



Historic District Commission MEETING AGENDA

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

Call to Order

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

Old Business

- 1) **Application Number:** 2023-995
Applicant: Gant & Associates
Location: 31 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1563
Zoning District: R-7A
Request: HVAC Installation.

New Business

- 1) **Application Number:** 2023 - 1089
Applicant: Ananias Velasquez
Location: 216 N. Aurora Street
Tax Map 103, Grid 000, Parcel 0682
Zoning District: R-7A
Request: Window and Siding Replacement.
- 2) **Application Number:** 2023 - 1083
Applicant: Rise Up Coffee Roasters
Location: 14 N. Hanson Street
Tax Map 104, Grid 0EA, Parcel 1165
Zoning District: CB
Request: Replacement of Existing Free-Standing Signage.
- 3) **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.

Consent Docket

Adjournment.

RECEIVED

NOV 14 2023



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

TOWN OF EASTON

Application #:	2023-995
Date Received:	11/14/2023
Fee Paid:	-
HDC Meeting Date:	12/11/2023
Date Property Posted:	12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 31.5 Aurora ST
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: BENWARD W ARNER
 TELEPHONE NO.: 410 320 1332 EMAIL: _____

Applicant or Agent

NAME: KURT GANT
 TELEPHONE NO.: 410 310 9846 EMAIL: TUCKAHOESAWM@Gmail.com

Description of Proposal (include additional sheets, as necessary)

HEAT PUMP LOCATION opt. LEFT SIDE @ REAR
opt 2. REAR OF BUILDING / RIGHT SIDE
14" x 24" tall.
All lines, wires, etc. are to be concealed in the walls.

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

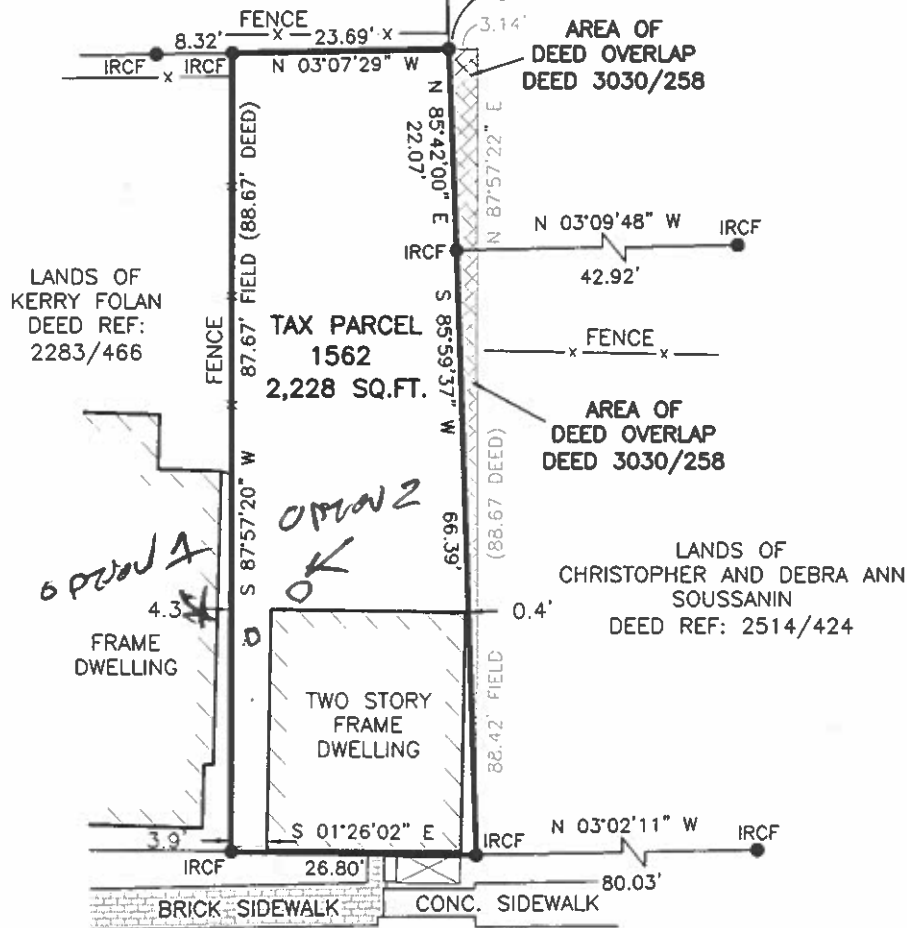
11/14/23
KURT GANT

Revised 4.4.2022

LANDS OF
KEVIN GERRARD MCHEAGH
REVOCABLE TRUST ET.AL
DEED REF: 3024/392

LANDS OF
14 MILE VENTURES LLC
DEED REF: 3030/258

MARYLAND STATE PLANE
COORDINATE SYSTEM (NAD83)



S. AURORA STREET

GENERAL NOTES

- 1) PROPERTY: 31 S AURORA STREET
ADDRESS: EASTON, MD 21601
- 2) DEED REFERENCE: 3038 / 141
- 3) THE LAND SHOWN HEREON LIES ENTIRELY
WITHIN FLOOD ZONE X PER F.I.R.M. PANEL
24041C0189D EFF. 07/20/2016.
- 4) IRCF DENOTES IRON ROD WITH CAP FOUND
- 5) IRCS DENOTES IRON ROD WITH CAP SET

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2025.

11/02/23

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE



dbf DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

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

PLAT SHOWING
THE LANDS OF
BERNARD WARNER IV

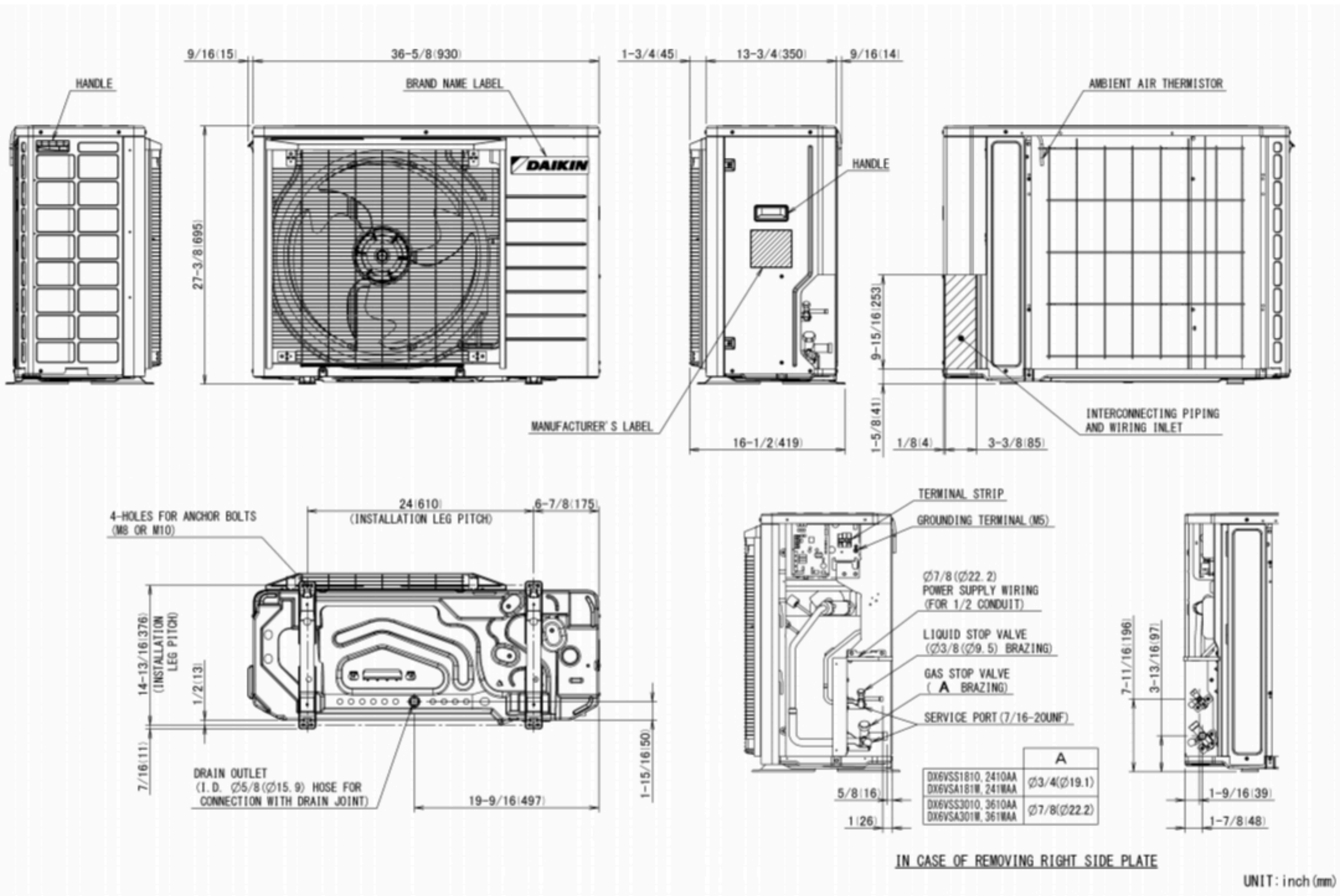
TAX MAP: 104, GRID: EA, PARCEL: 1562
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

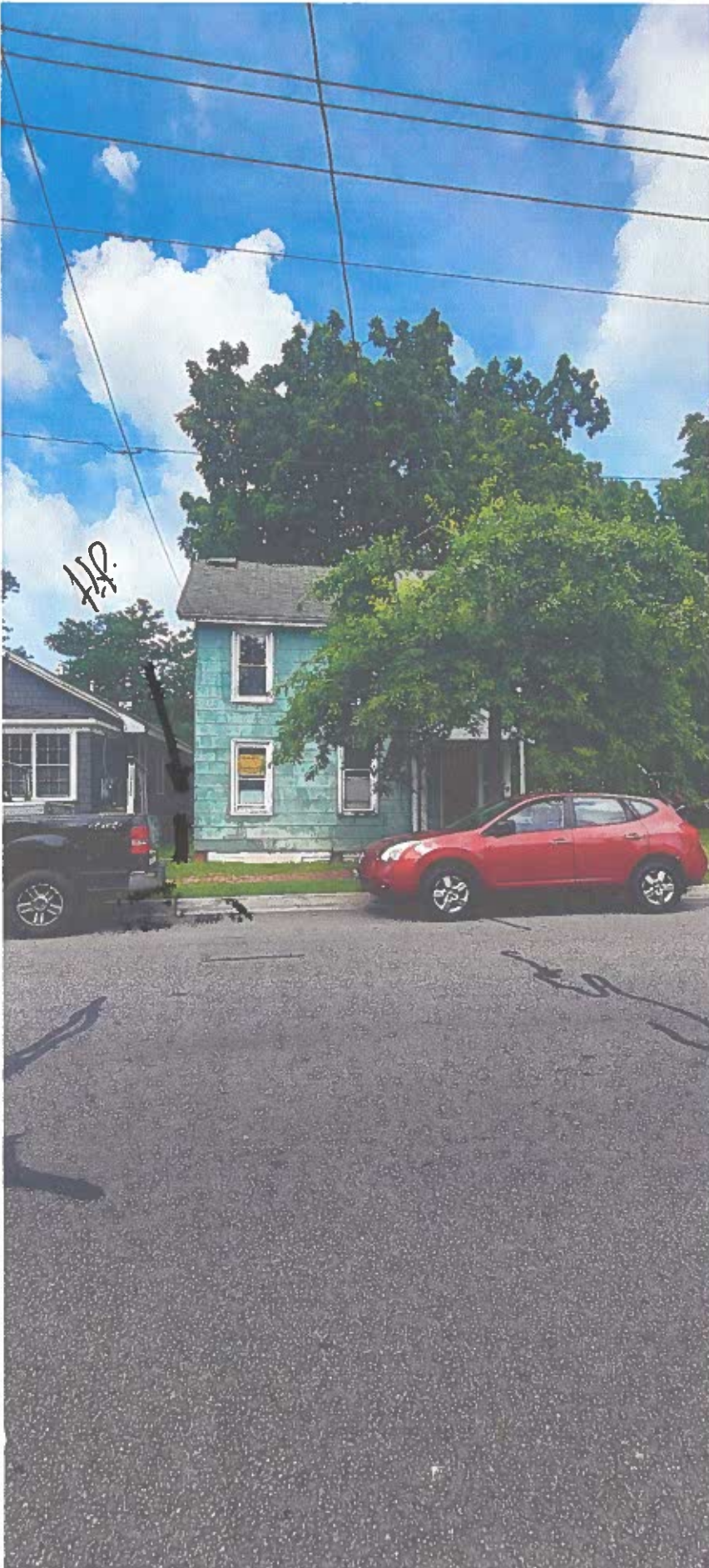
Date: 11/2/23

Scale: 1"=20'

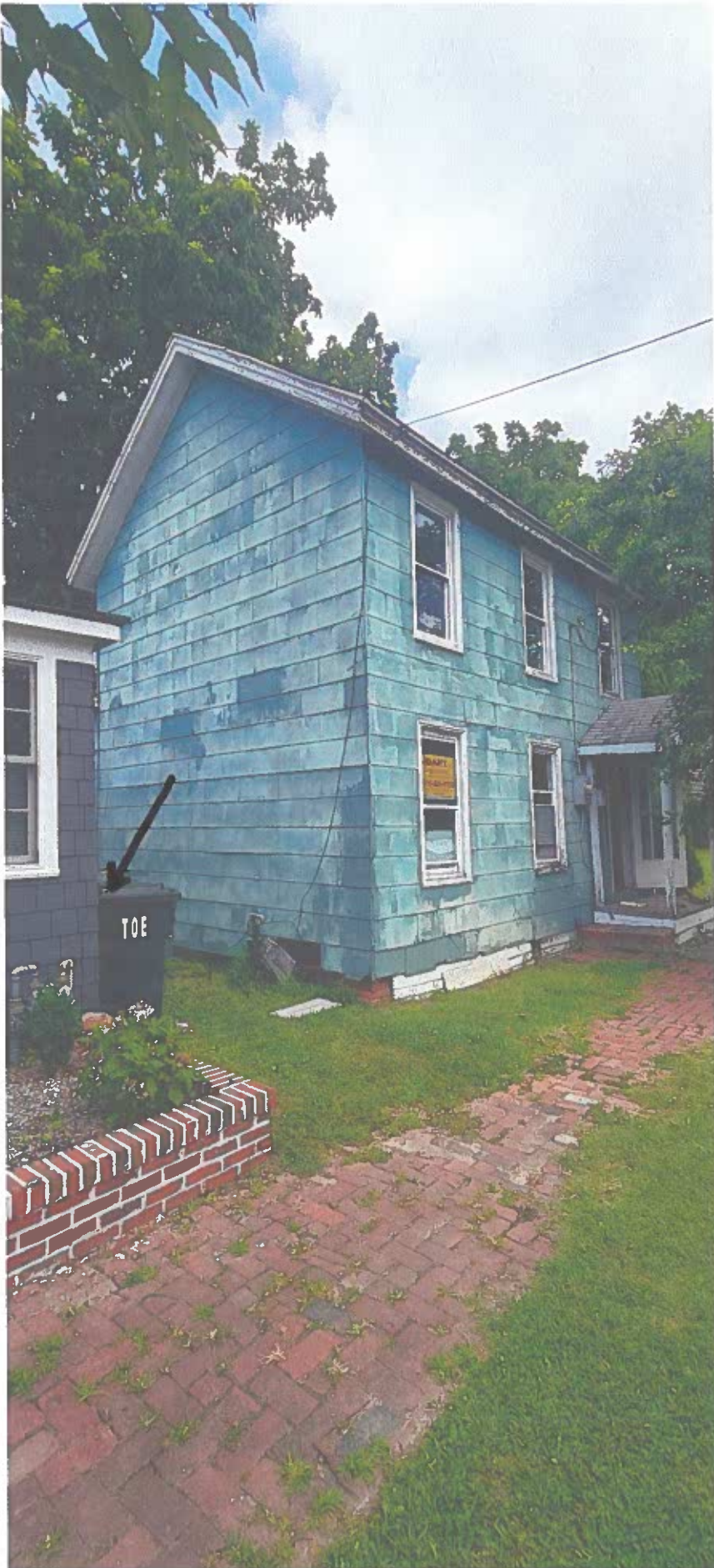
Proj.No.: 4586

MODEL	DIMENSIONS		
	W"	D"	H"
DX6VSS1810A*/ DX6VSA181WA*	36 $\frac{5}{8}$	13 $\frac{3}{4}$	27 $\frac{3}{8}$
DX6VSS2410A*/ DX6VSA241WA*	36 $\frac{5}{8}$	13 $\frac{3}{4}$	27 $\frac{3}{8}$
DX6VSS3010A*/ DX6VSA301WA*	36 $\frac{5}{8}$	13 $\frac{3}{4}$	27 $\frac{3}{8}$
DX6VSS3610A*/ DX6VSA361WA*	36 $\frac{5}{8}$	13 $\frac{3}{4}$	27 $\frac{3}{8}$





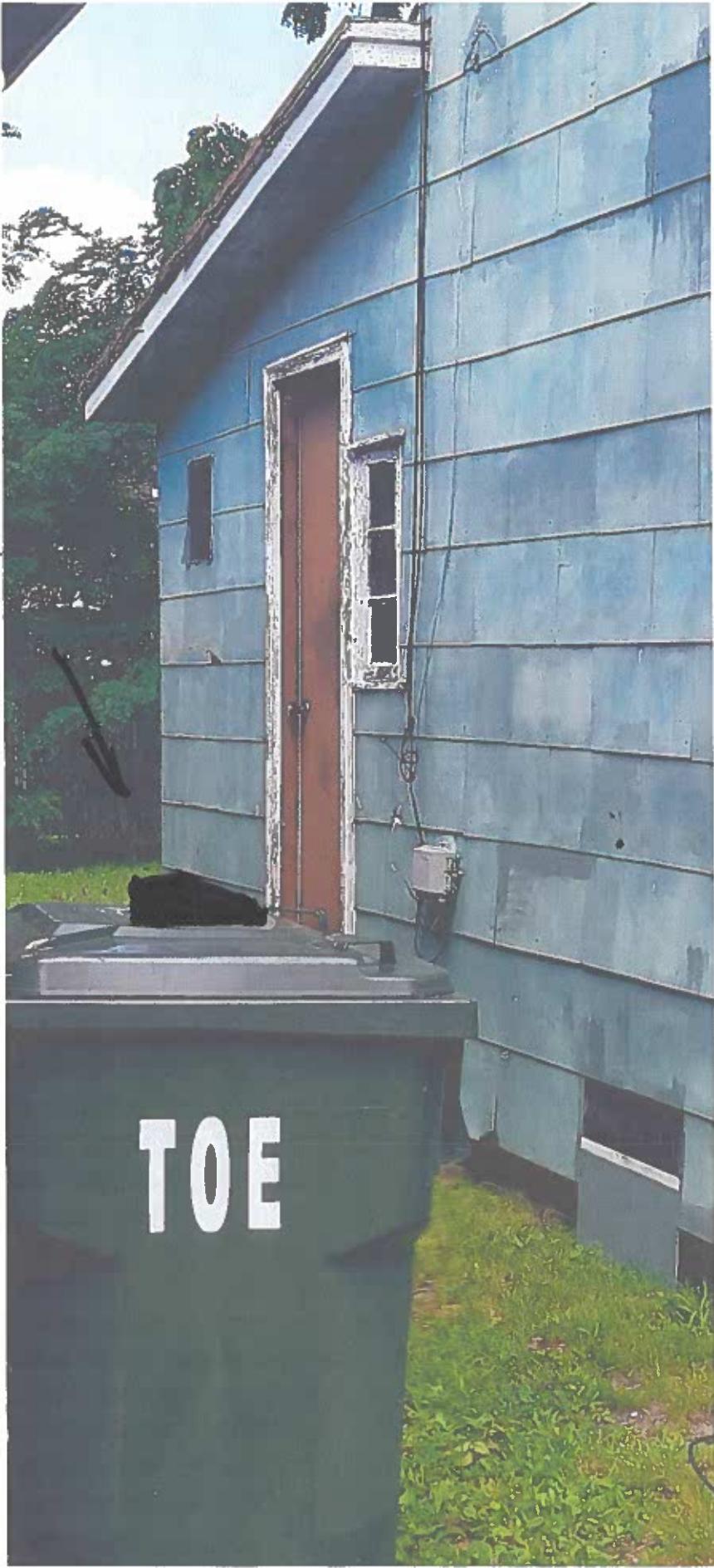
FRONT ELEVATION



H.P.

LEFT SIDE & FRONT ELEVATION

1/10



LEFT SIDE ELEVATION



H.P.

REAR ELEVATION



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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 216 N Aurora Street

Application Number: 2023-1089

Request: Window and Siding Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

Request:

The applicant is proposing to remove the existing scalloped wooden siding on the front gable and install new cedar shingle siding. The applicant is also proposing to remove the existing wooden window from the gable end and install a new aluminum-clad double hung window. This is considered a contributing structure to the Historic District.

Historic District Guidelines:

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 78. Substitute Materials for Siding

- a. Contributing buildings with original wood siding are to continue with wood siding.

Guideline 89. Maintain Historic Windows



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

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style



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

of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Example Motions:

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

OR

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

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			
2101017799		216 N AURORA ST		HERSHEY, STEVEN E			
YEAR BUILT		PHYSICAL CONDITION					
1920		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ASBESTOS SHINGLE SIDING ONLY NOTABLE ALTERATION. OTHER EXPOSED FABRIC (EXCEPT STORM DOOR) APPEARS HISTORIC							



RECEIVED

NOV 22 2023

TOWN OF EASTON
PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-1089
Date Received: 11/22/2023
Fee Paid:
HDC Meeting Date: 12/11/2023
Date Property Posted: 12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

216 N. Aurora St. Easton, MD

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Ananias Velasquez

TELEPHONE NO.

703-298-9642

EMAIL

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Mayrani Velasquez 3@gmail.com

Description of Proposal (include additional sheets, as necessary)

We want to replace the scalops on the top of the house because it is old and needs some work. We want to use plastic scalops. We would also have to replace a window that is located in the same place where it needs work. That's the only thing that needs replacement.

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

Norma E.

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

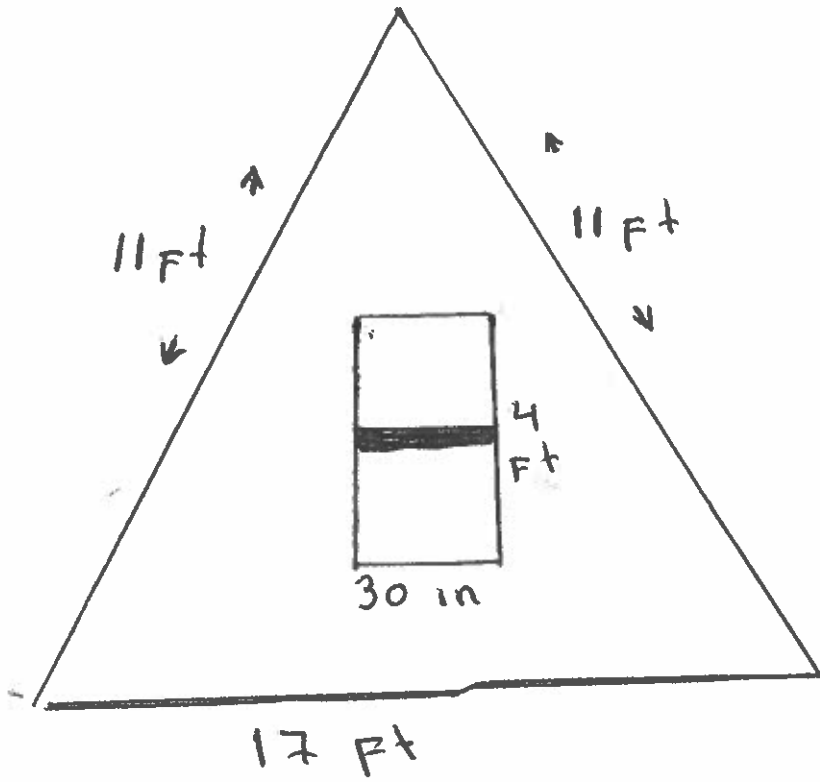
Other

- ☐ 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.



216 N Aurora St.

Mail body:



Mayrani González

Search



Sterling Lowe's Open until 9 PM

Deliv
2016

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Windows & Doors / Windows / Double Hung Windows

JELD-WEN W-2500 New Construction Jamb White Aluminum-clad Low-e Argon Double Hung Window Full Screen Included

Item #70007 | Model #LOWOLTDHCW2948LE

★ ★ ★ ☆ ☆ 4

**\$406.40**

~~\$508.00~~
Save \$101.60
Ends Nov 29

\$386.08 when you choose

5% savings on eligible purchases every day.

[Learn how](#)

OR

\$34/mo suggested

payments with 12 month special financing. Ltd time

[Learn how](#)12 monthly installments of \$36.74 with Lowe's Pay [Learn How](#)

Classic double-hung wood window best suited for traditional architectural styles

SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing... Both top and bottom sash slide open vertically for optimal airflow and easier cleaning

Common Size (W x H): 30-in x 48-in

30-in x 48-in

Pickup

Ready by Thu, Dec 28 (Est.)

Delivery

As soon as Fri, Dec 29

FREE Pickup at Sterling Lowe's



Over 30-day wait time

-

1

+

Add to Cart

In-use lifestyle image; accessories not included

JELD-WEN W-2500 New Construction Jamb White Aluminum-clad Low-e Argon Double Hung Window Full Screen Included **\$406.40**

★ ★ ★ ☆ ☆ 4

Get It Installed

Feedback





Easy & Free Returns

Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

Here are some similar items ...



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$401.60

~~\$502.00~~ SAVE 20%

[+ Add to Cart](#)



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$372.80

~~\$466.00~~ SAVE 20%

[+ Add to Cart](#)



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$378.40

~~\$473.00~~ SAVE 20%

[+ Add to Cart](#)



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$268.80

~~\$336.00~~ SAVE 20%

[+ Add to Cart](#)



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$285.60

~~\$357.00~~ SAVE 20%

[+ Add to Cart](#)



JELD-WEN W-2500 New Construction Jamb White...

★★★★☆ 4

\$366.40

~~\$458.00~~ SAVE 20%

[+ Add to Cart](#)

BETTER TOGETHER

CURRENT ITEM



Selected



+

Selected



+

Selected



+

JELD-WEN W-2500 New Construction Jamb White Aluminum-clad Low-e Argon

Frost King 33-in x 10-in White Wood Frame Window Screen

JELD-WEN 72-in x 80-in Low-e Argon Grilles Between The Glass White Vinyl Sliding Right-Hand

JELD-WEN V-2500 New Construction White Vinyl Dual-pane Single Hung Window Full

Better Together

Subtotal for (4) items

\$2,647.24

[Add to cart 4 items](#)

Overview

JELD-WEN W-2500 New Construction Jamb White Aluminum-clad Low-e Argon Double Hung Window Full Screen Included **\$406.40**

★★★★☆ 4



- Classic double-hung wood window best suited for traditional architectural styles
- SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning
- The frame is crafted with AuraLast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Hybrid spiral balance system supports the vertical operation of the sash in single-hung and double-hung styles, for easy opening and to hold the top sash in place
- Weatherstripping creates a tight seal against outdoor elements
- Matching fiberglass mesh screen to protect against insects
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement
- 20-year limited warranty on clad wood windows

CA Residents:  **Prop 65 Warning(s)** 

 **HowTo Manual**
PDF

 **Warranty Guide**
PDF

 **Energy Guide**
PDF

 **Installation Manual**
PDF

 **Prop65 Warning Label**
PDF

 **Use and Care Manual**
PDF

Specifications

Product Features

Compare

Reviews ★★☆☆☆ 4

Community Q & A

RELATED SEARCHES

34 Inch Wide Double Hung Windows

JELD-WEN W-2500 New Construction Jamb White Aluminum-clad Low-e Argon Double Hung Window Full Screen Included

★★★★☆ 4

New Construction Double Hung Windows

New Construction Single Hung Windows

\$406.40

 **Back to Top**



 [Contact Us & FAQ](#)

 [Order Status](#)

 [Lowe's Credit Center](#)

 [Gift Cards](#)

 [Installation Services](#)

 [Lowe's App](#)

About Lowe's

Stores & Services

Customer Service

Privacy & Use

CONNECT WITH US



© 2023 Lowe's. All rights reserved. Lowe's and the Gable Mansard Design are registered trademarks of LF, LLC.





You're shopping
S Annapolis ▾
○ **OPEN** until 9 pm

Delivering to
21601 ▾

Search



Cart | 0 items

[Home](#) / [Building Materials](#) / [Siding](#) / [Wood Siding](#)

Internet # 313814741 Model # CSS1C7EKXX Store SKU # 1005577275

Craftsman 8-1/4 in. x 96 in. Cedar Even Butt Shingle Siding Panel (8-Pack)

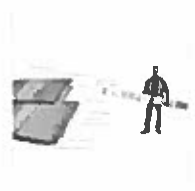
★★★★★ (7) ▾ Questions & Answers (13)



Live Chat



Feedback



Hover Image to Zoom

\$748⁷⁴ /bundle



Pay **\$698.74** after **\$50 OFF** your total qualifying purchase upon opening a new card. 

Apply for a Home Depot Consumer Card

Pickup at S Annapolis

Delivering to 21601

Ship to Store

Dec 11 - Dec 14

90 available

FREE

Delivery

Wednesday, Dec 13

90 available

Live Chat

Feedback



How much will you need?

Please note: calculations are estimates only

Calculate by:

☒ Length x Width

☐ Square Footage

Wall 1

Length:

ft

Width:

ft

+ Add Wall

Calculate



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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 14 N Hanson Street

Application Number: 2023-1083

Request: Signage

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Request:

The applicant is proposing an in-kind replacement of an existing post mounted sign. The sign is mounted to a metal post and is externally illuminated. The existing sign was approved by the HDC in February of 2011. The structure associated with this sign is a contributing to the Easton Historic District.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- 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.

Guideline 30. Lighting for Signs

- c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.
- d. Lighting sources and associated conduit for signs should generally be concealed from view.



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

e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The Historic District Design Guidelines do not provide any specific guidance for post mounted signs. The proposed sign replaces a non-historic sign in-kind and is consistent with Guidelines 25 and 30.

Example Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending submittal of the following...

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			
2101014889		14 N HANSON ST		BARCLAY DESIGNS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1936		VERY GOOD-ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE APPARENT				REAR SECTION LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	
NOTES							
THIS IS THE FORMER PURE OIL + GAS BUILDING. IT IS A VERY INTERESTING BRICK COMMERCIAL GAS STATION. NEW WINDOWS + DOORS INCLUDING THOSE IN AUTOMOTIVE BAY ST. VAGUE SIMILARITY TO 109+ 312 SOUTH ST.							

RECEIVED

NOV 16 2023



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

TOWN OF EASTON

Application #: 2023-1083
Date Received: 11/16/2023
Fee Paid: \$75.00
HDC Meeting Date: 12/11/2023
Date Property Posted: 12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 14 N. Hanson Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1936 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Barclay Designs LLC
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Rise Up Coffee Roasters c/o Zach Smith
 TELEPHONE NO. 410-819-8989 EMAIL zachsmith@alrwlaw.com

Description of Proposal (include additional sheets, as necessary)

Replace existing sign face for free-standing sign. No change to existing pole, mounting bracket and/or lighting.
Existing metal sign face will be taken down, painted, vinyl graphics will be adhered, and the sign face will be put back up. All work to be performed by E.R. Hervey.

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

10/31/23

Zach Smith, Agent

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

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.

EXISTING SIGN



PROPOSED SIGN





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

T-466

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

2

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

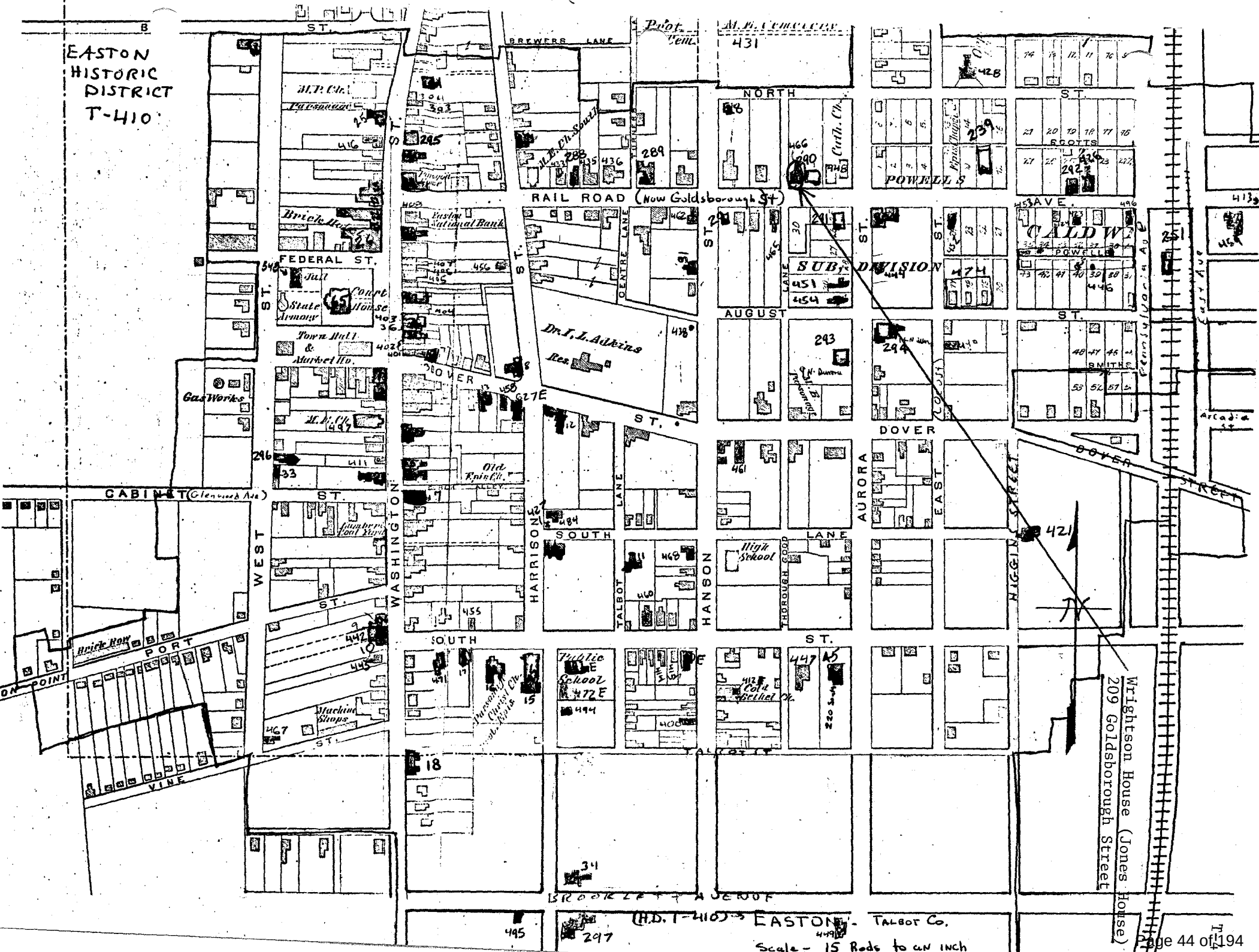
Maryland 21601

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

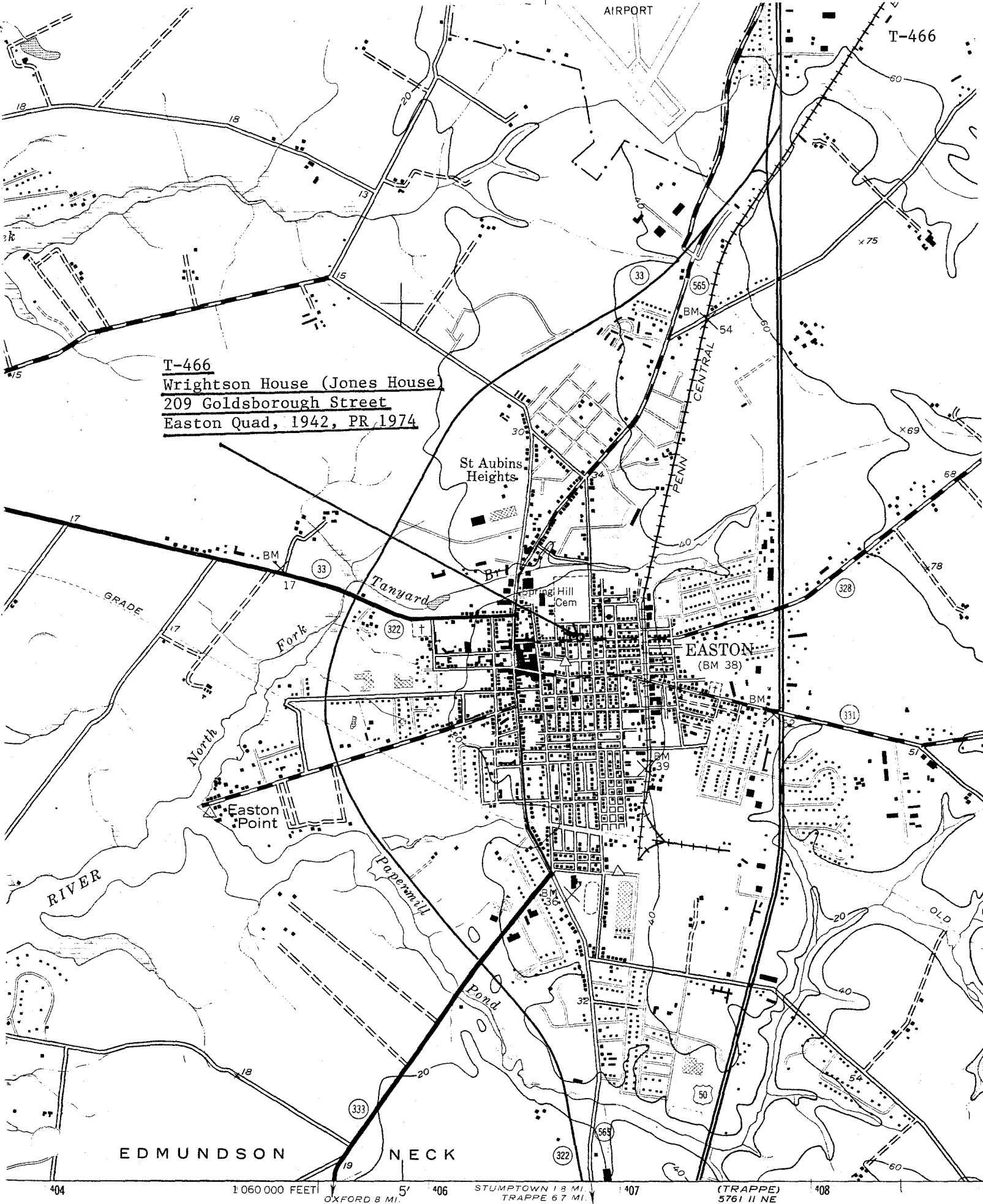


(H.D.T-410) EASTON - TALBOT CO.

Scale - 15 Rods to an inch

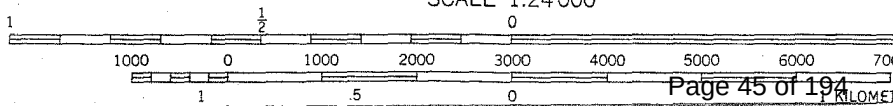
Wrightson House (Jones House)
209 Goldsborough Street

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



vey

metric methods





14 x 1.60

50%

Page 46 of 194

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: 12/11/2023
Date Property Posted: 12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 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>
-----------------	---

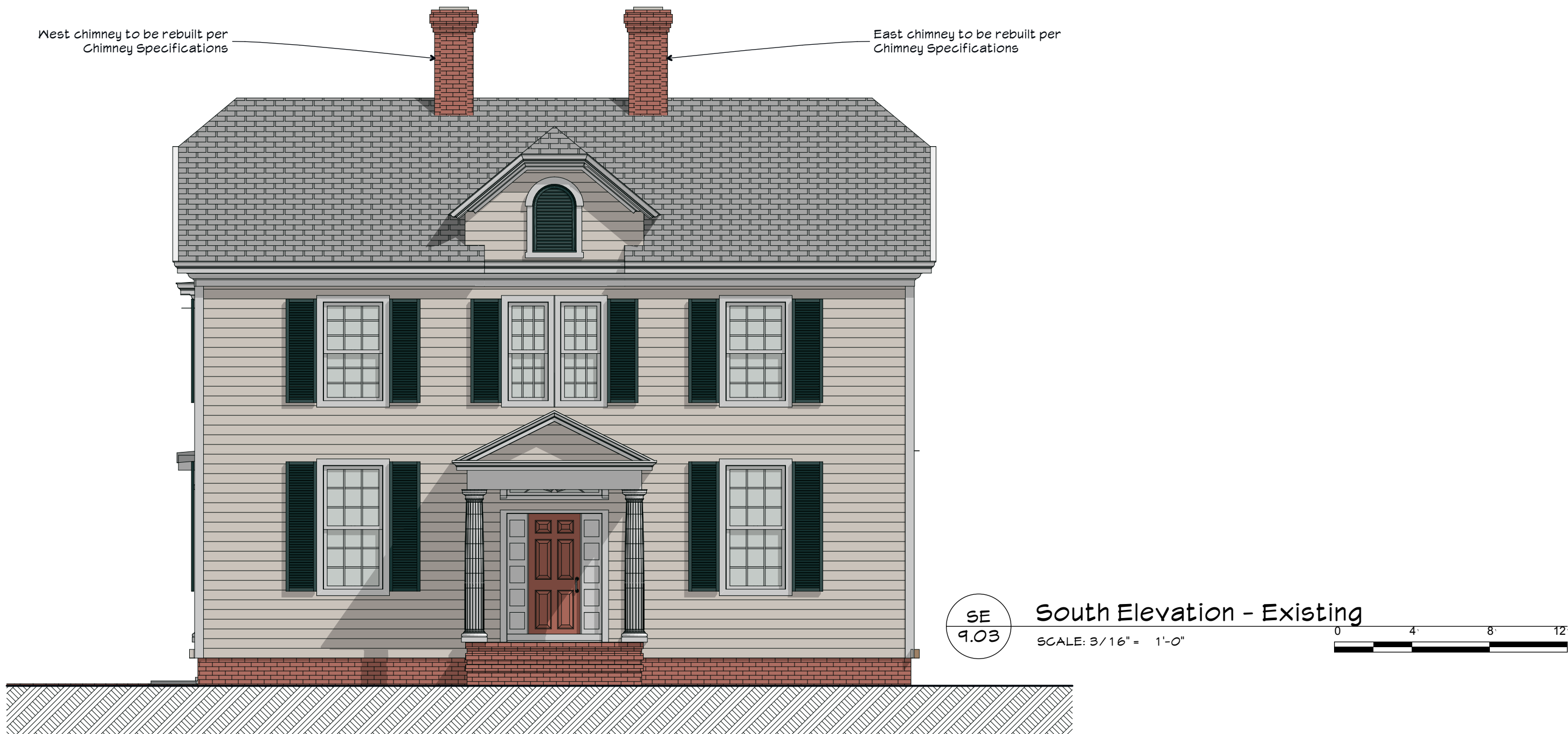
Revised 4.4.2022



Image #1 - West Chimney



Image #2 - East Chimney



South Elevation - Existing

SCALE: 3/16" = 1'-0"



Johnson's Chimney Service, Inc.
710 Red Lion Branch Rd
Millington, MD 21651

ESTIMATE	#2239
ESTIMATE DATE	Sep 20, 2023
TOTAL	

Morgan Foster
Chris Holmes KRM Construction
209 Goldsborough Street
Easton, MD 21601

CONTACT US

(443) 480-0503
johnsonchimpros@gmail.com

(443) 480-9624
cholmes@krmconstruction.com

ESTIMATE

Services	qty	unit price	amount
Exterior			
Masonry Repairs - Prep and Clean Up - Masonry			
Setup safely on roof for workers and to protect the roof, gutters and surrounding areas of customer property with drop cloths, rubber mats, etc. After work is completed, clean roof properly, repair any signs of traffic on shingles. Blow off / clean up porches, decks, flower beds, and patios as needed. Acid wash the chimney if we determine it is needed.			
Misc. Items - Difficult Access	2.0		
Must erect roof staging / scaffold as needed for safe roof access and working conditions.			
Rebuild - Flashing Level Up - BOTH (2) TWIN CHIMNEYS	1.0		
Remove original, then rebuild the chimneys from the flashing level up. Will choose brick and mortar matched as closely as possible to original. In this case, this will be a factory white washed red brick and grey mortar. (300 brick per chimney)			
Interior and Flue Related - Open Fireplace			
Gas Insert Venting	1.0		
Misc. Items - Purchase and Install Gas Insert	1.0		
Below are our most common options that we have had success installing.			

Johnson's Chimney Service, Inc. | Certified Chimney Sweep #10242 MHIC #90091 <http://www.johnsonschimneyservice.com/> 1 of 3

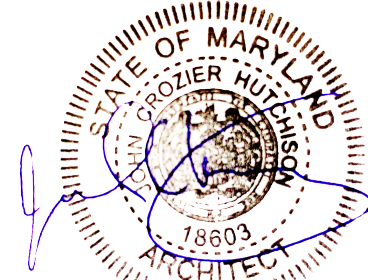
CS

Chimney Specifications



John Hutchison Architecture
302 Park Row, Flr 1
Chestertown, MD 21620
410.449.0468
john@johnhutcharch.com
www.johnhutcharch.com

Note: Drawings are not authorized for Permit or Construction unless affixed with a Professional Seal and Signature of the Architect below. Drawings authorized for Construction must also be stamped issued for Construction" above the Sheet Title below. Drawings stamped "Preliminary" or "For Permit Only" are not authorized for Construction.



Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the Laws of the State of Maryland, License Number 18603, Expiration Date 6/14/2024.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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

Project Number: JHA 23-008

Goldsborough Street Renovations and Addition

209 Goldsborough Street
Easton, MD 21601
Talbot County

for
Morgan Foster

REVISIONS

ID	Change Name	Date

Note: 3D Images are shown for reference only and shall not be used for Actual Construction.
Note: Full Size drawings are typically printed on 22x34 or 24x36 paper. If printed on 11x17 or 13x19 paper, it is likely the drawings are printed using a 50% reduction. Please verify scale of all drawings.

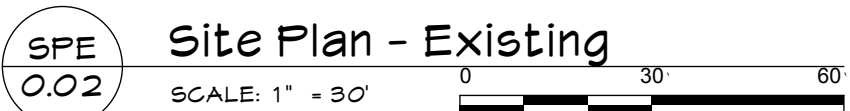
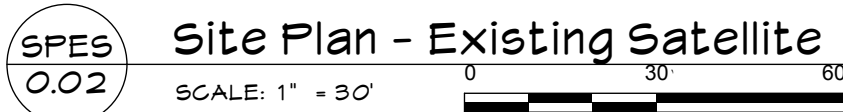
FOR CONSTRUCTION

HDC Submission
Work in Progress
Printed: 11/13/23

Existing Chimney Rebuild

EX

9.03





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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 307 North Street

Application Number: 2023-1077

Request: Standing Seam Roof Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Request:

The applicant is proposing to replace the existing standing seam metal roof made of tin with a new standing seam metal roof made of copper. The proposed roof has a rib seam height of 1" and a panel width of 17.5" to match the existing roof. The proposed material has flat panels and closed rib ends. This is a contributing structure to the Historic District

Background Information:

This property received two certificates of appropriateness in 2023. The first was issued in August for an in-kind asphalt shingle roof replacement. The second was an emergency approval issued in November for repairs to the extremely deteriorate front porch posts and structural components.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

Guideline 70. Roof Material

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



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

e. The specifications for a standing seam metal roof should be 1.5” (inches) or less for the rib seam height, the maximum panel width should be 16” (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6” (inches)

Recommended Condition:

1. The existing roof shape and slope shall be maintained.

Example 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 **table** the application pending submittal of the following...

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			
2101007297		307 NORTH ST		EMERSON, KATHERINE A.			
YEAR BUILT		PHYSICAL CONDITION					
1910		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				PART OF REAR ELL PROBABLY LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ASBESTOS SHINGLES ONLY APPARENT ALTERATION. 1/1 WOODEN WINDOWS PROBABLY ORIGINAL. INTERESTING DOUBLE, GLAZED AND PANELED DOOR							



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: May 22, 2023
Application Number: HD-23-942
Location: 307 North Street
Applicant: Harriet Crawford
Request: In-Kind Asphalt Shingle Roof Replacement

The applicant, Harriet Crawford, requested approval for residential improvements at 307 North Street. The request is to remove the asphalt shingle roof and replace in-kind. **The existing soffit, fascia, and cedar shake roof shall remain.** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 68, 69, and 70

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”.

Nicholas Johnson
Representative, Historic District Commission

8/28/2023
Date

RECEIVED

NOV 14 2023



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

TOWN OF EASTON

Application #:	2023-1077
Date Received:	11/14/2023
Fee Paid:	-
HDC Meeting Date:	12/11/2023
Date Property Posted:	12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

307 North St, Easton, MD 21601

☐ 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)

Porch roof has many holes. It is made of tin and that is not available anymore. I would like to use copper and I am asking the roofer to make it look as close to the original roof as possible. It will be a standing seam roof made of copper.

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

Harriet Crawford

Date

11.14.23

Printed Name of Applicant or Agent

Harriet Crawford

Revised 4.4.2022

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

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.

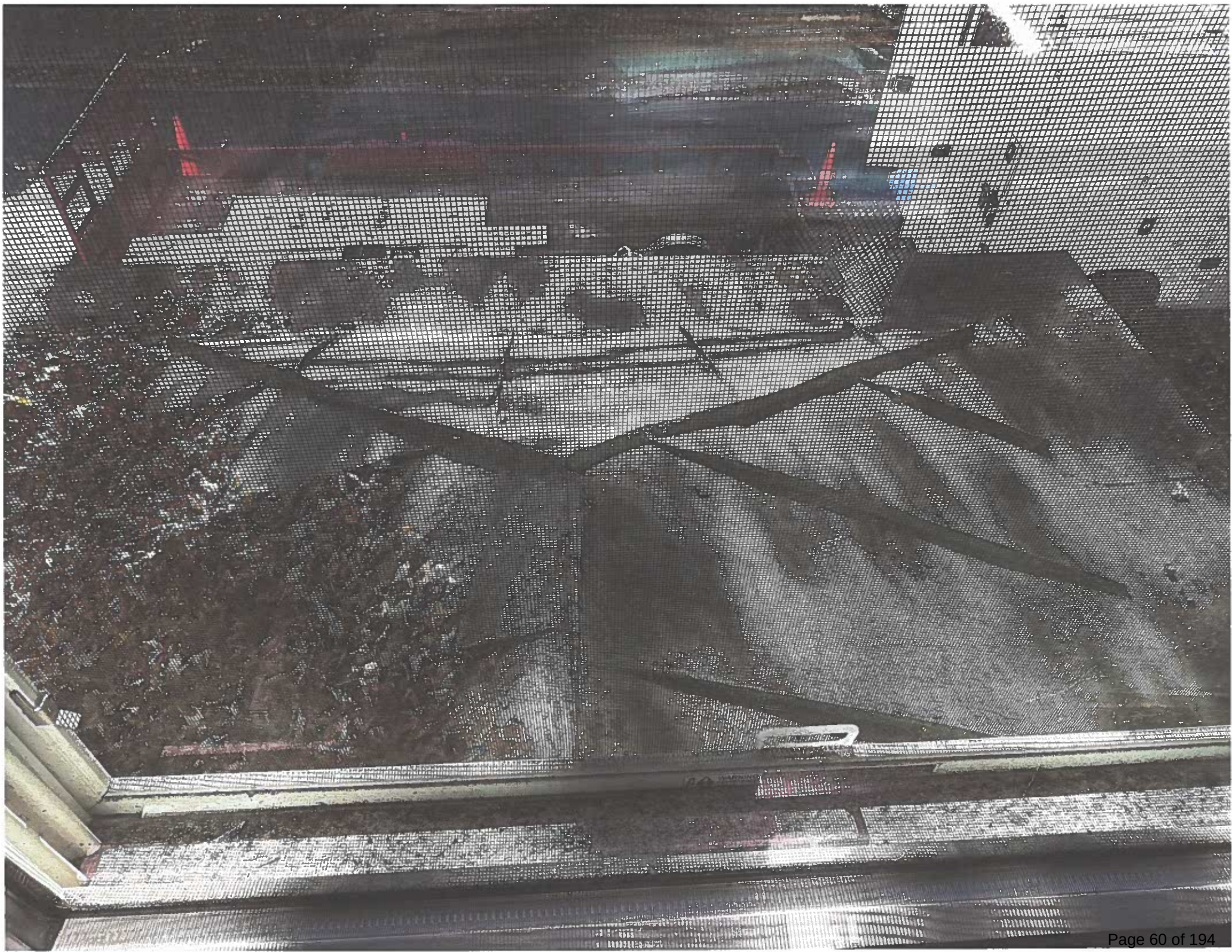
*Roofing

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





Ewing's Roofing & Siding Co., Inc.

P.O. Box B
Hurlock, MD 21643
MHIC #31668

Date: November 18, 2023

PROPOSAL SUBMITTED TO:

KNL Carpentry
4306 Dolby Farm Rd.
Hurlock, MD 21643

WE HERBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: 307 North St.

WORK SCOPE: Remove existing metal roof and install Standing Seam copper roof.

1. Remove existing metal roof down to the sheathing.
2. All debris will be removed upon completion of the job.
3. Install new ½" sheathing over entire porch roof.
4. Install custom made Standing Seam copper roof to match existing metal. Copper pans will be 18" wide with 1" tall seams attached with all hidden fasteners.

There will be a Fifteen-year warranty on workmanship.

Any wood work (including rafters) will be done on a time and material basis.

Any siding, flashing, soffit, and fascia work will be done on a time and material basis.

Any damaged or rotten plywood will be replaced at \$85 dollars per sheet.

WE PROPOSE- hereby to furnish material and labor-complete in accordance with these specifications, for the sum of:

***** *Six Thousand Dollars* ***** **\$6,000.00**

PAYABLE AS FOLLOWS: 1/3 Upon Signing Contract, 1/3 Upon One half Completion, Balance upon Completion

Authorized Signature: _____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL- The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as above.

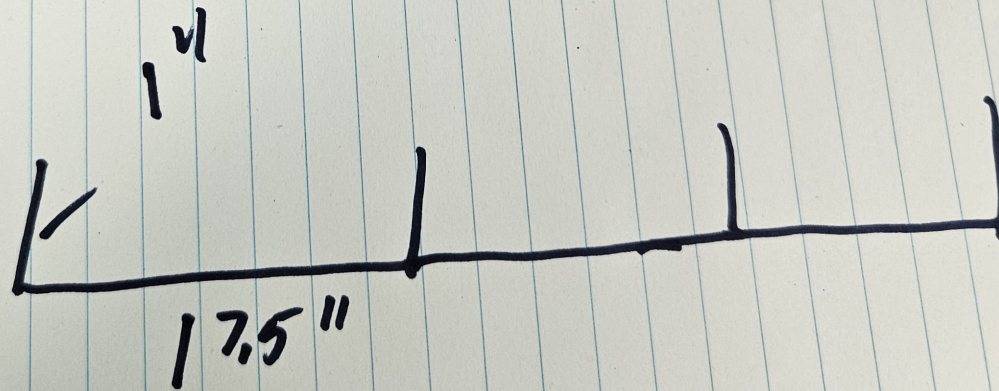
SIGNATURE: _____ **DATE:** _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.



2023

New Copper Roof Profile











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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 45 Pennsylvania Avenue

Application Number: 2023-1087

Request: Exterior Alterations

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Request:

The applicant is proposing alterations to the eastern and southern facades of the structure. On the eastern façade the proposal is to replace one of the two existing doors with a new paintable steel door and replace the second story gable window with a new double hung window. On the southern façade the proposal is to replace cedar shake siding in-kind, remove the existing first and second story windows, and move and replace an existing door. This is a contributing structure to the Historic District.

Historic District Guidelines:

Guideline 40. Details and Ornamentation

- a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting
- b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.

Guideline 41. Maintain Original and Historic Doors

- a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.



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

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

Guideline 42. Make Sensitive Replacements (Doors)

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.

- *“Historically, residential doors were made of wood with raised or recessed panels. Those located on front façades may incorporate plain, colored, stained, beveled, or etched glass panels. Fanlights, transoms, and sidelights often surround residential entry doors.”*

- *“The main entries of commercial buildings were often constructed of wood frame with a large, inset pane of glass. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather and allow more room for the display of products within the recessed entry.”*

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.

Guideline 43. Restore Missing or Inappropriately Altered Doors

a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.



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

b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Staff Recommendation:

Staff supports an HDC **continuation** of this application. The second story gable end window on the southern façade appears to be a historic wooden window. The removal of this window (if the HDC determines it is historic) contradicts guidelines 89 a and b. The Commission



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

must also determine if the proposed front door, side door, and windows are compatible with the architectural style of this structure and surrounding structures.

Example Motions:

1. I move that the Historic District Commission **table** the application pending a revised submittal that addresses the Commission's comments.

OR

2. I move that the Historic District Commission **approve** the application as submitted and find that the second story window on the southern façade is not historic.

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			
2101018949		45 PENNSYLVANIA AVE		MCCAFFERTY, JAMES E. III			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE APPARENT				YES- SEE NOTES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	
NOTES							
THIS 1 1/2 STORY COMMERCIAL BUILDING DISPLAYS AT LEAST THREE BUILDING EPISODES, ALL OF WHICH APPEAR TO BE GREATER THAN 50 YEARS OF AGE. NEW WINDOWS + SIDING, BUT BUILDING HAS A CHARMING COMPLEX JIGSAWN CORNICE + NICE COMMERCIAL FRONT							



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

RECEIVED
NOV 20 2023

TOWN OF EASTON

Application #:	2023-1087
Date Received:	11/20/2023
Fee Paid:	\$75.00
HDC Meeting Date:	12/11/2023
Date Property Posted:	12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 45 PENNSYLVANIA AVE, EASTON
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DEBORAH PATTERSON and CHARLES FREEMAN
TELEPHONE NO. 410.240.3279 EMAIL dhp@deborahpatterson.com

Applicant or Agent

NAME Same
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>SEE ATTACHED PROPOSAL</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, 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>Deborah H. Patterson</u>	<u>Charles E. Freeman</u>
<u>11/20/2023</u>	<u>12/11/2023</u>
<u>DEBORAH H. PATTERSON</u>	<u>CHARLES E. FREEMAN</u>

Revised 4.4.2022

45 Pennsylvania Avenue, Easton, MD
Proposal to Town of Easton Historic District Commission

Description of Proposal:

Facade

1. **Windows.** We will replace the deteriorated 72" x 56" double hung, wood twin-unit window on the right side of the second story with the same. The only difference would be the style of lites. Instead of the colonial six over six, we plan to use two over two, which is consistent with many of the houses on Goldsborough and is also the vernacular for this style of house (American Farmhouse rather than Colonial). See attached manufacturer's cut sheet for specifications. As soon as our finances permit, we will replace all the windows on the facade—and eventually the rest of the house—with wood two-over-two windows.
2. **Entrance Doors.** The one on the right side is wood and simply needs some restoration, a good paint job, and new hardware. We will replace the 34" x 80" one on the left with a paintable [white] steel door because it is so exposed to the elements. See attached manufacturer's cut sheet for specifications.
3. **All trim** will be painted white wood and in keeping with the style of nearby houses on Goldsborough. We will have a carpenter recreate all missing decorative white trim. And the fence will of course receive a fresh coat of white paint.

Southern Side Elevation

1. The central peaked section needs to be re-sided rather urgently, as there is exposed plywood on the exterior. We will replace it with what is currently there: cedar shake shingles, in this case primed and ready for matching exterior blue paint. We also want to remove the deteriorated window at the peak for two reasons. First, it is the only real wall upstairs, as all the rest are broken up by dormers [and the only place to put an antique tiger maple bed and family heirloom]. Second, we think it looks much better and less busy without the window (despite the fact that we love windows).
2. In the section to the left of the peaked elevation, we want to remove the window and move the 32" x 80" full lite door to the center of the space. As that door is also deteriorated, we will replace it with the exact same style door but in steel as it is very exposed to the elements. See attached manufacturer's cut sheet for specifications. That section will then be re-sided with the same primed cedar shake shingles and matching exterior blue paint. To the left of that section is a door the former owners added to serve as an entrance to one of the two apartments they had planned to create. We want to remove it because it is badly located and serves no real purpose; it is also adjacent to the one that we are keeping. All doors and windows will be trimmed with white wood in the style of the houses on Goldsborough. When you compare the existing elevation to our proposed changes, you will see that the latter is much cleaner and less busy - and to our minds a great improvement on what is currently there.

NB There are no easements or deed restrictions pertaining to this property,



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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



PROPOSED CHANGES





**Manufacturing
ACKNOWLEDGEMENT**

Lee Gardner
100 FRIEL PLACE
QUEENSTOWN, MD 21658
410-827-8811

Customer Quote Summary

BILL TO:

FRIEL LUMBER CO LLC/MAIN
100 FRIEL PLACE ROUTE 301 NORTH
PO BOX 10

SHIP TO:

FRIEL LUMBER CO. LLC
100 FRIEL PLACE-RT. 301N

QUEENSTOWN MD 21658-0000

Phone: 410-827-8811 Fax: 4108274326

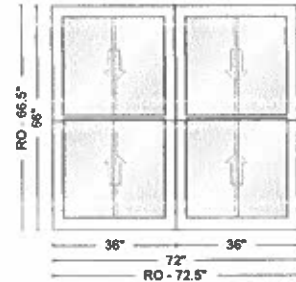
Phone: 410-252-1009 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5744338	1136869		11/11/2023	Quote Not Ordered	
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	MESSAGE		
WEBCP-LG - Lee Gardner					

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
--------	-------------	-----	------------	----------

10000-1	Majesty DH , Unit Size 72 x 66, RO 72.5 x 66.5, EXTENDED LEADTIME	1	\$1,957.28	\$1,957.28
---------	---	---	------------	------------

Unit 1, 2: U-Factor = 0.27, SHGC = 0.26, VT = 0.45, HII-M-26-00616-00002, Size Options = Custom Size, New Construction
Frame Width (Inches) = 36, Frame Height (Inches) = 66
Double Glazed, Double Low-E RS, Argon Filled
Other Performance Packages = E Star 6.0 2015, Overall DP Rating=N/A
Interior=White Prefinished Pine, Unit Color = White, Painted Unit = Yes, Painted Interior Only, Jamb Liner Color = White, Prefinished Color = White
Program = None, Label Name = Harvey, Lock Option = Double, White, Routed
Flex Full Screen, Fiberglass Mesh, Screen Shipping Separate
Contour In-Glass, Colonial, A-White, 2W1H
Applied Nail Fin
Overall Frame Width (Inches) = 72, Overall Frame Height (Inches) = 66, Overall Rough Opening Width (Inches) = 72.5, Overall Rough Opening Height (Inches) = 66.5
Clear Opening Width = 32.125, Clear Opening Height = 26.75, Clear Opening Square Footage = 5.97
Vertical Factory 0" thick, 66" length



Room Location: None Assigned

*FACADE:
SECOND FLOOR WINDOW*

Builders First Source
8401 OceanGateway
Easton, Md. 21601

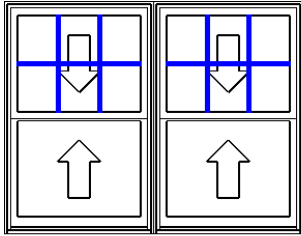
QUOTE BY : Vincent Gannon Jr.
SOLD TO : deborah
PO# :
Ship Via : Ground

QUOTE # : JW231100492 - Version 0
SHIP TO :
PROJECT NAME:
REFERENCE :

U-Factor Weighted Average: 0.29

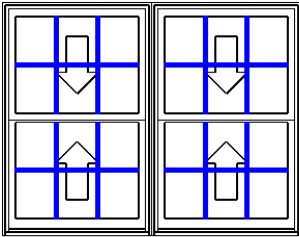
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 72 X 56 (Outside Casing Size: 74 5/8 X 58 3/16), Siteline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
			\$2,161.57	1	\$2,161.57



Viewed from Exterior. Scale: 1/2" = 1'

Line 1-1(A1)		Frame Size : 36 X 56 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 24.4h, 5.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-01836-00001 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
--------------	--	--	--	--	--

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1-2(A2)		Frame Size : 36 X 56			
Rough Opening : 36 3/4 X 56 3/4		Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 24.4h, 5.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-01836-00001 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
Line 2		Frame Size : 72 X 56			
Rough Opening : 72 3/4 X 56 3/4		(Outside Casing Size: 74 5/8 X 58 3/16), Sitrine Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$2,527.51	1	\$2,527.51
Line 2-1(A1)		Frame Size : 36 X 56			
Rough Opening : 36 3/4 X 56 3/4		Sitrine Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 24.4h, 5.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-01836-00001 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
Line 2-2(A2)	Rough Opening : 36 3/4 X 56 3/4	Frame Size : 36 X 56 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 24.4h, 5.4 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-01836-00001 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			

Total:	\$4,689.08
md (6.0000%):	\$281.34
Net Total:	\$4,970.42
Total Units:	2

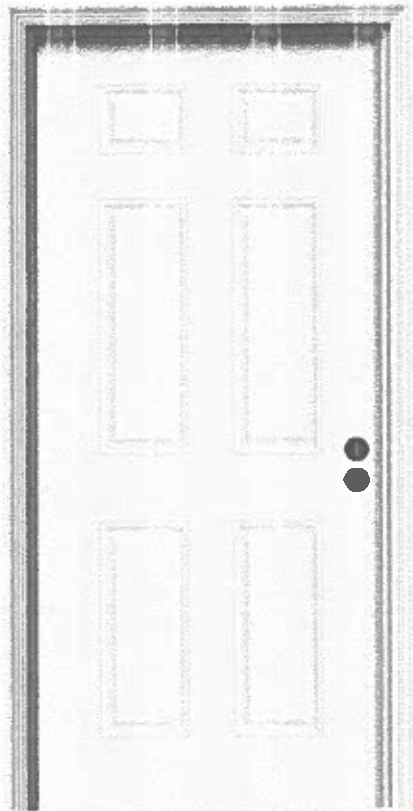
 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

FACADE - LEFT DOOR
POSSIBLE FRONT ENTRANCE

JELD-WEN

34 in. x 80 in. 6-Panel White Painted Steel Prehung Left-Hand Inswing Front Door w/Brickmould

★★★★★ (23) Questions & Answers (29)



- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 35-7/16 in. x 81-3/4 in.
- [View More Details](#)

Color/Finish: **White**



Common Door Size (WxH) in.: **34 x 80**

30 x 80

32 x 80

34 x 80

36 x 80

Door Hanging: **Left-Hand/Inswing**

Left-Hand/Inswing

Right-Hand/Inswing

Pickup at Salisbury

Delivering to 21601

Ship to Store

Jan 4 - Jan 9

199 available

FREE

Delivery

Dec 28 - Jan 22

199 available



Get Expert Door Installation

SOUTH SIDE ELEVATION
EXISTING



PROPOSED CHANGES



Quote Form

Quote Form								
	BUILDERS FIRSTSOURCE-EASTON 8401 OCEAN GATEWAY EASTON MD 21601 410-822-4880							
Project Information (ID #7700825 Revision #11509087) Hide								
Project Name: DEBROAH PATTERSON Customer: Contact Name: Phone (Main): Phone (Cell): Customer Type: Terms:		Quote Date: 11/20/2023 Submitted Date: PO#: Sales Rep Name: Vinny Parreco Salesperson:						
Delivery Information Hide								
Shipping Contact: Shipping Address: City: State: Zip:		Comments:						
Unit Detail Hide All Configuration Options								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; border-bottom: 1px solid black;">Item: 0001: Ext 32" x 80" S118-LE LHI 4-9/16" FrameSaver</td> <td style="width: 55%; border-bottom: 1px solid black;">Smooth Star 32"x80" Single Door</td> <td style="width: 30%; border-bottom: 1px solid black; text-align: right;">Location: Quantity: 1</td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">  </td> <td style="text-align: center; vertical-align: middle;"> SOUTH ELEVATION </td> <td style="text-align: right; vertical-align: middle;">696.73</td> </tr> </table>			Item: 0001: Ext 32" x 80" S118-LE LHI 4-9/16" FrameSaver	Smooth Star 32"x80" Single Door	Location: Quantity: 1		SOUTH ELEVATION	696.73
Item: 0001: Ext 32" x 80" S118-LE LHI 4-9/16" FrameSaver	Smooth Star 32"x80" Single Door	Location: Quantity: 1						
	SOUTH ELEVATION	696.73						



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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 110 N Washington Street

Application Number: 2023-1090

Request: Window Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Request:

The applicant is proposing to replace the existing windows on the second and third floors of the front façade with new Anderson E-Series aluminum-clad four over four windows. This is a contributing structure to the Easton Historic District and is listed on the Maryland Registry of Historic Places.

Historic District Guidelines:

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl



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

muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Appendix B.2: Common Substitute Materials

Aluminum and Aluminum-Clad

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

Example Motions:

1. I move that the Historic District Commission **approve** the application as submitted
OR
2. I move that the Historic District Commission **table** the application pending a revised submittal that addresses the Commission's comments.
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			
2101016393		110 N WASHINGTON ST		RDR COMMERCIAL LLC			
YEAR BUILT		PHYSICAL CONDITION					
1870*		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
ITALIANTE			NONE				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-40	Y	
NOTES							
NICELY RESTORED ITALIANTE DWELLING CONVERTED TO COMMERCIAL USE. RIGHT-SIDE OPENING IS MID-TO-LATE AUTHENTIC COLONIAL REVIVAL ALTERATION							



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

RECEIVED
NOV 27 2023
TOWN OF EASTON

Application #:	2023-1090
Date Received:	11/27/2023
Fee Paid:	\$200.00
HDC Meeting Date:	12/11/2023
Date Property Posted:	12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 110 N Washington Street Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: 110 N Washington St. LLC (c/o Paquin Design/Build)
TELEPHONE NO.: 443-496-0693 EMAIL: brent@paquindesignbuild.com

Applicant or Agent

NAME: Brendan Mullaney
TELEPHONE NO.: 410-820-0250 EMAIL: bmullaney@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

Replacement of windows on second and third floor. Proposed windows are Andersen E-Series double hung. A specification sheet has been provided with this application.

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

11-27-23
BRENDAN S. MULLANEY

Revised 4.4.2022

**SOLD BY:**

Lee Gardner
100 FRIEL PLACE
QUEENSTOWN, MD 21658
410-827-8811

SOLD TO:

500 Saddler Rd Ste A
Grasonville, MD 21638-1401

**CREATED DATE**

10/2/2023

LATEST UPDATE

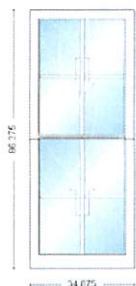
10/2/2023

OWNER

LEE GARDNER

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
EASTON OFFICE	Unassigned Project	4756680		837857

ORDER NOTES:**DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active/Active	SIDE WINDOW	\$1,522.75	\$1,522.75

RO Size = 34 7/8" x 86 3/8"

Unit Size = 34 7/8" x 86 3/8"

TRET 2' 10 7/8"X7' 2 3/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, Vertical 1 1/8" Number1 Wide Grille Bar Position Ovolo Glass Stop White Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 4" Lower

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.34	0.24	NO

SUB-TOTAL:	\$1,522.75
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$91.37
TOTAL:	\$1,614.12

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

T-40

North Building

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

The North Building
110-112 North Washington Street
Easton, Maryland 21601

T-40
C1865-70

Three stories in height, the North building is covered with a shallow hipped roof pierced by tall brick chimneys and supported by bold brackets. A "widows walk" has been removed from the roof and a store front added. A mid nineteenth century building with Italianate verticality and detailing, it is one of the few of its type in Easton to have survived without substantial alterations.

MARYLAND HISTORICAL TRUST

T 40

2100404504
Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

North Building

2 LOCATION

STREET & NUMBER

110-112 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

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

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

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

NAME

John C. North II

Telephone #: 301-822-4721

STREET & NUMBER

Box 419

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

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

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul A. Brinkman

DATE

August 28, 1976

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-40

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three-story frame building stands on the east side of Washington Street. At its north side is another three-story structure, the Brick Masonic Hall; to the south is a modern two-story office building. The building faces west.

The structure is three bays wide and two bays deep. The three stories are each quite tall giving the building a strong vertical quality. The low hipped roof was once topped by a wooden cresting, a remnant of which remains. To the rear of the building is a two-story ell; it is three bays long and wide. It may be contemporary with the main house; a kitchen fireplace remains in the back room.

The window openings are evenly spaced on each facade. The window sashes used are four over four. Louvered shutters flank the windows on the upper floors. The very wide frames are trimmed with heavy moldings.

The main entrance to the building is in the northern bay. There is an overlight in the segmental arch opening above the door; it has three lights. Sidelights flanking the transom and the door have deeply molded panels beneath. The transom bar has a row of tiny brackets. The door itself has four panels decoratively treated with heavy moldings.

A modern store front, added to the two southern bays, is not unsympathetic to the building design. The bracketed cornice, possibly dating from the nineteenth century, has been incorporated into the design. The central entrance leads to a suite of law offices occupied by the owner of the building. There are two large windows to either side of the door. The cornice at the roof shows the influence of the Italianate style on building design in the second quarter of the nineteenth century. Closely spaced scroll-type brackets carry the widely projecting cornice, enlivening this simple, geometric structure.

The building retains most of its interior details. The stair is quite elaborate with heavy newel topped with an octagonal lantern; turned balusters and foliated step brackets are used on the open-string course. Although this is a standard catalogue stair readily available in the mid-nineteenth century, it is well-proportioned and rather grand.

The builder of this structure maintained the bold, even massive scale throughout the building. On the interior, the ceilings are very high; door and window surrounds are wide, about seven inches, and decorated with broad, deep composite moldings. The rooms are spacious and airy.

Two chimneys rise at the side walls; they are tall and have corbeled caps.

The building is used as apartments on the upper floors. The structure retains its early character and is well maintained. It is covered in aluminum siding painted beige. Trim is brown.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

T-40

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 C1845-70

BUILDER/ARCHITECT

CHARLES H. STEWART

STATEMENT OF SIGNIFICANCE

This building is significant for its architecture. It is representative of the buildings constructed after the decline of the Federal style, and shows Italianate verticality and detailing. Probably built during the middle of the nineteenth century, the building is one of the few of its type in Easton to survive without substantial alterations.

L433/F578 The North Building, as it is now known, was conveyed to John C. North II from John C. and Mary L. North in 1969. It has 40 feet frontage on Washington Street and adjoins the Masonic Building which stands on the North boundary. The property has been owned by the North family since 1920 when Robert North and William Neal bought the land and premises from Grace Howell and her husband and Mr. North bought out Neal's interest the same year. The building had earlier been purchased by E. L. F. Hardcastle in 1895 when he paid \$2000.00 for it at a sale of Richard H. T. Council's holdings to satisfy his creditors. Charles H. Stewart bought this and the adjoining premises to the north in 1866 from the estate of Miss Ann Smith and was living here when the northern two lots were sold to the Coates Lodge of Masons. Earlier deeds for those three lots describe only small shops and dwellings on them. It seems probable that Mr. Stewart built this as his home.

L101/F210

L187/F56

L73/F230

L91/F208

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

August 26, 1976

STREET & NUMBER

Box 1171

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

CITY OR TOWN

Easton

STATE

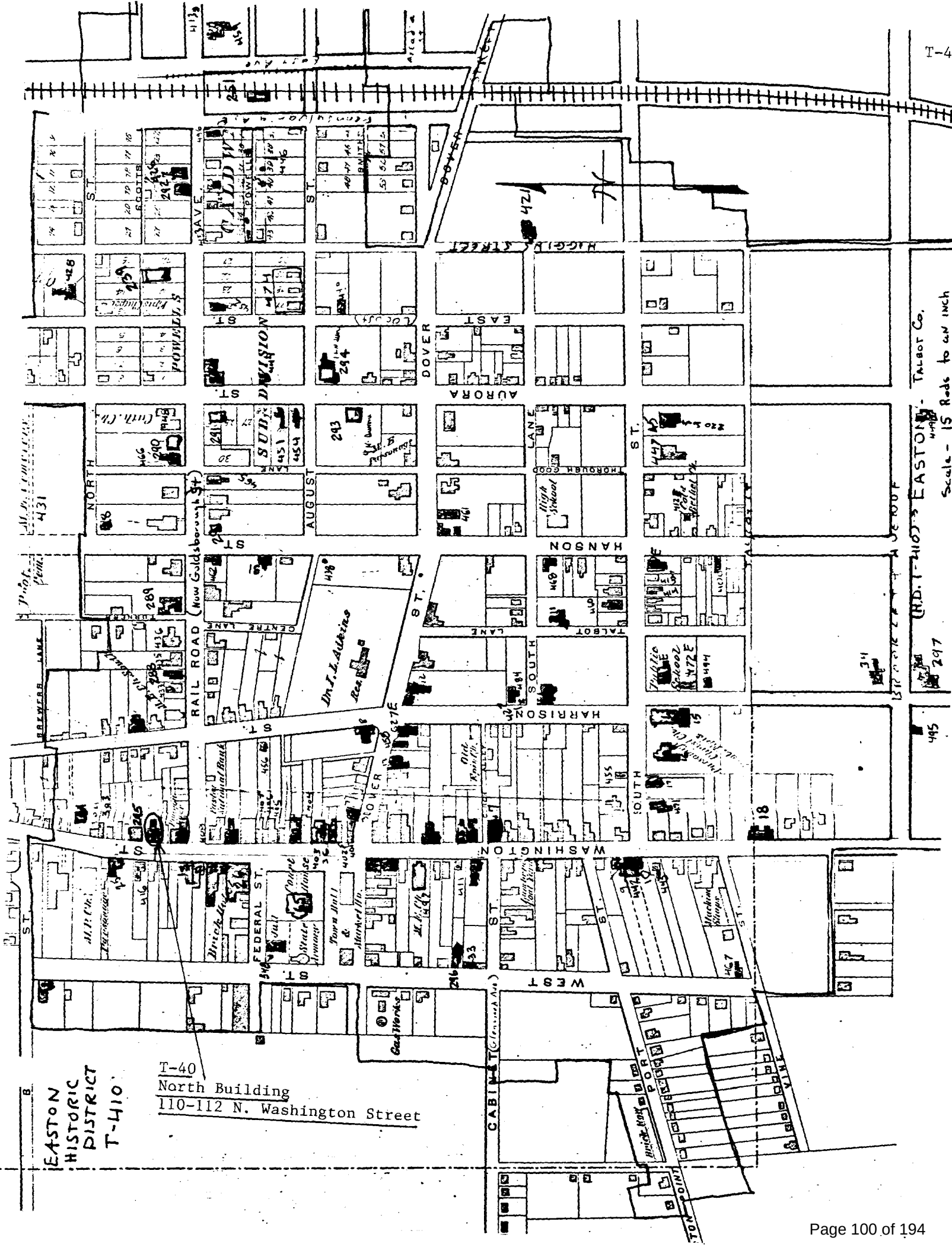
Maryland 21601

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

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. 112 S. Washington Street ORIGINAL OWNER ORIGINAL USE Dwelling and Store PRESENT OWNER PRESENT USE Offices and Apartments WALL CONSTRUCTION Clapboard NO. OF STORIES 3 storeys		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME North Building T-40 DATE OR PERIOD C. 1845 STYLE Romantic Italian Revival ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO This house is 3 bays square with a hipped roof. It is three stories in height. There are 2 chimneys at each end of the house. Along the first floor front is a Victorian store front with a heavy cornice of molding with carved heavy Victorian brackets. All of the windows are 2/2 with molded frames. There is a heavy cornice around the roof with large elaborate Victorian brackets. The roof cornice overhangs and is very heavy. This building is very attractive. It is freshly painted and is a very pleasing well proportioned structure. It is a good example of a c. 1845 early Victorian structure.			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior excellent			
6. LOCATION MAP (Plan Optional) 		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman DATE OF RECORD August 28, 1967	



EASTON
HISTORIC
DISTRICT
T-410

T-40
North Building
110-112 N. Washington Street

T-40
TALBOT CO.
Scale - 15 Rods to an inch

T-40

T-40
North Building
110-112 North Washington Street
Easton Quad, 1942, PR 1974

St Aubins
Heights

EASTON
(B.M. 38)

•Easton
•Point

RIVER

Papermill

Pond

EDMUNDSON

NECK

STIMPTOWN 18 MI
TRAPPEE 67 MI

407 (TRAPPE)
5761 11 NE

SCALE 1:24 000

vey

metric methods

Page 101 of 194

HOME



The North Building
110 North Washington Street
Easton, Md
West facade
July 1976

T-40

m. Fritz

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



52%

T-40

North Building

110-112 North Washington Street, Easton
West Facade

T-40



Window Replacement Historic District

110 N. Washington Easton, Maryland

December 11, 2023



Leaking window
causing damage





Windows painted
shut throughout
and inoperative

Paint peeling and
cracking throughout



Windows painted
shut throughout
and inoperable

Paint peeling and
cracking throughout



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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 208 Goldsborough Street (Hammond House)

Application Number: 2023-1088

Request: Rear addition and exterior alterations

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Request:

The applicant is proposing to construct a two story rear addition consisting of living space and a three car garage. The proposal also includes the installation of a standing seam metal roof, alterations to windows on the western facade, and the addition of a door to the western facade. This is a contributing structure and is listed on the Maryland Register of Historic Places.

Background Information:

In July of 2022, now Chair Demby gave a presentation before the Commission on a proposed rear addition that included a three car garage, additional living space, and second story balconies. The HDC commented on the proposal and had concerns regarding the look being too contemporary, the second story porches, and the massing of the addition.

Historic District Guidelines:

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).

Guideline 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Guideline 45. Screen, Storm, and Garage Doors



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

- e. Garage doors should be consistent with the architecture of the house and garage.

Guideline 67. New Rear Decks and Patios

- a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.
- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.

Guideline 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

- a. Replace deteriorated or damaged gutters and downspouts in-kind.
- b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.



- b. Repair minor deterioration using an appropriate wood consolidant or filler.

Guideline 77. Make Sensitive Replacements

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

Guideline 90. Make Sensitive Replacements (Windows)

- 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.

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

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.

New Construction

Guideline 100. Rear Additions

- a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.
- b. Additions should not imitate earlier architectural styles.



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

- c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.

Guideline 106. Details and Ornamentation

- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

Staff Recommendation:

Staff supports an HDC **continuation** of this application pending the submission of the following.

1. A detailed written description of the proposed work
2. Clarification whether the historic outbuilding will be affected by the proposed work.
3. A site plan showing the footprint of the proposed addition
4. Details on the placement of HVAC units if applicable.
5. Specifications for any proposed gutters
6. Specifications for proposed railing
7. Specifications for proposed shutters
8. Specifications for proposed doors
9. Specifications for proposed siding

Example Motions:

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



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

OR

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

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009680		208 GOLDSBOROUGH ST		KLUTE, DAPHNE E.			
YEAR BUILT		PHYSICAL CONDITION					
1890							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WOODEN GERMAN SIDING. 6/6 WOOD SASH WINDOWS POSSIBLY ORIGINAL. NICE DECORATIVE DOOR AND EXPOSED RAFTER ENDS. HISTORIC OUTBLDG							

T-465

Hammond 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

Hammond House
208 Goldsborough Street
Easton, Maryland 21601

T-465
Mid Nineteenth Century
C1850

The Hammond House represents a type of house common in Easton. Three bays wide with a front gable and side hall, the building shows Greek revival influence in its proportions and detailing. The structure is one of the large frame houses of the mid-to-late nineteenth century which line both sides of Goldsborough Street from Washington to the railroad tracks, and give the street its character.

MARYLAND HISTORICAL TRUST

2104655404
T 465

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Hammond House

2 LOCATION

STREET & NUMBER

208 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

William T. and Alberta E. Hammond

Telephone #: 301-822-5521

STREET & NUMBER

208 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

Liber #: 386

Folio #: 457

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

T-465

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This dwelling stands on the southwest corner of Goldsborough Street and Thoroughgood Lane, facing north. It is a frame building two-and-a-half stories in height. Three bays with a gable roof, its gable end, finished with cornice and return, is turned to Goldsborough Street.

The openings are evenly spaced on the front facade. Windows have six over six sashes secured with narrow, beaded frames. In the gable is a small window, also with six over six sash and louvered shutters. Louvered shutters are used at each. The main entrance is found in the west bay. This being a side hall plan type house, the entrance leads to a stair hall; the building is one room wide and two deep.

The main entrance has a three-pane transom light and side lights. At each side of door opening is a pilaster supporting an wooden console-type bracket. The door has four panels, the upper tier being round-headed. They are edged with deep bolection moldings. Sheltering the entrance is an A-roof hood supported by ornamental brackets. This replaces an earlier porch that extended across the front of the building. Flanking the entrance door are two wooden benches with simple clover-leaf pierced work decoration.

The structure is three bays deep; various additions have been built to the rear. Originally a gable-roofed wing was constructed to the rear and slightly to the east side of the main house.

The house is covered with German ship lap siding, painted dark grey. The trim, including benches, corner boards, and cornice with its bold cyma recta molding, is white. The front door is red.

Inside, the window and door openings display frames with broad flat moldings. Hardwood cover, earlier pine flooring. In the living room is a mantle of marbelized slate designed with a round opening in the so-called Greek manner. The stair has turned balusters, a heavy round newel and foliated step brackets.

After the middle of the nineteenth century, catalogues selling architectural elements were commonly used to order stair details, mantles, doors and other items. This building has several items which were probably ordered from such establishments as the Keystone Slate Mantel and Slate Works, 1210 Ridge Avenue, Philadelphia, Pennsylvania, which specialized in marbelized slate mantles, and the George O. Stevens Company of 49 Light Street, Baltimore, Maryland, which sold newels, balusters and handrails. The front door with transom and side lights may also have been ordered from the Stevens Company which handled ensembles similar to this one.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

RIOD		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 Mid Nineteenth Century
C1850

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building represents a type of house common in Easton. Its three bay width and side entrance provided a comfortable, easily constructed dwelling. Stylistically, the building shows Greek revival influence in its proportions and detailing. Its form, gable end to the street, is also one frequently found in buildings of this period. The alterations to this building have not obscured its form: a main block at the front and a secondary block set to the rear and to one side. Another example of this form, although with different detailing, is #105 Goldsborough. The Skip Gordon House, #410 Goldsborough (T-423), in brick, and the original block of the Stevenson House, #402 Goldsborough Street (T-453) are also buildings of this type, although their rear wings take on ell-form.

The structure is one of the large frame houses of the mid-to-late nineteenth century which line both sides of Goldsborough Street from Washington to the railroad tracks, and give the street its character.

L182/F253

In 1919, Dr. William T. Hammond and his wife Edna bought this house on Goldsborough Street at the south west corner of Thoroughgood Lane. The property extends back to August Street on the southern boundary. Dr. Hammond was a beloved doctor and surgeon and was influential in the organization and progress of the Memorial Hospital in Easton, one of the finest now on the Eastern Shore. He was also a Yachtsman of distinction and a past-Commodore of the Chesapeake Bay Yacht Club. There is a perpetual trophy in his memory that is raced for at the annual regatta. At his death, the property went to his son and daughter and is now solely in the ownership of his son William T. Hammond Jr. and his wife Alberta.

Will Rec.
L30/F474
(1959)
L386/F457
Will Rec.
L16/F154

Walter H. Thompson was living here in 1850 and by his last will and testament, devised his estate to his three daughters, Rebecca Kersey, Isabella Bell, and Sallie T. Shepard. They sold the home to Joseph B. Harrington in 1905 for \$3250.00 and he in turn sold it to Dr. Hammond.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-465

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
 Waite, Diana S. Architectural Elements, The Technological Revolution,
 (Princeton: The Pyne Press).

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

October 1, 1976

STREET & NUMBER

Box 1171

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

CITY OR TOWN

Easton

STATE

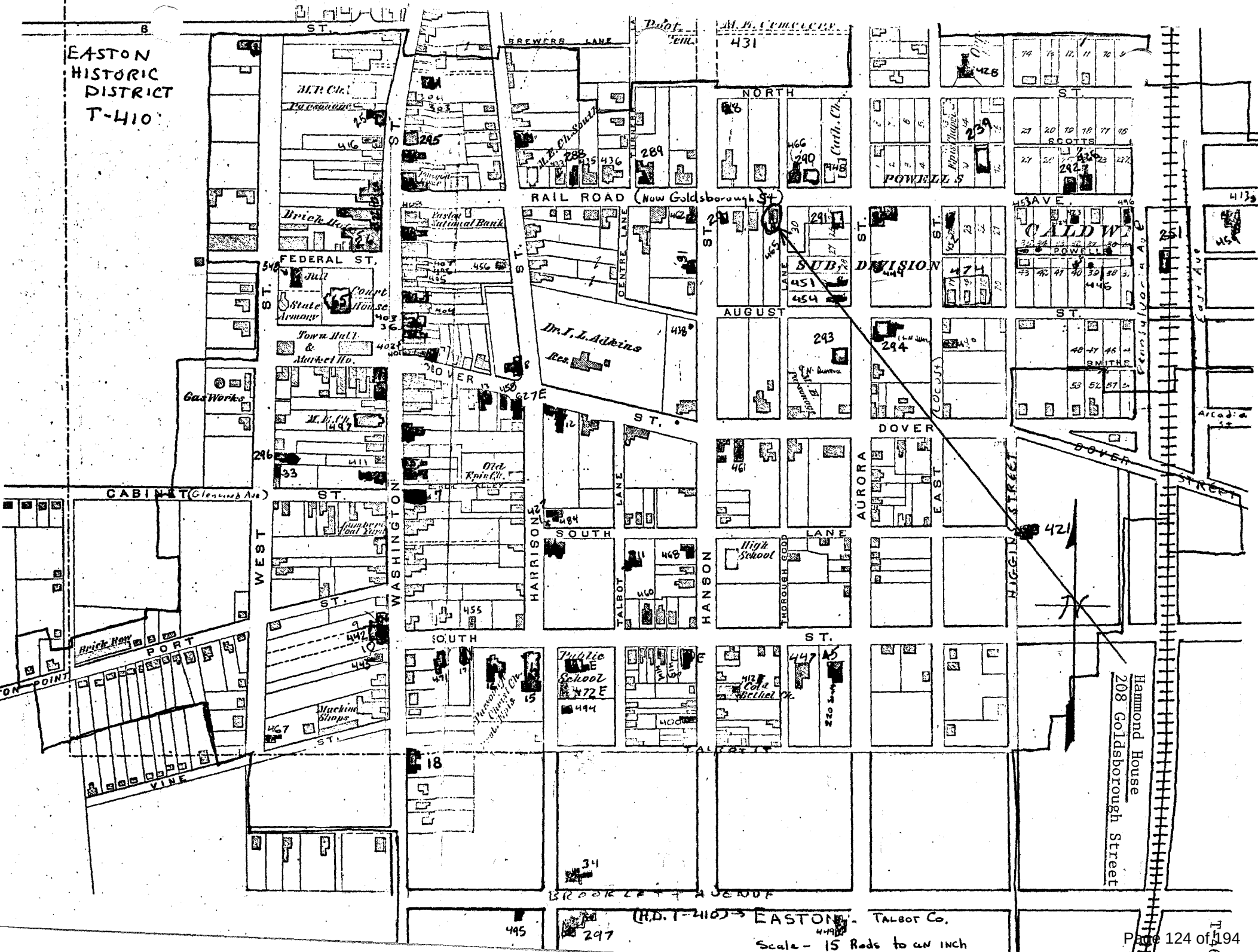
Maryland 21601

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.

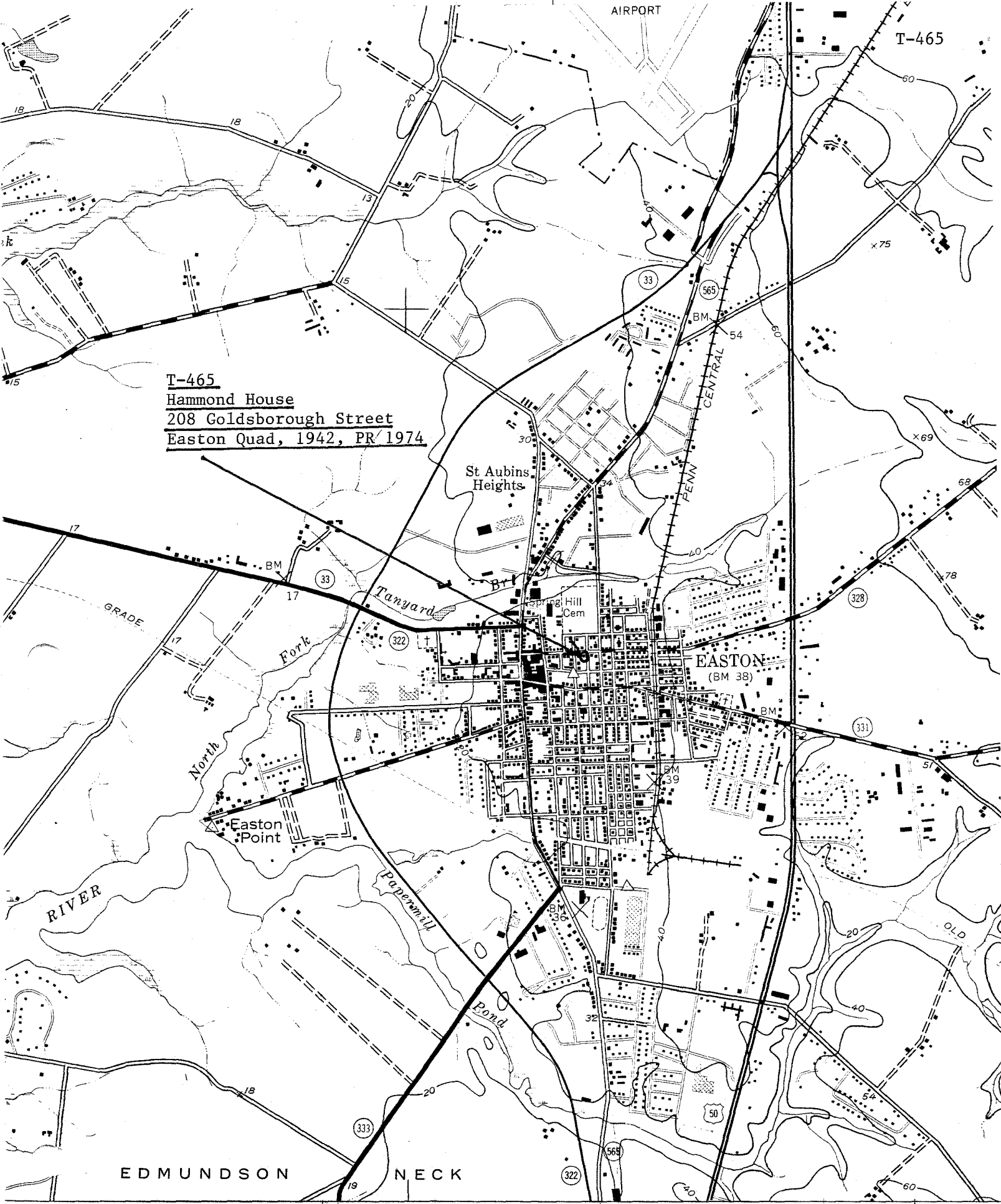
RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

EASTON
HISTORIC
DISTRICT
T-410



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

Scale - 15 Rods to an inch



T-465
Hammond House
208 Goldsborough Street
Easton Quad, 1942, PR 1974

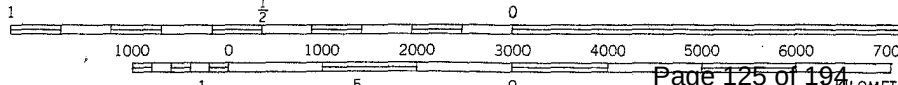
EDMUNDSON

NECK

EASTON
(BM 38)

STUMPTOWN 1.8 MI
TRAPE 6.7 MI
(TRAPE)
5761 II NE

SCALE 1:24 000





.13 X 1.92

52% 465

HAMMOND HOUSE
28 GOLDBOROUGH STREET
EASTON, MD.

T-465

NORTH ELEVATION

AUGUST 1976

MLFRITZ



Historic District Commission MEETING MINUTES

Monday, July 25, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 06:00 PM, Chairperson Pezor called the meeting to order.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- Introduction of the application by the presiding officer
- Presentation by the applicant or his agent
- Questions by members of the Commission
- Public Comment
- Petitioner Rebuttal
- Discussion/Consideration by the Commission
- Decision motion and statement of Basis for Decision

The applicant may withdraw the application at any time up to when the vote is taken. 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 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.

I will now entertain a motion to accept the agenda for this evening.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew, and carried **7 - 0**, the Agenda was **approved**.

Historic District Commission Members Present at Meeting

Mr. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy
Mr. Kevin Bateman
Mr. Grant Mayhew
Vice Chair Ernie Demby
Chair Kelly Pezor

Also present were the Town staff members Nicholas Johnson and Miguel Salinas.

Discussion Item

Application Number:

N/A Discussion

Location:

208 Goldsborough Street

Applicant:

Ward Bucher

Request:

Addition/Renovation

Notes from the discussion item:

- Vice-Chairperson Demby recuses himself and is presenting on behalf of the discussion item.
- No materials will be discussed, just the general plans.
- 3-car garage received some positive feedback.
- The 2 porches received some negative feedback.
- Some comments were made that perhaps the overall look is too contemporary.
- Rhythm and proportion may be off with the current plan, see page 44 of the guidelines.

Review of the financial hardship clause in the Historic District's Administrative Rules and Procedures.

Review of the Historic District's new code enforcement application.

Approval of Minutes.

Minutes from the last meeting were not available. Those minutes will be approved at the next meeting.

Administrative Approval

Consent Docket

Adjournment.

At 7:59 pm, upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried **7 - 0**, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,



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

RECEIVED

NOV 21 2023

Application #: 2023-1088
 Date Received: 11/21/2023
 Fee Paid: \$75.00
 HDC Meeting Date: 12/11/2023
 Date Property Posted: 12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 208 Goldsborough H SE
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1840 NATIONAL REGISTAR # ?

PROPERTY INFORMATION

OWNER NAME John PEELING
 TELEPHONE NO. 203 470 1091 EMAIL JK Peeling@gmail.com

Applicant or Agent

NAME John Peeling
 TELEPHONE NO. same EMAIL same

Description of Proposal (include additional sheets, as necessary)

<u>Renovation + Addition</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, 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>John Peeling</u>
<u>11/21/23</u>
<u>John Peeling</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 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

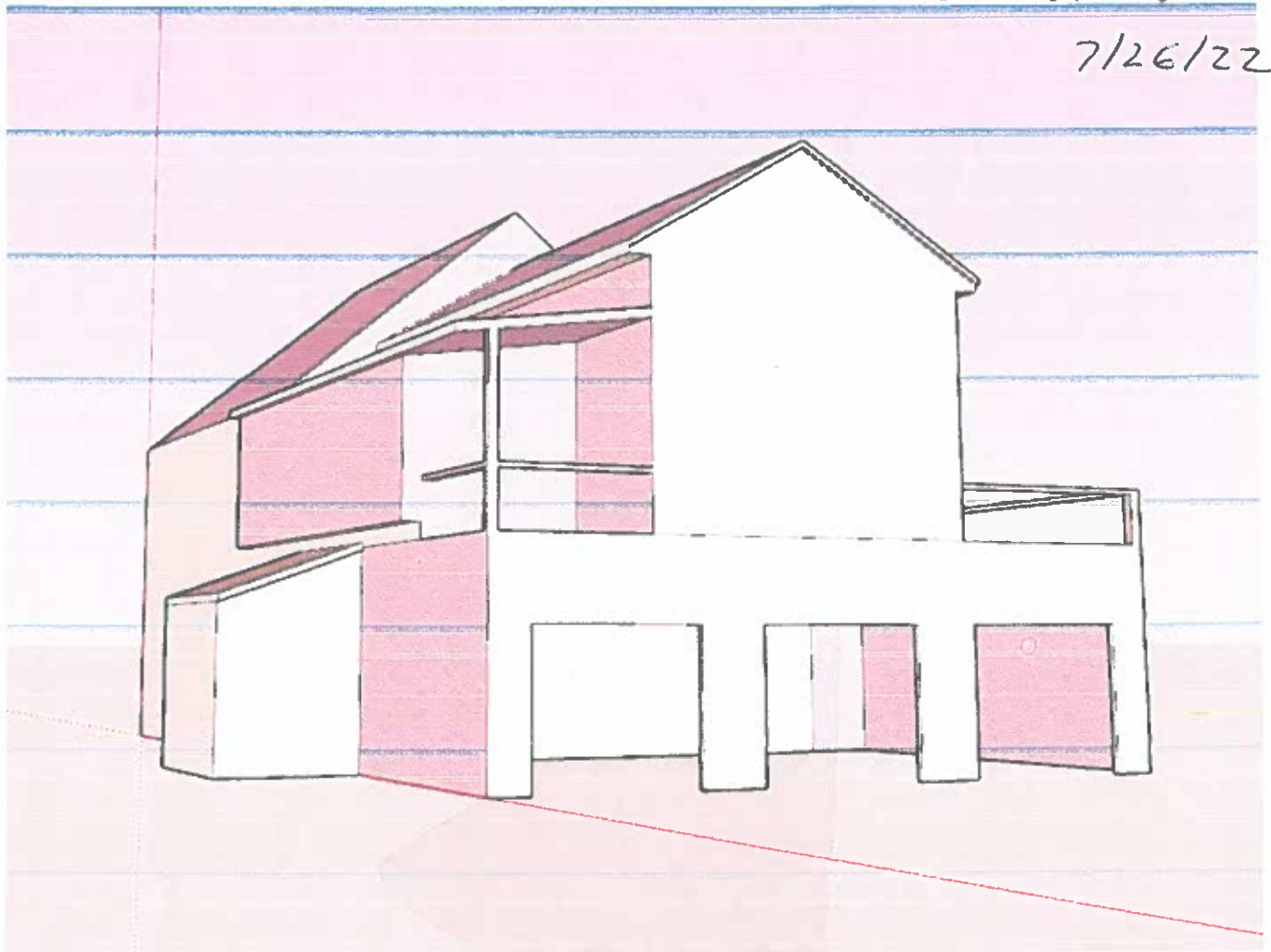
- ☐ Attach all documentation supporting request

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.

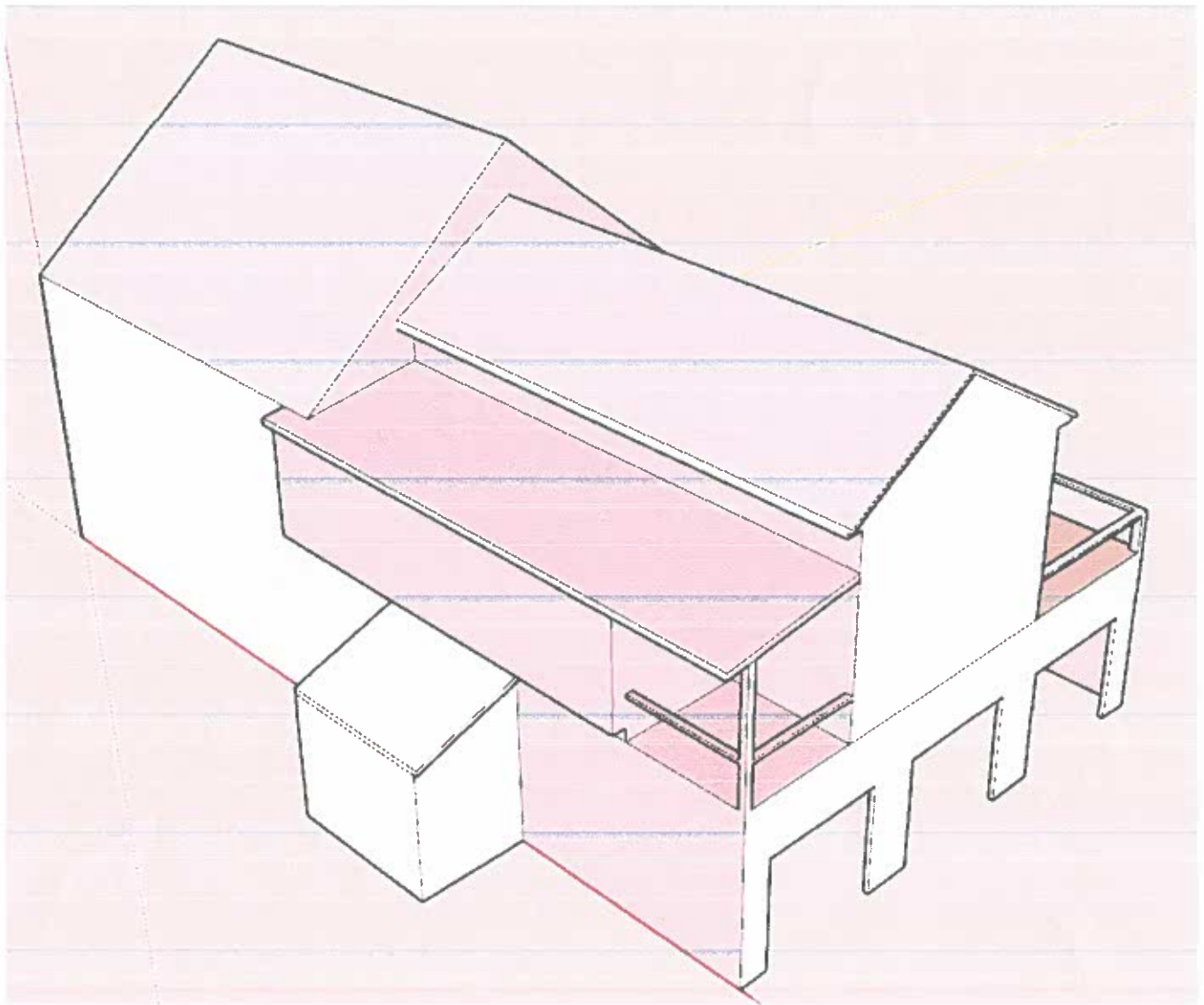
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

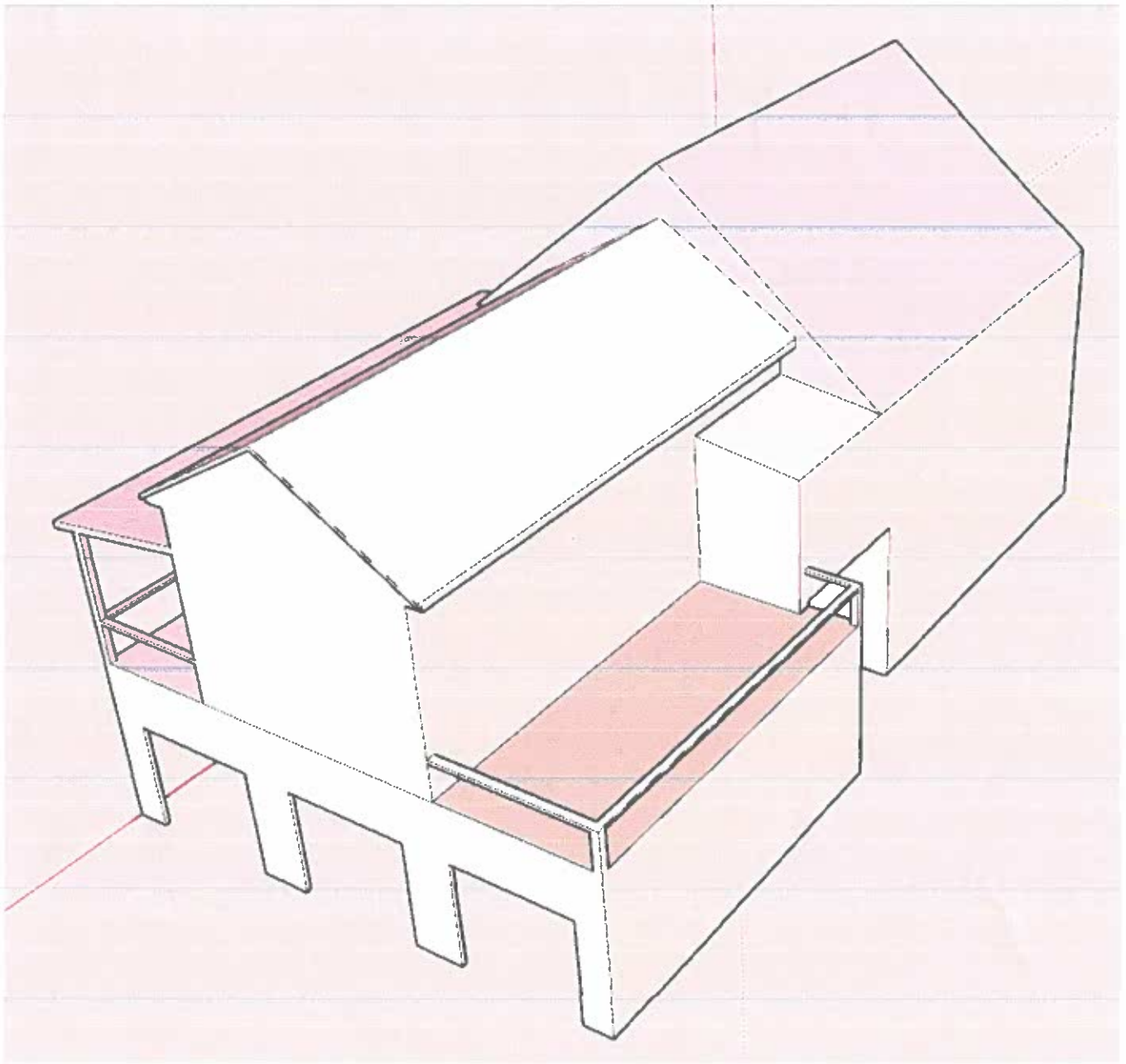
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

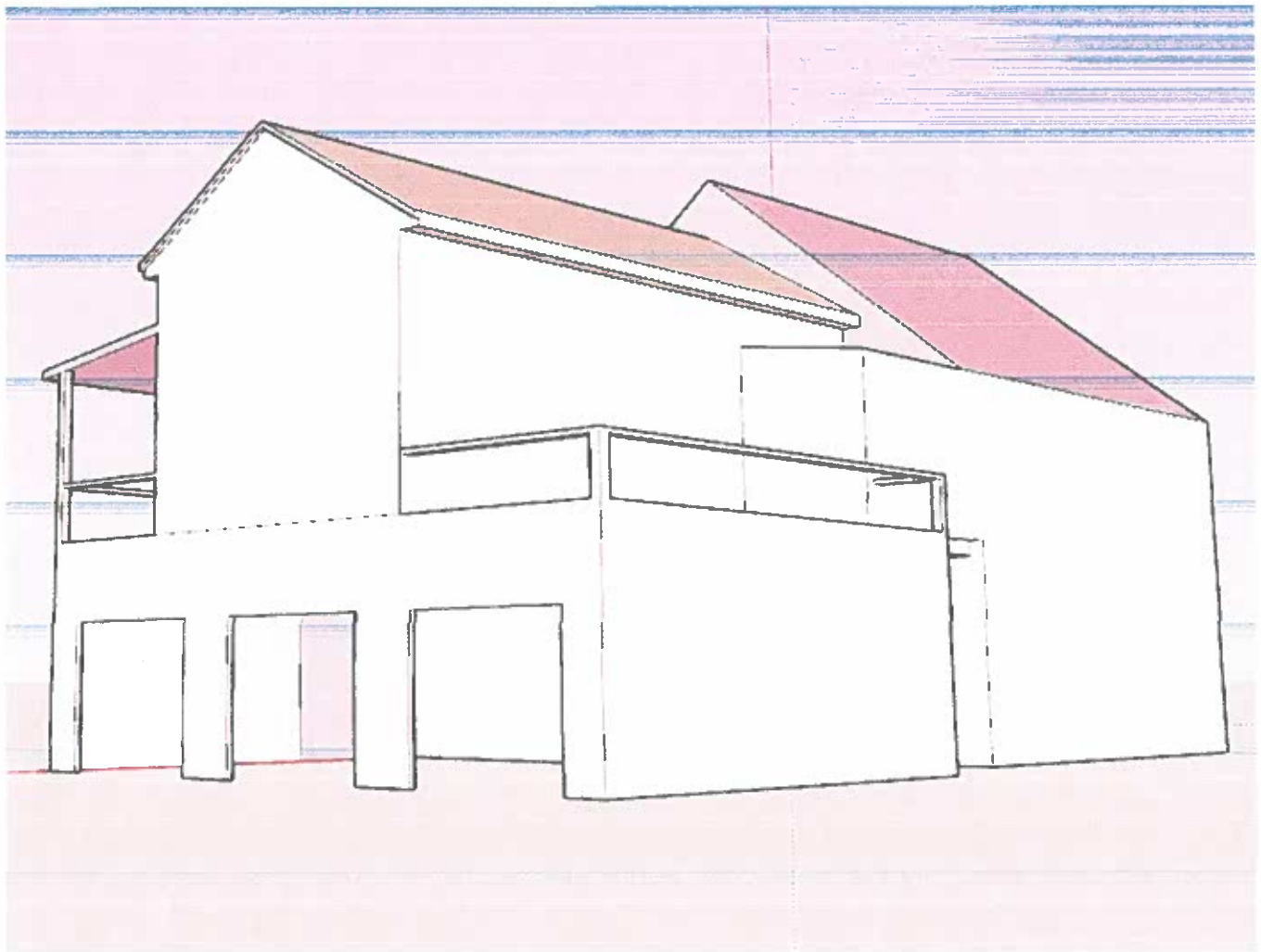
Initial Concept or massing concept Approved
by the Historic Commission on or around
7/26/22



The HDC has approved the massing concepts for the garage and second floor addition. However, they did have comments and suggestions concerning some elements of the design. One critical element that they were concerned about is the tree directly south of the existing addition. The HDC is firm on not cutting down trees, especially large trees that supply a large amount of green coverage, so we recommend to not propose removing that tree. When the massing model of the additions was discussed, there was a lot of concern that the design was too modern based from what the commissioners observed from the model. Ernie notified them that the design would fit the surrounding historic context of the neighborhood in the design and the materials that would be used. Their concern was also directed towards the East porch addition. The commissioners felt that the porch was a bit too large in scale and wondered if the sizing could be reduced. They were informed that this HDC review was mainly to show them what we are proposing that for the renovations and that any recommendations from the commission would be considered as we move further with the design.

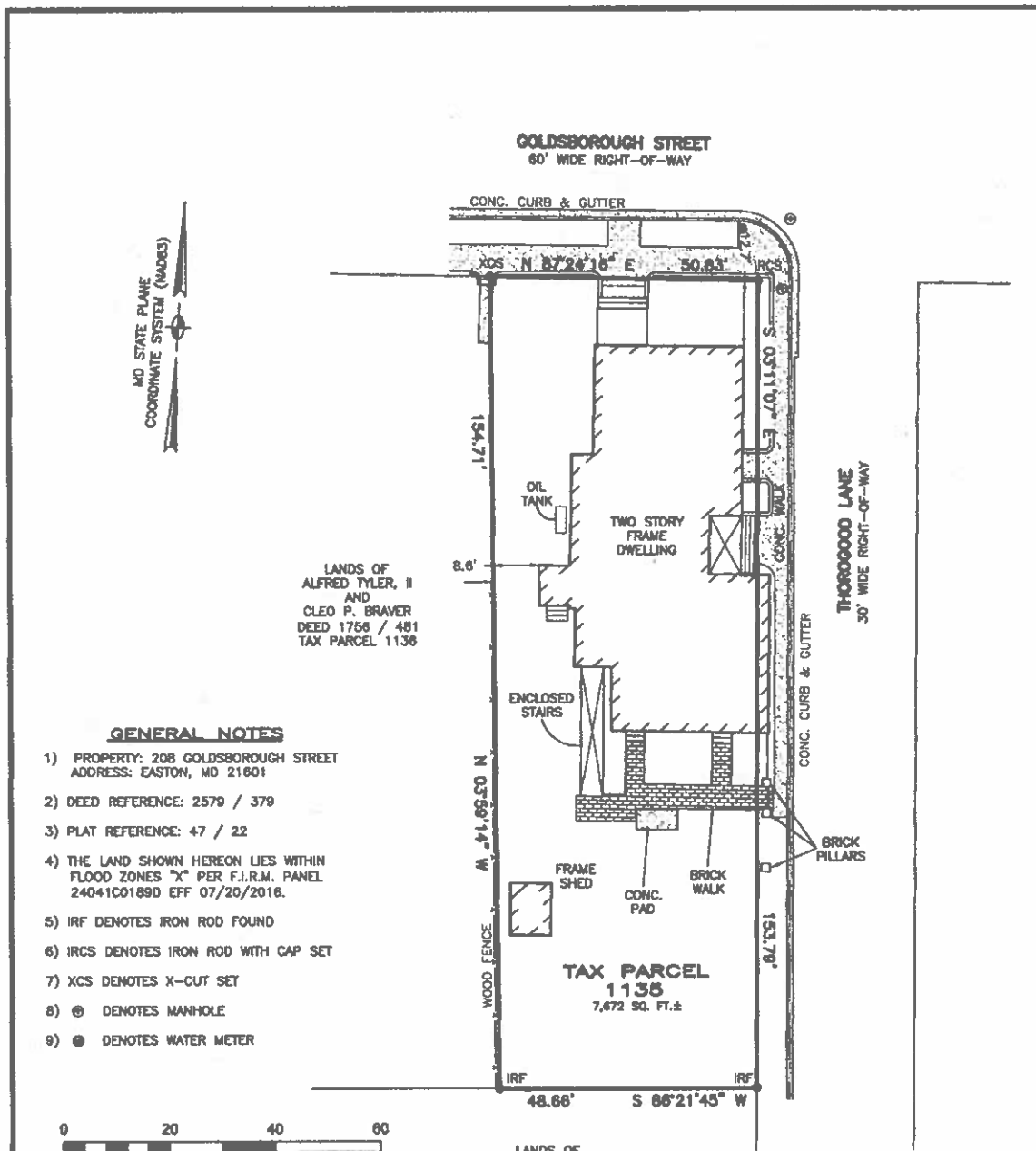






Sent from my iPad

<Parcel 666 Boundary Signed.pdf>





Americas's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.



Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

Gallery® Steel

- Size:**

8' 0" X 8' 0"

Style:

Short Panel

Construction:

3-layer 1 3/8" Intellicore® Insulation R-Value 12.9

Base Color:

Ultra-Grain® Oak Dark Finish
- Top Section:**

ARCH1 with Grilles

Glass:

Double Pane Clear Glass (Insulated)

Handle:

Spade Lift Handle x 1

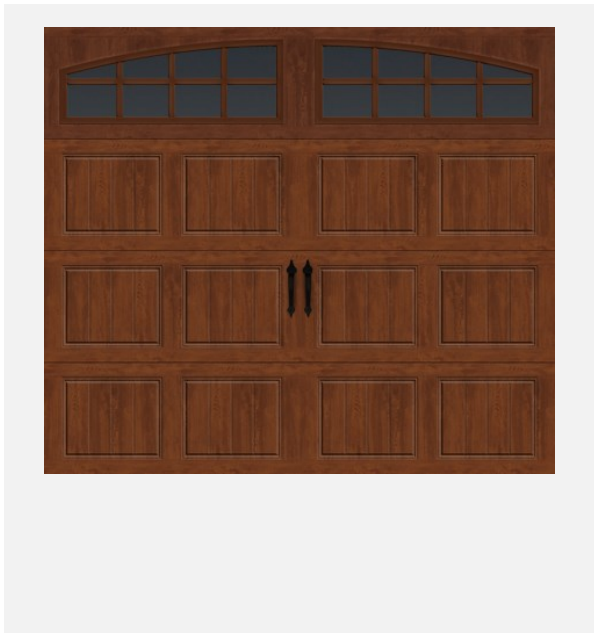
StepPlate:

Standard Step Plate Included x 1

Hinges:

No Hinge

1 Garage Door



Gallery® Steel

- Size:**

8' 0" X 8' 0"

Style:

Short Panel

Construction:

3-layer 1 3/8" Intellicore® Insulation R-Value 12.9

Base Color:

Ultra-Grain® Oak Dark Finish
- Top Section:**

ARCH1 with Grilles

Glass:

Double Pane Clear Glass (Insulated)

Handle:

Spade Lift Handle x 1

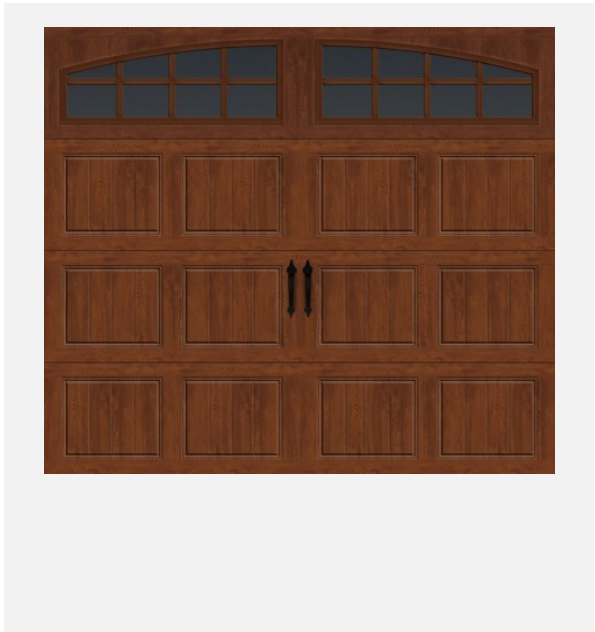
StepPlate:

Standard Step Plate Included x 1

Hinges:

No Hinge

2 Garage Door



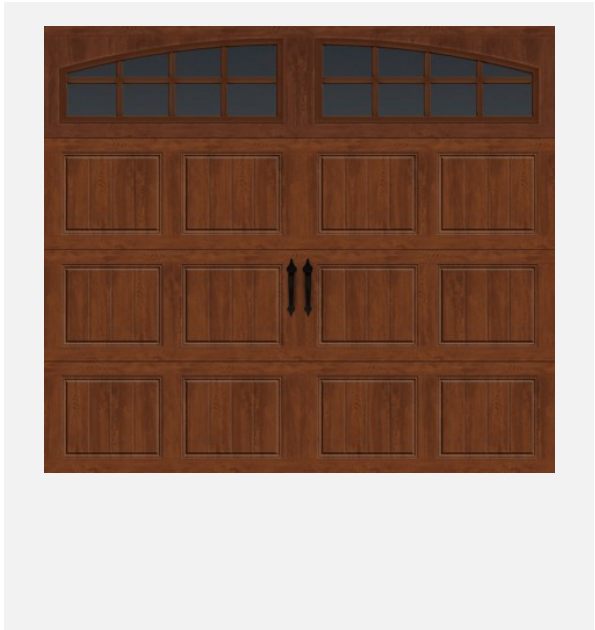


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

3 Garage Door



Gallery® Steel

Size:	Top Section:
8' 0" X 8' 0"	ARCH1 with Grilles
Style:	Glass:
Short Panel	Double Pane Clear Glass (Insulated)
Construction:	Handle:
3-layer 1 3/8" Intellicore® Insulation R-Value 12.9	Spade Lift Handle x 1
Base Color:	StepPlate:
Ultra-Grain® Oak Dark Finish	Standard Step Plate Included x 1
	Hinges:
	No Hinge

Horizon-Loc™

Concealed Fastener Roof Panel



Prevents leaks with a hidden fastener design

Horizon-Loc gives you a beautiful roof without a single screw showing, providing the advantage of a standing seam roof for less. The panels snap together quickly with no hand-seaming required, so installation is less expensive than traditional standing seam. High durability ratings mean Horizon-Loc may also lower insurance rates.

Extra protection from leaks, no hand-seaming, and lower insurance rates make Horizon-Loc the perfect panel for both residential roofing and light commercial projects.

- Installs over solid decking with 30 lb. felt paper or equivalent.
- Available in painted AZ50 Galvalume® or AZ55 acrylic-coated Galvalume.
- Available in *texture* with a matte finish. Check with your sales rep for color availability.



RECOMMENDED 3:12 PITCH AND ABOVE	26 GAUGE	16" OVERALL COVERAGE	1" MAXIMUM RIB HEIGHT
--	--------------------	-----------------------------------	------------------------------------



CENTRALSTATESMFG.COM

Copyright © 2021 Central States Manufacturing, Inc. All Rights Reserved.
CentreGuard® is a trademark of Central States® Manufacturing, Inc.
Galvalume® is a registered trademark of BEC International, Inc.

FLYR_HLOC_210712

Upgrade to Horizon-Loc for the ultimate protection from rain and snow.

Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. It also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name is a guarantee that you have the best protection from fade, dent, and rust with a lifetime paint warranty.

	PANEL-LOC PLUS	HORIZON-LOC
	PRIME CentralGuard	PRIME CentralGuard
LEAK PREVENTION		
Fasteners	Exposed	Hidden from elements
FADE PROTECTION		
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓✓	✓✓
RUST BLOCKING		
Advanced Rust Blocking	✓	✓
Perforation Warranty	20-YEAR	20-YEAR
Substrate Thickness	1.60 mil	1.60 mil
DENT RESISTANCE		
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

Horizon-Loc features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount. See your local insurance agent for qualifications.



Find more information at
centralstatesmfg.com

MINIMUM SPECIFICATIONS FOR PRIME PAINTED PANELS

GAUGE
26 ga.

STEEL THICKNESS
0.0185"

PAINT THICKNESS
Top coat paint: .70 mil
Top coat primer: .30 mil
Bottom coat backer: .35 mil
Bottom coat primer: .35 mil

TOTAL THICKNESS
0.0202"

RUST PROTECTANT SUBSTRATE
Galvalume® AZ50

STEEL STRENGTH
50,000 PSI min

PAINT SYSTEM
SMP

WARRANTY
Lifetime limited paint adhesion
30-yr. chalk and fade
20-yr. Galvalume perforation

TESTING & APPROVALS

TESTING
UL580 Uplift Resistance Test,
26 Gauge
UL2218 Impact Resistance Test,
26 Gauge

APPROVALS
UL2218 UL Approval,
Impact Resistance, Class 4
UL790 UL Approval,
Fire Resistance, Class A
RC-423 Texas Windstorm Approval,
26 ga. min. Over ½" Plywood
FL14026 Florida Approval, 26 ga. min.
Roof Panel Over Solid Decking
(NON-HVHZ)



NORTH ELEVATION - PROPOSED

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



SOUTH ELEVATION - PROPOSED

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



EAST ELEVATION - Proposed
 SCALE: 1/4" = 1'-0"



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



EAST ELEVATION - Proposed
SCALE: 1/4" = 1'-0"



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P. Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

PRELIMINARY

ARCHITECT:

PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

EAST
AND
WEST
ELEVATIONS

REV-DATE:
DATE: 11-17-23
DRAWN BY: MJL
SHEET

A-3



SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

PRELIMINARY

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"
NORTH
AND
SOUTH
ELEVATIONS
REV-DATE:
DATE: 11-17-23
DRAWN BY: MJL
SHEET

A-4



EAST ELEVATION - Existing
SCALE: 1/4" = 1'-0"



WEST ELEVATION - Existing
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P. Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-920-7973

PEELING RENOVATION

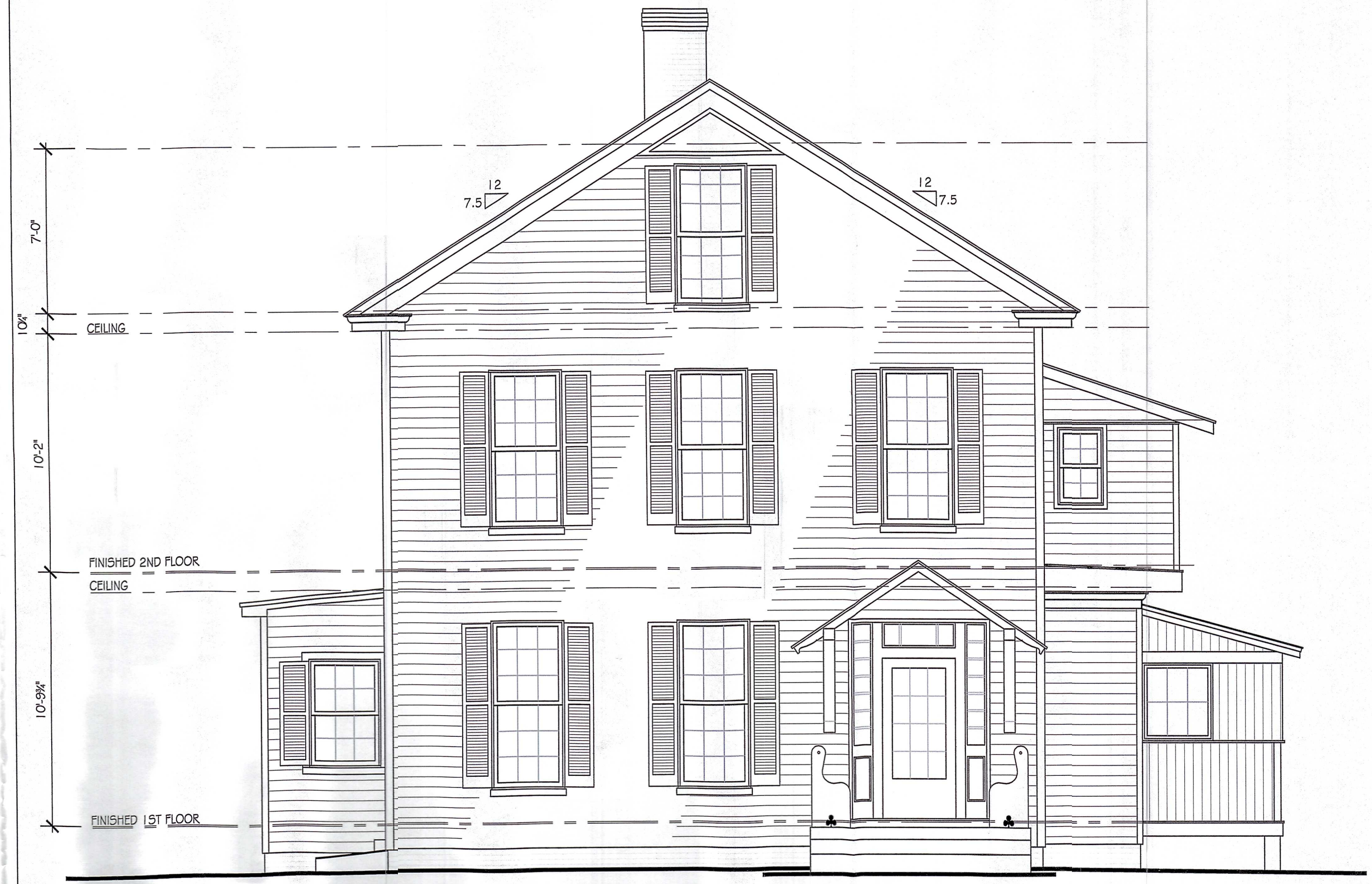
EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"
EAST
AND
WEST
ELEVATIONS
REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-3



SOUTH ELEVATION - Existing
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - Existing
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

NORTH
AND
SOUTH
ELEVATIONS

REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-4

ULTIMATE

MARVIN SIGNATURE® COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION				MARVIN ELEVATE® COLLECTION	MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Marvin Signature® collection

REDEFINING THE STANDARD

The Ultimate product line, part of the Marvin Signature collection, unites beautiful design with exceptional craftsmanship. Add character to almost any space with our most extensive selection of shapes, styles, sizes, and options—including wood interiors protected by tough wood or aluminum exteriors. With nearly limitless opportunities for customization, Ultimate can match your vision—and give it room to grow.



About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement windows in Bronze with Oil Rubbed Bronze hardware



Direct Glaze Narrow Frame Corner window in Ebony

TABLE OF CONTENTS

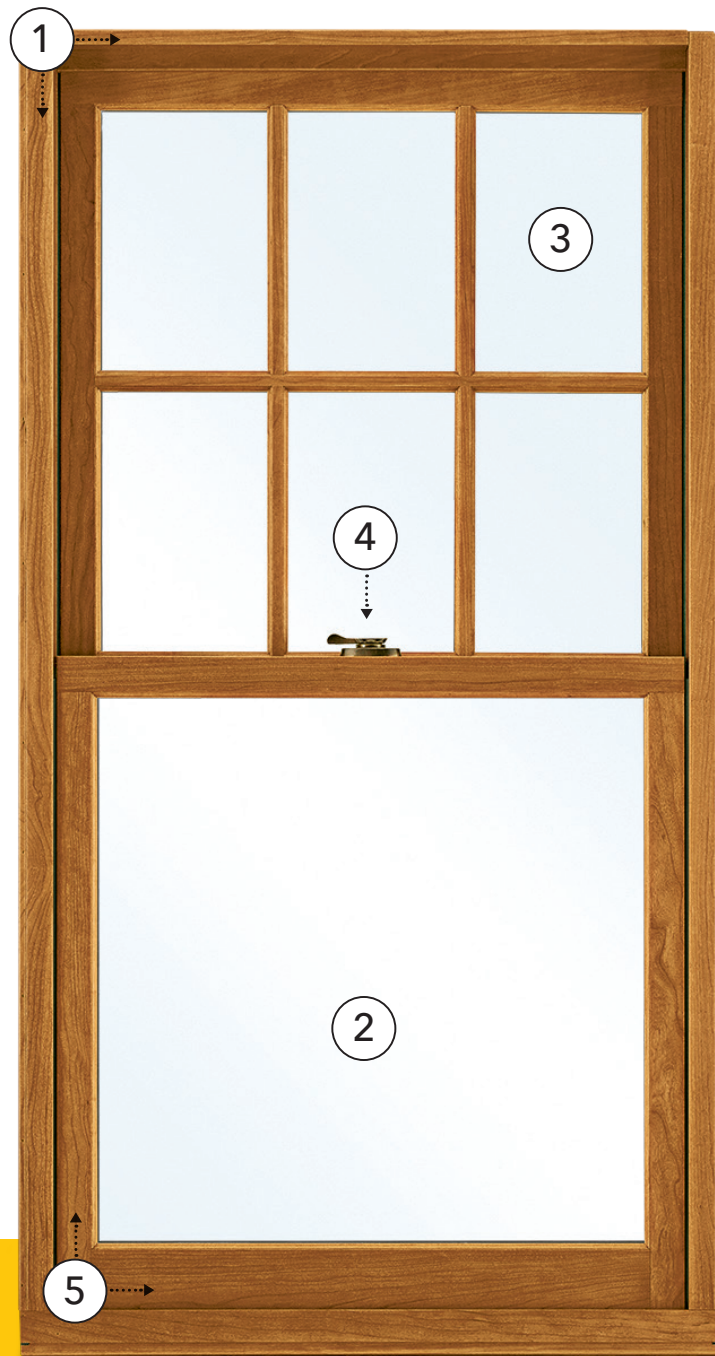
8	WINDOWS		
10	WINDOW TERMS + DEFINITIONS		
11	WINDOW OPERATING STYLES		
12	DOUBLE HUNG WINDOWS		
14	ULTIMATE DOUBLE HUNG G2		
18	ULTIMATE DOUBLE HUNG ROUND TOP G2		
20	ULTIMATE DOUBLE HUNG INSERT G2		
22	ULTIMATE SINGLE HUNG G2		
24	WOOD EXTERIOR DOUBLE HUNG WINDOWS		
26	CASEMENT + AWNING WINDOWS		
28	ULTIMATE CASEMENT STYLES		
30	ULTIMATE CASEMENT EASY WASH MODE		
31	ULTIMATE CASEMENT FEATURES + OPTIONS		
32	ULTIMATE CASEMENT ULTIMATE CASEMENT PUSH OUT		
34	ULTIMATE CASEMENT NARROW FRAME ULTIMATE CASEMENT PUSH OUT NARROW FRAME		
36	ULTIMATE FRENCH CASEMENT ULTIMATE FRENCH CASEMENT PUSH OUT		
38	ULTIMATE CASEMENT INSWING		
39	ULTIMATE CASEMENT ROUND TOP		
40	ULTIMATE AWNING ULTIMATE AWNING PUSH OUT		
42	ULTIMATE AWNING NARROW FRAME ULTIMATE AWNING PUSH OUT NARROW FRAME		
44	MORE WINDOW STYLES		
46	ULTIMATE GLIDER		
48	ULTIMATE GLIDER BI-PARTING		
50	ULTIMATE VENTING PICTURE		
52	ULTIMATE PICTURE		
54	ULTIMATE PICTURE NARROW FRAME		
		56	ULTIMATE CORNER
		58	ULTIMATE CORNER NARROW FRAME
		60	ULTIMATE SPECIALTY SHAPES
		62	ULTIMATE BAY + BOW
		64	DOORS
		66	DOOR TERMS + DEFINITIONS
		67	DOOR OPERATING STYLES
		68	DOOR FEATURES + OPTIONS
		70	ULTIMATE SWINGING NARROW PROFILE DOOR
		72	ULTIMATE SWINGING FRENCH DOOR G2
		74	ULTIMATE SLIDING FRENCH DOOR
		76	ULTIMATE SLIDING PATIO DOOR
		78	ULTIMATE MULTI-SLIDE DOOR
		80	ULTIMATE BI-FOLD DOOR
		82	ULTIMATE LIFT AND SLIDE DOOR
		84	COMMERCIAL DOOR
		86	OPTIONS
		88	INTERIOR FINISH OPTIONS
		90	EXTERIOR FINISH OPTIONS
		92	EXTERIOR CASINGS + SUBSILLS
		94	DIVIDED LITES
		96	GLASS + GLAZING
		98	HOME AUTOMATION
		100	SCREENS
		104	WINDOW HARDWARE
		106	DOOR HARDWARE
		108	GALLERY HARDWARE
		112	COASTAL
		114	COASTAL PRODUCTS

WINDOWS



Awning and Picture windows in Ebony

WINDOW TERMS + DEFINITIONS



1. FRAME

There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

2. GLAZING

The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

3. LITE

Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

4. HARDWARE

Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

5. SASH

The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

WINDOW OPERATING STYLES



DOUBLE HUNG

Double hung windows have two movable sashes which operate vertically.



CASEMENT

A window that is hinged to its frame at the side and opens like a door.



GLIDER

A window with a sash that slides horizontally to open and close.



AWNING

An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



FIXED OR PICTURE

An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

MORE FLEXIBILITY TO MEET ANY
DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



Double Hung G2 windows and Sliding French door in Bronze

Photo: Laurey Glenn

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window in White with Oil Rubbed Bronze hardware



Photo: Laurey W. Glenn

Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

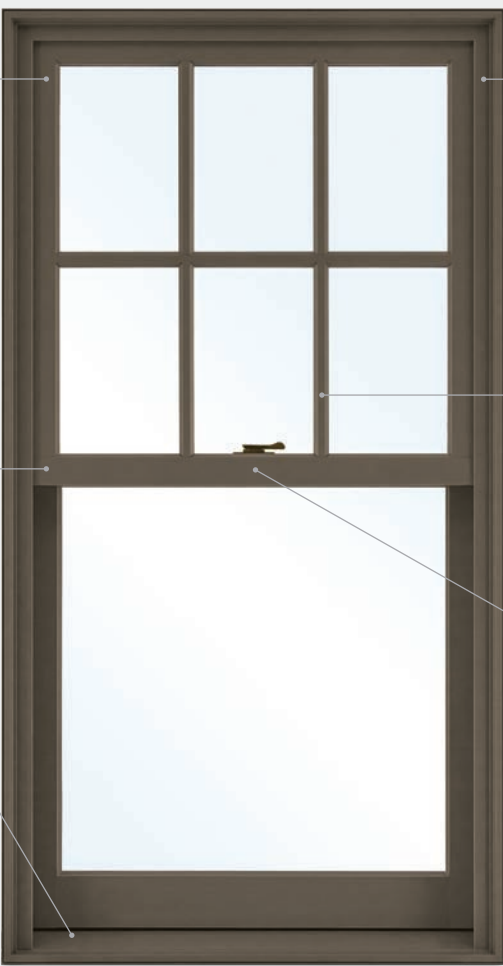
SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

Ultimate Double Hung G2

Unit Features.....	1
Egress/Vent and Daylight Openings: Operable.....	7
Daylight Measurements: Transom	14
Daylight Measurements: Picture	15
Minimum and Maximum Guidelines	16
Certified Sizes and Ratings	17
Certified Sizes and Ratings (IZ3)	18
Measurement Conversions	19
Standard Unit Measurements: Double Hung.....	22
Standard Unit Measurements: Picture	23
Standard Unit Measurements: Transom	24
Section Details: Operating.....	25
Section Details: Operating (with Optional Lift Lock Hardware)	26
Section Details: Operating (Commercial Window Performance Rating)	27
Section Details: IZ3 Operating	28
Section Details: Transom and Picture	30
Section Details: IZ3 Transom and Picture.....	31
Section Details: Casings	32
Section Details: 6 9/16" Combination.....	33
Section Details: Operating (with Lock Status Sensor).....	34
Bows and Bays: Min/Max Sizing and Projection	35
Bows and Bays: Measurement Conversions.....	36
Bow Rough Opening and Projection	37
Bows and Bays: Standard Heights.....	38
Bay Standard Width Call Number: 30° - Operable Center Unit.....	39
Bay Section Details: 30°	40
Bay Rough Opening and Projection Calculations: 30°	41
Bay Standard Width Call Number: 45° - Operable Center Unit.....	42
Bay Section Detail: 45°	43
Bay Rough Opening and Projection Calculations: 45°	44
Bay Section Detail: 90°	45
Lite Options	46
Optional Interior Square Simulated Divided Lite Option.....	47
Standard Divided Lite Options.....	48

Unit Features

Ultimate Double Hung G2 Collection:

Ultimate Single Hung G2: USHG2
Ultimate Double Hung G2: UDHG2
Ultimate Double Hung Picture G2: UDHP G2
Ultimate Double Hung Transom G2: UDHTR G2
Ultimate Double Hung Bows and Bays G2: UDHBB G2
Ultimate Double Hung -G2 IZ3: UDH G2 IZ3
Ultimate Double Hung Picture G2 IZ3: UDHP G2 IZ3
Ultimate Double Hung Transom G2 IZ3: UDHTR G2 IZ3

Frame:

- Frame thickness:
 - 11/16" (17) thick at head and jambs
 - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stiles width: 1 21/32" (42)
 - Bottom rail height (operating): 3 1/4" (83)
 - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stile width: 2 13/32" (61)
 - Bottom rail height: 3 1/4" (83)
- Optional CW (Commercial Window) certified product
- Sash Options
 - Standard: Equal
 - Optional: Unequal, Both Sash Stationary
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

Unit Features

Glass and Glazing:

- Glazing seal: Silicone glazed
- Standard glass is Insulating Low E2 Argon or air
- Gas fill: Air or Argon
- Dual-pane insulating glass thickness: 7/8"
- Triple-pane insulating glass thickness: 7/8"
- Insulating glass coatings:
 - Low E1
 - Low E2
 - Low E3
 - Low ERS
 - Low ELR
- Available glass types:
 - Laminated
 - Tempered
 - Obscure
 - Clear
- Tints
 - Bronze
 - Gray
 - Green
 - Reflective Bronze
- Decorative glass options:
 - Frost
 - 1/2 English Reed
 - Rain
 - Sandblasted
 - Glue Chip
- Glazing will be altitude adjusted for higher elevations with capillary tubes. Argon gas not included
- IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG 2.0 IZ3 product requires tempered glass on units above a glass square footage of 33.1.
- Egress may be affected when selecting specialty glass, please contact your Marvin representative
- For additional specialty glazing options, please contact your Marvin representatives.

Unit Features

Weather Strip:

- Operating units:
 - Jambs: Foam-filled bulb
 - Color: beige, black, and white
 - Head Jamb: Continuous dual leaf
 - Color: black
 - Check rail: Hollow bulb
 - Color: beige, black, and white
 - Bottom rail: Hollow bulb
 - Color: black
- Picture units:
 - Jambs: Foam
 - Header and bottom rail: Hollow bulb

Hardware:

- Locking system that provides locking, unlocking, balancing, and tilting of the sash members. Lock automatically locks when both sash are closed.
- Lock Actuator Assembly:
 - Material
 - Zinc die cast
 - Standard finish: Satin Taupe
 - Optional finish: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel
 - Design features or components
 - To unlock the unit, turn the handle 135°
 - To lock the unit, both sash must be moved to the closed position
 - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
 - To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
 - Options
 - Non-tilt hardware is standard on units with performance brackets
 - Custodial hardware colors: satin taupe, white, bronze, matte black
- Lift Lock (Option for Single Hung Only)
 - Available with one or two locks
 - Lift lock handle assembly is integrated into the bottom rail of the sash and controls locking, unlocking and facilitates operation of the bottom sash.
 - Two locks are not available on sash less than CN26 width
 - Material
 - Zinc die-cast
 - Finishes
 - Lift and Escutcheon components - Bronze, Satin Taupe, White, Matte Black, Oil Rubbed Bronze, Antique Brass, Brass, Polished Chrome, Satin Chrome, Satin Nickel
 - Sill Strike: White, Black, Beige
- Latches
 - Bottom sash latch, top sash tilt latch
 - Latches accommodate locking/un-locking, travel of sash in frame, and tilting into wash-mode
 - Injection-molded plastic
 - Color: beige
- Cord guide assembly
 - Injection-molded plastic and die-cast zinc
 - One cord guide inserted into bottom check rail
 - Cord guide is driven by lock handle, accounts for cord travel to retract latches
 - Plunger drives auto-lock feature to lock position when both sash are closed
- Strike Assembly
 - Zinc die-cast strike plate and injection-molded Acetal housing and button
 - Strike assembly accommodates locking/unlocking

Unit Features

- Balance system
 - Block & tackle balance
 - Hybrid spiral balance

Balance type is dependent on sash weight. Unit size, glass type, and options can all impact sash weight. General balance selection is as follows (some exceptions exist based on unit size):

Sash	Sash Weight	Balance Tube Type
Top	up to 35 lbs	Block and Tackle
	>35 lbs	Hybrid Spiral
Bottom	up to 30.6 lbs	Block and Tackle
	>30.6 lbs	Hybrid Spiral

- Sash Limiter
 - Bottom sash limiter:
 - Available on all operator configurations, and IZ3
 - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
 - Non-tilt hardware is default, and a sash removal tool is required in order to by-pass the Sash limiter for sash removal (tilt wash mode)
 - Standard application is factory applied. Available for retrofit applications.
 - Color: Will align with the Interior Weather Strip Package selection
 - Top Sash Limiter
 - Available on all operator configurations, with the exception Single Hung configurations. This includes IZ3
 - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
 - Standard application is factory applied. Available for field applications
 - Color: Will align with the Exterior Weather Strip Package selection
- Optional factory applied Window Opening Control Device is available on operating units.
 - Two devices will be applied to each window and will default color match the lock handle color.
 - WOCD is a device consisting of a zinc lever housed in a zinc shell on the top sash stile of the secondary sash and an acetal stop on the bottom check rail of the primary sash.
 - Color: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel.
 - This device works in accordance to ASTM F2090-17 Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.
- Exterior Sash Lugs - Standard Option
 - Standard Profile: Ogee
 - Available on Top Sash
 - Color: Available in all exterior clad color options
 - Color shall be the same as top sash clad color
 - Standard application is factory applied. Available for field applications
- Optional Finger Pull
 - Single or double (not available on units less than CN26: Frame OM 31 1/4" (794))
 - Not available with Lift Lock
- Performance Rating Option
 - Option to eliminate performance brackets on specific size units to allow for standard tilt hardware. Reduces performance from an LC-PG50 to LC-PG35.
 - Option for a CW (Commercial Window) performance rating.

Mulling:

- For mull performance, refer to the General Mulling chapter of the ADM.

Unit Features

Insect Screens:

- Screen Frame
 - Window Frame height less than or equal to 54 1/2" Aluminum Screen; Option: Extruded Aluminum Screen Frame.
 - Window Frame height greater than 54 1/2" Extruded Screen Frame.
- Screen mesh:
 - Standard: Marvin Bright View™,
 - Options: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire
- Aluminum surround to match exterior frame clad color
- Units with a glass height of 20" (508) or greater will have a center cross bar

Combination Storm Sash and Screen:

- Frame: Extruded aluminum frame .045"(1.1) thick. Color: Stone White, Bahama Brown, Pebble Gray and Evergreen
- Insect screen:
 - Standard Screen mesh: Marvin Bright View™
 - Optional screen material: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire Optional,
- Weather strip: Pile weather strip between operating panels and at stiles of main frame
- Hardware: Spring-loaded latches to secure storm panel
- Max size: 45 1/4" x 79 1/2" frame size

Lock Status Sensor (Optional):

- Refer to **Lock Status Sensor Installation Instructions** for requirements.
- The Lock Status Sensor detects an open or closed status on Ultimate Double Hung 2.0 units and Ultimate Single Hung 2.0 units. A "locked" status is inferred from the presence of the Auto-Lock feature which activates the locking mechanism when the operating panels are closed. It allows easy integration with home automation systems through a wired or wireless connection.
 - For wired option, check with local codes on potential contractor requirements for low voltage networking connections.
 - Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.
- Wireless Lock Status Sensor is located within the width and height of the frame.
- Sensor Location
 - Will always be located on the right-hand side of the check rail (from the exterior) for the bottom sash. For the top sash, the sensor will be located in the header parting stop of the frame on the right side (from the exterior).
- For Wired or Wireless, Black or White Magnet Covers only visible on secondary surface. Cover color dependent upon interior finish.
 - White: Prime and White Painted Interior Finish
 - Black: Bare and all other finish options

Minimum and Maximum Guidelines

Minimum and Maximum Certified Frame Size												
Unit Type		Minimum				Maximum				Max Glass		
		Width		Height		Width		Height		Sash Size Glass Type	Sq. Feet	Sq. Meters
		in	mm	in	mm	in	mm	in	mm			
USH G2	Equal Sash	14 1/4	(362)	23 1/2	(597)	65 1/4	(1657)	127 1/2	(3239)	Equal	25	2.323
UDHG2	Equal Sash	14 1/4	(362)	23 1/2	(597)	65 1/4	(1657)	127 1/2	(3239)	Equal	25	2.323
UDHG2	Cottage	14 1/4	(362)	23 1/2	(597)	65 1/4	(1657)	127 1/2	(3239)	Small	7/16	0.041
										Large	25	2.323
UDHG2	Reverse Cottage	14 1/4	(362)	23 1/2	(597)	65 1/4	(1657)	127 1/2	(3238)	Small	7/16	0.041
										Large	25	2.323
UDHG2 / USH G2	w/ Combination	21 1/4	(540)	31 1/2	(800)	45 1/4	(1149)	79 1/2	(2019)			
UDHTRG2	One Sash	14 1/4	(362)	14 1/2	(368)	73 1/4	(1861)	27 11/16	(703)	Standard	10 25/64	0.965
UDHPG2	One Sash	14 1/4	(362)	14 27/32	(377)	61 1/4	(1556)	103 1/2	(2629)	Standard	37 19/32	3.492
						67 1/4	(1708)	69 1/2	(1765)	Standard	26 63/64	2.507

Minimum and Maximum Extended Frame Size								
Unit Type		Maximum				Max Glass		
		Width		Height		Sash Size Glass Type	Sq. Feet	Sq. Meters
		in	mm	in	mm			
UDHTRG2	One Sash	120	(3048)	127 1/2	(3239)	Standard Tempered	61	5.667
UDHPG2	One Sash	120	(3048)	127 1/2	(3239)	Standard Tempered	61	5.667

IZ3 Minimum and Maximum Frame Size									
Unit Type		Minimum				Maximum			
		Width		Height		Width		Height	
		in	mm	in	mm	in	mm	in	mm
USH G2	Equal Sash	14 1/4	(362)	23 1/2	(597)	53 1/4	(1353)	119 1/2	(3035)
UDHG2	Equal Sash	14 1/4	(362)	23 1/2	(597)	53 1/4	(1353)	119 1/2	(3035)
UDHTRG2	One Sash	14 1/4	(362)	14 1/2	(368)	73 1/4	(1861)	27 11/16	(703)
UDHPG2	One Sash	14 1/4	(362)	14 27/32	(377)	61 1/4	(1556)	93 1/2	(2375)

Measurement Conversions

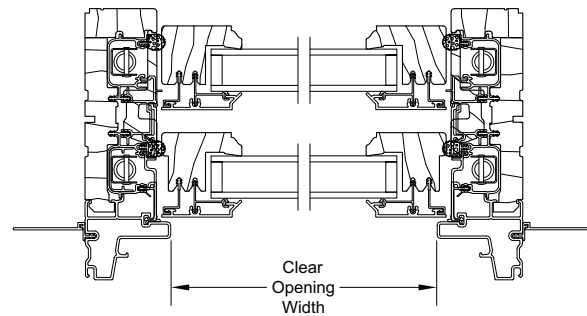
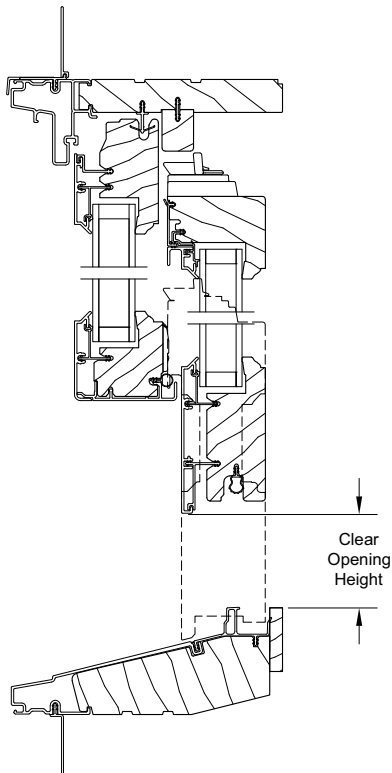
Egress Formulas with Standard Screen

Clear Opening Width:

- Clear Opening Width = Frame OM Width - 3 19/32" (91)

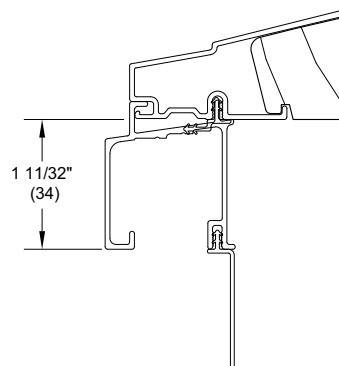
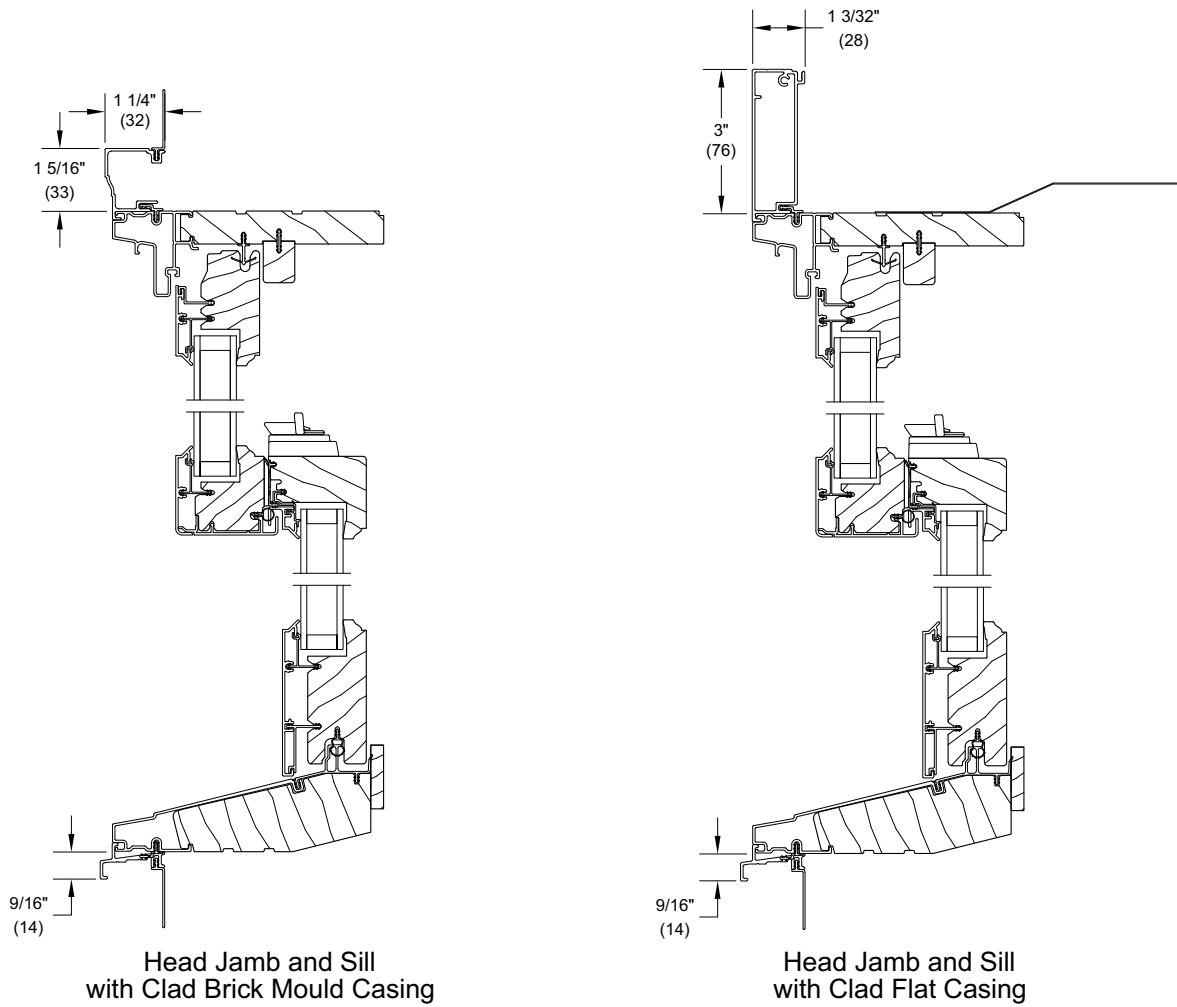
Clear Opening Height:

- Clear Opening Height = Glass Size Height - 1 5/16" (33)
- Clear Opening Area (ft²) = (clear Opening Width x Clear Opening Height) / 144



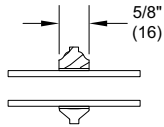
Section Details: Casings

Scale: 3" = 1' 0"

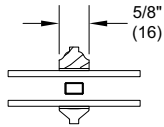


Sill with (A217) Simulated Thick Subsill
Scale: 2:1

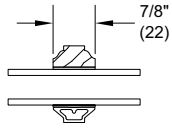
Lite Options



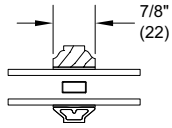
5/8" SDL



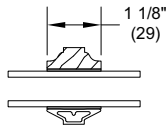
5/8" SDL
W/Spacer



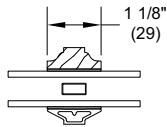
7/8" SDL



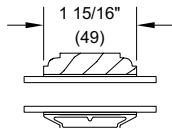
7/8" SDL
W/Spacer Bar



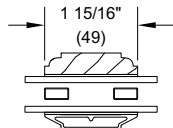
1 1/8" SDL



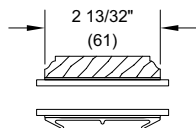
1 1/8" SDL
W/Spacer Bar



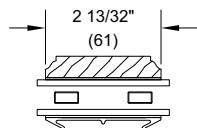
1 15/16 " SDL



1 15/16 " SDL
W/Two Spacer Bars



2 13/32" SDL



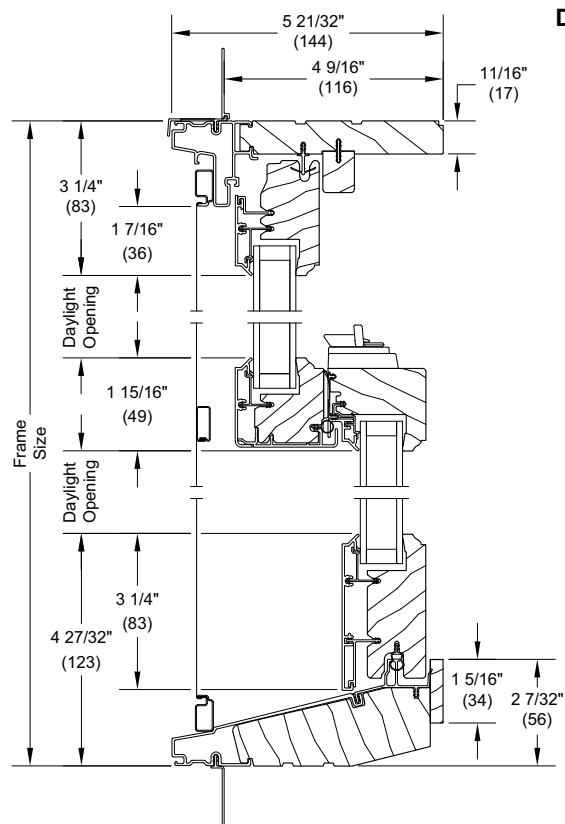
2 13/32" SDL
W/Two Spacer Bars

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

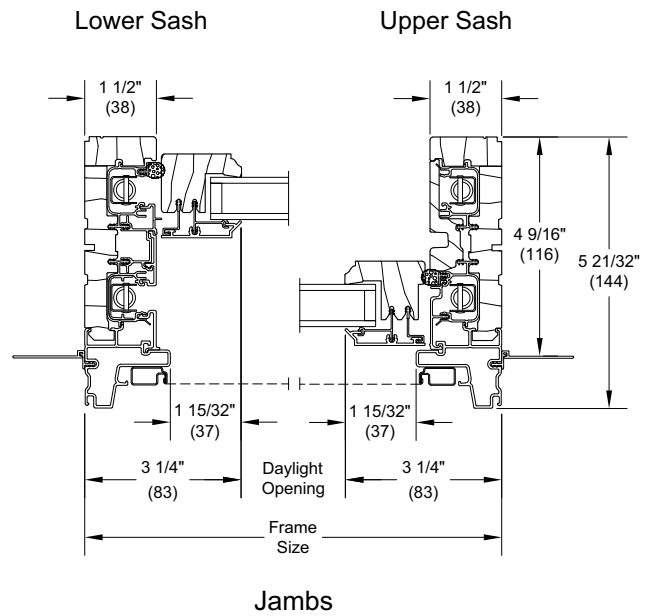
Section Details: Operating

Scale: 3" = 1' 0"



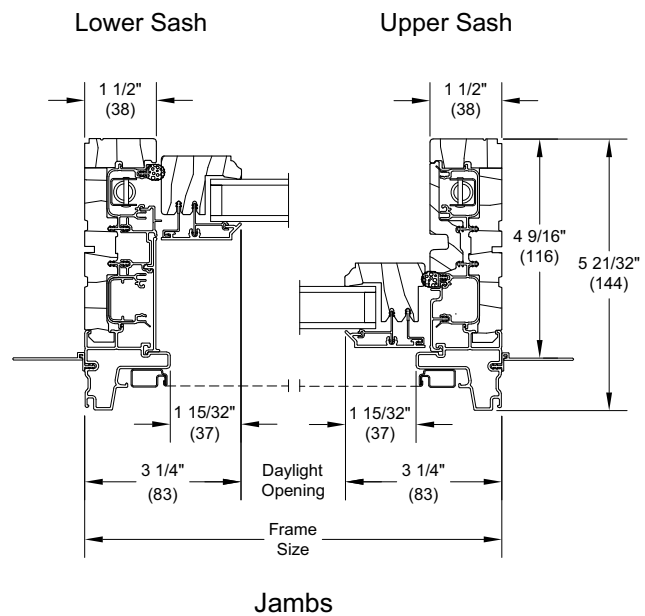
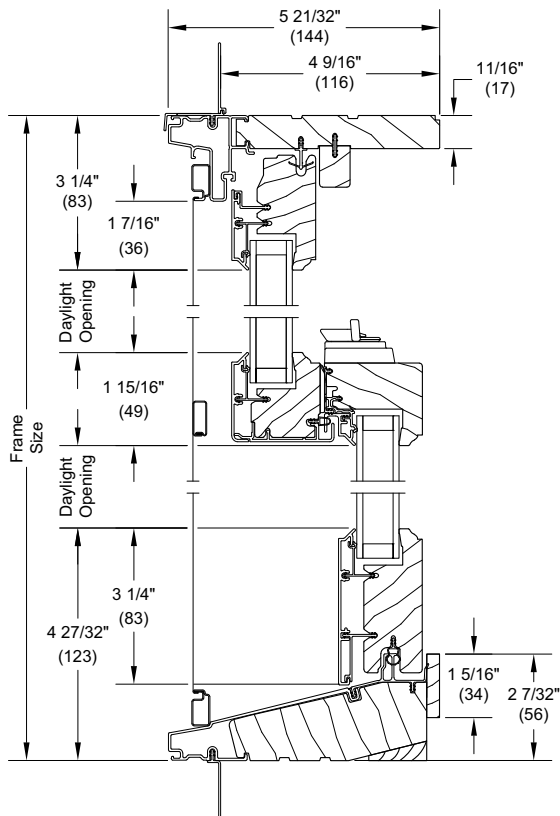
Head Jamb and Sill

Double Hung



Jambs

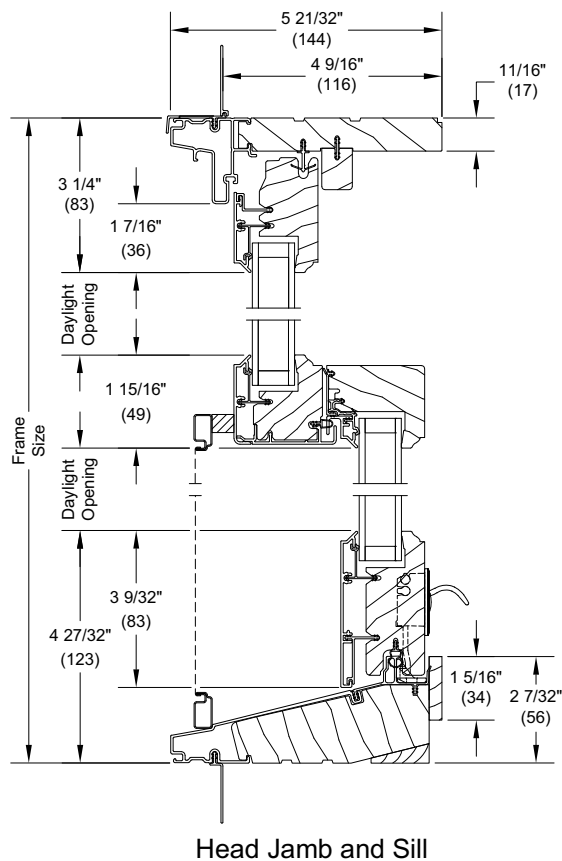
Single Hung



Jambs

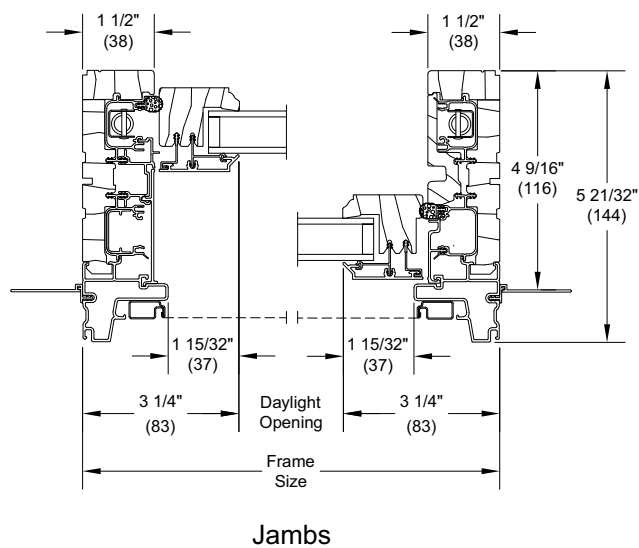
Section Details: Operating (with Optional Lift Lock Hardware)

Scale: 3" = 1' 0"



Lower Sash

Upper Sash





Americas's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.



Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

1 Garage Door



Gallery® Steel

Size:

8' 0" X 8' 0"

Style:

Short Panel

Construction:

3-layer 1 3/8" Intellicore® Insulation R-Value 12.9

Base Color:

Ultra-Grain® Oak Dark Finish

Top Section:

ARCH1 with Grilles

Glass:

Double Pane Clear Glass (Insulated)

Handle:

Spade Lift Handle x 1

StepPlate:

Standard Step Plate Included x 1

Hinges:

No Hinge

2 Garage Door



Gallery® Steel

Size:

8' 0" X 8' 0"

Style:

Short Panel

Construction:

3-layer 1 3/8" Intellicore® Insulation R-Value 12.9

Base Color:

Ultra-Grain® Oak Dark Finish

Top Section:

ARCH1 with Grilles

Glass:

Double Pane Clear Glass (Insulated)

Handle:

Spade Lift Handle x 1

StepPlate:

Standard Step Plate Included x 1

Hinges:

No Hinge

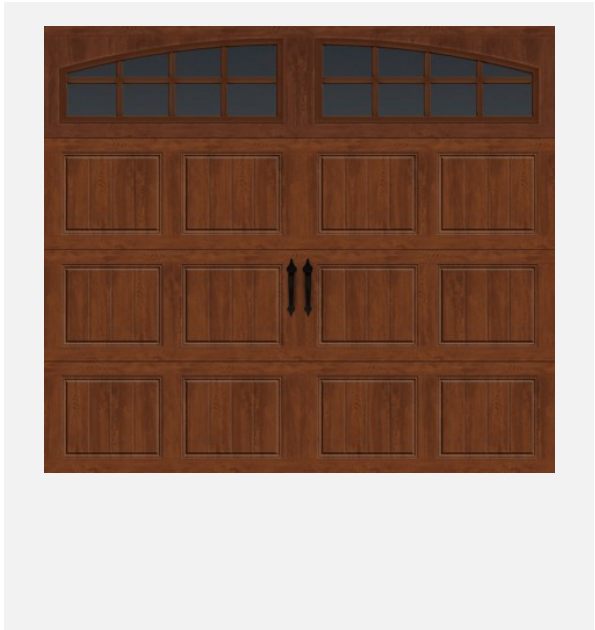


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

3 Garage Door



Gallery® Steel

Size:	Top Section:
8' 0" X 8' 0"	ARCH1 with Grilles
Style:	Glass:
Short Panel	Double Pane Clear Glass (Insulated)
Construction:	Handle:
3-layer 1 3/8" Intellicore® Insulation R-Value 12.9	Spade Lift Handle x 1
Base Color:	StepPlate:
Ultra-Grain® Oak Dark Finish	Standard Step Plate Included x 1
	Hinges:
	No Hinge



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

Historic District Commission Staff Report

Meeting Date: 12/11/2023

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

Property Address: 300 S Harrison Street

Application Number: 2023-1086

Request: Window Replacement

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Request:

The applicant is proposing to replace two wooden windows on the Earle Avenue facade. The proposed replacement windows are Anderson E-series aluminum-clad windows. A small area of wooden siding surrounding the windows will be replaced in-kind and painted to match the existing siding. This is a contributing structure to the Easton Historic District.

Background Information:

On November 17th, 2023 the Building Inspection Department conducted a site visit after it was discovered that work was being done without a building permit or a certificate of appropriateness. Two existing wooden windows had been removed and replaced with vinyl-clad casement style windows. The HDC Survey for this property notes that the wooden windows on this structure "seem to be original/historic." After working with staff, the applicant is now proposing aluminum-clad replacement windows instead of vinyl-clad windows as installed.

Historic District Guidelines:

Guideline 77. Make Sensitive Replacements

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

Guideline 89. Maintain Historic Windows



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

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

Guideline 90. Make Sensitive Replacements (Windows)

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



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

- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Appendix B.2 Common Substitute Materials

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

Example Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending the submission of the following...

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					
2101006487	300 S HARRISON ST	WILLS, STEPHEN L					
YEAR BUILT	PHYSICAL CONDITION						
1920	EXCELLENT						
ARCHITECTURAL STYLE		ADDITION(S)					
DUTCH COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ALUMINUM SIDING + NEW FRONT DOOR REPRESENT CHANGES TO OTHERWISE SEEMINGLY UNALTERED HOUSE. 8/1 WINDOWS SEEM TO BE ORIGINAL/ HISTORIC.							



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

RECEIVED
NOV 20 2023
TOWN OF EASTON

Application #:	2023-1086
Date Received:	11/20/2023
Fee Paid:	\$75.00
HDC Meeting Date:	12/11/2023
Date Property Posted:	12/04/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 300 S. Harrison Easton.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME James & Kimberly Burke
TELEPHONE NO. 301-848-5316 EMAIL KmBurke044@gmail.com

Applicant or Agent

NAME Kim Burke
TELEPHONE NO. 301-848-5316 EMAIL KmBurke044@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace 2 non working windows w Anderson Windows
All Boards & Shutters will remain the same. w a few replacement
wood siding boards & paint same color
Size 40x48, white aluminum

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

Kimberly Burke
11/20/23
Kimberly Burke

Revised 4.4.2022

SOLD BY:

Friel Lumber Company Queenstown
PO Box 10
Queenstown, MD 21658-0010
Fax: 410-827-9472

SOLD TO:
CREATED DATE

11/21/2023

LATEST UPDATE

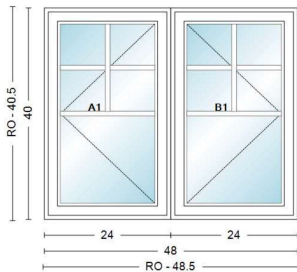
12/7/2023

OWNER

Wayne Darling

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Tom Willis	Burke	4996905		

ORDER NOTES:
DELIVERY NOTES:


Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left-Right	None Assigned	\$1,501.60	\$1,501.60

RO Size = 48 1/2" x 40 1/2"

Unit Size = 48" x 40"

Mull: Factory Mull, Andersen Ribbon Mull, Zero Mull Material

CAX2034-2, Unit, E-Series Casement, 2 7/8" Frame Depth, Rigid Vinyl w/Receiver for Aluminum Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, 5 Total Grille Lights, Specified Equal Light Fractional Pattern, White, 2604, Pine w/White - Painted, Contemporary Exterior Grille Bar/Contemporary Interior Grille Bar, 7/8" Grille Bar, with Centered Horizontal Bar Placement 16.937" Contemporary Glass Stop Stainless Glass / Grille Spacer, Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Aluminum

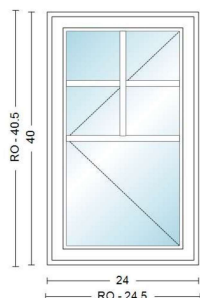
WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX2034 Full Aluminum White

WHT RH HARDWARE KIT CSMT BAG W6204PKRKW7 PN:9078352

Insect Screen 1: E-Series Casement, CAX2034 Full Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.26	NO	A1	15.8125	35.3125	3.87760
B1	0.31	0.26		B1	15.8125	35.3125	3.87760



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Left	None Assigned	\$725.13	\$725.13

RO Size = 24 1/2" x 40 1/2"

Unit Size = 24" x 40"

CAX2034, Unit, E-Series Casement, 2 7/8" Frame Depth, Rigid Vinyl w/Receiver for Aluminum Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, 5 Total Grille Lights, Specified Equal Light Fractional Pattern, White, 2604, Pine w/White - Painted, Contemporary Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, with Centered Horizontal Bar Placement 16.937" Ovolo Glass Stop Stainless Glass / Grille Spacer, Handle w/Cover, White, Standard, High Performance Keeper, White, Full, Aluminum

WHT LH HARDWARE KIT CSMT BAG W6204PKLKW7 PN:9078351

Insect Screen 1: E-Series Casement, CAX2034 Full Aluminum White

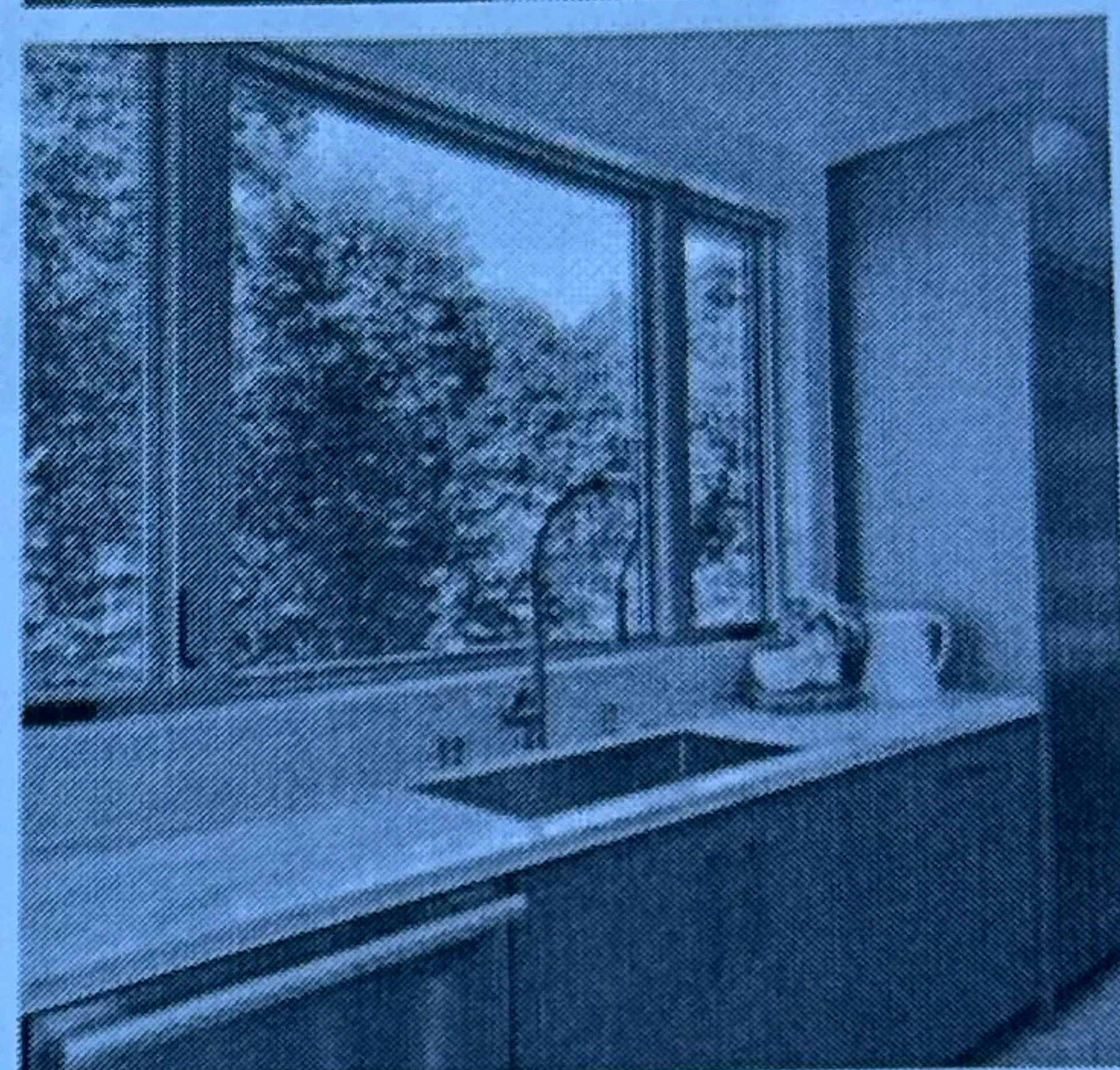
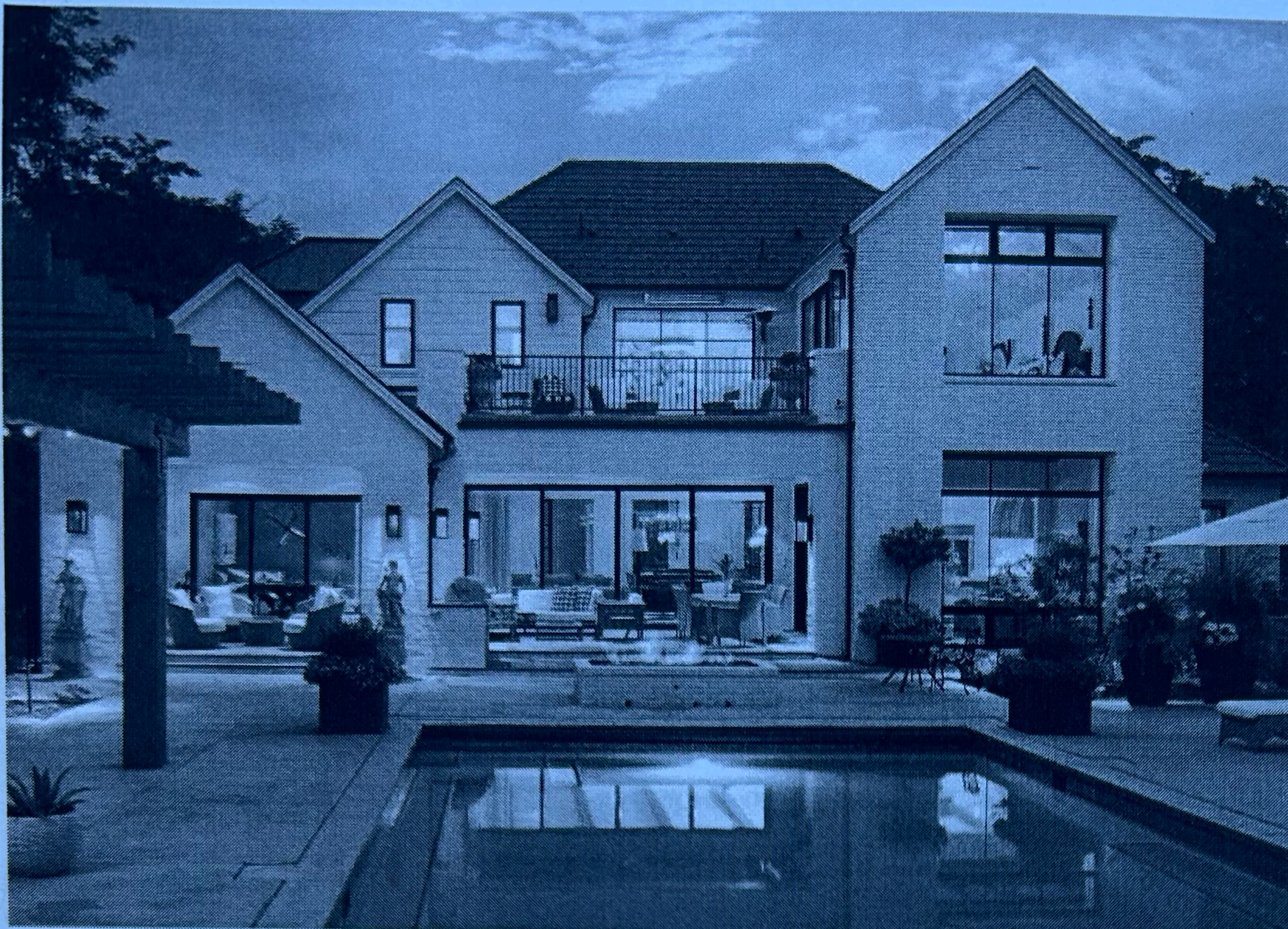
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.26	NO	A1	15.8125	35.3125	3.87760

SUB-TOTAL:	\$2,226.73
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$133.60
TOTAL:	\$2,360.33

CUSTOMER SIGNATURE _____ DATE _____

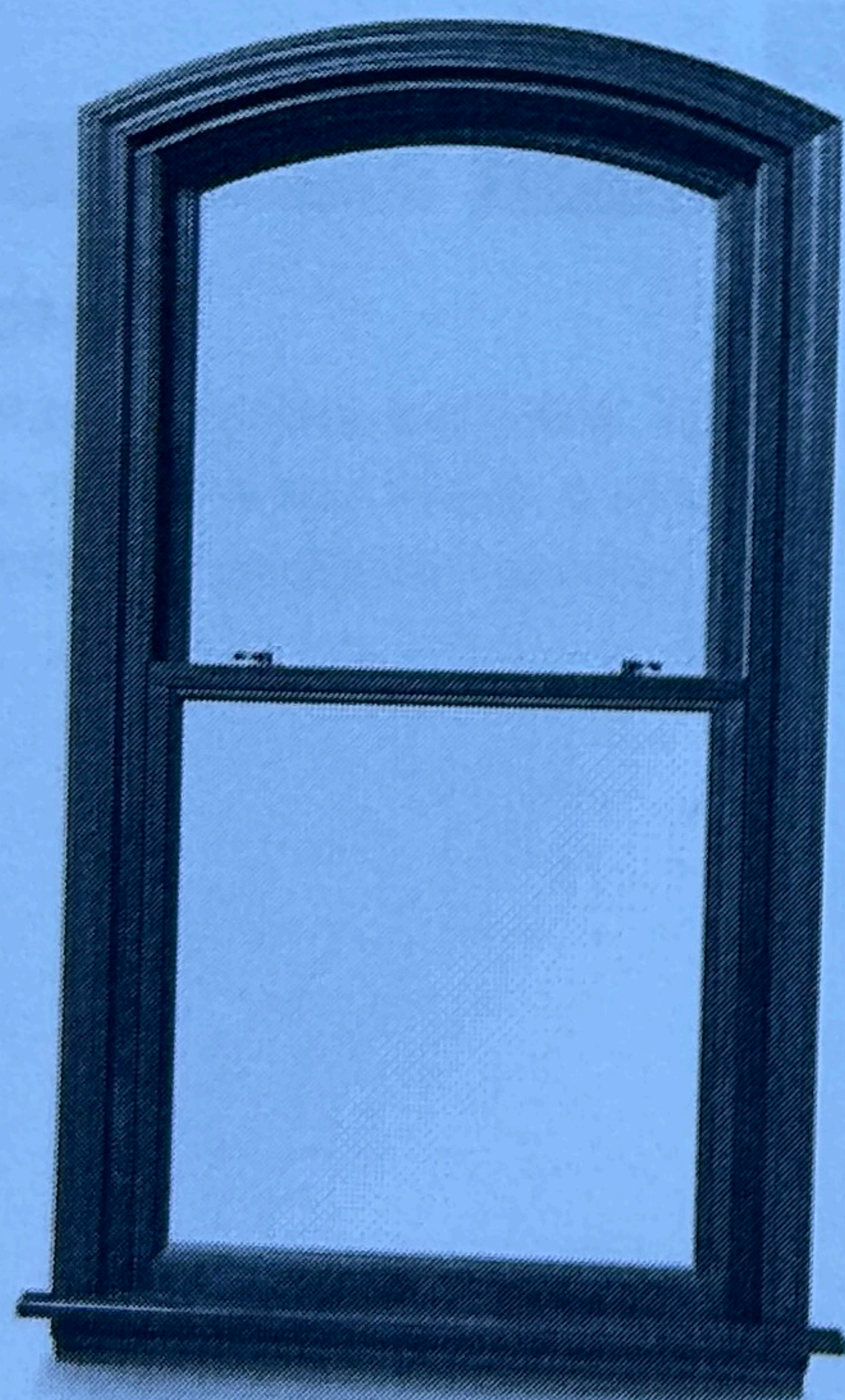
* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



UNLIMITED POSSIBILITIES

With Andersen® E-Series windows and patio doors, the home you've always imagined can be more than a dream. More than a vision. It can be a reality.



- Wood sash and frame are clad with heavy-gauge aluminum
- Heavy-gauge cladding offers greater structural capabilities than thinner, roll-form aluminum
- Baked-on, silicone polyester enamel exteriors offer virtually maintenance-free performance and durability
- Many E-Series windows and patio doors have options that make them ENERGY STAR® certified throughout the U.S.
- Choose from 50 exterior colors at no additional charge
- Anodized finishes and custom colors available
- Select from a variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



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

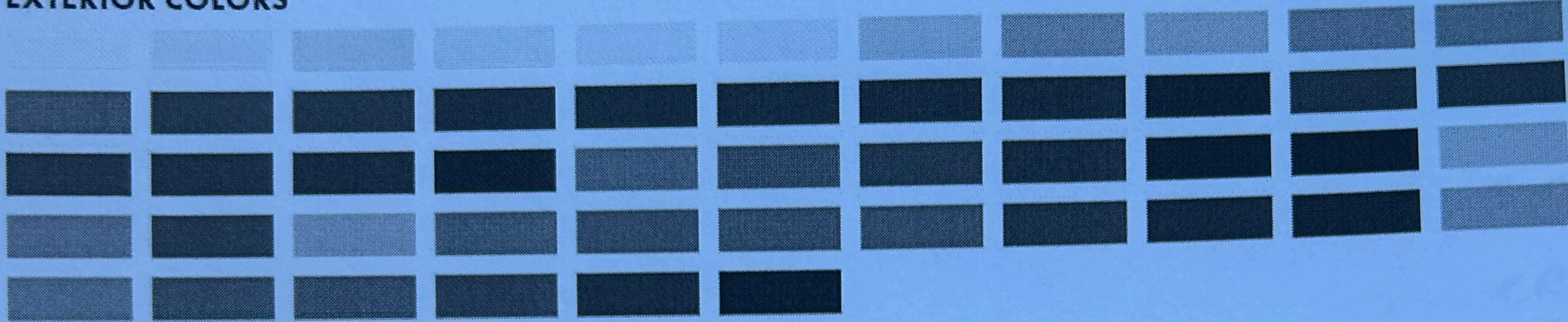
E-SERIES

PRODUCT TYPES

- Casement windows
- Awning windows
- French casement windows
- Double-hung full-frame and insert windows
- Double-hung replacement sash kit
- Bay and bow windows
- Gliding windows
- Specialty windows
- Hinged patio doors

PRODUCT OPTIONS

EXTERIOR COLORS



Anodized Finishes



INTERIOR OPTIONS

Wood Species



Factory-Finished Interiors

 All interior finish options are shown on pine.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors

 Available on pine.

GLASS OPTIONS

Energy-efficient glass options available. Tempered glass, patterned glass, art glass and blinds & shades are also available, contact your Andersen supplier.

STORMWATCH® PROTECTION

E-Series patio doors are available with Stormwatch Protection for coastal areas.



StormWATCH
PROTECTION



For more information, visit andersenwindows.com/e-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Dark Bronze and black are also available on maple.
†Anodized silver is only available on maple.
Printing limitations prevent exact replication of colors and finishes. See your Andersen dealer for actual color and finish samples.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2023 Andersen Corporation. All rights reserved. 10/23



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

Monday, November 27, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

1. Call to Order — Chairperson Demby called the meeting to order at 5:59 pm.

2. Agenda Summary Review —

**Commissioner Pezor moved to approve the November 27, 2023 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business —

a. File No.: 2021 - 506
Applicant: Laurence Claggett, TLLI, LLC
Location: 120 S. Hanson Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1918
R-7A

Request: This application first came before the Commission on June 28, 2021 seeking approval to replace the two second story windows with Anderson 100 series casement windows, and fill in the remaining spaces with vinyl siding. The request was unanimously tabled by the Commission pending the return of a new window design that would fill the entire existing window opening, and with a request that the applicant use a wooden clad window. The applicant returned to the Commission at their July 24, 2023 meeting with a nearly identical request to install two (2) casement style Anderson 100 series windows - which was also unanimously tabled by the Commission at that time.

The applicant is now proposing to install two (2) new aluminum clad egress windows. Based on the elevations that were submitted by the applicant, these windows appear to be significantly smaller than the existing windows at roughly 42" tall by 33" wide - the applicant previously stated that the window openings are 48" tall by 45" wide from block face to block face. The remaining space will be filled using window AC units and an unspecified material. 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:

Larney Claggett

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the casement window shall be divided into three-panes with simulated divided light; 2) the air conditioning unit shall be to the left of the casement window with a singular glass pane above the unit. The applicant shall submit an updated window cutsheet to staff. Commissioner Greer seconded the motion.

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

4. New Business —

a. File No.: 2023 - 1073
Applicant: Laurence Claggett, TLLI, LLC
Location: 316 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1116
Zoning: CB

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

Staff recommends the following 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.

Historic District Guideline references:

- i. *Guideline 78. Substitute Materials for Siding*
- ii. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Larney Claggett

Public Comment — None

Commissioner Bateman moved to approve the application with the staff's recommended conditions that: 1) the new siding shall match the existing Hardi Plank siding on the Dover Street façade in color, size, shape, profile, and texture; 2) the new siding joints and seams shall be lapped towards the rear of the building; 3) the new siding joints shall staggered randomly; 4) the existing trim details shall be maintained; and 5) the applicant shall submit photos of the wooden siding underneath the asphalt siding to staff to be reviewed by the Chair. Commissioner Pezor seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Greer, Pezor, Stuart

AGAINST: 0

ABSTAIN: 0
ABSENT: 1 - Brophy

b. File No.: 2023 - 1067
Applicant: American Legion Blake-Blackston Post #77
Location: 100 W. Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1438
Zoning: CB

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

Historic District Guideline references:
i. Guideline 128. Avoid Demolition

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Tom Diem, Building Inspection Director

Applicant Presentation:
William Griffin, First Vice-Commander for Post #77
Victor Millington, Commander for Post #77
Keith Harris, Sargent of Arms for Post #77
Michael Waller, Financial Officer for Post #77
George Jenkins, Second-Vice Commander for Post #77
Jerry Newman, Service Officer for Post #77

Public Comment — None

Commissioner Bateman moved to approve the application as submitted based on the following findings: 1) testimony from the Building Inspection Department that the building poses a danger to the community and is a total loss; 2) evidence presented in the Building Inspection Department's inspection report; and 3) evidence showing that the structure had previously been modified. Commissioner Pezor seconded the motion.

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

c. **File No.:** 2018 - 10132 / 2023 - 1054
Applicant: SNT Rentals LLC
Location: 134 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0676
Zoning: R-7A

Request: The applicant is proposing exterior alterations to the front façade of the structure. This scope of work is a continuation of the Certificate of Appropriateness granted in January of 2020 and includes the installation of a new brick landing, exterior wooden shutters, a new front door, and the construction of a stone swale for drainage. This is a contributing building to the Historic District.

Background:

On December 10, 2018 a stop work order was issued by the Building Inspection Division after it was discovered that the existing front porch was removed without a building permit or a Certificate of Appropriateness. Upon a one year follow up, the Building Inspection Division issued an order on December 17, 2019 prohibiting occupancy to the building and the issuance of a rental license until the property owner received Historic District Commission approval. An application was subsequently filed on December 31, 2019 that proposed repairing the brick on the front façade, installing new wooden shutters, installing a brick or flagstone landing, and installing two (2) new wooden windows on the front facade. On January 13, 2020, the Commission tabled the application pending further detail regarding the proposed alterations and repairs.

At their January 27, 2020 meeting, the Commission approved request for:

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.

A Certificate of Appropriateness and a residential building permit was subsequently issued for the replacement of the two (2) existing front façade windows with new Pella solid wood windows, and expired in November 2021. On September 12, 2023, the Building Inspection Division issued a second stop work order after it was discovered that the wooden landing was installed without a COA or a building permit. The applicant is now requesting to continue with the same scope of work that was approved by the Commission on January 27, 2020.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*

- ii. *Guideline 49. Site Features*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iv. *Guideline 91. Shutters*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Norris Taylor Jr.

Public Comment — None

Commissioner Pezor moved to approve the original scope of the January 27, 2020 application as submitted.

Commissioner Pezor amended the motion to approve the original scope of the January 27, 2020 application with the condition that a follow up inspection will be done by the Building Inspection Department for the previous permit. Commissioner Stuart seconded the motion.

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

d. File No.: 2023 - 1080
Applicant: Filament, LLC
Location: 5 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning: CB

Request: The applicant is proposing to install a new PVC suspend 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. This is a contributing building to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
John Callahan, Callahan Signs
Susan Schauer John

Public Comment — None

The applicant amended their application for approval to install a 18” x 64” sign.

Commissioner Bateman moved to approve the 18” x 64” signage. Commissioner Greer seconded the motion.

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

e. File No.: 2023 - 1081
Applicant: Carrie Mock
Location: 12 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2097
Zoning: R-10A

Request: The applicant is proposing to install a wooden fence with two (2) access gates at the rear of the property. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

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

Applicant Presentation:
Carrie Mock

Public Comment — None

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

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

ABSENT: 1 - Brophy

f. File No.: 2023 - 1082

Applicant: John Hutchison Architecture

Location: 209 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0666

Zoning: R-7A

Request: The applicant is proposing to remove and rebuild two (2) existing chimneys. The brick and mortar will match the existing as close as possible. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation— None

Public Comment — None

Commissioner Pezor moved to table the application to the December 11, 2023 meeting. Commissioner Bateman seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Greer, Pezor, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Brophy

5. Discussion Item — None

6. Decision Summary Review —

November 11, 2023 - The Commission noted the following corrections to the November 11, 2023 Draft Decision Summary:

- a.** Item 3.a.: Add additional language to the applicant request, and specification regarding the approval of K-Style gutter in that circumstance.
- b.** Item 3.e: Rephrasing for clarity.

Commissioner Bateman moved to approve the November 11, 2023 Decision Summary with the amended changes. 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

7. Administrative Approval

- a. File No.:** 2023 - 1076
Applicant: Khan Enterprises Shore LLC
Location: 110 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1980
Zoning: CB

Request: The applicant is requesting to erect a temporary wall mounted banner at 110 S. Washington Street. The banner may remain for a period not exceeding six (6) months from the date of issuance of the Certificate of Occupancy.

Historic District Guideline references:

- i. Section 2.5 Staff Approvals*

8. Consent Docket

- a. File No.:** 2023 - 1077
Applicant: Harriet Crawford
Location: 307 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0723
Zoning: R-7A

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

- 9. Adjournment** — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:16 p.m.