAL CHOICES:

- ASTILBE 'PUMILA'
- BRUNNERA 'JACK FROST'
- GOLDEN HAKONE GRASS
- JAPANESE PAINTED FERN
- WOOD FERN
- PULMONARIA - LUNGWORT
- WILD GINGER
- BIG ROOT GERANIUM
- EUPHORBIA POLYCHROMA
- HELLEBORE
- TIARELLA CORDIFOLIA
- CORAL BELL (SEE BELOW FOR VARIETIES)
- EPIMEDIUM

- 4 DWF HYDRANGEA: • RUBY SLIPPERS OR
• TWIST-N-SHOOT OR
• TUFF STUFF

- PERENNIAL/SHRUB COMBINATIONS:
- CORAL BELL 'CARNIVAL CINNAMON STICK'
 - CORAL BELL 'CITRONEILLE'
 - TIARELLA CORDIFOLIA
 - CAREX OSH 'EVERSHEEN' OR 'EVERLIME'
 - COREOPSIS VERTICILLATA 'MOONBEAM'
 - GERANIUM 'NW HAM PURPLE' CRANESBILL
 - AGAPANTHUS PRAECOX 'BLUE BAYOU'
 - SIBERIAN CYPRESS 'CELTIC PRIDE'
 - IRIS
 - PEONY

PROPOSED SINGLE-SIDED BRICK
VENEER FOR CONCRETE BLOCK WALL
WITH STONE CAP
SCALE: 1" = 1'-6"



EXISTING FRONT STAIRWAY

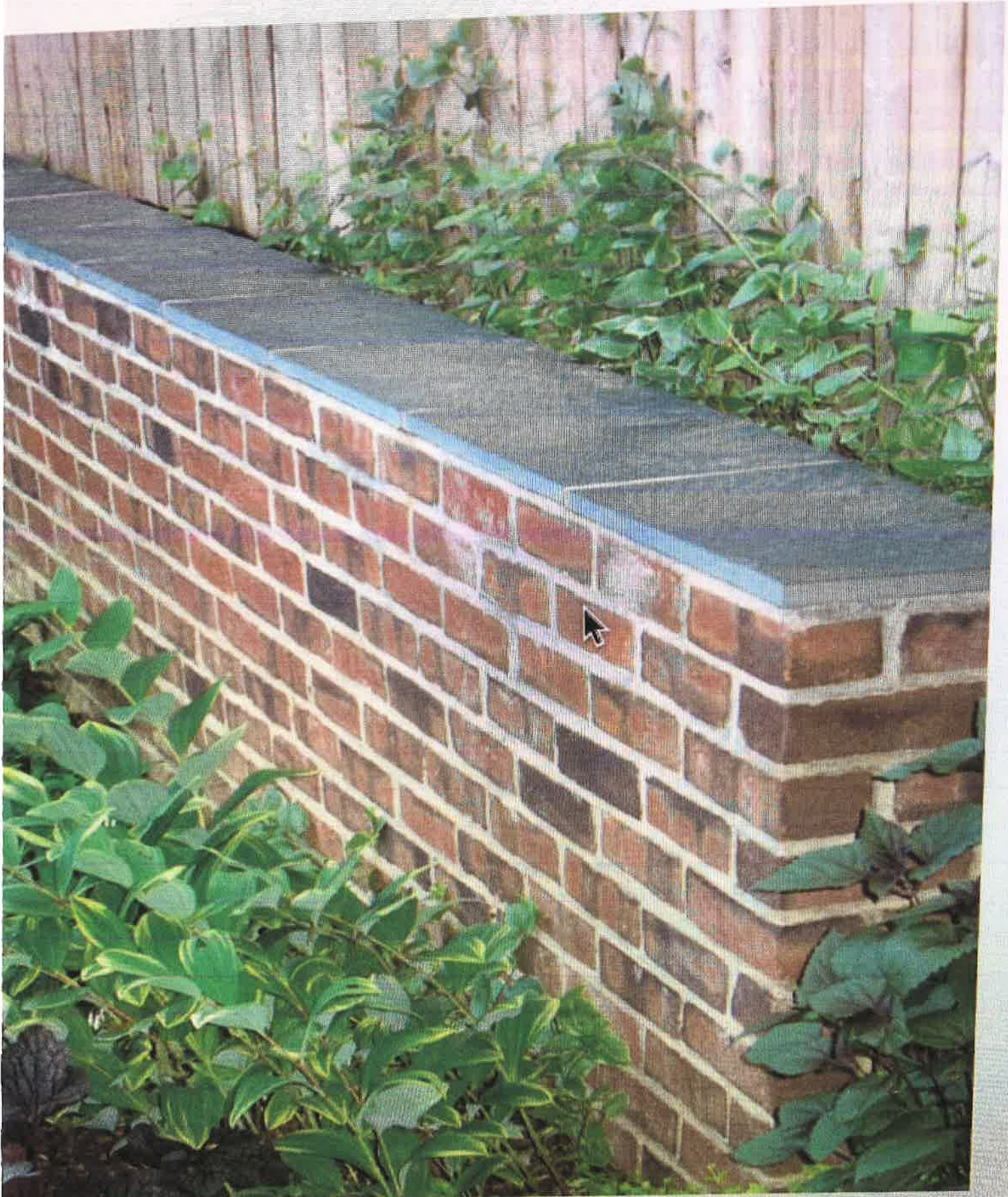


EXISTING FRONT PORCH STAIRWAY



307 S HANSON





VISUAL IDEA



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

Historic District Commission Staff Report

Meeting Date: 10/23/2023

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

Property Address: 23 S Hanson Street

Application Number: 2023-1057

Request: Doors

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to replace three existing wooden doors with new doors that closely resemble the existing doors in design. Of the three doors, only one is easily visible from the primary right-of-way and is under a protective covering.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements

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



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

Analysis –The proposed doors closely mimic the appearance of the original doors in accordance with Guideline 42d. Given that the front door is under a protective covering it should be wood as proposed. Guideline 42c provides flexibility for the rear and side doors allowing substitute materials as long as they are smooth and painted.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The proposed doors closely mimic this existing doors in appearance and are constructed of materials consistent with Guidelines 42 c and d.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101022504		23 S HANSON ST		LASSALLE, EARL DAVID			
YEAR BUILT		PHYSICAL CONDITION					
1910		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							
IMITATION STONE CONCRETE BLOCK FOUNDATION 2/2 WINDOWS EITHER EXPERTLY RESTORED OR REPLACED. CHIMNEY HAS BEEN REMOVED. WOODEN SIDING; ORIGINAL GLAZED-AND-PANELED DOOR ORIGINAL DOOR IN SIDE ENTRANCE. NO OUTBUILDING.							

RECEIVED

OCT 10 2023



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

OWN OF EASTON

Application #:	2023-1057
Date Received:	10/10/2023
Fee Paid:	
HDC Meeting Date:	10/23/2023
Date Property Posted:	10/16/2023

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 23 S. Hanson St. Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Ademia Ramirez-Lopez
 TELEPHONE NO. 410-714-2519 EMAIL _____

Applicant or Agent

NAME Ademia Ramirez-Lopez
 TELEPHONE NO. 410-714-2519 EMAIL fabirami458@gmail.com

Description of Proposal (include additional sheets, as necessary) # 443-496-5317

Replacing existing 3 doors & frame due to be rotted out, with same type of wood doors with windows
If door isn't replaceable, we would like to replace frame

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

Ademia Ramirez-Lopez
9/25/2023
Ademia Ramirez-Lopez

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:
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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.
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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

2 copies site drawing
photos of existing doors
type of materials & measurements
of the doors & windows
Front door - wood

Windows

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

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

Roofing

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

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

Signs

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- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

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

Fence

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

Demolition

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

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

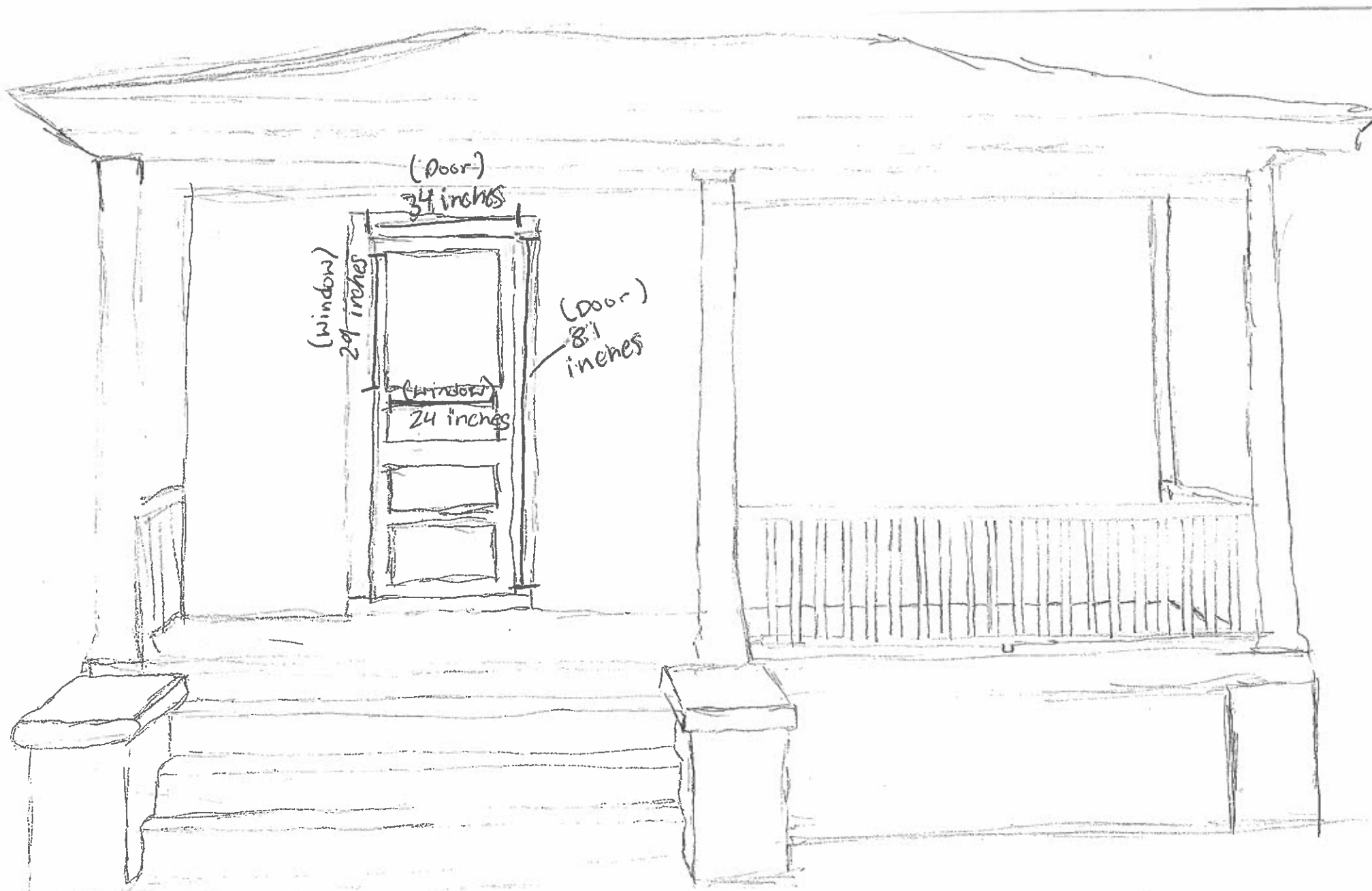
Other

- ☐ Attach all documentation supporting request

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

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

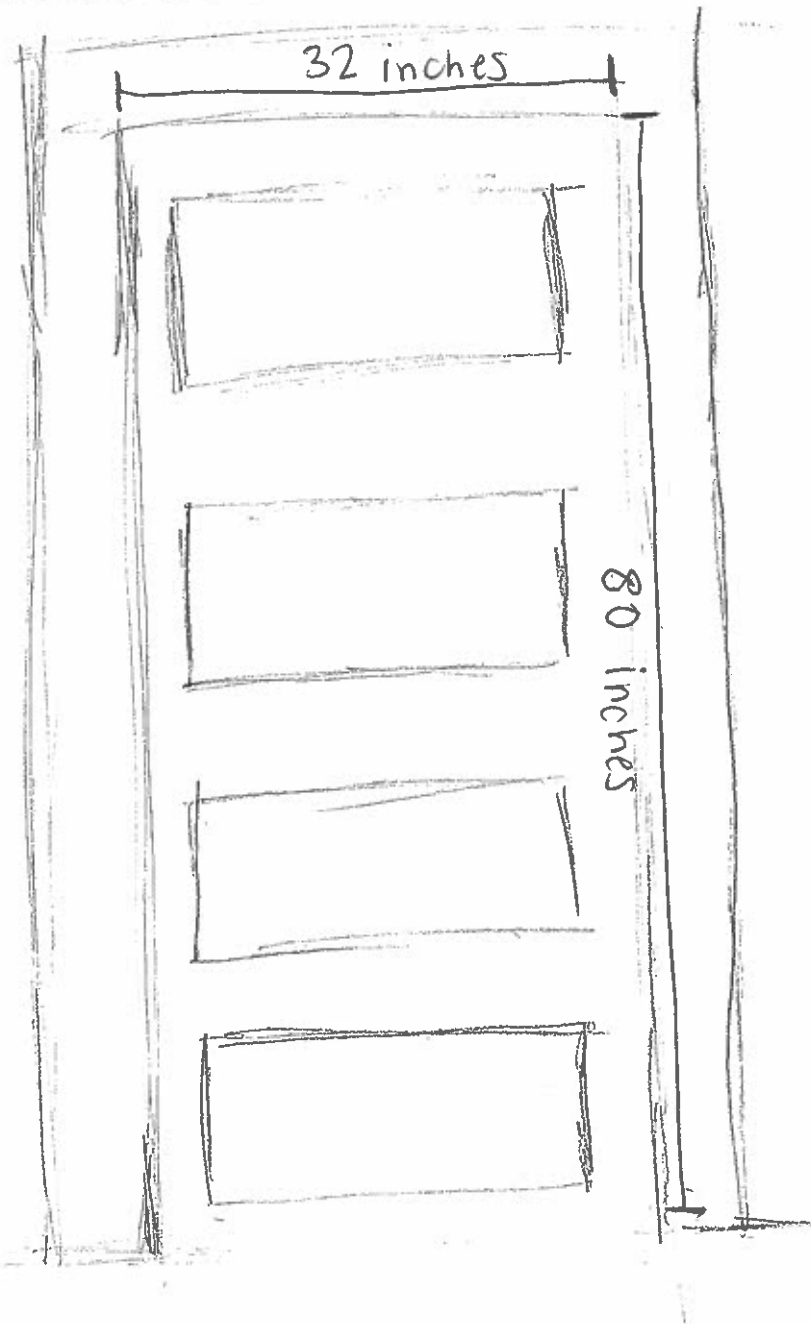


Front Door

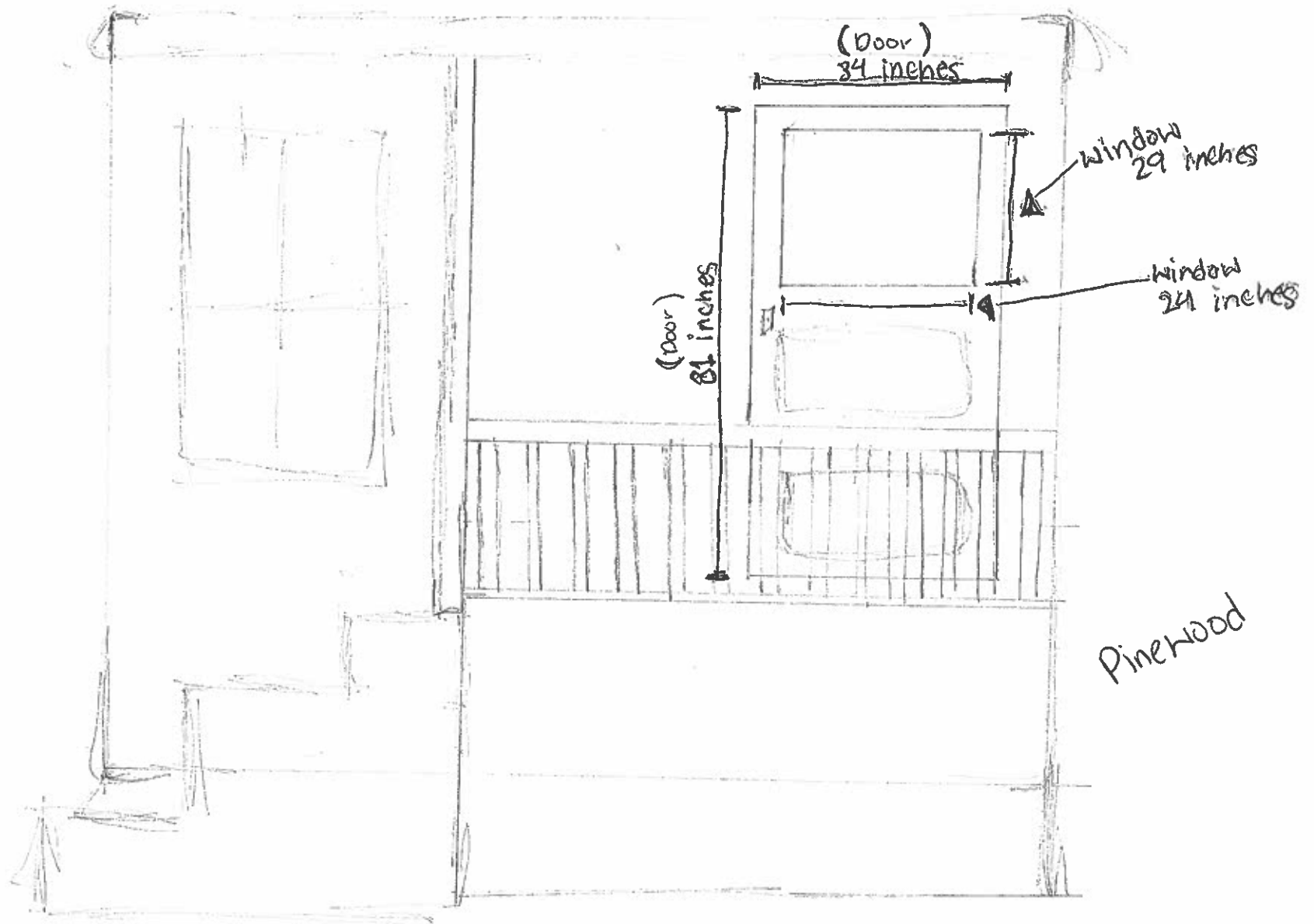
Pinewood

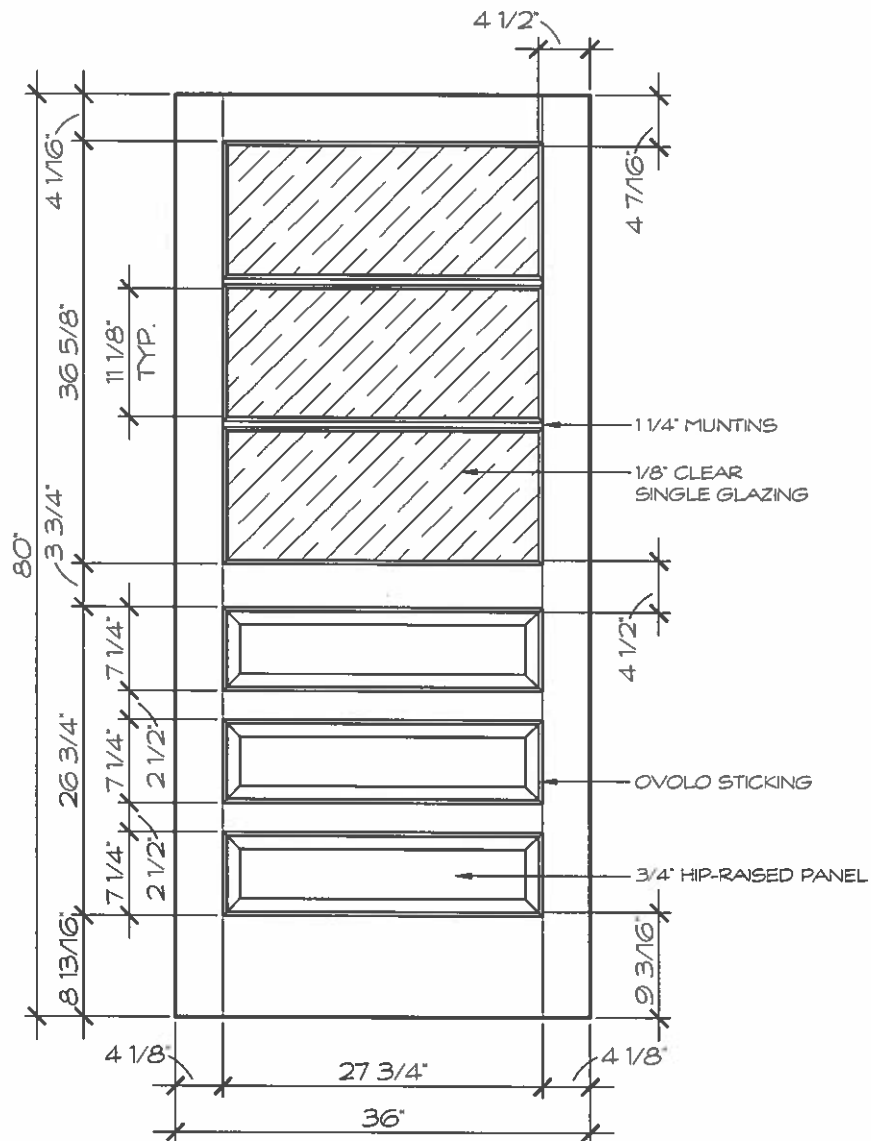
~~Recessed~~ Side Door

pine wood



Back Side





DOOR DETAIL
SCALE: 3/4" = 1'-0"

F318

NOTE:

DRAWING DEPICTED AS VIEWED FROM EXTERIOR
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND
MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

DOOR: 318

Simpson
Door Company

PROPOSED DOOR UNIT FOR
REEB MILLWORK CORP.
600 BRIGHTON STREET
BETHLEHEM, PENNSYLVANIA 18015
JOB:

DWG. #F318-3068

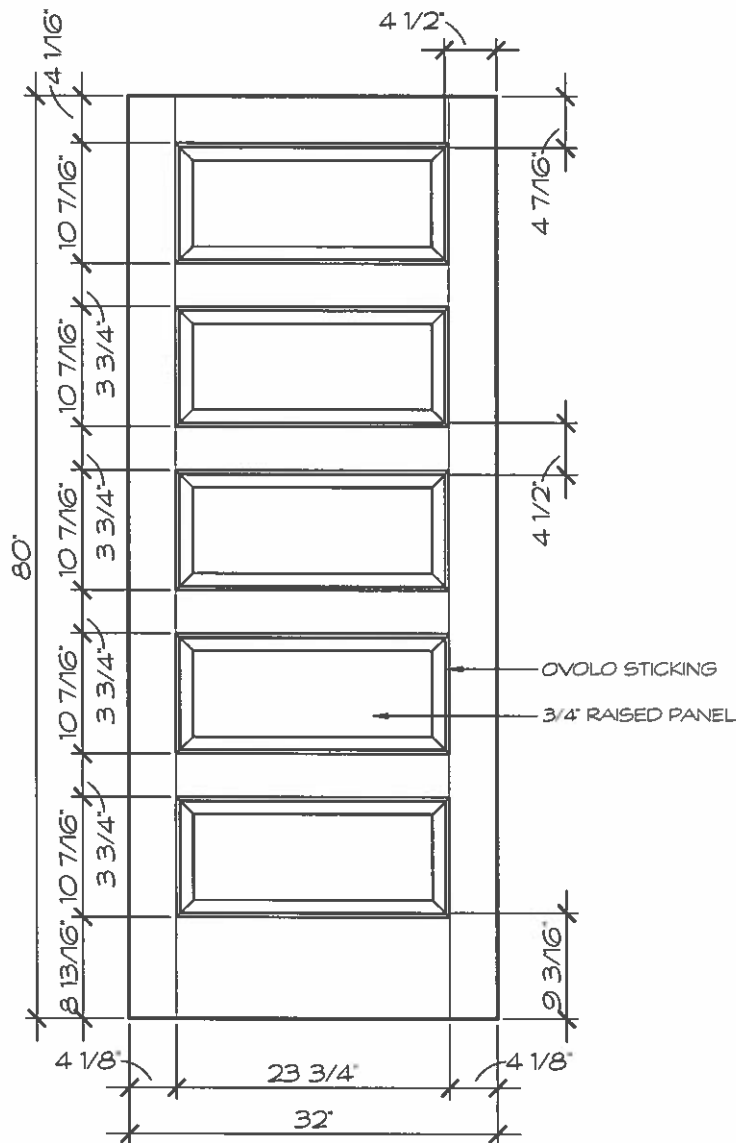
DATE: 2/27/2017

DRAWN: K. CECI

REEB

600 BRIGHTON STREET, BETHLEHEM, PA 18015
OFFICE: 610-667-6160 / WEB: WWW.REEB.COM

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO REEB MILLWORK CORPORATION AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF REEB MILLWORK CORPORATION



DOOR DETAIL

SCALE: 3/4" = 1'-0"

F2055

NOTE:

DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

DOOR: 2055



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PROPOSED DOOR UNIT FOR
REEB MILLWORK CORP.
600 BRIGHTON STREET
BETHLEHEM, PENNSYLVANIA 18015
JOB:

DWG: #2055-2868

DATE: 6/6/2017

DRAWN: K. CECI



600 BRIGHTON STREET, BETHLEHEM, PA 18015
OFFICE: 610-867-6160 / WEB: WWW.REEB.COM

Quote Form



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



Project Information (ID #7568249 Revision #11340425)

[Hide](#)

Project Name: Ramirez

Quote Date: 10/5/2023

Customer:

Submitted Date:

Contact Name:

PO#:

Phone (Main):

Phone (Cell):

Sales Rep Name: Ricky Cecil

Customer Type:

Salesperson:

Terms:

Delivery Information

[Hide](#)

Shipping Contact:

Comments:

Shipping Address:

City:

State:

Zip:

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F318 RHI 4 9/16" FrameSaver

Location:

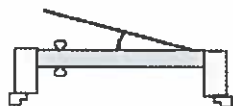
Quantity: 2



Fir 36"x80" Single Door

963.14

Configuration Options [Hide](#)



EXTERIOR
Right-Hand Inswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Standard Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 1/2 Lite
- **Raised Molding:** None
- **Glass Type:** Clear
- **Panel Type:** 3/4" Double Hip Raised

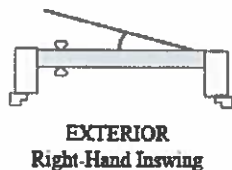
- **Grille Type:** 1-1/4" TDL
- **Insulation:** Single Pane Safety Glass
- **Model:** F318
- **Handing:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 4 9/16"
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** Yes
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** US3 Bright Brass
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage Dexter/Kwikset Scant Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** No
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 963.14

Item Quantity Total: \$ 1,926.28

Item: 0002: Ext 32" x 80" F2055 RHI 4 9/16" FrameSaver	Location:	Quantity: 1
	Fir 32"x80" Single Door	1,124.08

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Standard Series Wood
- **Material Type:** Fir
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No

- **Slab Width:** 32"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Raised Molding:** None
- **Glass Type:** Panel (No Glass)
- **Panel Type:** 3/4" Double Hip Raised
- **Model:** F2055
- **Handing:** Right Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 4 9/16"
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** Yes
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** US3 Bright Brass
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage Dexter/Kwikset Scant Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Sill Cover:** No
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 34 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 36 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 1,124.08

Item Quantity Total: \$ 1,124.08

Unit Summary[Hide](#)

Item	Description	Quantity	Unit Price	Total Price
0001	Ext 36" x 80" F318 RHI 4 9/16" FrameSaver	2	\$ 963.14	\$ 1,926.28
0002	Ext 32" x 80" F2055 RHI 4 9/16" FrameSaver	1	\$ 1,124.08	\$ 1,124.08

SUBMITTED BY: _____

ACCEPTED BY: _____

DATE: _____

SUBTOTAL: \$ 3,050.36

TAXES (6 %): \$ 183.02

GRAND TOTAL: \$ 3,233.38

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.



side door

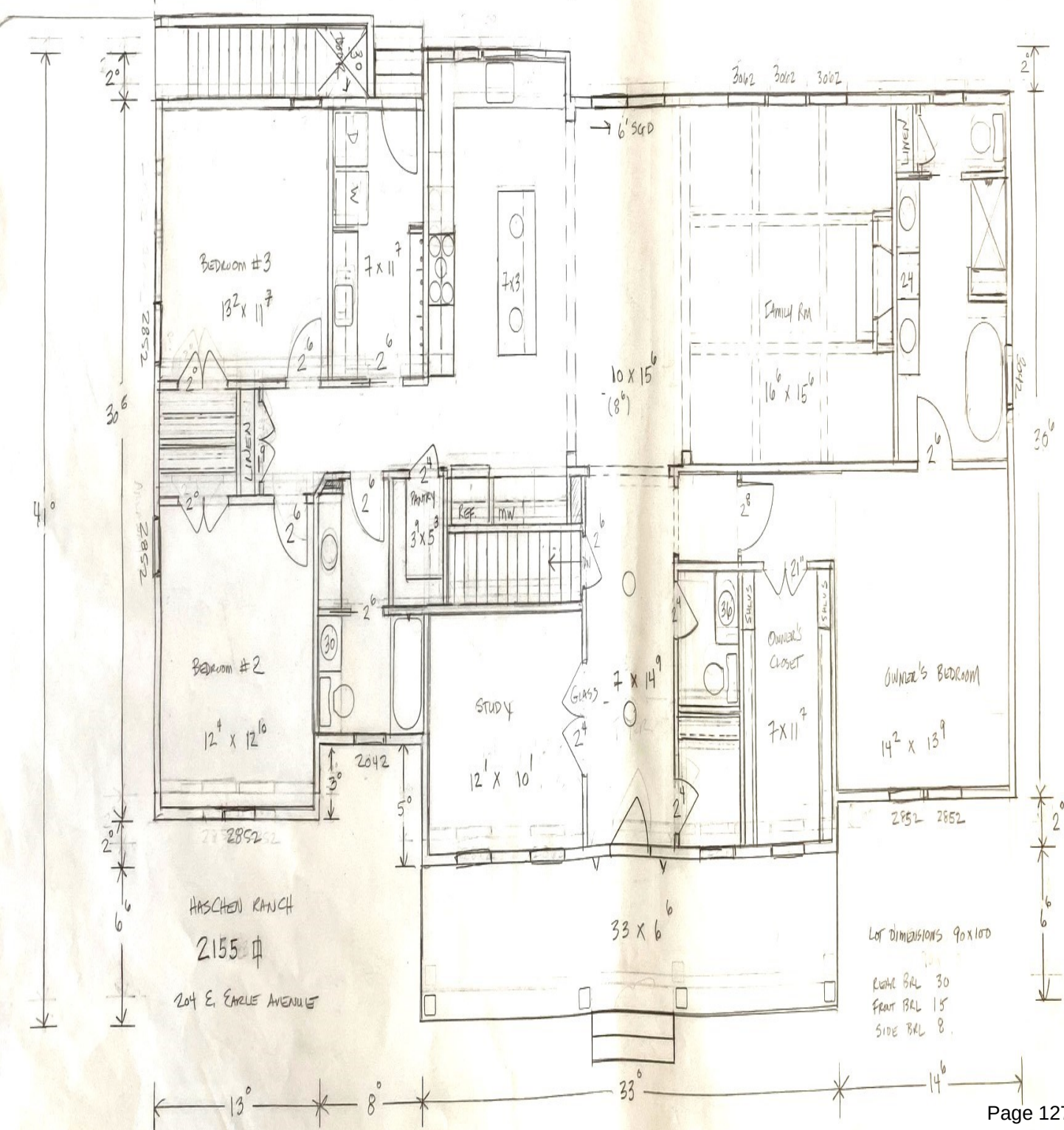


Back door









HASCHER CUSTOM RANCH



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

1/8 SCALE



204 Earle Avenue Lot with existing garage



View from 204 Earle Street



211 Earle Avenue



207 Earle Avenue



205 Earle Avenue



203 Earle Avenue



220 S Hanson Street



223 S Hanson Street



108 Earle Avenue



300 S Hanson Street



300 S Hanson Street (Side View)



302 S Hanson Street



304 S Hanson Street



301 S Aurora



301 S Aurora (Side View)



303 S Aurora



302 S Hanson Street



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

Monday, October 9, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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 October 9, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. New Business —

a. File No.: 2023 - 1042
Applicant: Ray Plutschak Shaws Inc.

Location: 414 August Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1065
Zoning: R-7A

Request: 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, with associated ducts running to the first and second floor. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

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

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

b. File No.: 2023 - 1034
Applicant: MJH Construction
Location: 211 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0067
Zoning: R-7A

Request: In June of 2023, the Commission approved a roof replacement for the front porch roof with a new standing seam metal roof. It was discovered upon replacement that one of the posts and the rafters also required replacement. The applicant is now proposing to replace the deteriorated posts and rafters in-kind. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Mike Harkowa, MJH Construction LLC

Public Comment — None

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

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

c. File No.: 2023 - 1047
Applicant: Treasa Kirby Lednum
Location: 633 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0777
Zoning: R-7A

Request: The applicant is proposing an in-kind replacement of the decking and sub fascia of the existing front porch. 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. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 64. Preserve Historic Porches*
- ii. Guideline 65. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Treasa Kirby Lednum

Public Comment — None

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

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

ABSENT: 0

d. File No.: 2023 - 1046
Applicant: Gearhart Investments, LLC
Location: 113 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1191
Zoning: CB

Request: The applicant is proposing to replace the 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, but did not specify what the existing roof material was. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Substitute Materials: Appendix B*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Bob Gearhart

Public Comment — None

Commissioner Pezor moved to approve the application, specifying that the request to replace the cedar shake roof is acceptable in this circumstance because the original roof material of the structure is unknown, and that $\frac{3}{4}$ of the existing structure is currently asphalt shingle roofing. Commissioner Bateman seconded the motion

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

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

Request: The applicant is proposing to install 6” half round gutters with 4” round smooth downspouts on either side of the existing standing seam roof along the N. Hanson Street side. The gutters will be aluminum in a dark bronze color to match the existing standing seam roof, and will be installed using crown molding brackets. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 72. Maintain Historic Gutters and Downspouts*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Michael Stuart

Public Comment — None

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

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

4. Old Business —

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

Request: The applicant is proposing to demolish the existing warehouse located on the property at 108 East Avenue, and to construct a new 1-story clubhouse for a proposed residential development located outside of the Historic District. At their August 28, 2023 meeting, the Commission tabled the application and requested for the applicant to consider alternate architectural designs that incorporate elements of this structure’s industrial/railroad heritage. The applicant has submitted minor changes including adjusting the slope of the eaves and overhangs, incorporated brackets and storage doors, and included the salvaged Easton Ice sign in an attempt to give the structure more of an industrial

appearance. This is the second of two required meetings for the demolition of contributing structures within the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney *Esq.*, MDSW

Public Comment — None

Commissioner Pezor moved to approve the application as submitted on September 13, 2023 with the condition that: 1) the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments; 2) the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and 3) the exterior siding shall be Smooth Side Hardi. Commissioner Greer seconded the motion.

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

5. Discussion Item —

- a. Design Guidelines — As determined during the September 11, 2023 meeting, Commissioner Pezor and Vice Chairperson Brophy presented a rough draft of recommended language for the following guidelines:
- i. *Chapter 6.5. Guidelines for New Construction*
 - i) *Strike: “Any addition or new construction should be a product of its own time.”*
 - ii. *Guideline 94. Style*
 - i) *Strike: “...should also be recognizable as products of their own time”; Strike: “...windows of contemporary design...”; Add: “...new windows should reflect similar sizes and proportions of what is seen in surrounding structures.”*
 - ii) *Strike 94.a.*
 - iii) *94.c.: Add: “See glossary appendix for infill construction definition.”*
 - iii. *Guideline 97. Form, Massing, Height and Scale*
 - i) *97.d. Strike: “New buildings should have the same number of stories as surrounding buildings.”; Add: “Heights of new buildings should be complimentary to existing neighboring buildings, keeping the rhythm and mass consistent along the streetscape.”*
 - ii) *97.g. Strike: “...within ten percent of the height of surrounding buildings.”; Add: “...not exceeding ten percent of surrounding structures.”*
 - iv. *Guideline 104. Vinyl Siding*
 - i) *Strike all mention of “vinyl” and “vinyl products”.*

6. Decision Summary Review —

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

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

7. Administrative Approval

- a. File No.:** 2023 - 1053
Applicant: Marasun Roofing LLC
Location: 146 Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1973
Zoning: R-10A

Request: The applicant is proposing to remove and replace the existing asphalt shingles in-kind. If rotted decking is discovered during the removal of the current roofing system, the applicant will also replace it with new decking. The existing trim, fascia, soffit and gutters shall remain the same.

Historic District Guideline references:

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

- 8. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:19 p.m.



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.

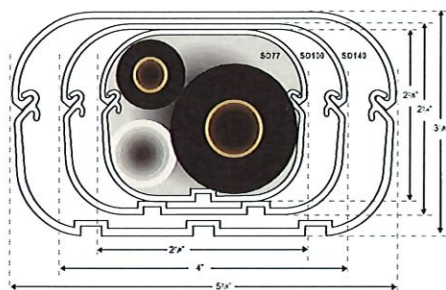
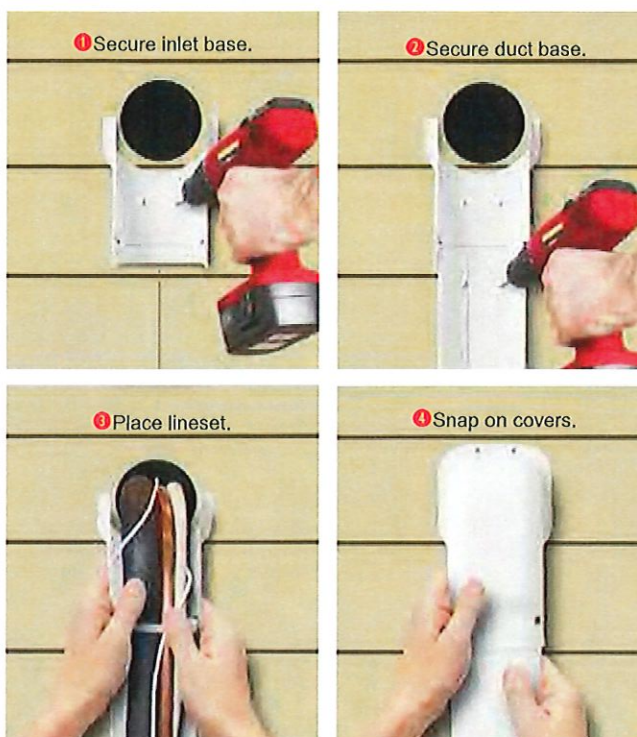
Strong. Slimduct® ducting is extruded with our special formula rigid polyvinyl chloride. Slimduct is UV, weather & fire resistant, with a temperature range from -4°F to 140°F. The result is a long lasting quality product that will remain attractive and provide protection for many years.

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.

Submission 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@shawscor.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
COP at 17°F ³	Maximum Capacity		2.00	1.95	1.90
COP at 5°F ⁴	Maximum Capacity		1.95	1.91	1.72

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

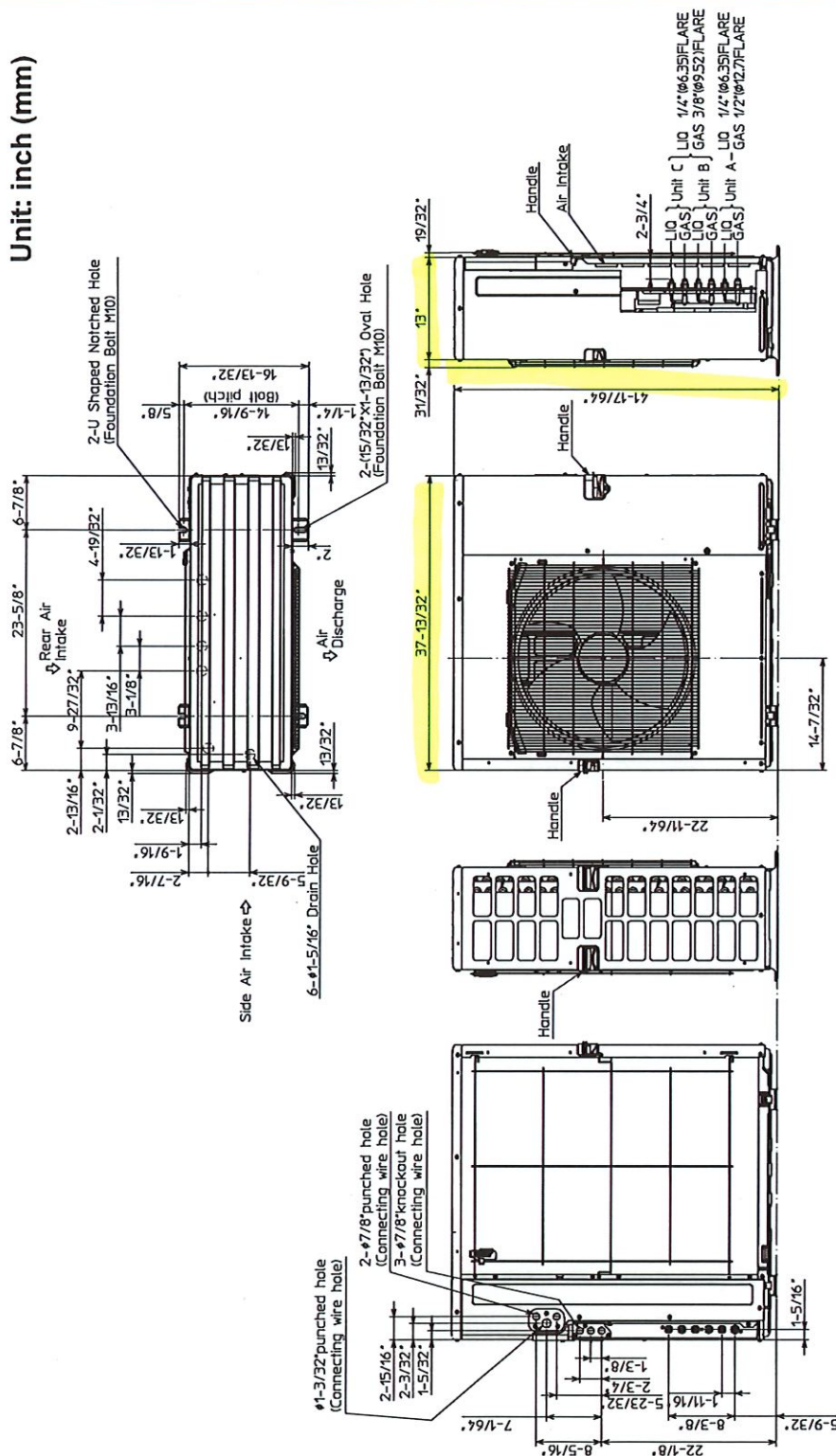
Note:

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.

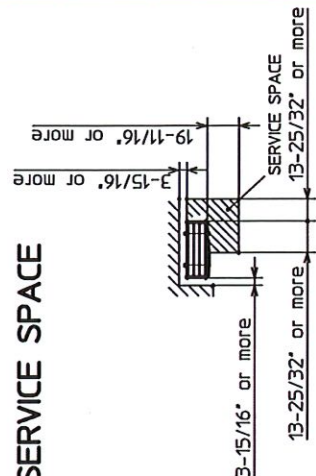
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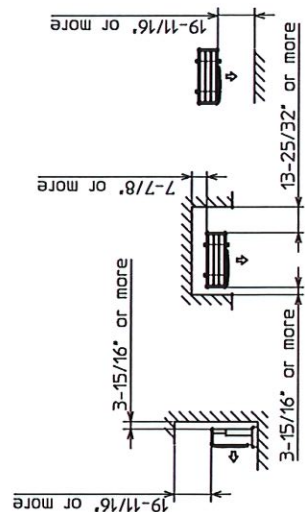
Unit: inch (mm)



2.SERVICE SPACE



1.FREE SPACE



Page 3 of 3



Specifications are subject to change without notice.

Form No. SB_MXZ-3C30NAHZ3-U1_202207

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

Job Name:

System Reference:

SECOND FLOOR

Date:

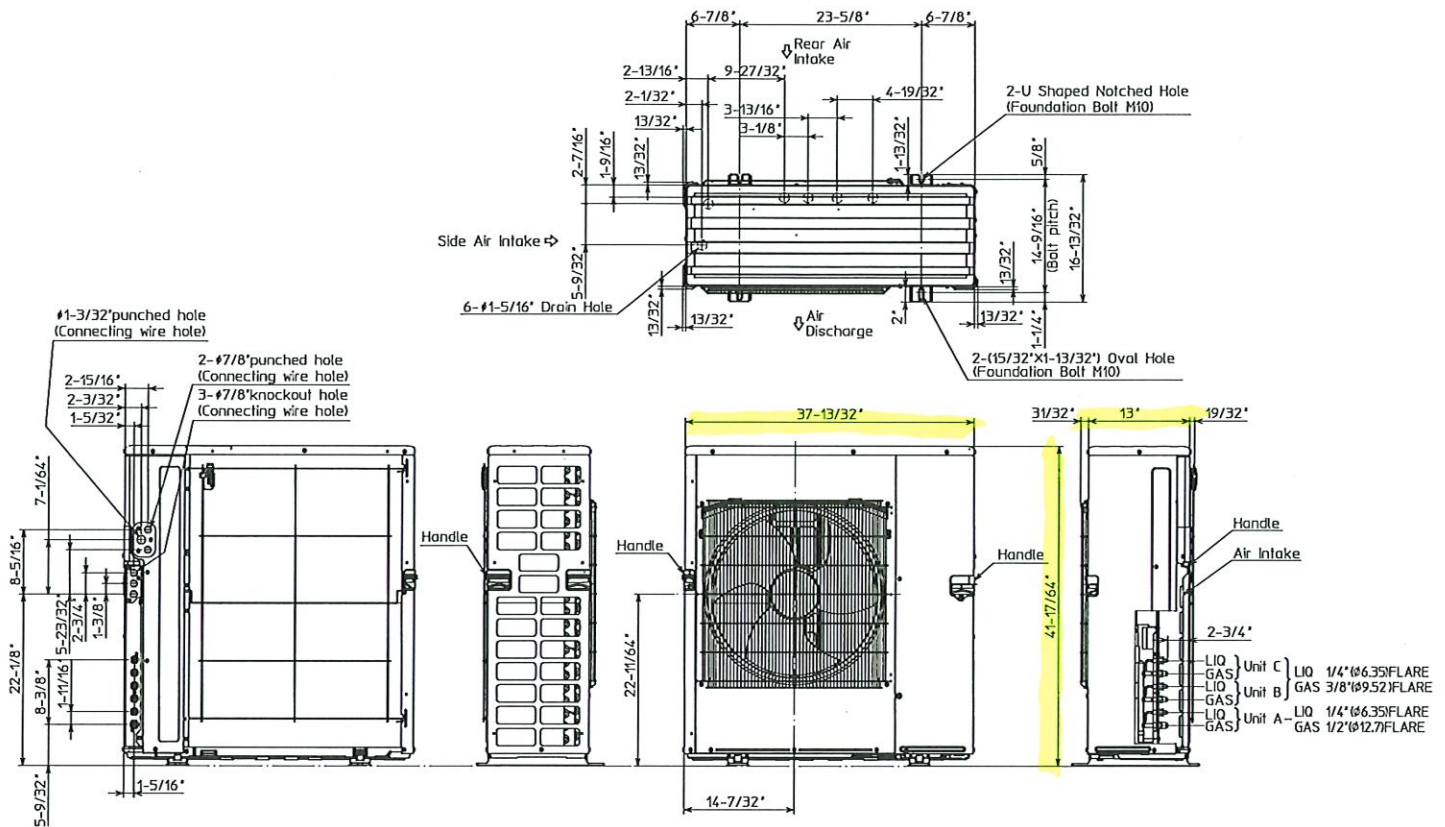


FEATURES

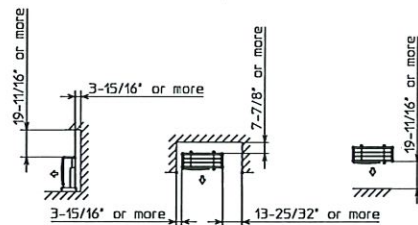
- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating 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

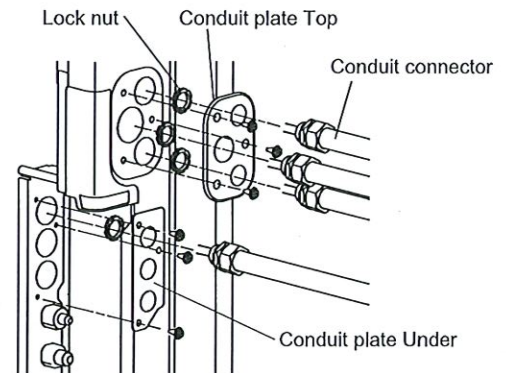
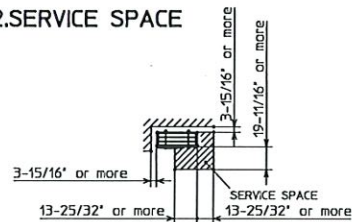
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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

FORM# MXZ-3C24NAHZ4 - 202307

