



Historic District Commission MEETING AGENDA

Monday, November 27, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for the November 27, 2023 meeting.

Old Business

- 1) **Application Number:** 2021-506
Applicant: Laurence Claggett, TLLI, LLC
Location: 120 S. Hanson Street
Tax Map 104, Grid 0EA, Parcel 1918
Zoning District: R-7A
Request: New Egress Windows.

New Business

- 1) **Application Number:** 2023 - 1067
Applicant: American Legion Blake-Blackston Post #77
Location: 100 W. Glenwood Ave
Tax Map 104, Grid 000, Parcel 1438
Zoning District: CB
Request: Demolition.
- 2) **Application Number:** 2018 - 10132 / 2023-1054
Applicant: SNT Rentals LLC
Location: 134 N. Aurora Street
Tax Map 103, Grid 0EA, Parcel 0676
Zoning District: R-7A
Request: Resubmittal for Previously Approved Front Facade Alterations.
- 3) **Application Number:** 2023 - 1080
Applicant: Filament, LLC
Location: 5 N. Harrison Street
Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning District: CB

Request: Sign Installation.

- 4) **Application Number:** 2023 - 1081
Applicant: Carrie Mock
Location: 12 Brookletts Avenue
Tax Map 105, Grid 0EA, Parcel 2097
Zoning District: R-10A
Request: Fence Installation.
- 5) **Application Number:** 2023 - 1082
Applicant: John Hutchison Architecture
Location: 209 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0666
Zoning District: R-7A
Request: Remove and Replace Existing Chimneys.
- 6) **Application Number:** 2023 - 1073
Applicant: Laurence Claggett, TLLI, LLC
Location: 316 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1116
Zoning District: CB
Request: Siding Replacement.

Discussion Item

Approval of Minutes.

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

Administrative Approval

- 1) **Application Number:** 2023 - 1076
Applicant: Khan Enterprises Shore LLC
Location: 110 S. Washington Street
Tax Map 104, Grid 0EA, Parcel 1980
Zoning District: CB
Request: Temporary Banner.

Consent Docket

- 1) **Application Number:** 2023 - 1077

Applicant:

Harriet Crawford

Location:

307 North Street

Tax Map 103, Grid 0EA, Parcel 0723

Zoning District:

R-7A

Request:

EMERGENCY APPROVAL for
Emergency Porch Header
Replacement. *(as per the Historic
District Commission Chairperson)*

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 11/27/2023

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

Property Address: 120 S Hanson Street

Application Number: 2021-506

Request: Windows

Staff Recommendation: Approve ☐ Deny ☒ Table ☐

Staff Comments:

This application first came before the HDC on June 28, 2021. At that time, the applicant requested approval to replace the two second story windows with Anderson 100 series casement windows and fill in the remaining space with vinyl siding. That request was unanimously tabled by the Commission pending the return of a new window design that would fill the entire existing window opening. At this meeting, Commissioners requested that the applicant use a wooden clad window instead of a vinyl product. The applicant then returned to the HDC on July 24, 2023 with a nearly identical request to install two casement style Anderson 100 series windows. That application was also unanimously tabled.

The applicant is now proposing to install two new aluminum clad egress windows. Based on the elevations that were submitted by the applicant, it appears that these windows will still be significantly smaller than the existing windows. At the previous meeting, the applicant stated that the window openings are 48" tall by 45" wide from block face to block face. The proposed windows are roughly 42" tall by 33" wide. The remaining space will be filled using window AC units and an unspecified material.

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



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

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 windows are significantly smaller than the existing windows. The size, proportion, design, and style of the proposed windows significantly differs from the existing windows. Guideline 90d states that window openings should not be altered to accommodate larger or smaller windows. The applicant’s proposal to install a smaller window and alter the remaining space using a window AC unit and an unspecified material directly conflicts with this guideline.

DRAFT FINDINGS:

- 1. The proposed alteration fails to take into account the HDC’s request from the June 28th, 2021 and July 24, 2023 meetings.
- 2. The proposed windows are inconsistent with Guidelines 90a, 90c, and 90d.

STAFF RECOMMENDATION:

Staff supports a HDC **denial** of the application based on the findings listed above. The HDC may choose to deny this application instead of tabling it since it fails to take the HDC’s previous feedback into account. The proposal also conflicts with the HDC’s guidelines on window replacements since the proposed windows significantly alter the window opening size, are a different window type, and are a different size and style from the existing windows. A denial should be based on findings in case an appeal of the HDC’s decision is made. The Commission may also look for a compromise since this is a unique structure with large window openings and concrete block siding.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **deny** the application and adopt the staff's findings.

OR

2. I move that the Historic District Commission **table** the application pending a revised submission of a window that fits the existing window opening, and matches the existing window in original windows in size, proportion, design, and style.

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			
2101023187		120 S HANSON ST		TAYLOR, NORRIS E. AND JOYCE W.			
YEAR BUILT		PHYSICAL CONDITION					
1960		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
CONCRETE BLOCK BUILDING WITH RECYCLED WOODEN WINDOWS. MODERN SHED.							

RECEIVED

NOV 03 2023



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

TOWN OF EASTON

Application #:	2021-506
Date Received:	11/03/2023
Fee Paid:	-
HDC Meeting Date:	11/27/2023
Date Property Posted:	11/20/2023

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 120 S. HANSON STREET
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TLLI, LLC
TELEPHONE NO. 410-302-169 EMAIL LGC@CLAGGETT-ENG.COM

Applicant or Agent

NAME LAURANCE CLAGGETT
TELEPHONE NO. SAME EMAIL LACS

Description of Proposal (include additional sheets, as necessary)

REPLACE TWO SECOND FLOOR WINDOWS
WITH WOOD CLAD BRASS WINDOWS

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 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

L G Claggett
11/3/23
LAURANCE CLAGGETT

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.

Claggett

8-3-23

Quote #: CR47W23

A Proposal for Window and Door Products prepared for:

Job Site:

21601

Shipping Address:

WARRENS WOOD WORKS

8708 BROOKS DR

EASTON, MD 21601-7490



RICKY CECIL

WARRENS WOOD WORKS

8708 BROOKS DR

EASTON, MD 21601-7490

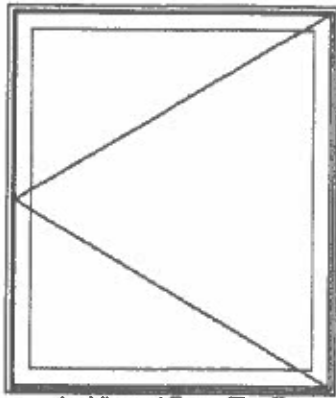
Phone: (410) 820-8984

Email: rcecil@warrenswoodworks.com

This report was generated on 8/3/2023 3:58:32 PM
using the Marvin Order Management System,
version 0004.03.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN 



As Viewed From The Exterior

MO 40 1/2" X 47 3/8"

CN 4048

FS 40" X 47 1/8"

RO 41" X 47 5/8"

Stone White Clad Exterior

Bare Pine Interior

Ultimate Casement - Left Hand

CN 4048

Rough Opening 41" X 47 5/8"

Frame Size 40" X 47 1/8"

Stone White Clad Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

White Weather Strip

Satin Taupe Folding Handle

Satin Taupe Multi - Point Lock

Aluminum Screen

Satin Taupe Surround

Bright View Mesh

4 9/16" Jambos

Nailing Fin

***Note: Unit Availability and Price is Subject to Change

Egress Information

Width: 32 57/64" Height: 42 1/64"

Net Clear Opening: 9.60 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 58

CPD Number: MAR-N-342-40138-00001

ENERGY STAR: NC

Performance Grade

Licensee #918

AAMA/WDMA/CSA/101/I.S.2/A440-11

LC-PG50 1016X2315 mm (40X91.13 in)

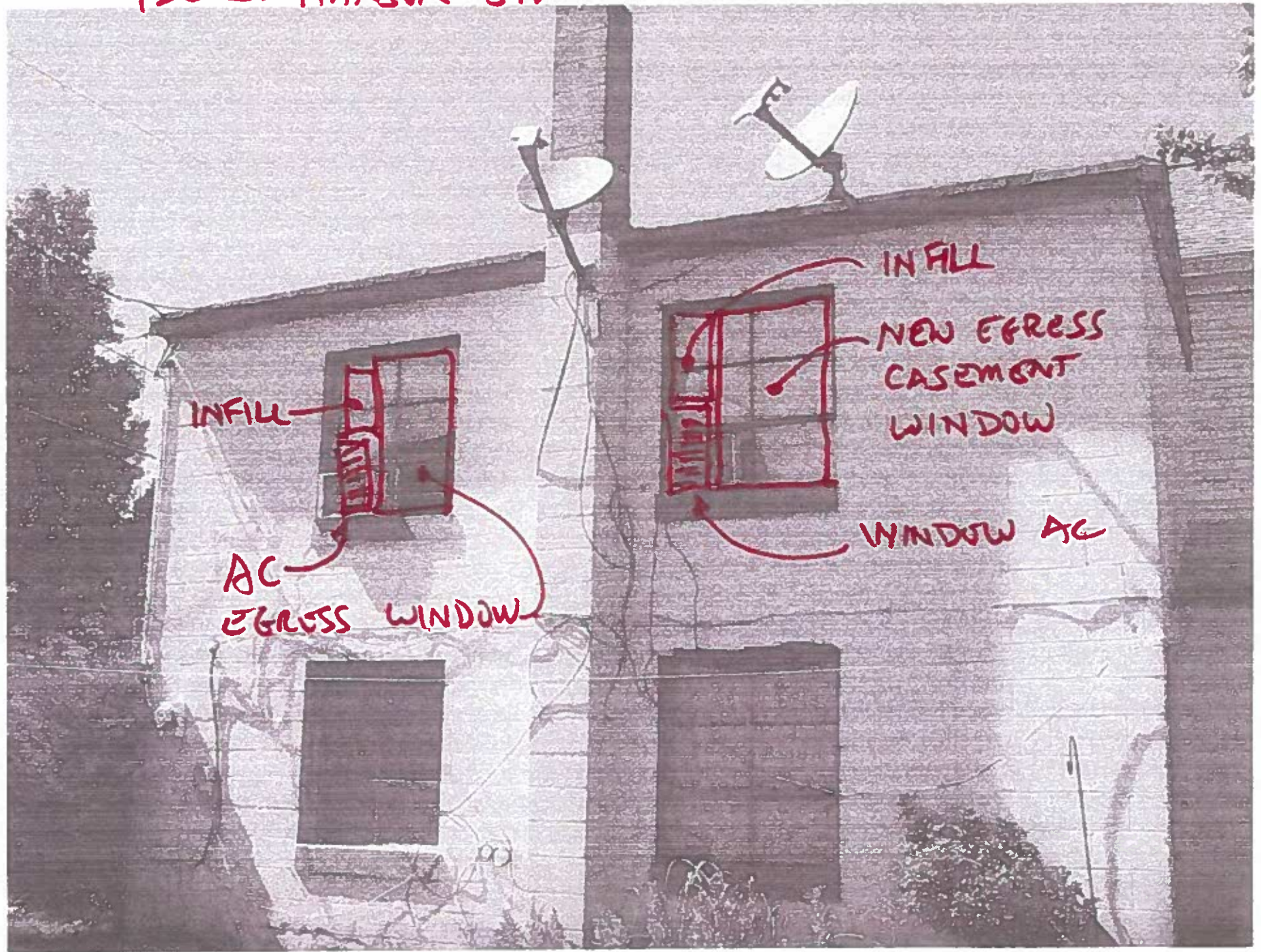
LC-PG50 DP +50/-50

FL31335

Paint Specification

Clad Exterior Color: AAMA 2605

120 S. HANSON ST.





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

Historic District Commission Staff Report

Meeting Date: 11/27/2023

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

Property Address: 100 Glenwood Avenue

Application Number: 2023-1067

Request: Demolition

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

Request:

The applicant is proposing to demolish a contributing structure and return the property to green space. The structure was heavily damaged in a fire on October 25th, 2023 and subsequently deemed a total loss by the Building Inspection Department.

Historic District Guidelines:

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.
- f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Analysis – Guideline 128f places a clear preference on rehabilitation structures that have been destroyed by fire where at least 50% of the building remains standing. In this case, there is



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

extensive damage to the structure (primarily the rear addition) but the entire structure remains standing. The Commission may require a structural report from a licensed structural engineer to determine if the structure has been damaged to the point where it poses an immediate hazard to public safety or is beyond rehabilitation. If it is deemed that the structure poses an immediate hazard to public safety demolition may be appropriate per Guideline 128e.

Staff Recommendation:

Staff supports a HDC **continuation** of this application. Given that this is a contributing structure to the Historic District a minimum of two meetings are required. The HDC may request a structural report prepared by a licensed engineer to better determine whether a portion of this structure can be rehabilitated.

Example Motions:

1. I move that the Historic District Commission **continue** the application pending the receipt of a structural report.

OR

2. I move that the Historic District Commission **approve** the application as submitted based on the finding that this is a non-contributing structure.

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			
2101017357		100 W GLENWOOD AVE		AMERICAN LEGION (THE)			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY SIDE ENTRY W/ 2 STORY REAR ELL ARCH WINDOW IN GABLE ENCLOSED; PARTIAL GABLE RETURNS SOME ORIGINAL 2/2 WINDOWS SURVIVE IN 2ND STORY OF MAIN BLOCK AND ELL. ALUMINUM SIDING. PORCH REMOVED.							



RECEIVED

OCT 30 2023

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

TOWN OF EASTON

Application #: 2023-1067
Date Received: 10/30/2023
Fee Paid: \$75.00
HDC Meeting Date: 11/27/2023
Date Property Posted: 10/30/2023

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

100 GLENWOOD AVE EASTON, MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT: _____

NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME

AMERICAN LEGION BLAKE-BLACKSTON POST #77 INC

TELEPHONE NO.

410-200-3550

EMAIL

Michael.Waller.905@gmail.com

Applicant or Agent

NAME

AMERICAN LEGION BLAKE-BLACKSTON POST #77 INC

TELEPHONE NO.

410-200-3550

EMAIL

Michael.Waller.905@gmail.com

Description of Proposal (include additional sheets, as necessary)

<u>Fire Demolition</u>

Specific Requirements

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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

William C. Griffin

Date

10-27-23

Printed Name of Applicant or Agent

William Erwin Griffin

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.

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- ☐ 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

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- ☐ 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.



TOWN OF EASTON

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



ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. SFD
HOUSE FIRE

Location of Building	Number and Street <u>100 W. GLENWOOD / 21 S. WEST ST</u>	Zone	Date <u>2023-10-25</u>	Time <u>8:00 PM</u>
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name <u>BDDG OWNER Blake Blackston</u>	Tel. No. <u>410-200-3550</u>	Email <u>MICHAEL WALKER</u> <u>CFO 905@qmarc.com</u>	
	Address <u>AM LEWIS. MICHAEL WALKER</u>			

Remarks:

RESIDENT 21 S. WEST STREET VINCENT WILSON 410-253-8719
CLARA GORSEY
2ND FLOOR ALVIN COPPER 100 GLENWOOD
TOTAL LOSS

DSFM TO RETURN IN AM 10/26/2023 FOR FULL
INVESTIGATION, will call B.I.D. FOR ACCESS

TMD MADE ENTRY TO RETRIEVE OWNERS BELONGINGS 1ST Floor only
WDR- DON WARRIMOND BOARDED UP. 410-310-7139 (6 LABOR FORCE)

- ☐ 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 _____

Printed Name _____

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

By: IMH

Inspector T.M. DIEM



TOWN OF EASTON

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



ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. SFD
Fuze

Location of Building	Number and Street <u>100 GLENWOOD</u>	Zone	Date <u>2023-10-26</u>	Time <u>7:30 AM</u>
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

7:30 AM MET W/ E.U.C. LAS SERVICE PIPING
(REMOVED) DOWN TO RISER AT BLDG.
SERVICE TO BE SHUT DOWN UPON DEMO APPLICATION T
E.U.C. (

10:15 AM MET DSFM ON SITE ALLOWED ENTRY
12:00 PM DSFM COMPLETE, HOMEOWNER MADE ENTRY TO
RETRIEVE VALUABLES AND CLOTHING, MENS.
T.O.E RE SECURED BLDG.
DELETED OFF TO OWNER DEMO APP, AND ODC APP.
X CIDE ENFORCEMENT TO START P.M. CASE TO CLEAN
EXTERIOR OF PROPERTY

☐ 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 _____

Printed Name _____

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

By:

IML
Inspector

Tom D. Gray



Town of Easton

14 South Harrison Street
Easton, Maryland 21601
410-822-2525

(For official use only)

License No. 23
Fee 25.00 50.00
App. Date 3/2/23

(Planning and Zoning official) (Date)

Smiles for Mayor 3/2/23
(Code Enforcement Official) (Date)

APPLICATION FOR RENTAL LICENSE

Circle One
RENEWAL or NEW LICENSE

Please Print

Rental Legal Address	100 W GLENWOOD AVE Easton, Maryland 21601	Total Number of Buildings 1	Total Number of Units 2
----------------------	--	--------------------------------	----------------------------

Property Owner	Name(s) THE AMERICAN LEGION POST 77	Address City, State and Zip Code 102 W GLENWOOD AVE EASTON MD 21601	Telephone Numbers 410-822-4486	Fax Numbers
			Email	Address

Rental Information	Within Historic District ☒ Yes ☐ No	Type of Rental Unit ☐ Single Family Dwelling ☐ Two Family Dwelling (Duplex) ☒ Multi-Family Dwelling	Property Management / Agent ☐ On-Site ☒ Off-Site ☐ Not Applicable
--------------------	--	--	--

Property Management Agent	Name(s) MICHAEL WALLER	Address City, State and Zip Code 102 W GLENWOOD AVE EASTON, MD 21601	Telephone Numbers 410-822-4486	Fax Numbers
			Email	Address

If there is more than one rental building and or unit at the above address, describe below the method used for building and unit identification.

The applicant understands that by making this application; (1) The above property shall be subject to the Town of Easton's Rental Housing Licensing and shall be subject to periodic inspections by the Town's Code Official to determine compliance with applicable building code, property maintenance code or minimum livability code. (2) That the Town will provide me and/or the tenant with at least 5 days notice prior to any interior inspection and will accommodate reasonable scheduling modification, unless the inspection is necessary to prevent or resolve an emergency. (3) If an inspection is canceled for any reason after an agreed time, by the property owner or owners agent, a \$150.00 re-inspection fee may be imposed. (4) In the event that the tenant does not consent to such an inspection or access on the agreed time, the Town Code Official may apply to a Judge of the District Court or Circuit Court for Talbot County for an administrative search warrant to enter the property to conduct any inspection required by law.

The applicant further agrees that if a license is issued to: (1) Provide contact information for the tenants; (2) Cooperate with such inspections by providing access to the property at an agreed time; (3) Assure that a property owner, owners agent or tenant over the age of 18 be present during the inspection; (4) Provide a copy of the inspection certificate for buildings or dwellings constructed prior to 1950 for Lead Poisoning Prevention from Maryland Department of the Environment, and (5) Effective January 1st 2015 dwelling constructed prior to 1978 will need a inspection certificate for Lead Poisoning Prevention from Maryland Department of the Environment

Michael Waller
Owner/Agent

2-28-23
Date

Office Use Only

Number of Units <u>2</u> x \$25.00 / Unit / Year	Total \$ <u>50</u>	Fee Paid \$ <u>50</u>
Received by: <u>Smiles</u>	Data Input By: <u>SM</u>	Date <u>3/2/23</u>

Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 017357

Owner Information

Owner Name: AMERICAN LEGION (THE) Use: RESIDENTIAL
DEPT OF MARYLAND POST NO 77Principal Residence:NO
Mailing Address: C/O POST ADJUTANT Deed Reference: /00542/ 00294
102 GLENWOOD AVE
EASTON MD 21601

Location & Structure Information

Premises Address: 100 W GLENWOOD AVE Legal Description: LOT 6-50X163
EASTON 21601-0000 100 S/S GLENWOOD AVE
EASTON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0000 1438 1210013.21 0000 2022 Plat Ref:

Town: EASTON

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1900 1,826 SF 8,150 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 NO END UNIT SIDING/ 3 2 full

Value Information

	Base Value	Value As of 01/01/2022	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	41,600	48,600		
Improvements	78,200	89,900		
Total:	119,800	138,500	132,267	138,500
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
PETITT MARTIN M JR		\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00542/ 00294	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2023	07/01/2024
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:











NOTICE
UNSAFE STRUCTURE
DO NOT ENTER

100
100



















21



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

November 20, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, November 27, 2023 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2023-1067 has been filed on behalf of the American Legion Blake-Blackston Post # 77. The applicant is seeking approval for the demolition of the building located on the property of 100 W. Glenwood Avenue. This is the first of two required meetings for the demolition of contributing structures within the Historic District.

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

Samantha N. Smith

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



DEMOLITION NOTICE:

Guideline 2.9 Demolition Review Procedures

Sign posted on October 31, 2023



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

Historic District Commission Staff Report

Meeting Date: 11/13/2023

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

Miguel Salinas, Director of Planning and Zoning, msalinas@eastonmd.gov

Property Address: 134 N Aurora Street

Application Number: 2023-1054

Request: Exterior Alterations

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

Request:

The applicant is proposing exterior alterations to the front façade of a contributing structure at 134 N Aurora Street. The proposed scope of work is a continuation of a Certificate of Appropriateness granted in January of 2020 and includes the installation of a new brick landing, exterior wooden shutters, new front door, and the construction of a stone swale for drainage.

Background:

On December 10, 2018 a stop work order was issued by the Building Department after it was discovered that an existing front porch was removed without a building permit or Certificate of Appropriateness (Figure 1). On December 17, 2019, the Building Inspection Department followed up with the property owner and issued an order prohibiting occupancy to the building and the issuance of a rental license until the property owner returned to the HDC for approval



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

and a plan of action regarding the front porch that was removed. A Historic District Commission application was subsequently

filed on December 31, 2019 over a year after the original violation. The application proposed repairing the brick on the front façade, installing new wooden shutters, installing a brick or flagstone landing, and installing two new wooden windows on the front façade. On January 13, 2020, the HDC tabled the request pending the receipt of more details regarding the proposed alterations and repairs. At the next Historic District Commission meeting



on January 27th, 2020 the HDC approved the request for the

following items:

1. The replacement of two front façade first floor windows and the installation of wooden shutters that are appropriately sized to cover the windows
2. Repair to the brick front façade where the porch was previously attached.
3. Installation of a brick landing between the walk and front steps.
4. Installation of a stone swale between the house and plantings for drainage in lieu of gutters.

Since that approval, a residential building permit was issued for the replacement of the two existing front façade windows with new Pella solid wood windows. That permit and COA expired in November of 2021 when the Building Inspection Department determined that the work outlined in the building permit had not been completed. Then on September 12, 2023 the Building Inspection Department issued another stop work order after it was discovered that a wooden landing was installed without a certificate of appropriateness or a building permit (Figure 2).



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



Figure 2 Existing Landing

The property owner was instructed by staff to apply for a new Certificate of Appropriateness for any proposed alterations. The property owner is now requesting to continue with the same scope of work that was approved by the HDC on January 27th, 2020.



12/2018: Stop work order for removal of front porch issued.

12/2019: Structure deemed non-occupiable.

1/2020: Historic District Commission Certificate of Appropriateness issued.

2/2020: Residential Building Permit for window replacement issued

9/2023: Stop work order issued for construction of a wooden landing.

Outstanding Issues:

1. **Uncompleted items from the original scope of work** – Since the issuance of the Certificate of Appropriateness in 2020, only the window replacement on the front façade was completed. The installation of appropriately sized wooden shutters, a brick landing, a stone drainage swale, and wooden door were never completed.
2. **Non-compliant wooden landing installed without approvals** – A wooden landing was installed in September of 2023 that connects the original brick steps to the front entry. The Building Inspection Department has noted that the supports for this landing are non-compliant and a building permit will be required.
3. **Front door replaced without approval** – At the January 27, 2020 Historic District Commission meeting, the property owner informed the Commission that he would file an application for a Certificate of Appropriateness at a later time for the replacement of the existing wooden front door. Street imagery and photos taken during the recent inspection show that the door was replaced and there is no record of an approval by the HDC or the issuance of a building permit.

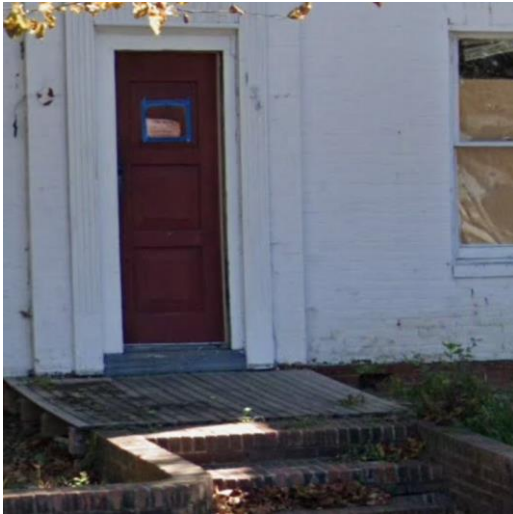


Figure 3 Previous vs Existing Door

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.

Analysis – The front door that was installed without Historic District Commission approval does not duplicate the original door per Guideline 42a as shown in Figure 3.

Guideline 49. Site Features



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

- a. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- b. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.

Guideline 65. Make Sensitive Replacements

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

Analysis – The wooden front porch landing as installed may not be appropriate per Guideline 65b as the existing steps and retaining wall are brick.

Guideline 91. Shutters

- a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.
- b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.
- c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).
- d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application pending the submittal of cut sheets for a wooden door that duplicates the appearance of the original door and appropriately sized wooden shutters. The applicant shall also submit a construction timeline for all of the proposed alterations.

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			
2101026321		134 N AURORA ST		TAYLOR, NORRIS E			
YEAR BUILT		PHYSICAL CONDITION					
1910		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
I-HOUSE				REAR CONCRETE BLOCK SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THE 1910 DATE IS LATE FOR A BRICK HOUSE BUILT WITH SOFT BRICKS OF THE TYPE USES HERE. PROBABLY 2ND HALF OF 19TH C. SCARS FROM EARLIER PORCH EVIDENT. ALSO BRICK PILASTER TREATMENT FLANKING ENTRANCE. REPLACEMENT WINDOWS AND DOOR. NON-CONTRIBUTING							
OUTBUILDING							



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

RECEIVED

OCT 03 2023

Application #: 2018-123
 Date Received: 10/03/2023
 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 134 N Aurora St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME SNT Rentals LLC / Norris Taylor Jr
 TELEPHONE NO. 410 829 6274 EMAIL Norrie@goeaston.net

Applicant or Agent

NAME Same
 TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Finish original approved request.
Shortly after work was approved, my wife
became ill. The diagnosis was ALS (Lou Gehrig's
disease). The house was on hold while I took
care of her. She passed away. I'm getting back on track now.

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

Norris Taylor Jr
9-25-23
Norris Taylor

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.



Town of Easton

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: January 28th, 2020
MEETING DATE: January 27th, 2020
SUBJECT: Replace windows, install shutters, add flag stone at front door
TO: Norris Taylor JR
PO Box 132
Easton, MD 21601
410-829-6274 Norrie@goeaston.net

APPLICATION NUMBER: 2019-93, 19-000184, 134 N Aurora Street (contributing structure)

Mr. Taylor was present on behalf of the request to make alterations to the front façade of the contributing building at 134 N. Aurora Street. The scope of work includes:

- Replace two front façade 60" x 28.5" first floor windows and install exterior wood shutters.
- Repair the area of the front façade where a previous porch was attached.
- Install a flagstone landing between the existing walk and the front steps.
- Install a Delaware River stone swale between the front facade of the house and the plantings to drain the water away from the house foundation in lieu of gutters.

The Commission approved the above listed work with the following additions:

Exterior shutters will be sized to appear to cover the windows if closed.

Installation of the landing between the existing walk and steps will be brick, not flagstone.

Mr. Taylor stated that the front door won't be replaced for approximately 6 months so the existing door will remain and will be closed during the renovation of the house. Mr. Taylor confirmed that he will return with a request for an existing solid wood 6 panel colonial door when he is ready to replace the door.

Mrs. Pezor reaffirmed that at the last meeting, the Commission approved the request for the removal of the unsafe, deteriorating porch. After examining the front facade architecture, the Commission determined that the porch that was removed was an unoriginal addition to the property, therefore, finds that the property is more in its traditional character with the porch removed.

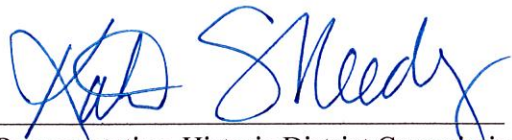
Upon motion by Mr. Arnouts seconded by Mr. Gibson, the Commission voted 4 - 0 to Approve the application with the modification that the front entry landing will be brick.

Historic District Guideline References: Windows PG 51 –R2, Shutters PG 52 – R2, Façade PG 42 – R1, Flagstone Entrance PG 23 – R1

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”.

A handwritten signature in blue ink, appearing to read "J. D. S. Needy". The signature is written in a cursive, flowing style.

Representative, Historic District Commission

2.24.2020

Date



Town of Easton
Engineering, Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
MEETING OUTCOME

DATE: January 15, 2020
MEETING DATE: January 13, 2019
SUBJECT: Replace Windows, Shutters, Add Flagstone section to front walk
TO: Norris Taylor, Jr

Easton, MD 21601

APPLICATION NUMBER: HDC 2019-093, 19-00184, 134 N Aurora Street
PROPERTY ADDRESS: 134 N Aurora Street

Mr. Taylor was present on behalf of the request to replace the two windows and install shutters on the first floor of the front façade and installation of flagstone between the existing walk and the front steps for 134 N. Aurora Street a contributing building in the Historic District. The front porch of the building was previously removed without HDC approval and a stop work order was issued by the Town. The HDC reviewed the application and found additional information to be required.

Additional information required

- Provide Window Dimensions.
- Provide Shutter Dimensions. (Shutters need to be dimensioned so they could cover the windows if closed.)
- Provide additional detail on how the brick façade will be repaired, specifically repair to the holes in the brick from the removed porch roof supports, damaged areas of mortar, and what will be painted
- Provide information including dimensions on the flagstone area. Will a riser be required to reach front door?
- Provide information on gutters/other plan for roof drainage.

Upon motion by **Mr. Wieland** seconded by **Mr. Arnouts**, the **Commission voted 6 - 0** to Table the application as submitted.

Applicant will need to return to HDC with revised application, outlining how all of the above concerns will be met. Please contact the Planning & Zoning Office 410 822 1943 to schedule the next meeting.



Representative, Historic District Commission

01.15.2020

Date

Town of Easton
Historic District Motion Worksheet

Date: 1/13/20 M- WIELAND 2nd - ARNOLD For - 6 Against - 0
Absent - 0

The property is important to the District because it is "contributing." Yes ✓ No

I move to:

- **APPROVE THE APPLICATION AS SUBMITTED (or)**
- **APPROVE THE APPLICATION (or) ITEMS WITH THE FOLLOWING MODIFICATION (See Below)**
- **DENY THE APPLICATION (or) ITEMS (and/or)**
- **CONTINUE THE APPLICATION (or) ITEMS UNTIL (decision within 45 days) (and/or)**
- **☒ TABLE THE APPLICATION (or) ITEMS BECAUSE IT IS INCOMPLETE**

2019-093/19-00184
For application number - for
134 N AURORA ST
(Address)

Because the application **DOES** or **Does NOT** meet the following Criteria:

(Insert the text of the motion with a specific reference to the Guidelines or SOI Standards/Zoning Ordinance)

- APPLICANT WILL ~~BE~~ SUBMIT DIMENSIONS OF REPLACEMENT WINDOWS AND SHUTTER'S THAT ARE SIZED TO LOOK AS THOUGH THEY COULD BE CLOSED (APPROPRIATE DIMENSIONS)
- WATER RAINWATER/WATER ABATEMENT PLAN -
The agreed to modifications to the application are: (insert specific modifications)
and are not considered substantive.
- PLAN TO ADDRESS POCKETS IN FRONT BRICK FACADES ETC.
- FLAGSTONE ENTRY DIMENSIONS.

The facts in the application are:

The Proposed changes (are) or (are not) compatible with the neighborhood:

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that do not require a Building Permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its 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.

134 N. Aurora Street

Historic District Meeting 1/27/20

Norris Taylor, Jr

Follow up to 1/13/20 Meeting:

1. Window dimensions for replacement windows exact replacement of existing 60"
2. Shutters center bar will be in line with center of windows. Shutters will be sized so that they could cover the windows if closed.
3. Shutters will be true hinged for top windows and bottom. (1st and 2nd floor)
4. Front door will remain for short period 6 months. Will be replaced with traditional 6 panel wood door painted black or dark green. Will return to HDC prior to replacement of front door.
5. All holes in brick will be repaired with old brick to match existing and mortar joints to match as well.
6. Front façade will be completely cleaned and painted white.
7. No gutters will be installed. Drip line stone trench will be 3" to 4" river rock (Delaware) with proper grade.
8. Flagstone will be 18" x 24" and 12" x 12" laid in stone dust.
9. Flagstone edges to be backfilled with select topsoil on 2 to 1 slope.
10. All work is being installed so that sometime in the future when financially feasible, it would be possible to install a new front porch.

HD-18-123

Application Number: 18-10132



RECEIVED

DEC 23 2013

TOWN OF EASTON

Town of Easton **Department of Planning & Zoning**

14 South Harrison Street, Easton Maryland 21601

410.822.1943

www.eastonmd.gov

Historic District Commission Hearing Application

Application Type			
Renovation ☒	Alteration ☐	Demolition ☐	Other ☐
New Construction or Addition ☐		Signage ☐	Fence ☐
Property Information			
Address 134 N Aurora St			
Tax Map	Grid	Parcel	Lot
Owner			
Name Norris Taylor Jr / SNT Rentals LLC			
Mailing Address PO Box 132 Easton			
Telephone No. (410) 829 6274		E-mail Norrie@goeaston.net	
Applicant or Agent			
Name			
Mailing Address			
Telephone No.		E-mail	
Architect - Engineer - Contractor			
Name Owner		License No.	Exp. Date
Mailing Address			
Telephone No.		E-mail	

Please See Reverse Side

Porch collapsed
Proposal - Repair brick on front of house,
clean and paint white. Install Colonial
period-hinged wood shutters. Finish
walk from steps to house w/ flagstone or
brick. Plant box wood under windows

Replace 2 first floor windows on front facade
with wood windows - see attached photo graph

Specific Requirements

- Completed Application Checklist and payment of Historic District Commission application fee
- 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 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 HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published on the town website at www.eastonmd.gov and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Landowner or Agent Norm Taylor Jr.

Printed Name Norm Taylor Jr. Date 12-22-18

RESUBMITTED 12/30/19
KSR

For Office Use Only			
Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			

Revised 03-2017

- ☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the structure(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed
- ☐ Construction schedule
- ☐ Architect or design professional license number and date of expiration
- ☐ 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.

Renovation

- ☐ Photographs of all existing conditions which would be affected by the proposed project
- ☐ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs
- ☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Signage

- ☐ Dimensioned 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
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Fence - Landscaping

- ☐ Site plan indicating the proposed fence location drawn to an appropriate scale including property boundary information
- ☐ Design drawings of the fence. Identify height, picket style or otherwise and any other relevant construction and or material detail
- ☐ Photograph depicting the proposed location(s)/area(s) to be fenced

Demolition

- ☐ If demolition is sought because of failing structural integrity, attach a report on the condition of the structure. The report shall be prepared by an licensed architect or engineer
- ☐ If demolition is sought because of economic hardship attach documentation proving economic hardship
- ☐ If demolition is sought for a reason not listed, attach related information
- ☐ 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
- ☐ Attach plans for replacement structure(s) (if proposed)
- ☐ Attach narrative fully explaining the rational for the request for 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.

Other

- ☐ Attach narrative fully explaining the rational for the request for demolition

☐ 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



Existing Conditions

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101026321		134 N AURORA ST		TAYLOR, NORRIS E			
YEAR BUILT		PHYSICAL CONDITION					
1910		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
I-HOUSE				REAR CONCRETE BLOCK SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

THE 1910 DATE IS LATE FOR A BRICK HOUSE BUILT WITH SOFT BRICKS OF THE TYPE USES HERE. PROBABLY 2ND HALF OF 19TH C. SCARS FROM EARLIER PORCH EVIDENT. ALSO BRICK PILASTER TREATMENT FLANKING ENTRANCE. REPLACEMENT WINDOWS AND DOOR. NON-CONTRIBUTING

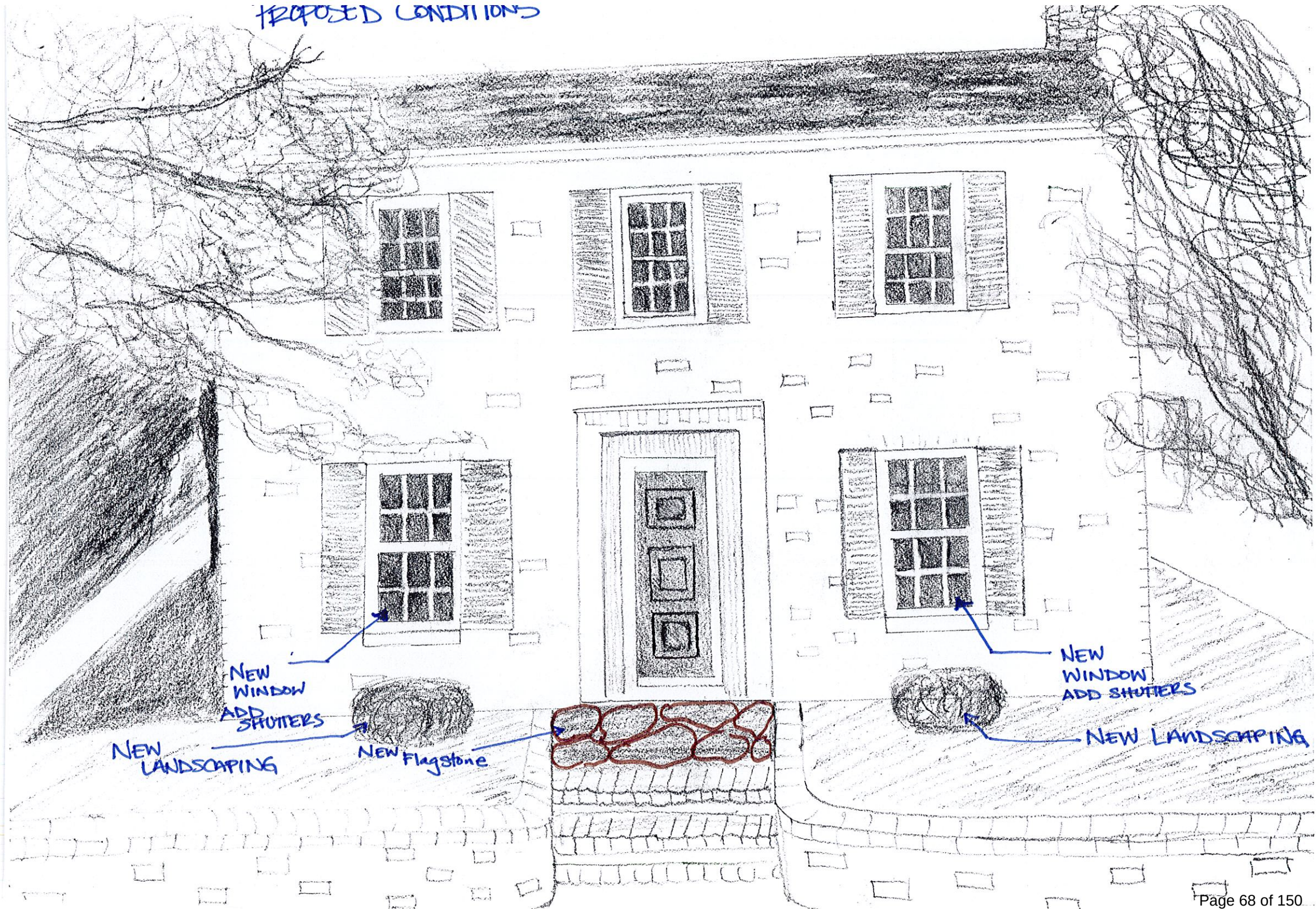
OUTBUILDING



WINDOWS AND SHUTTERS



PROPOSED CONDITIONS





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

Historic District Commission Staff Report

Meeting Date: 11/27/2023

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

Property Address: 5 N Harrison Street

Application Number: 2023-1080

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Request:

The applicant is proposing to install a new PVC suspended sign from a new metal racket mounted thirteen (13) feet above the surface of the ground. The proposed sign is eight (8) square feet per side and will not be illuminated.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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

Guideline 31. Hanging and Bracket Signs



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

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

Staff Recommendation:

Staff supports a HDC **approval** of this application with a condition regarding the mounting of the sign. The proposed hanging sign meets the dimensional requirements of Guideline 31 and appears to be mounted in an appropriate location. The recommended condition ensures that the sign will be mounted in a manor that does not damage the existing masonry.

Recommended Condition:

1. The sign shall be mounted through the mortar joints to the extent possible.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

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NOV 13 2023

TOWN OF EASTON

Application #: 2023-1080
Date Received: 11/13/2023
Fee Paid: \$75.00
HDC Meeting Date: 11/27/2023
Date Property Posted: 11/20/2023

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 5N. HARRISON ST. EASTON
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DOUGLAS WALKER
TELEPHONE NO. 410 820 0222 EMAIL dwalker@mdswaw.com

Applicant or Agent

NAME FILAMENTS, LLC
TELEPHONE NO. 410 253 9131 EMAIL SF5FIBERART@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

NEW SIGN - NON-LIGHTED - FOR NEW
CONTEMPORARY ART GALLERIES
Sign to be a Print on PVC Board

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

Susan Schaefer John
Nov 16, 2023
SUSAN SCHAEFER JOHN

Revised 4.4.2022





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NOV 13 2023

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

Application #:	2023-1081
Date Received:	11/13/2023
Fee Paid:	\$75.00 Receipt # 967471
HDC Meeting Date:	11/27/2023
Date Property Posted:	11/20/2023

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 12 Brooklets Ave Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Carrie Mock
TELEPHONE NO. 410 507 1073 EMAIL carriemock@gmail.com

Applicant or Agent

NAME Same as above
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Installation of a rear fence
240 linear ft horizontal all wood, left fence
with 2 access gates
one gate near garage + one gate left side (if facing
rear of home)

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

Carrie E. Mock
11 NOVEMBER 2023
Carrie E Mock

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

- ☒ Application must Include:

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised June 2023



Town of Easton

Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees \$ ____

Part 1: Project Information

NOV 11 2023	Project Application Date	☐	Tax Map
12 Brooklets Ave	Project's Address	☐	Grid
Easton MD 21601	Project's Subdivision (if any)	☐	Parcel
Easton MD 21601	Project's City, State and Zip Code	☐	Lot
☒ Fence	Confirm the Project Work Area in Square Footage	☐	Zoning
☐ In-Ground Swimming Pool	3665 Square Feet	☐	
	Above-Ground Swimming Pool	☐	
	Spa or Hot Tub	☐	

Part 2: Owner - Tenant Information

Owner	
Carrie Mock	Name
12 Brooklets Ave	Address
Easton MD 21601	City, State and Zip Code
carriemock@gmail.com 410 507 1073	Email Address and Phone Number
Tenant Information	
For a Multiple Occupancy Building provide tenants information by attaching additional sheets	
N/A	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Carrie E. Mock	Carrie E Mock
Signature of Applicant	Printed Name of Applicant
410 507 1073	carriemock@gmail.com
Telephone Number	Email Address
owner	Connection with Application
12 Brooklets Ave Easton MD 21601	
Mailing Address of Applicant	

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

P.P. Landscape Contractors
30450 Beliel Gibson Rd
EASTON MD 21601
410-829-9497
Billy Boyle | MHIC 91061

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name - Trading As

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Electricians License Number

Part 5: Permit Information

Upon receipt of the Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the Contractor in charge or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Description of Proposed Work

Total SQ FT = 36125 SQ FT

Installation of a 240 linear foot left privacy fence
wood material, horizontal wood
Rear of the property only, 2 gates. 1 @ garage & 1 @
left side of HOME

Part 7: Total Project Information

Estimated Start Date

Estimated Finish Date

Estimated Project Value

FEMA Flood Plain

Y or N

Revised April 2021

12 Brooklets Ave
Fence: over all proposal:

Approx 36615 sq ft. 240 linear ft
Cedar panel w lattice top left fence
in rear of property.

Two gates w. 4 ft opening
All posts will be set 2 ft into
The ground, set in concrete.

Elevation will not change

Summary of Project for 12 Brookletts Ave

Install 6 foot privacy fence in rear yard

Fence Square Footage = Approx 3665 sq ft.

Materials

Cedar Panels with Lattice Top

Gates

- ◆ 1 at left side yard if facing the rear of the home for side access
- ◆ 1 at the driveway for access from drive & detached garage

Attached Supporting Documents:

- ◆ Site Plan
- ◆ Location of Fence Drawn to Scale
- ◆ Location of 2 Gates
- ◆ Proposed Style & Material
- ◆ Contractor Information

Contractor Information

B.B Landscaping
Billy Boyle
410.829.9497
30450 Gene Gibson RD
Easton MD21601
MHIC #91061

HOME OWNER

Carrie Mock
410-507-1073 | carrieemock@gmail.com

Rear Fence Proposal 12 Brookletts Ave Easton

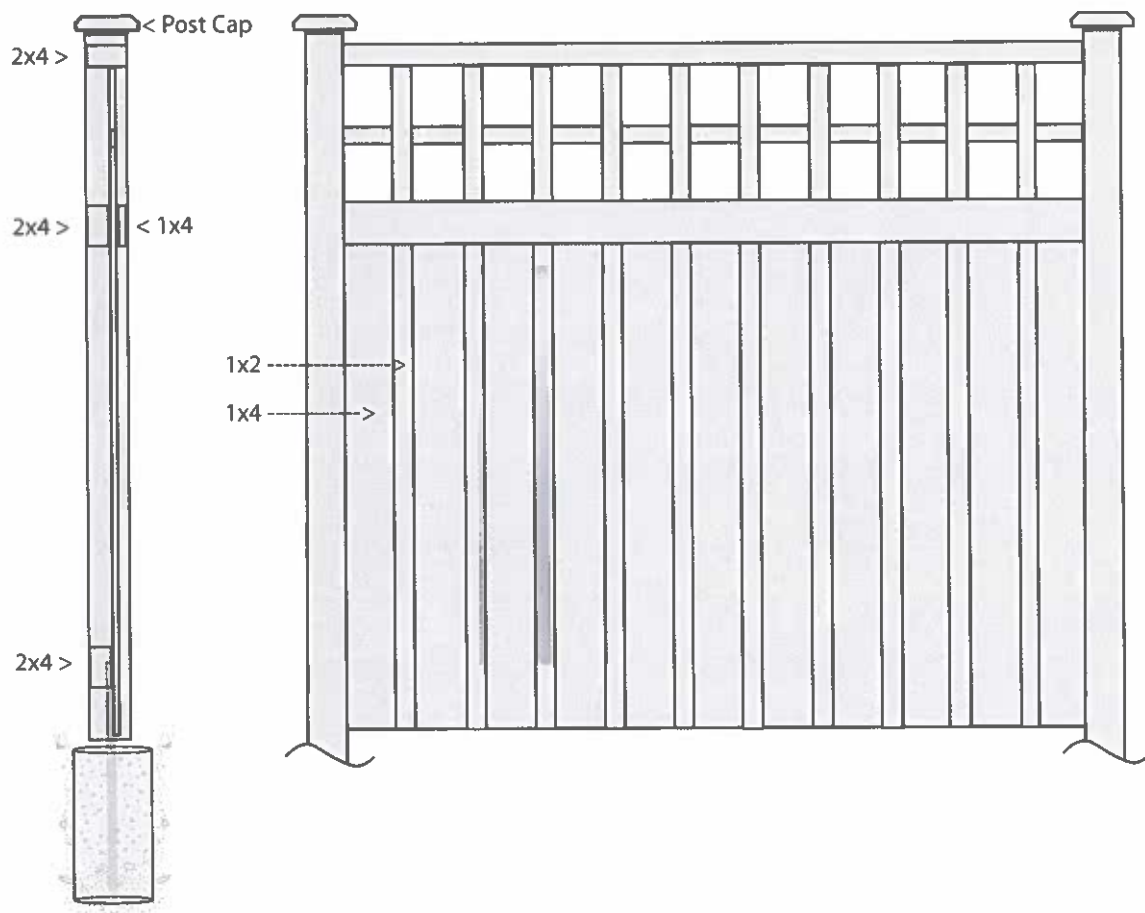




cedar
post
lattice
top







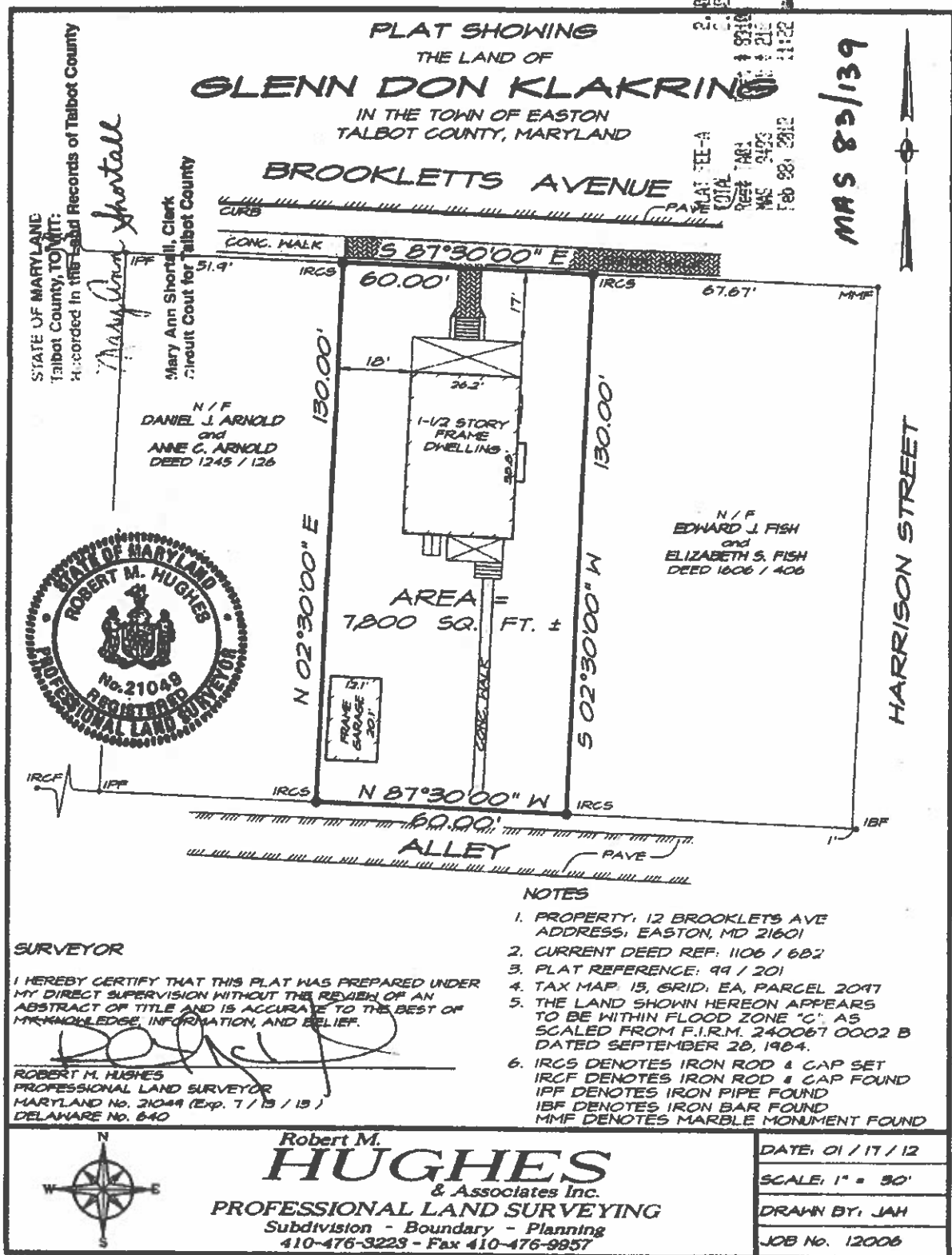
GRID TOP

Not To Scale

Address: 16923 48th Ave. W • Lynnwood WA 98037

Phone: 425-745-8645 • 206-763-8282

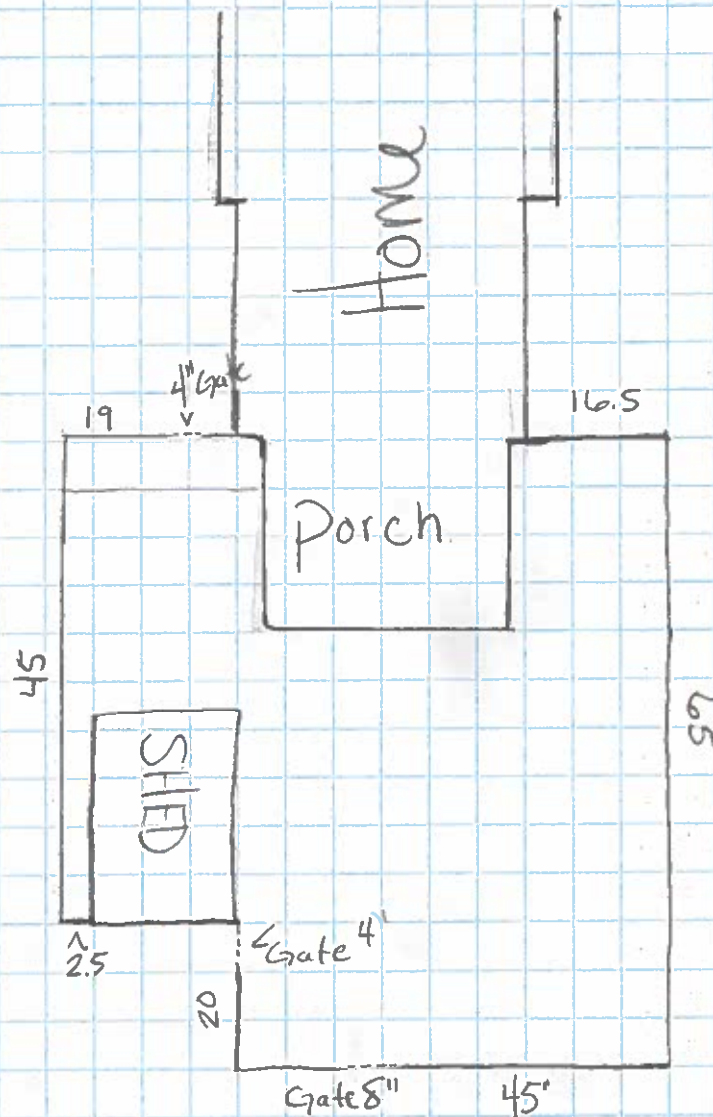
citywidefence.com



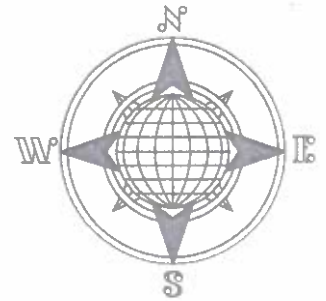
p192363

MSA CN 2999 M21

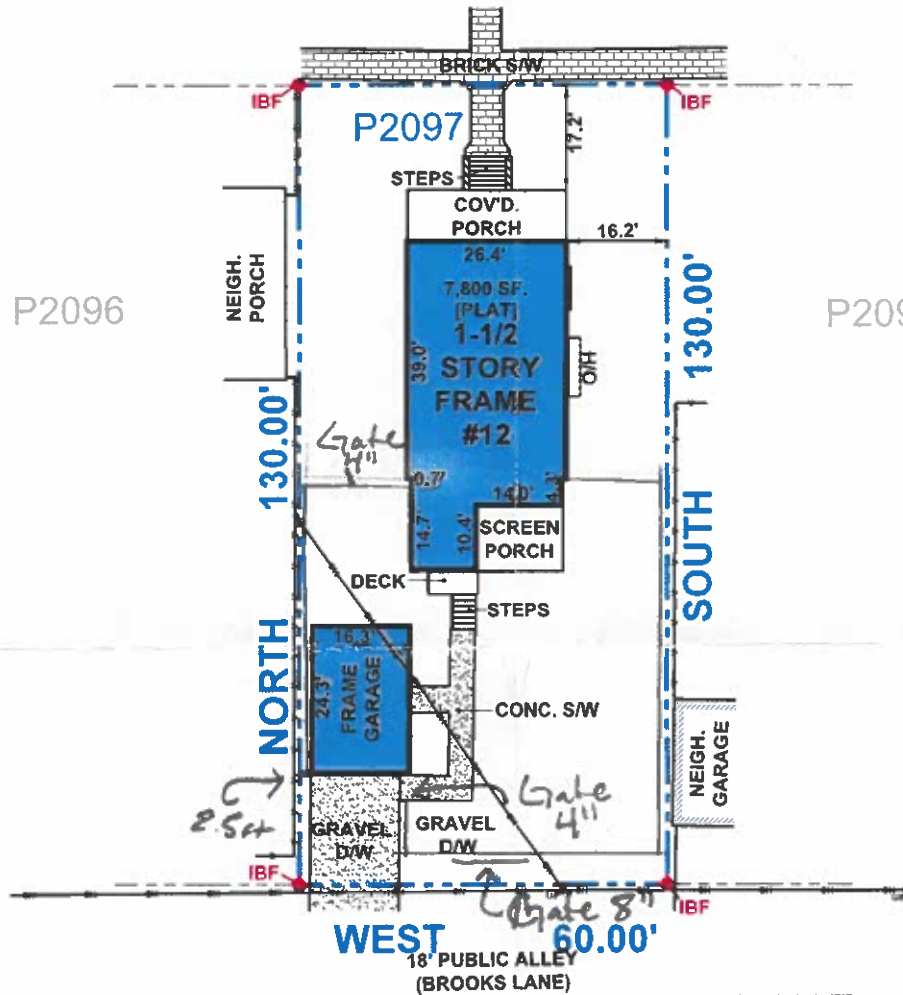
10 scale 3/20 Gate



3,665^{sq}
Square ft Excluding Shed &
Porch.



EAST 60.00'



I hereby certify to the best of my professional knowledge, information, and belief, this information is correct and is based upon a field survey conducted by and under my direct supervision in compliance with the requirements set forth in regulation 09.13.06.12 of the code of Maryland regulations.

A circular seal with a serrated border. The text "STATE OF MARYLAND" is at the top, "THOMAS ALLEN MADDOX" is in the middle, and "REGISTERED PROFESSIONAL LAND SURVEYOR" is at the bottom. In the center is a crest featuring a shield with a ship, flanked by two figures, and topped with a helmet and crest. Below the crest is the number "10850".

THOMAS A. MADDOX-Professional Land Surveyor-MD. License No. 10850

IBF - IRON BAR FOUND	PF - PIPE FOUND	MF - MONUMENT FOUND
IBS - IRON BAR SET	PK - PK FOUND	NF - NAIL FOUND
POL - POINT ON LINE	PKS - PK SET	SF - STONE FOUND
CAP - CAPPED PIPE	R/W - RIGHT-OF-WAY	RET - RETAINING
CONC. - CONCRETE	OH - OVERHANG	G - GATE

PARCEL: 2097	TAX ID: 01-26372
PLAT ENTITLED: THE TOWN OF EASTON	
PLAT BOOK: 83	PAGE: 139
LIBER: 02753	FOLIO: 208
CASE NO.: 13513-23	
SCALE: 1"=30'	DATE: 10/28/2023
JOB NO.: LK230583	



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

Historic District Commission Staff Report

Meeting Date: 11/27/2023

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

Property Address: 209 Goldsborough Street

Application Number: 2023-1082

Request: Chimneys

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Request:

The applicant is proposing to remove and rebuilding two existing chimneys. The brick and mortar will match the existing as close as possible. This structure is listed on the Maryland Register of Historic Places and is a contributing structure to the Historic District.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

- b. Details, ornamentation and other character-defining elements should be maintained.
- f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Staff Recommendation:

Staff supports a HDC **approval** of this application as submitted. The Historic District Guidelines provide little guidance on the removal and replacement of existing chimneys. The only guidelines that apply to this request are 68b and f which place an emphasis on maintaining character defining elements such as chimneys and ensuring that new chammies are compatible with the building's architectural style.

Example Motions:



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

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

OR

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

OR

3. I move an alternate motion.

T-466

Wrightson House (Jones 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

Wrightson-Jones House
209 Goldsborough Street
Easton, Maryland 21601

T-466
C1880

Constructed C1880, the Wrightson-Jones House and carriage house represent two common building forms of late nineteenth century Easton. By the late nineteenth century, the central hall plan building was replacing the side hall dwelling common in the first half of the century. In this two-and-a-half story frame structure, the importance of this central entrance and stair is expressed by the large jerkin dormer and the clipped gable ends of the roof. The carriage house, with board and batten siding and louvered cupola, stands at the rear of the lot.

MARYLAND HISTORICAL TRUST

210466504
T-466

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Wrightson House

AND/OR COMMON

Jones House

2 LOCATION

STREET & NUMBER

209 Goldsborough 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

___COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

☒ PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Robert Jones

Telephone #: 301-822-4207

STREET & NUMBER

209 Goldsborough Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

Liber #: 401

Folio #: 553

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

T-466

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Wrightson-Jones House is a two-and-a-half story frame dwelling of C1880. The building is three bays wide with a rear ell. The central hall building is covered gable roof with jerkin ends; a central jerkin dormer emphasizes the main entrance. Gable ends are pedimented.

The central bay contains a double window with four over four sash in each half. Like other windows on the front facade, the frames are unmolded and set against the exterior wall surface. Sills are narrow, unmolded wood. In the first floor the sash are nine over six, on the second six over six. Replacement louvered shutters are used at each.

In the attic, at both gables and in the large central dormer are round arch window openings with simple flat hood moldings and louvered sash. There in combination with the deep cornice and return emphasize the roof line and attic space, making the structure seem taller than its two-and-a-half stories.

The central entrance is sheltered by a one bay entrance porch with pediment and stylized Doric columns; it is modern. The door has a three-centered arch transom light and sidelights with molded panels beneath. Two brick chimneys with corbelled caps and square bases rise on either side of the central bay.

The building is covered with narrow siding painted white. Carefully maintained, it is a single family residence.

Behind the Wrightson-Jones house is a two story wooden carriage house. Wide entrance doors are found on the north and west sides; a gable roof with exposed rafter ends is used. Board and battens which cover the exterior are beveled on the street facades and the south facade. Perched atop the gable roof is a cupola with a gable roof; with louvered sides, and a finial. A loft door, on the north facade and an entrance door on the south are hung with strap hinges. The carriage house measures twenty feet three inches wide by thirty feet three inches

long and
is painted

CONTINUE ON SEPARATE SHEET IF NECESSARY

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	C1880	BUILDER/ARCHITECT	Wrightson
----------------	-------	-------------------	-----------

STATEMENT OF SIGNIFICANCE

The Wrightson-Jones House and carriage house represent two common building forms of the late nineteenth century and thus are significant for their architecture.

The site of this house and the one adjacent, is of particular interest as being the tract where the Methodists built their Church and the first built within the town limits of Easton. The Church, surrounded by a graveyard, continued to be used until 1829 when they built a new brick edifice on West Street. The Trustees of the Methodist Episcopal Church the property in 1867 and Annie Wrightson bought the lots in 1878. The following year, she split the tract of land and sold the eastern half to Edward Roberts. She and her husband, Charles T. Wrightson, built their home and deeded their property to their son F. Hall Wrightson and his wife Marion Tylor. In 1949, it was turned over to their son, W. Tylor Wrightson and his wife Geraldine. By 1959, Mrs. Geraldine Wrightson, then a widow, sold the house and premises and it was purchased in 1965 by L. Robert Jones and his wife Katharine, who are the present owners.

L73/325
L8/88
L8., 4334
L220/F212

L401/F543

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

Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

November 22, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,

301-822-2706 President

CITY OR TOWN

Easton

STATE

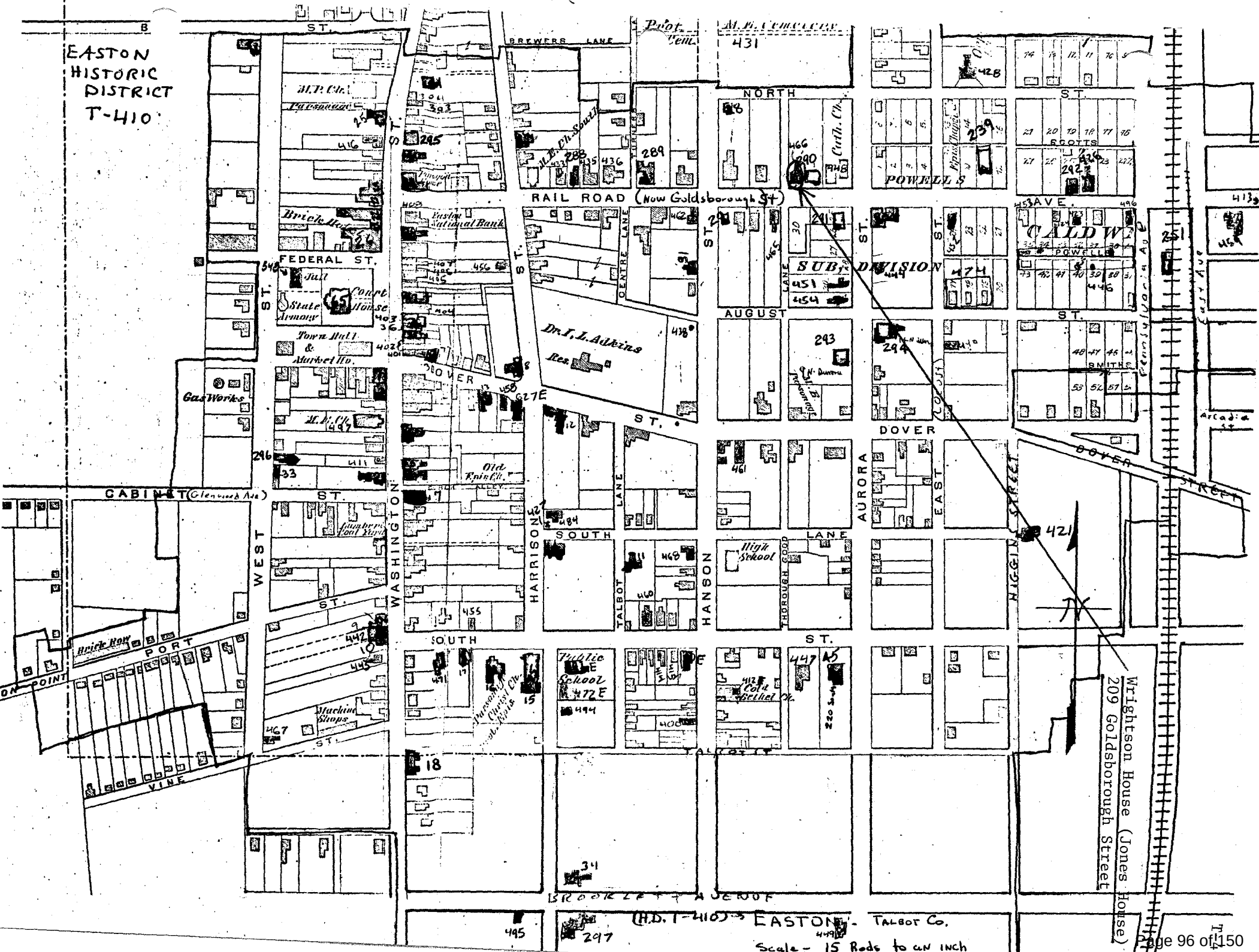
Maryland 21601

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

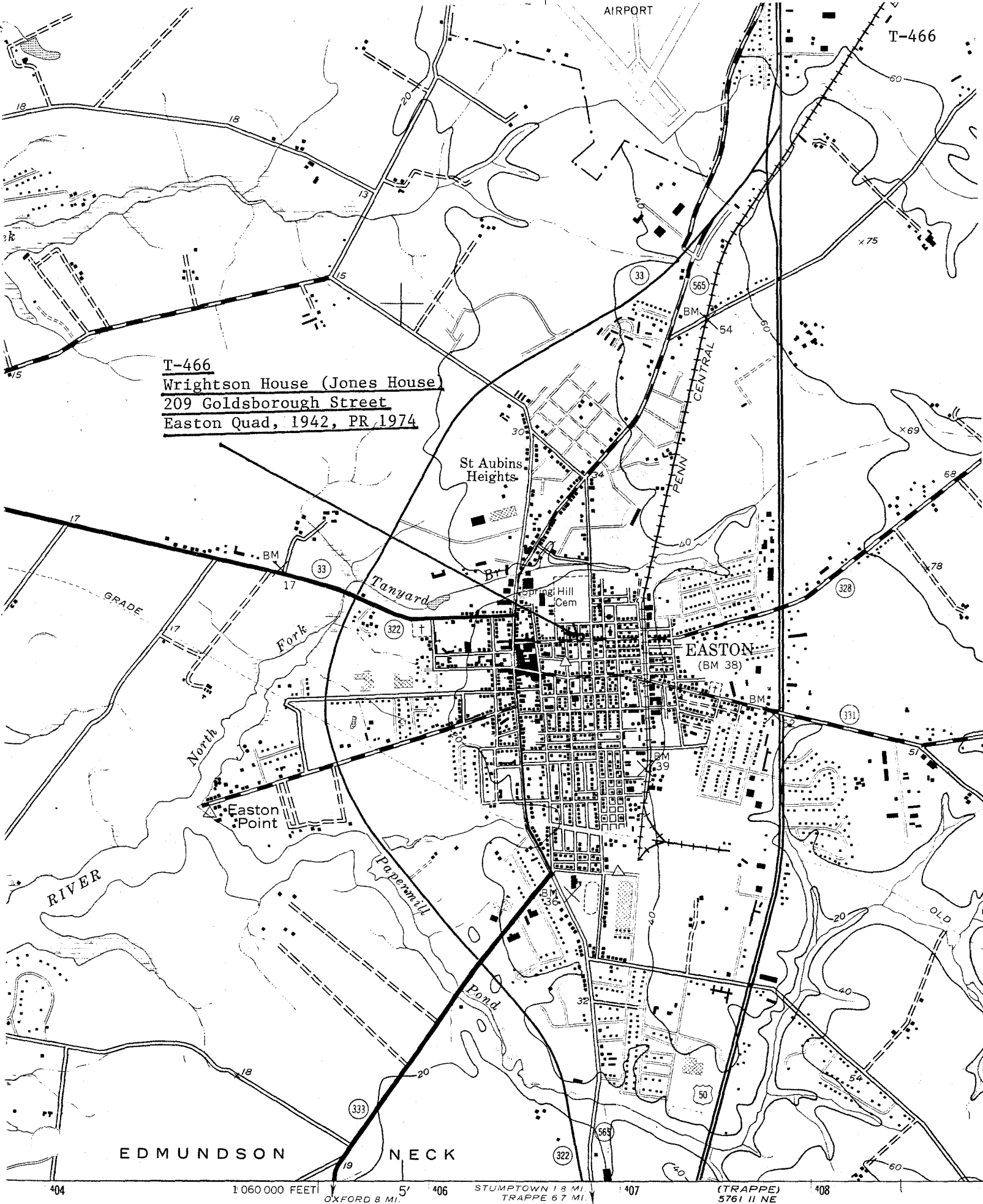
EASTON
HISTORIC
DISTRICT
T-410



(H.D.T-410) EASTON - TALBOT CO.

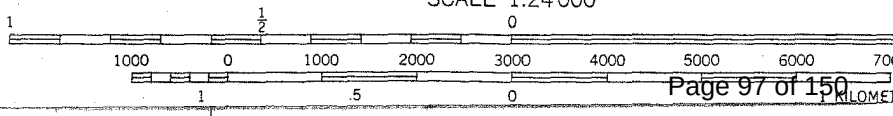
Scale - 15 Rods to an inch

T-466
Wrightson House (Jones House)
209 Goldsborough Street
Easton Quad, 1942, PR 1974



vey

metric methods





14 x 1.60

50%

Page 98 of 150

209 E GOLDSBOROUGH STREET
EASTON, MD

T-466

WRIGHTSON-JONES HOUSE

VIEW TO NW

9/76

MLF

F. R. VERNON - WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND 21601



CARRIAGE HOUSE
209 GOLDSBOROUGH
EASTON, MD
8/76

VIEW TO NE
MLFRITZ

T-466

F.R. VERNON - WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND 21601



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

Application #: 2023-1082
Date Received: 11/13/2023
Fee Paid: \$75.00
HDC Meeting Date: 11/27/2023
Date Property Posted: 11/20/2023

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 209 Goldsboro St
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Morgan Foster
TELEPHONE NO. _____ EMAIL foster.morgan@gmail.com

Applicant or Agent

NAME John Hutchison (John Hutchison Architecture)
TELEPHONE NO. 410-449-0466 EMAIL john@johnhutcharch.com

Description of Proposal (include additional sheets, as necessary)

Demo & Rebuild existing chimneys to replicate existing, using factory white washed red brick and grey mortar. The owners are installing new fireplace units, which means the 2 existing chimneys will need to be rebuilt from the above the roof.

Specific Requirements

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

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

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

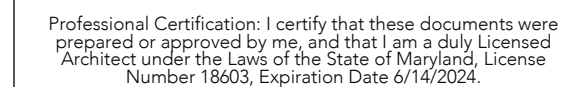
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>11/15/23</u>	<u>John Hutchison (John Hutchison Architecture)</u>
-----------------	---

Revised 4.4.2022



The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
© John Hutchison Architecture

209 Goldsborough Street
Easton, MD 21601
Talbot County

for

Morgan Foster

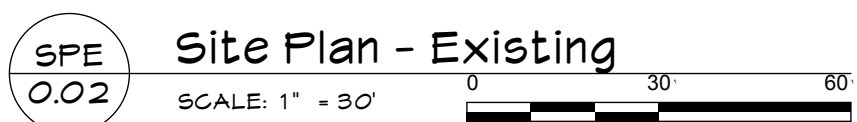
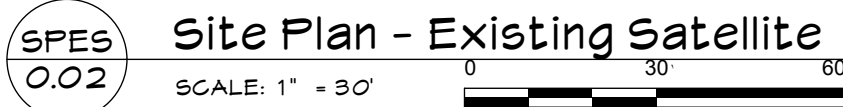
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**FOR
CONSTRUCTION**

Site Plans

Site Plans

Page 104 of 104





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

Historic District Commission Staff Report

Meeting Date: 11/27/2023

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

Property Address: 316 E Dover Street

Application Number: 2023-1073

Request: Siding

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Request:

The applicant is proposing to remove the existing siding on the second story of the western façade and replace it with new Hardi Plank cedar mill shingle siding. The proposed siding will match the existing siding on the recessed portion of the second story that faces Dover Street. This is a contributing structure to the Historic District.

Historic District Guidelines:

Guideline 78. Substitute Materials for Siding

The use of alternate materials for siding on historic buildings will be evaluated on a case-by-case basis. The HDC will consider the significance and character of the subject building, as well as the surrounding street context in determining whether the use of alternate siding at a particular building site is appropriate.

The HDC may recommend that exterior siding be removed down to the original wood siding before new siding is installed.

- a. Contributing buildings with original wood siding are to continue with wood siding.
- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis,



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

deteriorating original wood can be examined, and an alternate material may be considered.

c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 79. Fiber Cement Siding

Cementitious or fiber cement siding can be an appropriate alternative to vinyl or aluminum siding.

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.
- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Staff Recommendation:

Staff supports a HDC **approval** of the application with conditions regarding the installation of the fiber cement siding. The Commission must determine whether the proposed material is compatible with the existing siding and the architectural style of the building. The Commission may also recommend that the existing siding first be removed before an approval is given for the fiber cement siding to determine if original wooden siding is located underneath.



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

Recommended Conditions:

1. Siding shall match the existing Hardi Plank siding on the Dover Street façade in color, size, shape, profile, and texture.
2. Siding joints and seams shall be lapped towards the rear of the building.
3. Siding joints shall be staggered randomly.
4. Existing trim details shall be maintained.

Draft Motions:

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

OR

2. I move that the Historic District Commission **continue** the application and request the applicant first remove the existing siding to determine if original wooden siding is located underneath.

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			
2101023020		316 E DOVER ST		TAYLOR, NORRIS E.			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				REAR SECTION LATER BUT GREATER THAN 50 YEARS OLD.			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
SOME WINDOWS, DOORS + SIDING ARE NOT ORIGINAL. RIGHT SIDE COMMERCIAL ENTRANCE PARTIALLY BOARDED OVER RIGHT SIDE COMMERCIAL ENTRANCE IS A RETRO FIT LEFT SIDE MAY ALSO BE LATER CONSIDERATION BUT BOTH ARE MORE THAN 50 YEARS OLD.							

RECEIVED

NOV 03 2023



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

TOWN OF EASTON

Application #: 2023-1073
Date Received: 11/03/2023
Fee Paid: \$75.00
HDC Meeting Date: 11/27/2023
Date Property Posted: 11/20/2023

HD 23-131

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

316 E. DOVER STREET

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TLLI, LLC

TELEPHONE NO.

410-310-3169

EMAIL

LGCC@CLAGGETT-EXD.COM

Applicant or Agent

NAME

LAURANCE CLAGGETT

TELEPHONE NO.

SAME

EMAIL

SAME

Description of Proposal (include additional sheets, as necessary)

INSTALL IN SIDING ON SECOND FLOOR WALLS.
SIDING TO BE HARDIE MATERIAL TO MATCH
NEW SIDING INSTALLED IN 2021

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

LAURANCE CLAGGETT
11-3-23
LAURANCE CLAGGETT

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

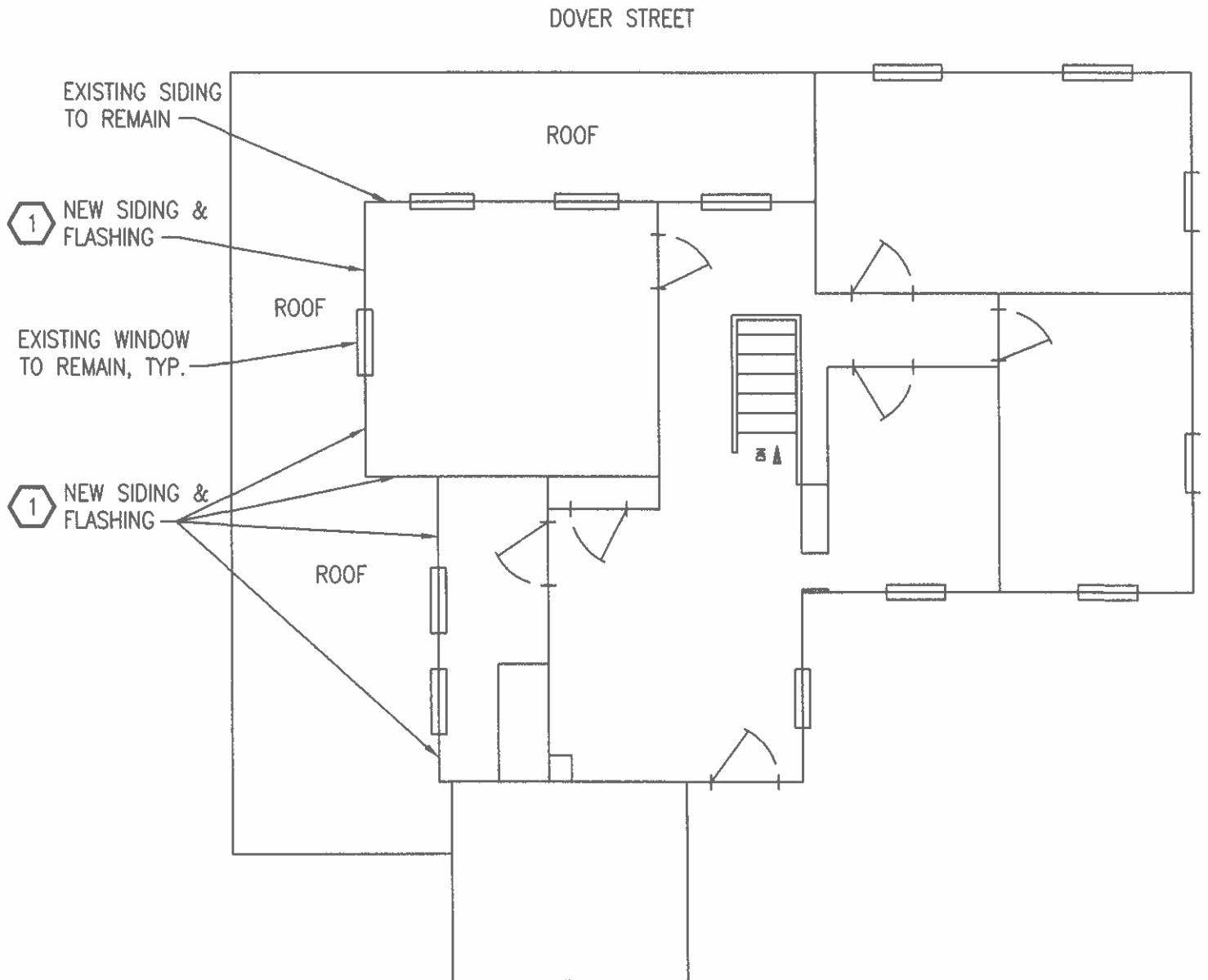
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

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.

SPECIAL NOTES (APPLY TO THIS DRAWING ONLY)

- 1 NEW SIDING SHALL BE HARDIE SHINGLE SIDING BOARD, STRAIGHT EDGE, PAINTED.
NEW SIDING SHALL MATCH EXISTING SIDING FRONTING ON DOVER STREET.



318 E. DOVER SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

CLAGGETT ENGINEERING		122 NORTH HARRISON STREET EASTON, MARYLAND 21601 TEL. (410) 820-9173	
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License Number 14234, Expiration Date 7-31-94		CEJ: TLL	
316 E. Dover Street Renovations Easton, MD			
SCALE	AS NOTED	REVISIONS	BY DATE
DATE	10-12-23		
CHKD	SLW	DES	LGC
APPRO	LGC		
TITLE			NO.

NEW
2021
SIDING



OLD
SIDING
TO GET
NEW
SIDING

TERRA BROWN CEDAR TEXTURE

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41845	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	42277	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	41808	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	41812	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	41813	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41817	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	41785	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	41829	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	41920	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	41904	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41907	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	41912	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	41915	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	41826	1.5 PSF
38 Series 4´ x 8´ No Groove Square Edge Panel	8 ft. (96 in.)(2.4 m)	48.56 in. (1 234 mm)	0.354 in. (9 mm)	41823	2 PSF
38 Series 4´ x 10´ Panel	10 ft. (120 in.)(3 m)	48.56 in. (1 234 mm)	0.354 in. (9 mm)	41826	2 PSF
38 Series Shakes	4 ft. (48.63 in.)(1.2 m)	11.625 in. (29.5 cm)	0.354 in. (8 mm)	42095	2 PSF
540 Series Outside Corner	10 ft. (192 in.)(4.9 m)	3.625 in. (92 mm)	0.970 in. (24.6 mm)	42015	-
	10 ft. (192 in.)(4.9 m)	5.625 in. (143 mm)	0.970 in. (24.6 mm)	42019	-
7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	43403	-
7.25" x 6.75" Mini Split	7.21 in. (183 mm)	6.75 in. (17.1 mm)	0.970 in. (24.6 mm)	43432	-
Touch-Up Kits	-	-	-	42046	-

TERRA BROWN BRUSHED SMOOTH

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	45685	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	45669	1.5 PSF
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	45781	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	45797	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	45813	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	45829	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	45845	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	45861	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45701	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45717	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45733	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45749	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45765	3 PSF
38 Series Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	45964	1.5 PSF
38 Series 4´ x 8´ No Groove Square Edge Panel	8 ft. (96 in.)(2.4 m)	48.56 in. (1 234 mm)	0.354 in. (9 mm)	45968	2 PSF
7.25" x 7.25" J-Block	7.21 in. (183 mm)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45929	-
7.25" x 6.75" Mini Split	7.21 in. (183 mm)	6.75 in. (17.1 mm)	0.970 in. (24.6 mm)	45980	-
Touch-Up Kits	-	-	-	42046	-

CEDAR TEXTURE LAP SIDING

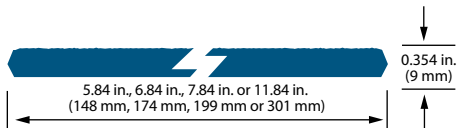
THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- Available in lengths up to 16’ to help speed installation
- May create fewer seams than traditional 12’ siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites

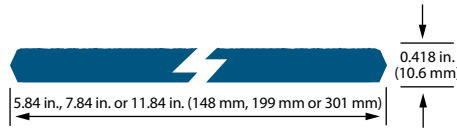


Cedar Texture

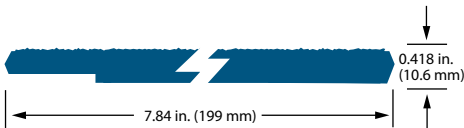
38 SERIES CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
76 Series Lap	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
76 Series SmartLock Lap	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

Lap Siding 12’ Length	Reveal (size)
Area (sq. ft.)	6-7/8” (8”)
100	15 pcs.
200	30 pcs.
300	44 pcs.
400	59 pcs.
500	73 pcs.
600	88 pcs.
700	102 pcs.
800	117 pcs.
900	131 pcs.
1000	146 pcs.
1500	219 pcs.
2000	291 pcs.
2500	364 pcs.
3000	437 pcs.
3500	510 pcs.
4000	582 pcs.
4500	655 pcs.
5000	728 pcs.

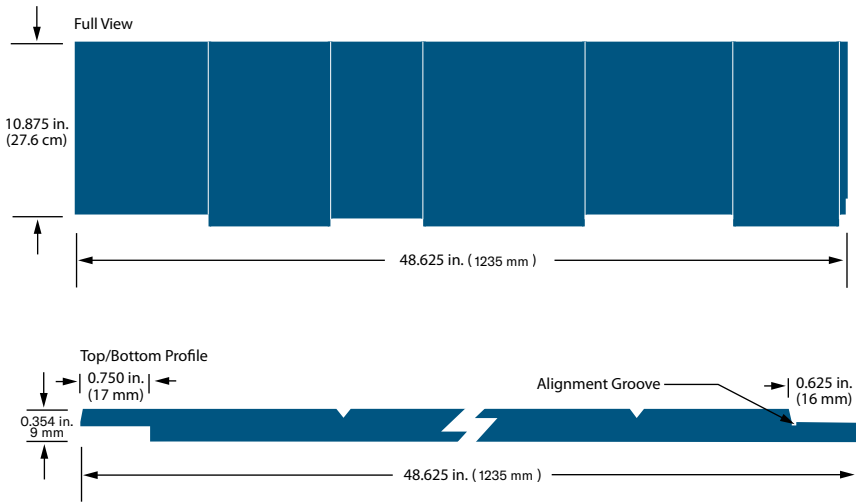
Lap Siding 16’ Length	Reveal (size)			
Area (sq. ft.)	4-7/8” (6”)	5-7/8” (7”)	6-7/8” (8”)	10-7/8” (12”)
100	16 pcs.	13 pcs.	11 pcs.	7 pcs.
200	31 pcs.	26 pcs.	22 pcs.	14 pcs.
300	47 pcs.	39 pcs.	33 pcs.	21 pcs.
400	62 pcs.	52 pcs.	44 pcs.	28 pcs.
500	77 pcs.	64 pcs.	55 pcs.	35 pcs.
600	93 pcs.	77 pcs.	66 pcs.	42 pcs.
700	108 pcs.	90 pcs.	77 pcs.	49 pcs.
800	124 pcs.	103 pcs.	88 pcs.	56 pcs.
900	139 pcs.	115 pcs.	99 pcs.	63 pcs.
1000	154 pcs.	128 pcs.	110 pcs.	69 pcs.
1500	231 pcs.	192 pcs.	164 pcs.	104 pcs.
2000	308 pcs.	256 pcs.	219 pcs.	138 pcs.
2500	385 pcs.	320 pcs.	273 pcs.	173 pcs.
3000	462 pcs.	383 pcs.	328 pcs.	207 pcs.
3500	539 pcs.	447 pcs.	382 pcs.	242 pcs.
4000	616 pcs.	511 pcs.	437 pcs.	276 pcs.
4500	693 pcs.	575 pcs.	491 pcs.	311 pcs.
5000	770 pcs.	639 pcs.	546 pcs.	345 pcs.

CEDAR TEXTURE SHAKES

THE LUXURIOUS APPEAL OF CEDAR

- The look of traditional cedar with easier maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used as a decorative accent or on the entire structure
- Shiplap ends for seamless appearance
- Reversible staggered or straight edge offers exceptional design versatility
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites

38 SERIES CEDAR TEXTURE SHAKES



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Shakes	4ft. (48.63 in.)(1.2 m)	11.625 in. (295 mm)	0.354 in. (9 mm)	42092	2 PSF

Cedar Texture Shakes 4' Length	Reveal (size)	
	Area (sq. ft.)	
	6-7/8" (12")	9-7/8" (12")
100	44 pcs.	31 pcs.
200	88 pcs.	61 pcs.
300	131 pcs.	92 pcs.
400	175 pcs.	122 pcs.
500	219 pcs.	152 pcs.
600	262 pcs.	183 pcs.
700	306 pcs.	213 pcs.
800	350 pcs.	244 pcs.
900	393 pcs.	274 pcs.
1000	437 pcs.	304 pcs.
1500	655 pcs.	456 pcs.
2000	873 pcs.	608 pcs.
2500	1091 pcs.	760 pcs.
3000	1310 pcs.	912 pcs.
3500	1528 pcs.	1064 pcs.
4000	1746 pcs.	1216 pcs.
4500	1964 pcs.	1368 pcs.
5000	2182 pcs.	1519 pcs.

Disclaimer: The above Tables do not account for waste factors. Remember to include your expected jobsite waste. It is up to the purchaser to determine the appropriate waste factor to add to the material estimate. LP takes no responsibility for estimates, including overages or shortages of material based on the above Coverage Chart.

BEAT THE HOLIDAY RUSH. SHOP BLACK FRIDAY EVERY DAY. SHOP NOW >

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Magnolia Home | James Hardie Collection, curated by Joanna Gaines
Hardie® fiber cement products with ColorPlus® Technology finishes
Hardie® Shingle fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions

Manufacturer Color/Finish: Weathered Cliffs

Unavailable	\$27.61	\$27.61	\$27.61	\$27.61	\$27.61	\$27.61



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Feedback





James Hardie Magnolia Home Collection HZ5 Fiber Cement Cedarmill Shingle Siding Panel Weathered Cliffs 15.25-in x 48-in

Item #5177104 | Model #60300736

Shop James Hardie

☆☆☆☆☆

This item is unavailable. Here are some similar items ...

Trending Now



James Hardie Primed HZ5 Fiber Cement Cedarmill...

☆☆☆☆☆ 248

\$10^{.98}

~~\$12.98~~ SAVE 15%

+ Add to Cart



James Hardie Statement Collection HZ5 Fiber...

☆☆☆☆☆ 0

\$107^{.56}

Choose Options

Overview

The Magnolia Home | James Hardie Collection offers Hardie® siding, trim and soffit in colors, styles and textures hand-selected by Joanna Gaines. This curated collection is designed to help simplify the process of choosing your home exterior products and give you confidence with quality you can trust. With durable Hardie® fiber cement products available with ColorPlus® Technology finishes, you can transform your home and enjoy its long-lasting beauty. Hardie® products are non-combustible and engineered to resist damage from fire, pests, and harsh weather. ColorPlus® Technology finishes provide a baked-on paint finish that resists fading, chipping and cracking, with a 15-year finish warranty. Hardie® exteriors are Engineered for Climate® to provide the best performance for your climate.



- Magnolia Home | James Hardie Collection, curated by Joanna Gaines
- Hardie® fiber cement products with ColorPlus® Technology finishes
- Hardie® Shingle fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions
- Straight edge shake shingle siding provides the look of cedar shake in a woodlike grain finish for a natural shingle look in a Weathered Cliffs color
- 30-year limited non-prorated siding substrate warranty; ColorPlus® Technology finishes are backed by a 15-year limited warranty
- Board resists damage from cold, snow, ice and drastic temperature changes to stay strong and intact
- 0.25-in x 15.25-in x 4-ft Cedarmill® shingle siding installs horizontally and resists pests that can damage wood siding
- Use a 2-1/2 in. siding gun or siding nailer to attach to wood, steel or masonry substrates
- Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system

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

-  **Installation Manual**
PDF
-  **Warranty Guide**
PDF
-  **Instructions/Assembly**
PDF
-  **SDS**
PDF
-  **Prop65 Warning Label**
PDF
-  **HowTo Manual**
PDF
-  **Use and Care Manual**
PDF
-  **Product Certifications**
PDF

Specifications



📏 Dimensions			
Actual Length (Inches)	48	Actual Width (Inches)	15.25
Actual Thickness (Inches)	0.25	Coverage Area (Sq. Feet)	2.00

📄 Features			
Color/Finish Family	White	Recommended Exposure (Inches)	6.0
Edge Profile	Straight	Series Name	Magnolia Home Collection HZ5
Finish	Painted	Texture	Cedarmill
Manufacturer Color/Finish	Weathered Cliffs	Type	Shingle siding panel

🛡️ Warranty			
Finish Warranty	15-year limited	Warranty	30-year limited

📄 Certifications			
CA Residents: Prop 65 Warning(s)	⚠️ Prop 65 WARNING(S) -		

🎲 Miscellaneous			
UNSPSC	30151800		





P220121KC GW
P220121220 15:45
ESR2200 HLD MR1253 IAS AAG2



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

Monday, November 13, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner - Long Range
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh *Esq.*, Town Attorney
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.
2. **Agenda Summary Review** — The Commission made an amendment to remove Item 4.b.: Application 2023 - 1047 for 633 Goldsborough Street from the November 13, 2023 agenda.

Commissioner Pezor moved to approve the November 13, 2023 Agenda Summary with the proposed amendment. 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

3. Old Business —

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

Zoning: R-10A

Request: The applicant is proposing an in-kind asphalt shingle roof replacement with GAF Timberline HDZ shingles. The existing trim, fascia, and soffit will remain, however the existing half-round style gutters will be replaced with K-style gutters. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jason Straczewski
John Mara, Marasun Roofing LLC

Public Comment — None

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

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

- b. File No.: 2023 - 894**
Applicant: Charles and Lois Garrison
Location: 16 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1128
Zoning: R-7A

Request: At their April 10, 2023 meeting, the Commission approved the replacement of four (4) aluminum clad windows with the condition that the exterior trim shall be replaced in-kind with wood. The applicant has now amended their application to propose using AZEK trim on two (2) of the new windows on the front façade. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Sills, Lintels, and Frames*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Charles and Lois (Ellen) Garrison

Public Comment — None

**Commissioner Pezor moved to approve the amended 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 - 881
Applicant: A.K.J. Roofing Inc.
Location: 11 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1232
Zoning: GI

Request: At their April 10, 2023 meeting, the Commission approved the replacement of the existing slate roof with synthetic slate with a vote of 3-2. The applicant has since replaced the West wing portion of the courthouses roof with the synthetic slate, and is now proposing to replace the slate roof on the East wing of the courthouse with the same synthetic slate material. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brian Moore, Superintendent of Talbot County Facilities Department

Public Comment — None

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

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

- d. **File No.:** 2022 - 586
Applicant: Town of Easton
Location: 11 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1526
Zoning: CB

Request: The applicant is requesting a Certificate of Appropriateness extension for the previously approved replacement of an existing window with an ADA compliant door. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 44. Adding New Doors*
- v. *Appendix B. Historic Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

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

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

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

Request: 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. The applicant is proposing to replace seven (7) existing wooden windows on the East side of the building. The windows that the applicant originally proposed and installed are a combination of vinyl casement and double hung windows with “between the glass” muntins. The applicant has since submitted a revision that proposes fiberglass-clad windows. The applicant is also proposing to shift the third story gable end windows 18” towards North Street. This is a non contributing building to the Historic District.

Historic District Guideline references:
i. Guideline 90. Make Sensitive Replacements

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

Applicant Presentation:
Randall Wallbridge

Public Comment — None

Commissioner Stuart moved to approve the amended application with the condition that the third floor window shall be filled in with the same material, shall be the same size and shape, and shall match the existing sill height. The applicant may submit an amended application for the replacement of the front facade window at a later time. Commissioner Bateman seconded the motion.

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

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

Request: At their September 11, 2023 meeting, the Historic District Commission 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 applicant has now amended their previous application for the fence to include the construction of a wooden kennel structure. The structure 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 (3) feet taller than the approved fence, and reaches the eave line of the existing structure. The scope of work also includes an outdoor dog run. This is a non contributing building to the Historic District.

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 Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitive*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Scott Reynolds

Public Comment — None

The Commission would like the applicant to explore different locations for the proposed outbuilding and an alternate material to chicken wire. Commissioner Bateman moved to table the application pending the submission of an alternative plan or proposal for the structure. Vice Chairperson Brophy seconded the motion.

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

4. New Business —

- a. **File No.: 2023 - 1061**
Applicant: Oasis Easton

Location: 215 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0069
Zoning: R-7A

Request: The applicant is proposing an in-kind asphalt shingle roof replacement with GAF Timberline HDZ shingles. The applicant is also proposing to replace the bell tower’s cement tile roof with a new synthetic slate roof. The existing cedar shake roof, trim, gutters and soffit will remain. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places. The survey from the Maryland Historic Trust notes that the eastern addition was built in 1870, and had a green asphalt shingle roof at that time.

Historic District Guideline references:
i. Guideline 70. Roof Material

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

Applicant Presentation:
Matt Misiter, Bay Area Exteriors

Public Comment — None

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

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman,, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Greer

b. File No.: 2023 - 1072
Applicant: Neil Jones Carpentry
Location: 112 N. Park Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0801
Zoning: R-10A

Request: The applicant is proposing to install two (2) new Anderson E-series aluminum clad windows. The window on the rear façade will be a 53” x 27” awning window, and the front façade window will be a 16” x 31” picture window. This is a non contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Neil Jones

Public Comment — None

The applicant amended their application to propose the use of an A-Series Fiberclad window.

Commissioner Pezor moved to approve the amended application with the condition that a cutsheet of the amended A-Series material shall be submitted prior to receiving a building permit; and 2) the applicant shall screen the mini splits. 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

5. Discussion Item —

- a. Missing Middle Housing Types — At their November 6, 2023 meeting, the Town Council reviewed *Ordinance No. 803* which included proposed amendments to the Permissible Uses and Supplemental Standards for Missing Middle Housing Types in Chapter 28 of the Town Code (Zoning). The Easton Planning Commission has proposed for these housing types to be changed from a Special Exception to Permitted in the R-7A and R-10A Districts and Commercial Business District. The Historic Commission discussed the appropriateness of Middle Housing Types within the Historic District, and the review process for future applicants. The Commission further discussed the necessity to include language and visuals examples for Missing Middle Housing in their guidelines.
- b. October 23, 2023 Consent Docket approval for an emergency HVAC installation at 414 August Street — Application 2023 -1042 first appeared before the Commission at their October 9, 2023 meeting for the replacement of the HVAC split system. At that time, the application was tabled pending further detail and information from the applicant. Considering the serious health and safety hazards, an emergency approval to install a new HVAC system was granted per the HDC Chairperson. The applicant has agreed to match the siding color and to add

additional screening.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the October 23, 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 - 1065
Applicant: Perez Home Improvement
Location: 606 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0959
Zoning: R-7A

Request: The applicant is proposing to remove the existing asphalt shingle roof and to replace in-kind. The existing soffit, fascia, and gutters shall remain.
Historic District Guideline references:

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

8. Consent Docket —

- a. **File No:** 2023 - 1068
Applicant: P.A. Construction, LLC
Location: 129 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0621
Zoning: CB

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

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 8:30 a.m.

RECEIVED
NOV 07 2023



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

TOWN OF EASTON

Application #:	2023-1076
Date Received:	11/07/2023
Fee Paid:	\$25.00
HDC Meeting Date:	11/27/2023
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 110 S Washington Street Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Naveed Ichan
TELEPHONE NO.: 443-225-2822 EMAIL: NaveedIchan25@gmail.com

Applicant or Agent

NAME: Naveed Ichan
TELEPHONE NO.: _____ EMAIL: _____

Description of Proposal (include additional sheets, as necessary)

<u>Temporary keeping Lottery winning banner</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>Naveed Ichan</u>
<u>11-07-2023</u>
<u>Naveed Ichan</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

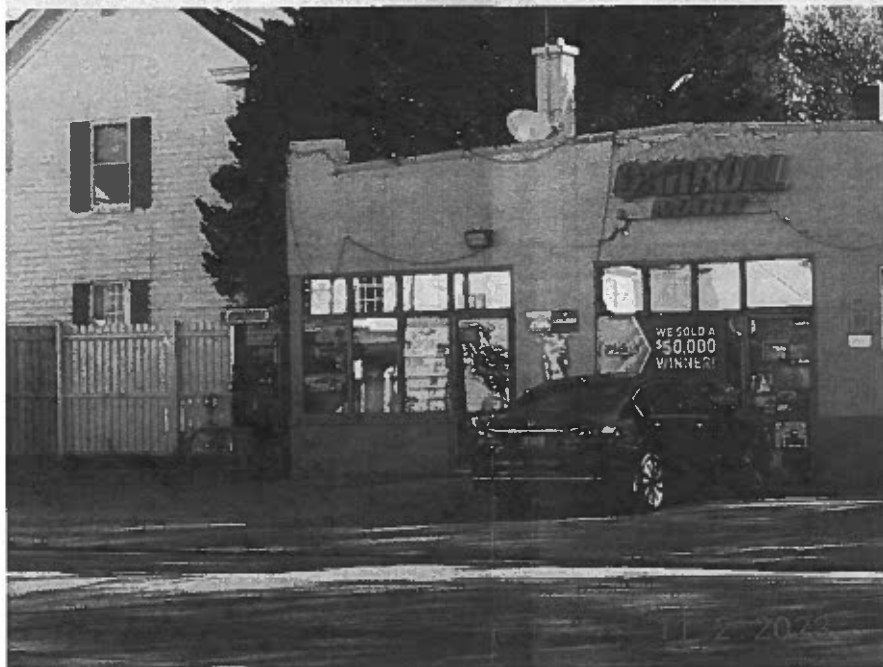
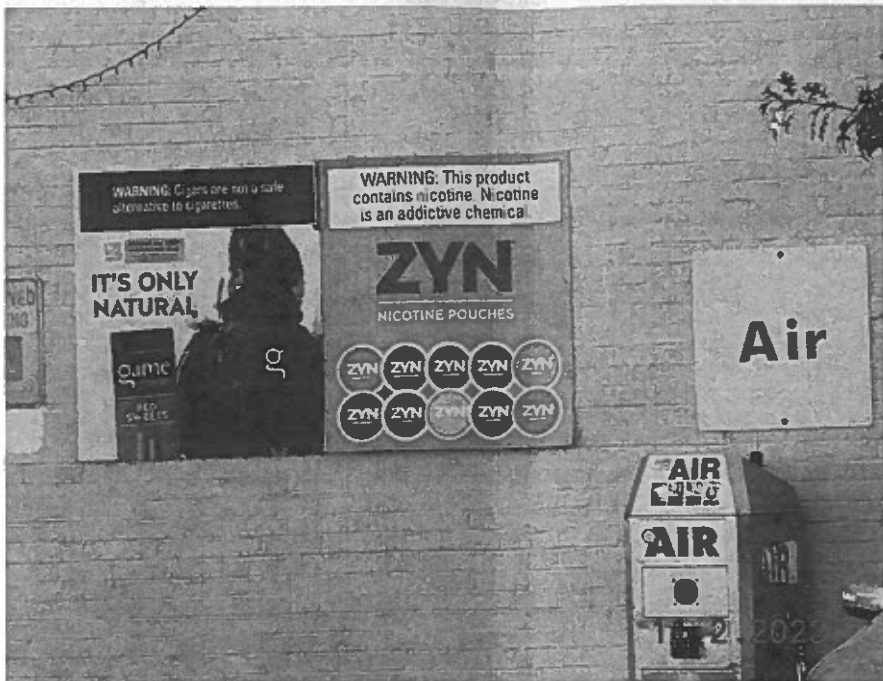
Other

- ☐ 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.





Nicholas Johnson <njohnson@eastonmd.gov>

Historic Application # 2023-1077

6 messages

Harriet Crawford <crawford.harriet@gmail.com>
To: planningandzoning@eastonmd.gov

Mon, Nov 13, 2023 at 10:30 AM

GM. I need an expedited process to repair my porch. Of course it is to be repaired in kind. I am attaching 5 pictures to be added to my application for the justification of the request for expedited processing. The area above the columns is completely rotted and needs to be repaired as soon as possible. I think this is a hazard. Thank you for your attention to this matter.

--

Harriet Crawford
Cell: 410-476-7613

5 attachments

11-13-23porchpic1.jpg
126K



11-13-23porchpic2.jpg
139K



11-13-23porchpic3.jpg
131K



11-13-23porchpic4.jpg
164K



11-13-23porchpic5.jpg
168K

Nicholas Johnson <njohnson@eastonmd.gov>
To: Ernest Demby <ernest@encoresustainablearchitects.com>

Mon, Nov 13, 2023 at 10:47 AM

Hi Ernest,

I have a request for an emergency approval at 307 North Street of an in-kind porch column replacement. It was originally going to be on the next HDC agenda however, the homeowner discovered a great deal of rotten wood above the porch and would like to begin repairs ASAP. I have attached the original application and photos of the rotten wood for your review. Please let me know if this is something that you would be willing to approve as an emergency approval for health and safety reasons.

Thanks,
Nicholas Johnson

[Quoted text hidden]

--

Nicholas Johnson

Planner
Town of Easton
Planning & Zoning

6 attachments



11-13-23porchpic1.jpg
126K



11-13-23porchpic2.jpg
139K



11-13-23porchpic3.jpg
131K



11-13-23porchpic4.jpg
164K



11-13-23porchpic5.jpg
168K



307 North Street - HDC Application.pdf
5004K

Nicholas Johnson <njohnson@eastonmd.gov>
To: Harriet Crawford <crawford.harriet@gmail.com>

Mon, Nov 13, 2023 at 10:51 AM

Thank you for the photos. I have forwarded your request to the Chair of the Historic District Commission for his review. Would you be able to provide me with some additional information regarding the work that will be done on the porch roof? More specifically what portions of the roof will need to be removed and what replacement materials will be used.

Thanks,
Nicholas Johnson

[Quoted text hidden]

[Quoted text hidden]

Ernest Demby <ernest@encoresustainablearchitects.com>
To: Nicholas Johnson <njohnson@eastonmd.gov>

Mon, Nov 13, 2023 at 11:00 AM

Hi Nick,

I have reviewed the photos and application that you have provided. Due to the extent of the deterioration of the wood framing and columns, the emergency approval is granted for the repairs at 307 North Street. Let me know if you need anything else. Thanks for sending this.

Ernie Demby, AIA Assoc., Designer

ENCORE SUSTAINABLE ARCHITECTS

31 Light Street, Suite 500

Baltimore, MD 21202

P: 410.624.5461 | www.encoresustainablearchitects.com

Connect with us on Facebook, Instagram, & Linked In



[Quoted text hidden]

Harriet Crawford <crawford.harriet@gmail.com>
To: Nicholas Johnson <njohnson@eastonmd.gov>

Mon, Nov 13, 2023 at 11:03 AM

GM. We are not working on the roof. We are replacing the porch headers only.

[Quoted text hidden]

Nicholas Johnson <njohnson@eastonmd.gov>
To: Harriet Crawford <crawford.harriet@gmail.com>
Cc: Samantha Smith <:ssmith@eastonmd.gov>

Mon, Nov 13, 2023 at 11:19 AM

Hi Harriet,

The Chair of the Historic District Commission has granted your request to replace the rotted porch columns and framing in-kind as an emergency approval. At this time, please reach out to the Building Inspection Department at 410-822-1943 in order to obtain all the necessary building permits before beginning construction.

Sincerely,
Nicholas Johnson

[Quoted text hidden]

RECEIVED
NOV 08 2023



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

TOWN OF EASTON

Application #:	2023-1077
Date Received:	11/08/2023
Fee Paid:	\$75.00
HDC Meeting Date:	11/27/2023
Date Property Posted:	-

HD 23-133

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 307 North St
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Harriet Crawford
TELEPHONE NO. 410 476 7613 EMAIL crawford.harriet@gmail.com

Applicant or Agent

NAME Harriet Crawford
TELEPHONE NO. 410 476 7613 EMAIL crawford.harriet@gmail.com

Description of Proposal (include additional sheets, as necessary)

Front porch columns are damaged and disintegrating. They need to be replaced in kind.

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.
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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

<u>Harriet Crawford</u>
<u>11.17.23</u>
<u>Harriet Crawford</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:

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- ☐ 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)

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- ☐ 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.

Round **PERMA**Cast® Columns

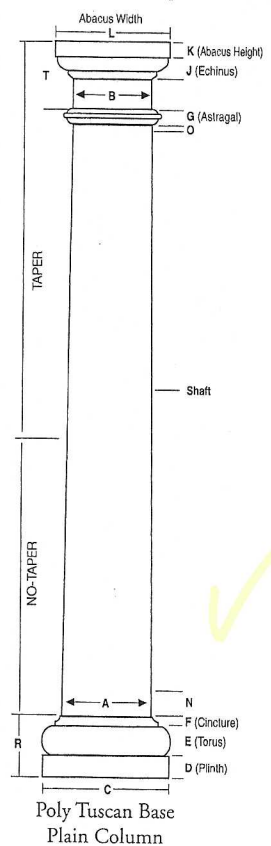
Mrs Crawford

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/8"	4 3/8"	9"	1 7/16"	1 1/16"	3/8"	3/4"	1 1/4"	1 3/8"	8"	1"	6 1/4"	3 3/8"	4 7/16"	4.6, 8
8"	7 1/8"	6 1/4"	10 1/2"	1 7/8"	1 3/4"	3/4"	3/4"	1 1/2"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 3/8"	4 1/2"	5.6, 8, 10, 12
10"	9 1/8"	8 1/4"	13 1/8"	2 3/8"	2 1/8"	3/4"	3/4"	1 3/4"	1 3/4"	11 1/4"	3/4"	2 3/4"	5 1/4"	5"	6.8, 9, 10, 12
12"	11 1/8"	9 3/4"	16 1/2"	2 3/4"	2 3/8"	7/8"	1 3/16"	1 3/4"	2 1/4"	13 3/4"	3/4"	2 3/8"	6 1/4"	5 3/4"	6.8, 9, 10, 12, 14, 16, 18
14"	13 1/8"	11 1/4"	19 1/2"	3 3/8"	3 1/8"	1 1/8"	7/8"	2"	2 3/8"	17"	7/8"	2 3/8"	7 1/8"	7"	8, 9, 10, 12, 14, 16, 18, 20
16"	15 1/8"	13 3/8"	22 1/2"	4"	3 1/2"	1 1/8"	1"	2 1/4"	3"	19 1/4"	1"	3"	8 1/8"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26
18"	17 1/8"	15 3/8"	24 3/8"	4"	4"	1 1/8"	1 1/8"	2 3/4"	3 3/8"	22 3/8"	1 1/2"	10 3/4"	9 1/8"	8 3/8"	10, 12, 14, 16, 18, 20, 22, 24
20"	19 1/8"	17 3/8"	27"	4 1/4"	4 1/2"	2"	1 1/16"	2 3/8"	3 3/8"	24 3/8"	1 1/2"	10 3/4"	11 1/4"	9"	10, 12, 14, 16, 18, 20, 22, 24
22"	21 1/8"	19 1/4"	30 1/4"	5 3/8"	4 7/8"	2"	1 1/8"	3"	3 3/4"	27 1/8"	1 1/2"	10 3/4"	12 1/4"	10 1/4"	16, 18, 20, 22, 24, 26
24"	23 1/8"	21 1/4"	33 1/8"	5 3/4"	5 1/4"	2 1/8"	2 1/8"	3 1/2"	4 1/8"	30 1/8"	1 1/2"	10 3/4"	13 1/8"	11 1/8"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/8"	38"	6 3/4"	6"	2 3/4"	2 1/4"	3 3/4"	4 3/4"	33 3/4"	1 1/2"	10 3/4"	15 1/2"	11 3/4"	20, 22, 24, 26, 28
30"	29 3/8"	26 1/2"	41 1/8"	6 1/2"	5 7/8"	2 1/2"	3 1/16"	4"	4 3/8"	38 1/4"	1 1/2"	10 3/4"	14 7/8"	14 7/8"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. □ Standard Fluted Column (Fluted in mold)

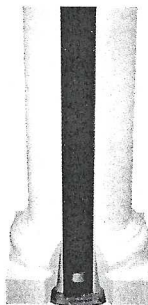
• Split columns are not load bearing.

Poly Tuscan Cap



COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.

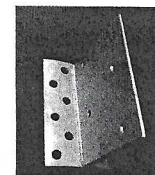


PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap now come with the Plumb-Fit® installation system included.

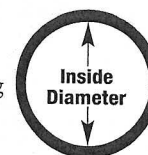
ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G® Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



ROUND PERMACAST® INSIDE DIMENSIONS

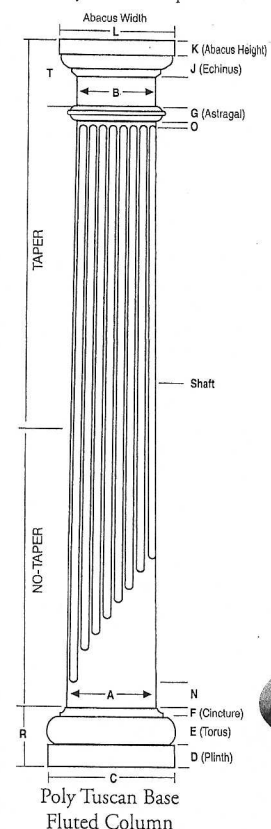
Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/4"	4 7/8"
8"	5 1/2"	6 3/8"
10"	7 1/8"	8 1/4"
12"	8 3/8"	10 1/4"
14"	10 7/8"	12 7/8"
16"	12 7/8"	15"
18"	14 3/8"	16 3/8"
20"	16 3/8"	19"
22"	18 1/4"	20 3/8"
24"	20 1/4"	22 3/8"
28"	22"	26 1/2"
30"	25 1/4"	28 1/2"

*Plain columns only

Poly Tuscan Cap



Poly Tuscan Base
Fluted Column













