



Historic District Commission MEETING AGENDA

Monday, January 8, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for January 8, 2024.

Old Business

- 1) **Application Number:** 2020-367
Applicant: 128 S. West Street LLC
Location: 128 S. West Street
Tax Map 104, Grid 0EA, Parcel 1990
Zoning District: CB
Request: COA Extension for Previously Approved Addition.
- 2) **Application Number:** 2023-995
Applicant: Gant & Associates
Location: 31 S. Aurora Street
Tax Map 104, Grid 000, Parcel 1563
Zoning District: R-7A
Request: Exterior Alterations.
- 3) **Application Number:** 2023 - 1088
Applicant: John Peeling
Location: 208 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1135
Zoning District: R-7A
Request: Renovation and New Construction.

New Business

- 1) **Application Number:** 2024 - 006
Applicant: WHCP Radio
Location: 121 N. Washington Street
Tax Map 104, Grid 0EA, Parcel 1986
Zoning District: CB
Request: Signage Installation.

Location: 29 S. Locust Lane
Tax Map 104, Grid 000, Parcel 1585
Zoning District: R-7A
Request: ***EMERGENCY APPROVAL*** for In-Kind Asphalt Shingle Roof Replacement. *(as per the Historic District Commission Chairperson)*

- 2) **Application Number:** 2023 - 1105
Applicant: Walbridge Real Estate Investments, LLC
Location: 210 E. Dover Street
Tax Map 104, Grid 0EA, Parcel 1182
Zoning District: CB
Request: ***EMERGENCY APPROVAL*** for In-Kind Porch Replacement. *(as per the Historic District Commission Chairperson)*

Adjournment.

RECEIVED

NOV 28 2023



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2020-367
Date Received:	11/28/2023
Fee Paid:	-
HDC Meeting Date:	01/08/2024
Date Property Posted:	12/29/2023

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 128 S West St
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1840 NATIONAL REGISTAR # _____
 Cuzia

PROPERTY INFORMATION

OWNER NAME 128 S West St LLC
 TELEPHONE NO. 410 443 8702 EMAIL matterholdings@gmail.com

Applicant or Agent

NAME Dora H. Mullen
 TELEPHONE NO. 410-443 8706 EMAIL matterholdings@gmail.com

Description of Proposal (include additional sheets, as necessary)

Reapproval of COA

See COA:

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

11/28/23
Dora H. Mullen

Revised 4.4.2022



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

Meeting Date: 7/11/2022
Application Number: 2020-367
Location: 128 West Street
Applicant: Noah Matten
Request: Additon/Rennovation

Noah Matten was present on behalf of the Addition for 128 West Street, a contributing building in the Historic District.

Items discussed:

- Phase 1b was the first African-American physician's office.
- The commission had previously approved an addition to Phase 1a.
- The applicant felt that he was wasting a large amount of historic material during the process of incorporating the addition.
- Subdivision was approved separating Phase 2 from Phases 1a and 1b.
- The applicant is going to try to build two structures at the same time.

Modification:

- The rear door of the auxiliary structure (Phase 1b) will be centered and a transom will be added.
- The trim on the auxiliary structure (Phase 1b) will be pvc.
- There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
- HVAC unit will be located on the rear of the small building (Phase 1b), and because this is a new building, the unit will be mounted on the building itself.
- HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
- There will not be a skylight on the roof.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried 7 - 0, application 2022-367 was approved.

Historic District Guideline References:

- 42(b,c), 66(b), 70, 90, 101(a,b), 103

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

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

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

Nicholas Johnson
Representative, Historic District Commission

8/9/2022
Date



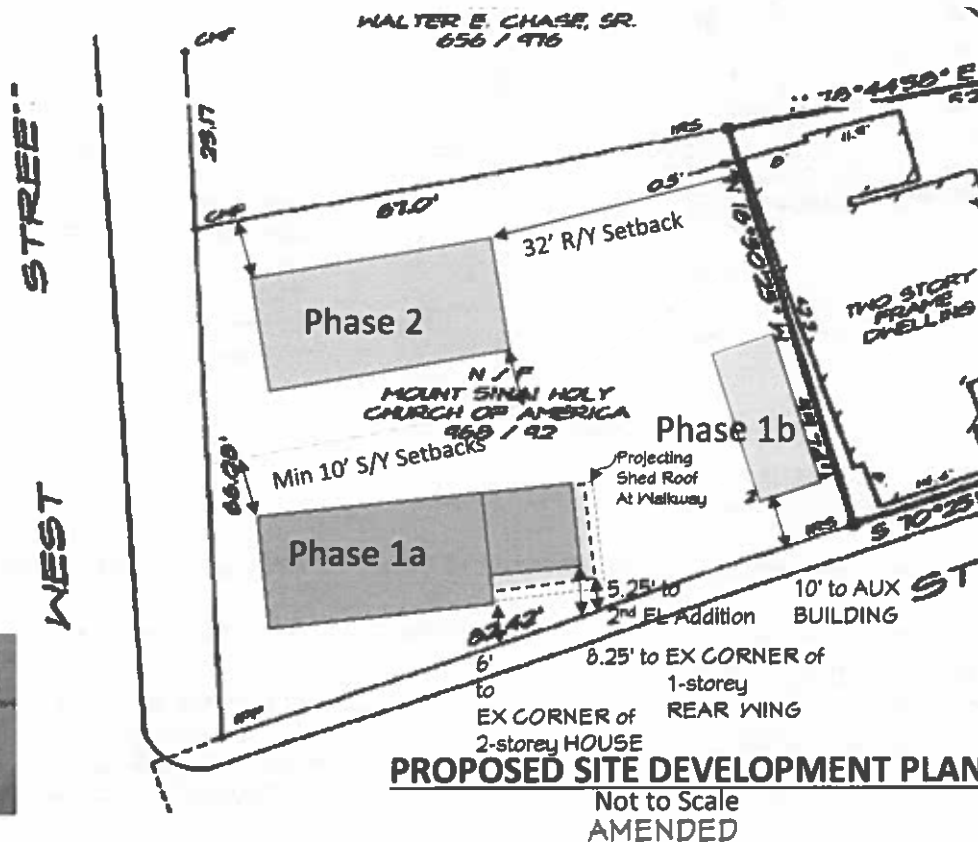
AMENDED PROPOSED SITE/DEVELOPMENT PLAN

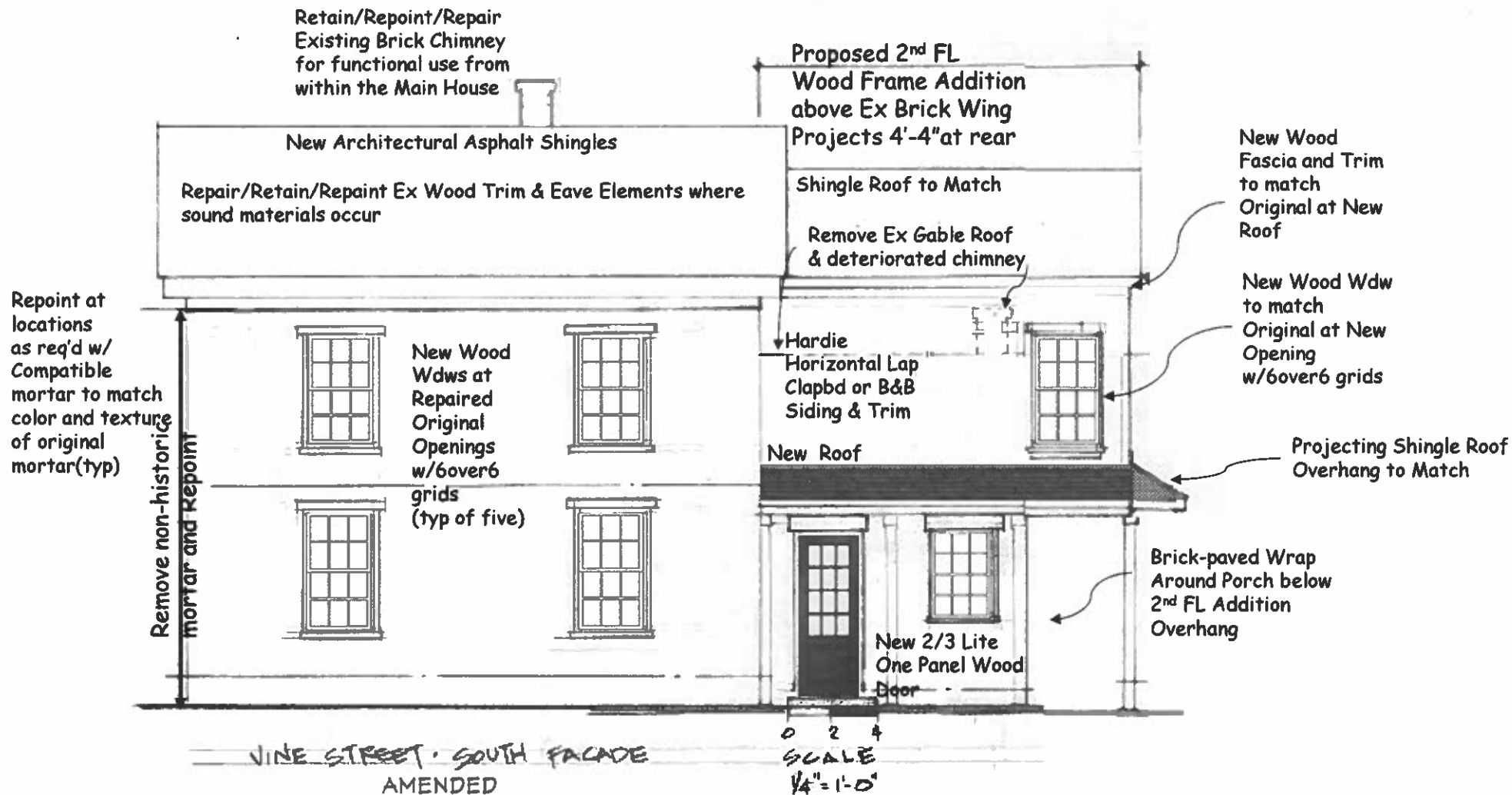
Existing 2-story Brick House w/1-story Wing to be Restored and Renovated with New 2nd Floor Addition at Rear Wing

**Proposed Re-
Construction of
1-story
Wood Frame Auxiliary
Structure (319 SF)**

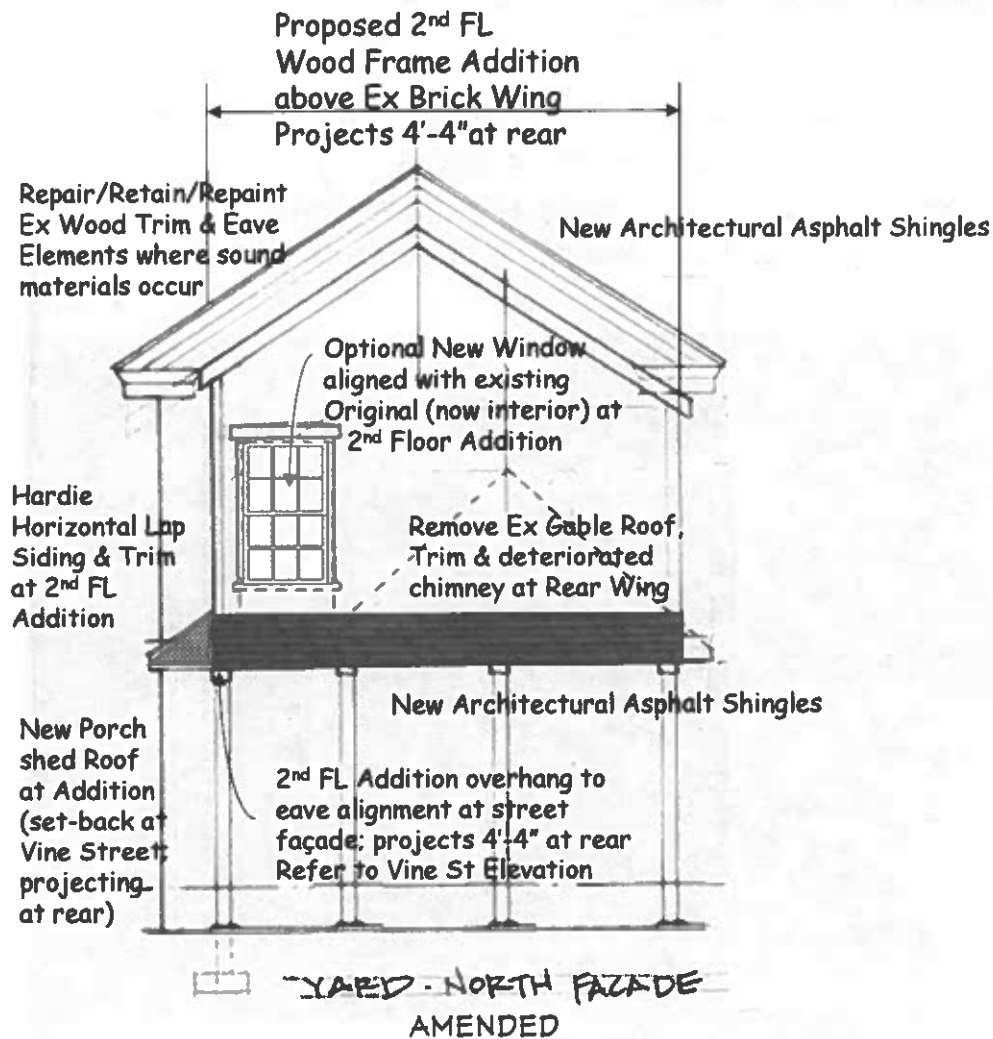
**Proposed 2-story
Wood Frame House:
20 x 35 similar to
Existing in proportion
with cladding to
match Phase Two
addition Per Sub-
Division of Property
for Two Dwellings**

AMENDED: 06/27/22
Submittal for Approval

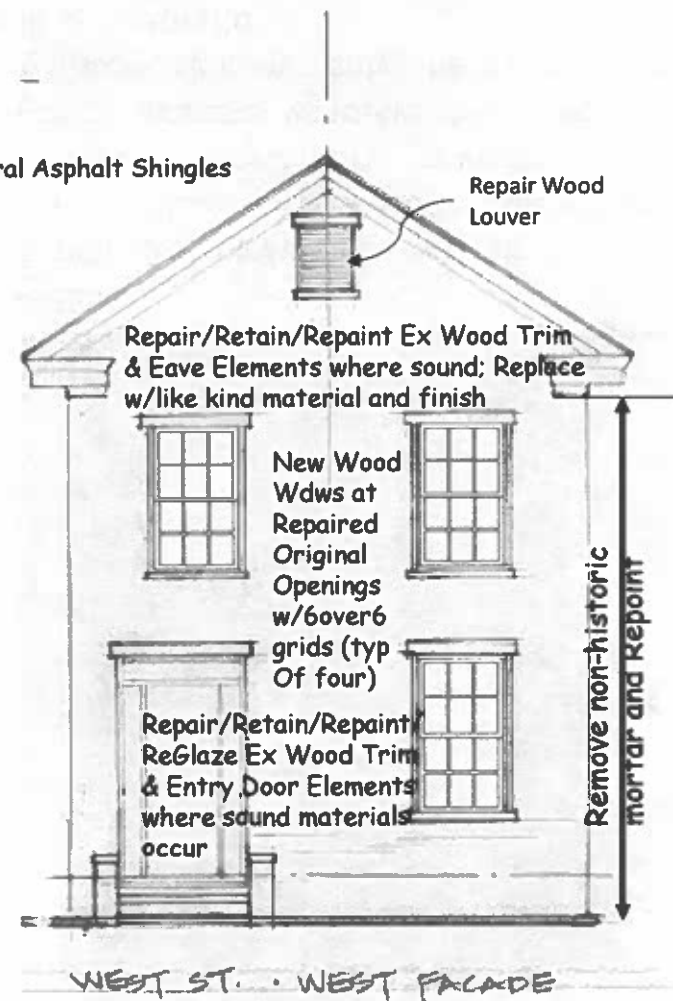




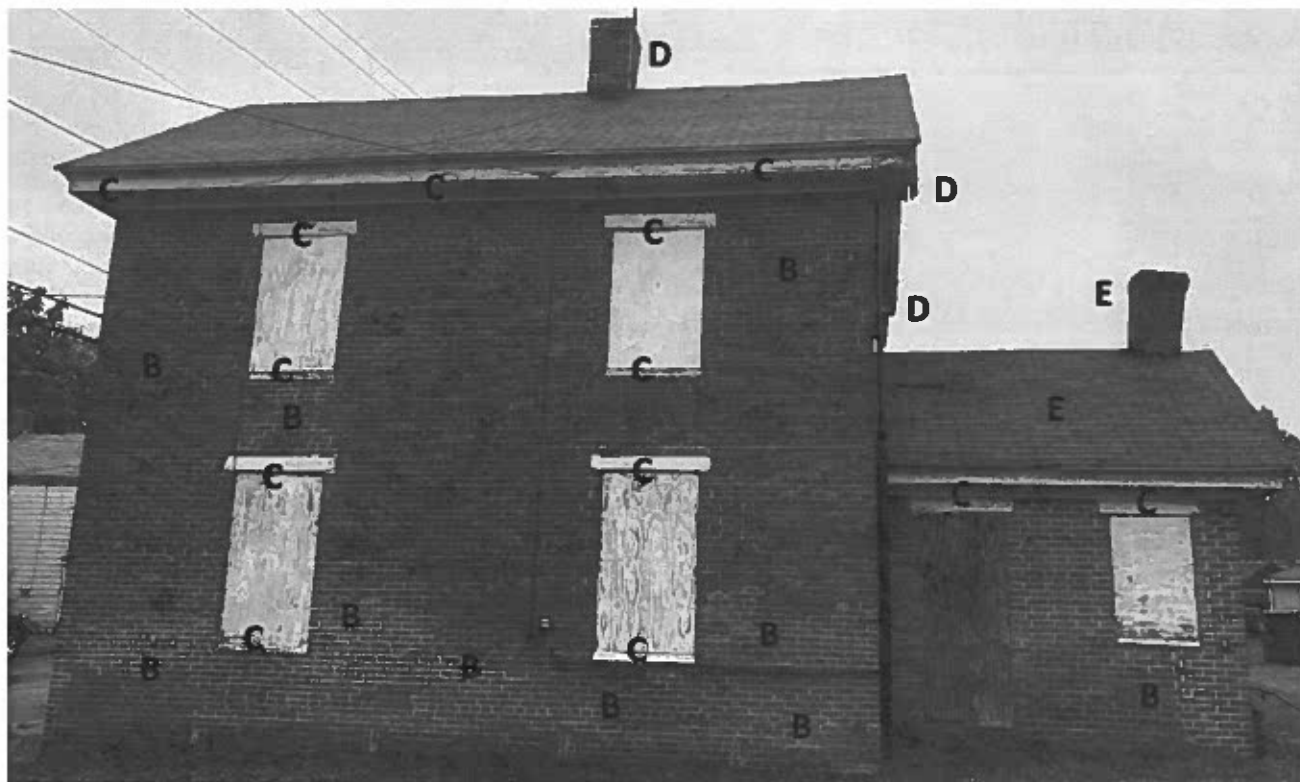
128 S. West Street/Easton MD for Matten Holdings



New Architectural Asphalt Shingles



128 S. West Street/Easton MD for Matten Holdings



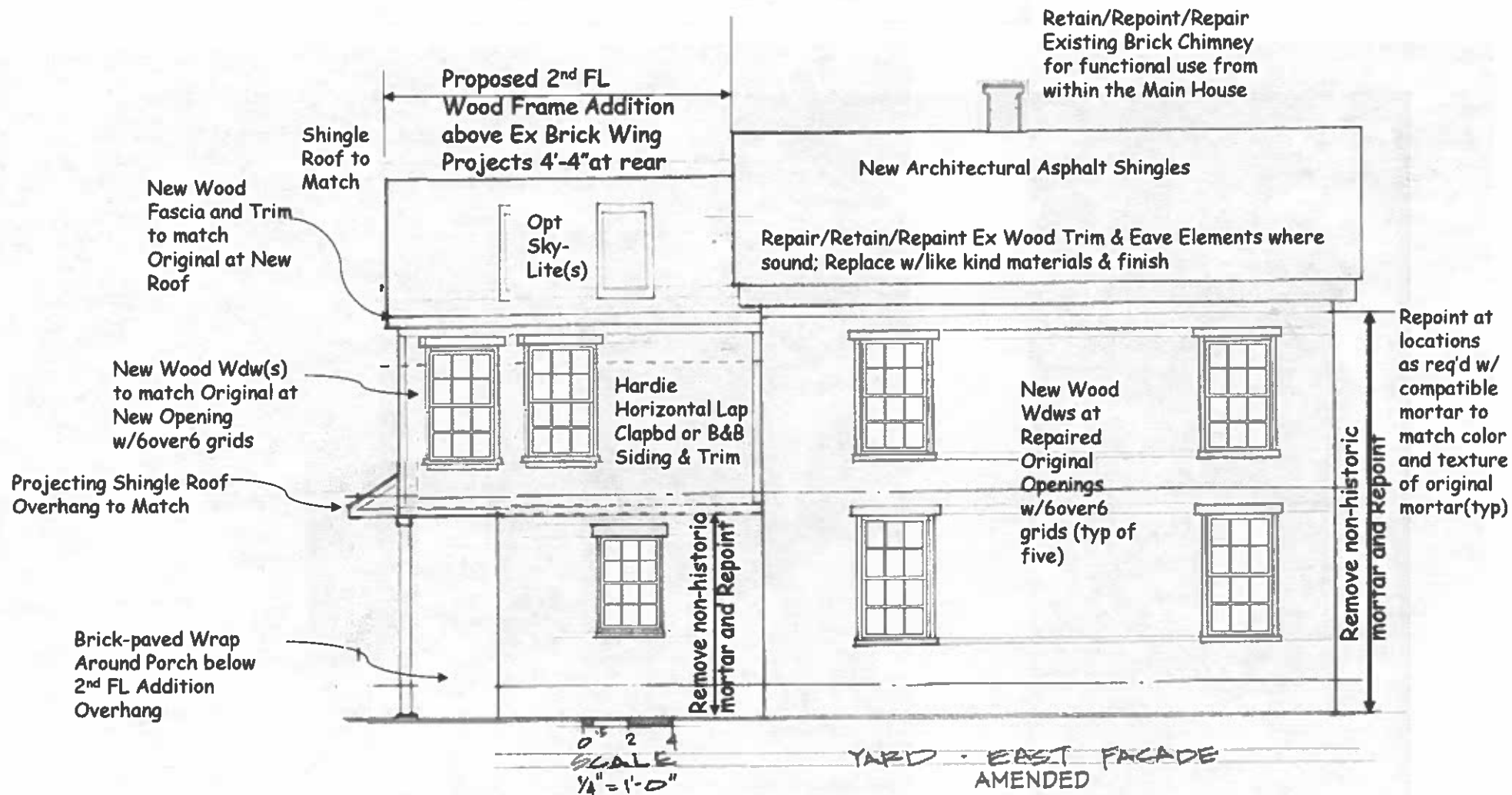
KEY NOTES:

- A. ReStore Front Entry Door/Sidelites/Transom and Trim in full
- B. RePoint approximately 2 SF Area w/historic mortar mix
- C. Repair Wood/Trim and/or Structural Component
- D. ReConstruct in-kind Wood/Trim/Structural or Brick Component
- E. Remove Element in Full

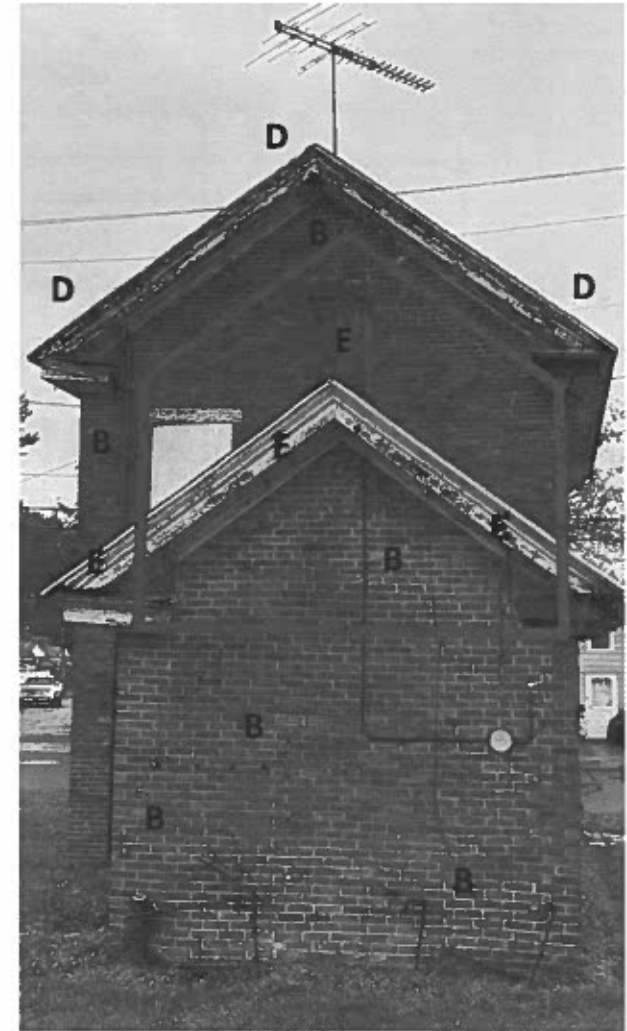
128 S. West Street Easton MD/Matten Holdings

GENERAL NOTES:

- 1. Retain/Repair all viable/visible wood elements
- 2. RePoint only with matching historic mortar mix
- 3. Retain maximum historic mortar as viable
- 4. Install historic character windows at existing opgs
- 5. Remove historic elements only where non-viable for repair or restoration



128 S. West Street/Easton MD for Matten Holdings



128 S. West Street/Easton MD for Matten Holdings

128 S. West Street/Easton MD for Matten Holdings

AMENDED

Existing Condition at Step-Back of Main House to one-storey Addition: deteriorated roof and trim at addition of minimal interior proportions; prospective circulation component to new 2nd FL addition

AMENDED INSPIRATIONAL IMAGERY:

Historic smaller-scale addition with porch front paired w/main house and small local vernacular structure with step-back exterior alcove enclosed above with wall supporting gable roof

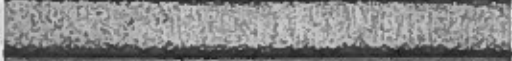
Historic brick storefront(s) with habitable (likely living) space above and/or porch roof projection and local brick vernacular main and secondary structures with step-back exterior porch enclosed above with roof

Historic smaller-scale residential addition(s) with decorative porch alcove(s) and large local vernacular structure with step-back porch beneath habitable space w/in roof



MORTAR: SUBMITTAL

Lehigh Type O: 12B Ivory to match existing

	12B Ivory
	Cream
	11A Almond
	Light Beige
	Old Colonial
	72A Taupe
	75B Mocha
	43G Salmon
	48B Red Clay
	74H Nutmeg
	79E Eggplant
	44C Cayenne
	22B Wheat
	41B Limestone
	81H Slate
	88A Charcoal

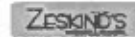
Notes on Repointing:

128 S. West Street/Easton MD for Matten Holdings

Type O mortar This uses a 1 / 2 / 9 mix and results in a mortar with a 350 psi compressive strength. Type O is a lime rich mortar and is also referred to as "pointing" mortar. It is used in above grade, non-load bearing situations in both interior and exterior environments. To get 1 cubic yd of O mortar, you need 27 cubic feet of the components in a 1 to 2 to 9 proportion. Portland cement 2.25 cubic ft Hydrated lime 4.5 cubic ft Sand 20.25 cubic ft Total 27 cubic ft Based on the ASTM densities, this gives you 211.5 lbs of Portland cement, 180 lbs of hydrated lime and 1,620 lbs of sand. To put together a single cubic yard of type O mortar, you need to buy and mix together: 2.25 bags of Portland cement (94 lb bags) 3.6 bags of hydrated lime (50 lb bags) 0.81 tons of sand

Removal of all loose and/or non-historic and/or failing mortar to allow for proper repointing with Type O mortar should occur by manual, non-powered means, in all repointing preparation locations. Upon repointing completion and curing, wash entire brick façades with non-caustic restoration cleaner, such as SureKlean Restoration Cleaner by Prosoco; per manufacturer recommendations; particularly regarding wash and rinse water applications psi limits.

WINDOW SUBMITTAL:



ZESKIND'S HARDWARE & MILLWORK
212 S Popson St
Baltimore MD 21223



QUOTE BY: Greg Hupka
SOLD TO: Union Contracting
PO#:

QUOTE #: JW200901A1V - Version 0
SHIP TO:
PROJECT NAME: 128 W St Easton SAMPLE
QUOTE

Ship Via: Ground

REFERENCE:

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		TWD3560			
	Rough Opening: 36 1/8 X 61 1/4	Frame Size: 35 3/8 X 60 1/2 W: 2500 Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Noing, 4 9/16 Jambs, Sill Stop Applied, With-Plow Tan Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA ASTM PG 25 Insulated Low-E Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Primed Wood SDL, 5/8" Petty SDL w/Perm Wood Traff, Bead Int BAR, Silver Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Botm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage. ***Screens on Wood Double Hung Slide-By Units Without Trim Have No Method for Attachment. Clear Opening: 32w: 76 1/8, 5 8 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.46, CPD: JEL-N-578-01931-00002 PEV 2020 J 1 3157/PDV 6.352 (08/13/20)CW	\$631.42	1	\$631.42



Viewed from Exterior Standard

DOOR SUBMITTAL:



SHOWROOM & OFFICE HOURS:
Monday-Friday, 9am-5pm / Sat
We will be closed Thanksgiving Day & Friday, November 27th

2842 Baltimore Ave
Houston, TX 77054

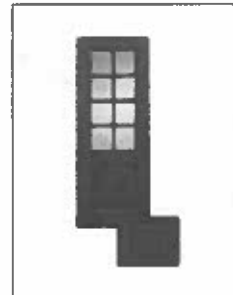
Learn More



PRODUCTS CATALOGS RESOURCES ABOUT US CONTACT US

713.472.8192

2/3 LITE 1 PANEL 8 LITE SDL KNOTTY ALDER DOOR • 8'0" TALL



2/3 Lite 1 Panel 8 Lite SDL Knotty Alder Door
• 8'0" Tall

Door Size: 8'0" x 36" (width)

Door Style: 2/3 Lite 1 Panel SDL, additional details about different configurations

Sub-Design: 0 Lite

Wood Grain: Knotty Alder

Clear Options: Clear, White, Satin, Stained, Grey, Black, Rustic

Hardware: Premium, Standard

Door Panel Options: Standard or Multi-Panel

Request A Quote

GLNA/175

This beautiful Knotty Alder is made of premium knotty pine with a highly refined finish. It is a true masterpiece and resistant to moisture and decay. Knotty pine is a great choice for a door. Call today and your door is in shape of a masterpiece. Available with any of our 1/2 inch door panels.

AVAILABLE OPTIONS

- Impact / Hurricane Rating
- Multi-Panel Top Panel
- 1/2 inch thick solid construction
- 1/2 inch pre-treated system
- 1/2 inch solid pre-treated system

TECHNICAL INFORMATION

- Total door height: 8'0" (including 1/2 inch of extension)
- Impact / Hurricane Rating
- Available in 1/2 inch

Door Specifications

Knotty Alder, Knotty Pine, Oak, Chestnut, Elm, Maple, Birch

1/2 inch solid pre-treated system subject to change without notice

09-10-2020

Page 1 of 1 (Prices are subject to change) JW200901A1V (Ver 0) - 09/30/2020 3:28 PM

Quote Date: 09/30/2020

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

Last Modified: 09/30/2020

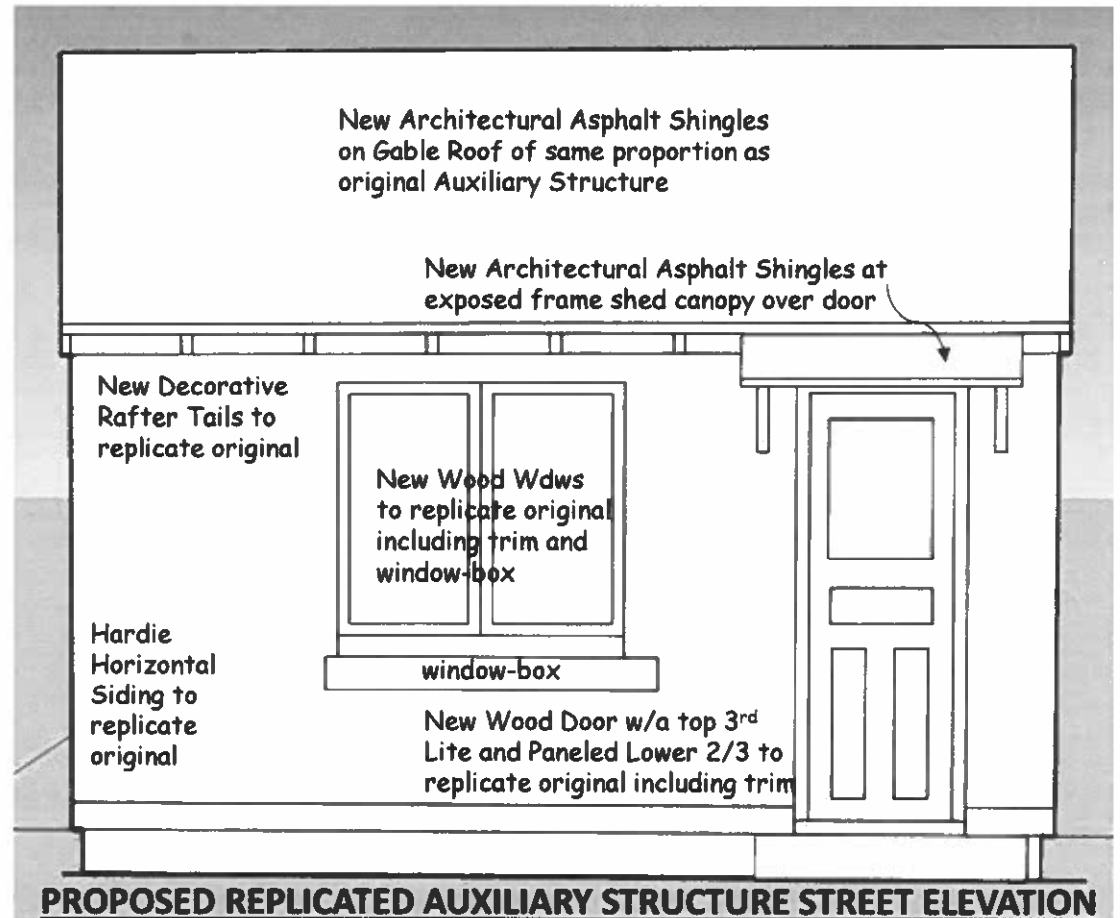
128 S. West Street/Easton MD for Matten Holdings



Reference Photo of Auxiliary Structure:

Understood to have once housed the office of an African American physician/homeowner, the one-storey Auxiliary Structure is a simple wood-frame 14'-6" x 10' front bay at Vine Street; and a rear 12' x 14'-6" wing with an opposing gable occurring in rear yard of Main House, formally facing Vine Street

128 S. West Street/Easton MD for Matten Holdings



NOTES:

AMENDED

NTS

1. Replicate Auxiliary Structure per current codes at understood footprint
2. Construct exterior components with in-kind materials and proportions
3. Refer to relevant/available photos and record documents



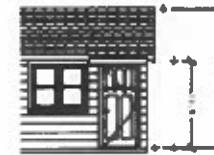
Right Side Elevation



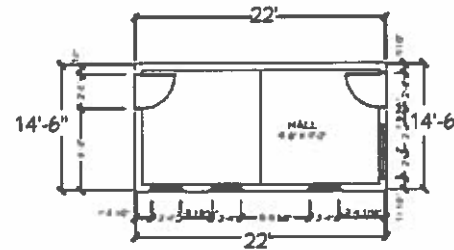
Rear Elevation



Left Side Elevation

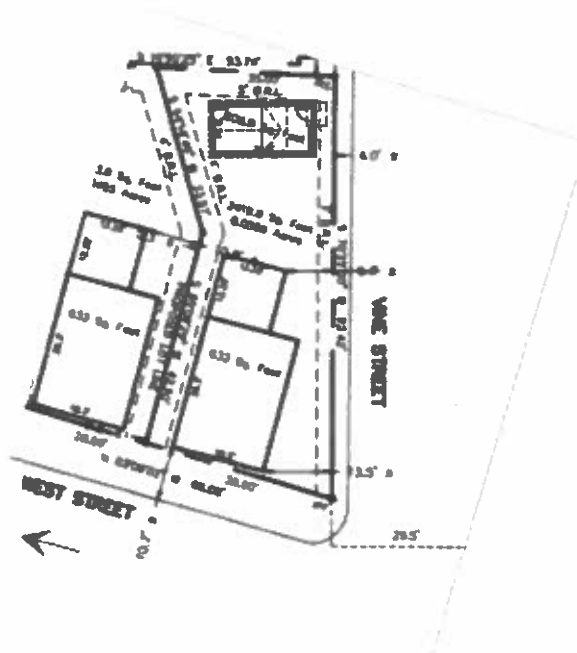


Street/Front Elevation



GROSS AREA: 319 SF

Floor Plan : per understood footprint



PROPOSED ELEVATIONS/
FLOOR PLANS/D and SITE
PLAN

AUXILIARY STRUCTURE
128 S. WEST STREET

06/25/22

AMENDED

DATE:

3/31/2021

SCALE:

1" = 1'-0"

SHEET:

A-1



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

Historic District Commission Staff Report

Meeting Date: 1/8/2024

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

Property Address: 31 S Aurora Street

Application Number: 2023-995

Request: Revised windows, railing, door, and gutters

Executive Summary:

The applicant is proposing a revision to the previously approved scope of work that includes the installation of two awning windows, the installation of wooden porch railings, the installation of half-round style gutters, and painting the brick foundation black. This is a contributing structure to the Historic District.

Staff supports a Commission **approval** of this application with conditions regarding the brick foundation and the provision of a cutsheet for the proposed rear entry door. Guideline 60 says that “historically unpainted masonry surfaces should not be painted or stained.” The proposal to paint the existing brick foundation black seemingly contradicts this Guideline unless it can be demonstrated that it is necessary for the protection of the masonry.

Background:

In August of 2023, the HDC approved renovations to the existing structure and the construction of a rear addition. The approved application showed the installation of one double hung window on the first story of the rear addition (Figure 1).

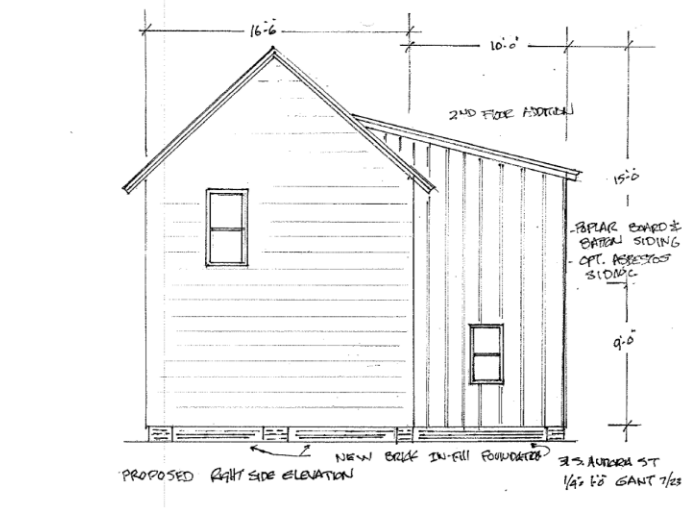


Figure 1 Original right facade



On the rear elevation, a glass entry door with grills was approved as well as a 2' x 6' awning window and a double hung window. This approval was conditioned upon the back door having brick steps, the use of SDL windows, and the submission of an amended application for gutters.

Since that time, there have been two approved amendments to the original application. The first was the removal of the asbestos siding and the restoration of the existing wood siding. The second was the installation of an HVAC system on the left façade of the structure.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements (Doors)

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

Guideline 60. Painting Masonry

- a. Historically unpainted masonry surfaces should not be painted or stained. Hard fire brick and stone masonry should not be painted. Painting such surfaces can damage the porous materials or result in bubbled and peeling paint as water trapped in the masonry comes to the surface.**
- b. In some cases, paint or other coatings may be used to protect very soft or damaged masonry surfaces. Some early bricks, for instance, were historically painted for this reason. Brick that has been previously sandblasted, removing its protective “fire skin” may benefit from application of a coating to limit water from entering the porous material and causing further damage. Maintain paint coatings on historically painted masonry surfaces, including historic painted signs.



Guideline 65. Make Sensitive Replacements (Porch)

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

Guideline 77. Make Sensitive Replacements (Siding)

- b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

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.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions. The proposal to paint the brick foundation contradicts Guideline 60a unless it can be demonstrated that painting is necessary to protect the historic masonry. Staff also recommends requiring additional details on the proposed rear entry door to ensure it conforms to the HDC’s material guidelines for doors.

RECCOMENDED CONDITIONS:

1. The brick foundation shall not be painted or stained.



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

2. A cut sheet for the proposed rear entry door shall be provided to staff and reviewed by the Chair.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004700		31 S AURORA ST		CHRIS NAGERS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		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							
NEW WINDOWS + REBUILT ENTRY PORTICO. ASBESTOS SHINGLES. WINDOW SILLS VERGE BOARD AND FOUNDATION IN STATE OF DETERIORATION.							



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

RECEIVED

DEC 19 2023

TOWN OF EASTON

Application #:	2023-995
Date Received:	12/19/2023
Fee Paid:	-
HDC Meeting Date:	01/08/2024
Date Property Posted:	12/29/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 31. S Aurora St
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME BARBARA WALKER
TELEPHONE NO. 410 820 9332 EMAIL _____

Applicant or Agent

NAME KURT GAUT
TELEPHONE NO. 410 316 4846 EMAIL TUCKAHOESAWMILL@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

LEFT SIDE WINDOWS
FRONT PORCH
GUTTER
PAINT FOUNDATION

Specific Requirements

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

12/19
KURT GAUT

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.

Gant & Associates

27040 Bunny Lane Easton, MD 21601
410-820-9332, 410-310-4846
M.H.I.C. # 44235

HDC 2023-995 Dated 8/29/23
Re. 31 S. Aurora St.
Easton, MD 21601

December 18, 2023

We are seeking approval for the following:

Windows

Add (2) 2 x 2 awning windows to the right side, north elevation
Please see attached specifications pp. 1-5

Front porch railings

Railings to be constructed of wood and painted white
Please see attached specifications pp. 6 - 9

Gutters

½ round, 5" gutters black, 3" round downspouts, black
Please see attached specifications p. 10

Rear entry door

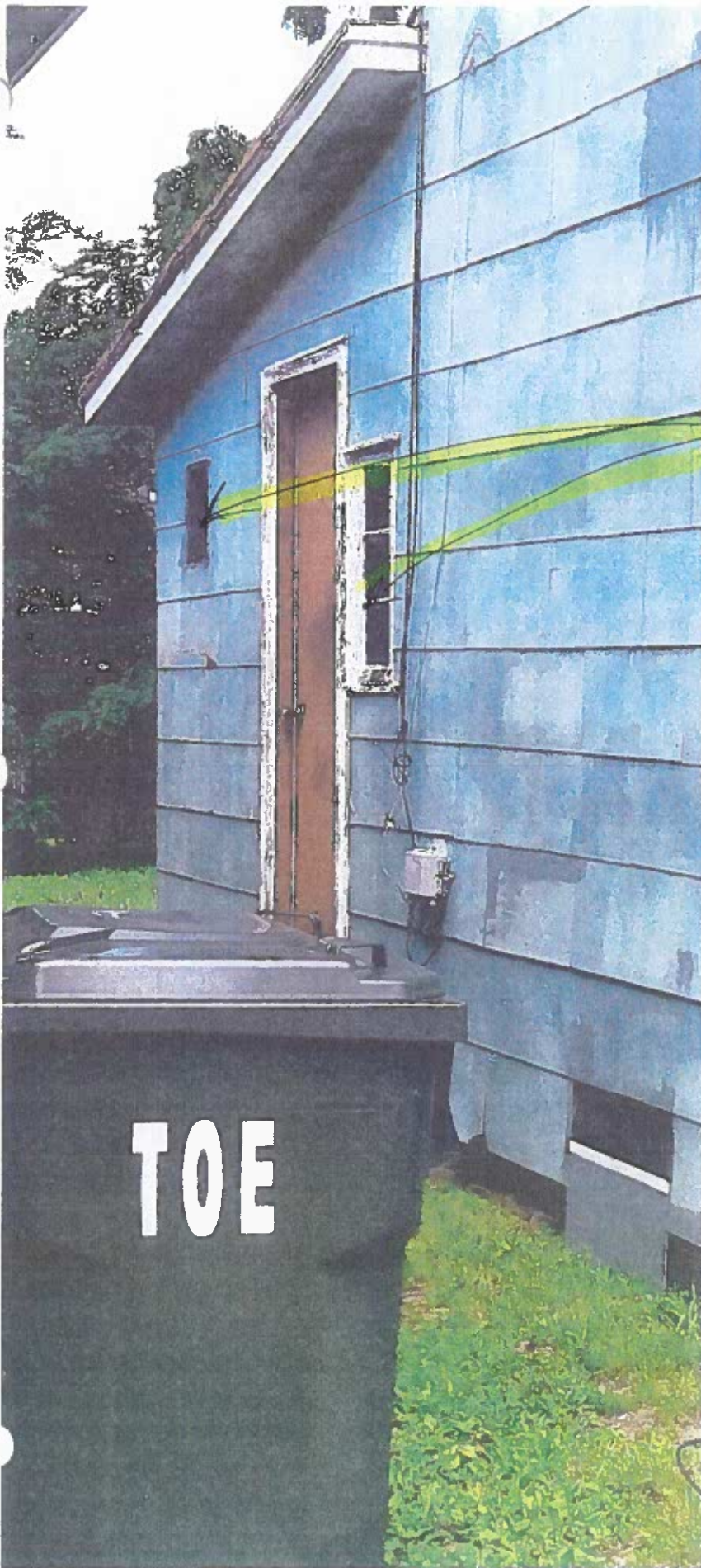
We have opted to use a full view glass door without grills instead of the previously approved door
None of the existing windows had grills

Paint foundation

It is the opinion of the owner that the foundation should be painted with semi-transparent black paint to ensure uniformity with the exterior trim.



(2) 2'x2' NEW
AW WG WINDS
WOOD w/ALUMIN
CLAD.



AWING WINDOWS
THAT WERE REMOVED

LEFT SIDE ELEVATION

TOE

10 9 8 7 6 5 4 3 2 1

Glass privacy ratings may be more or less than indicated based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship.



Shown in Clear Glass

Divided Lites

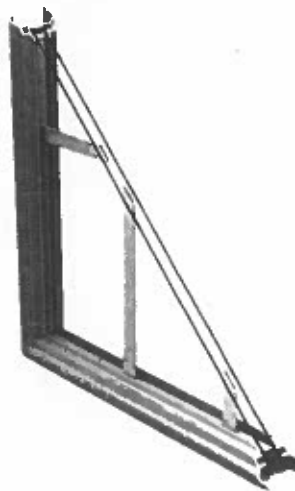
Clear and Privacy glass can be divided with either removable wood grilles or simulated lite bars for a unique look. For more information on Divided Lites, please see **page 30-33**.



Fixed
Grille

Lite Frame **page 262**

OPT 1



Grilles
Between Glass

Lite Frame **page 264**



Select doors in this section are available with RSP Aluminum SDL bars. See **page 32** for details.

Simulated
Divided Lite

Lite Frame **page 268**

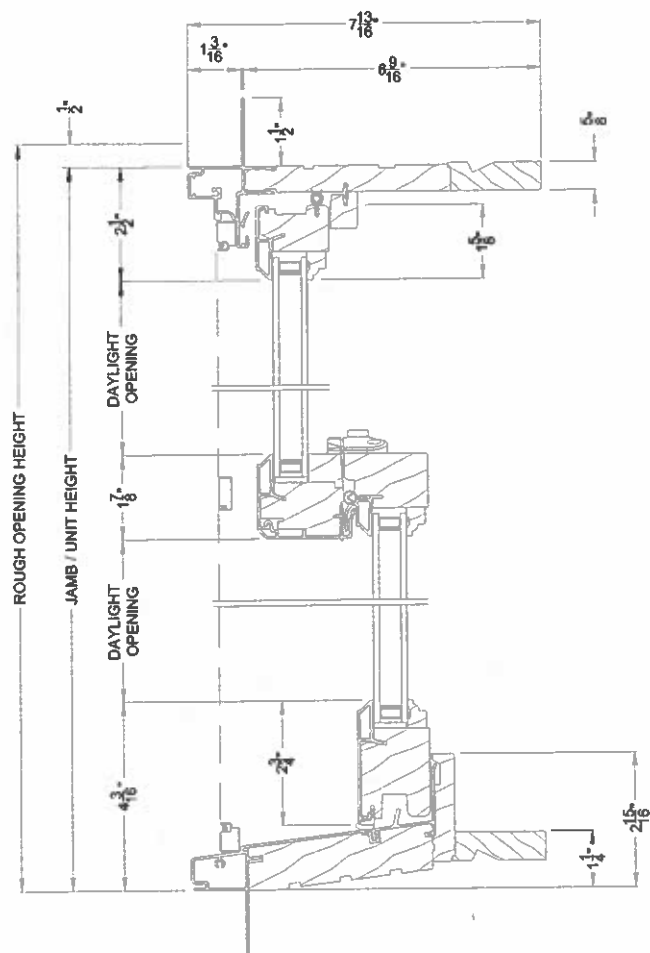
OPT 2

Weather Shield®

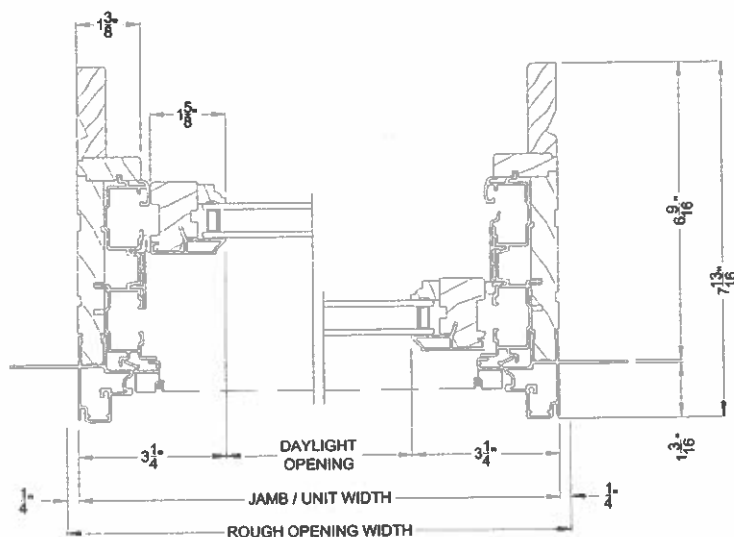
Signature Series™

Double Hung Windows

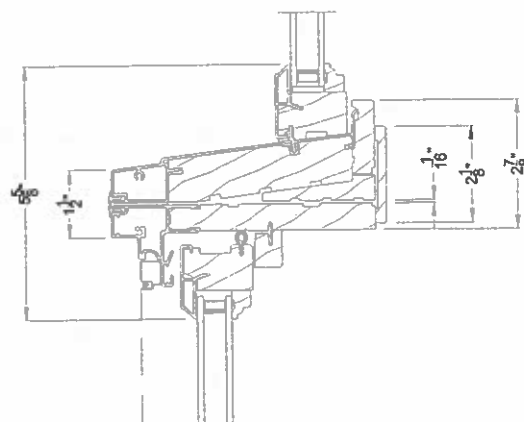
CROSS SECTION DETAILS



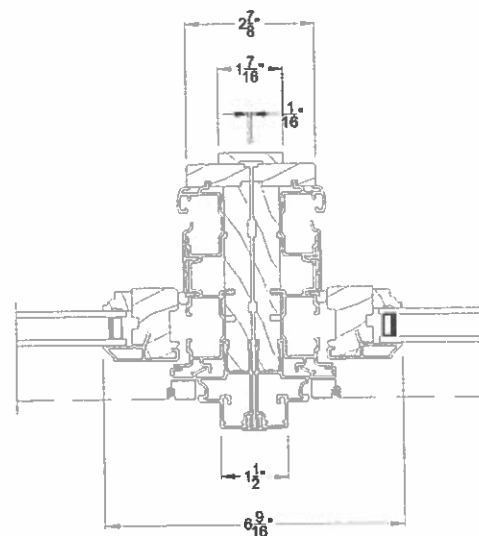
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

EXAMPLES OF WINDOWS OF
SIMILAR HOMES WITHIN THE
COMMUNITY,

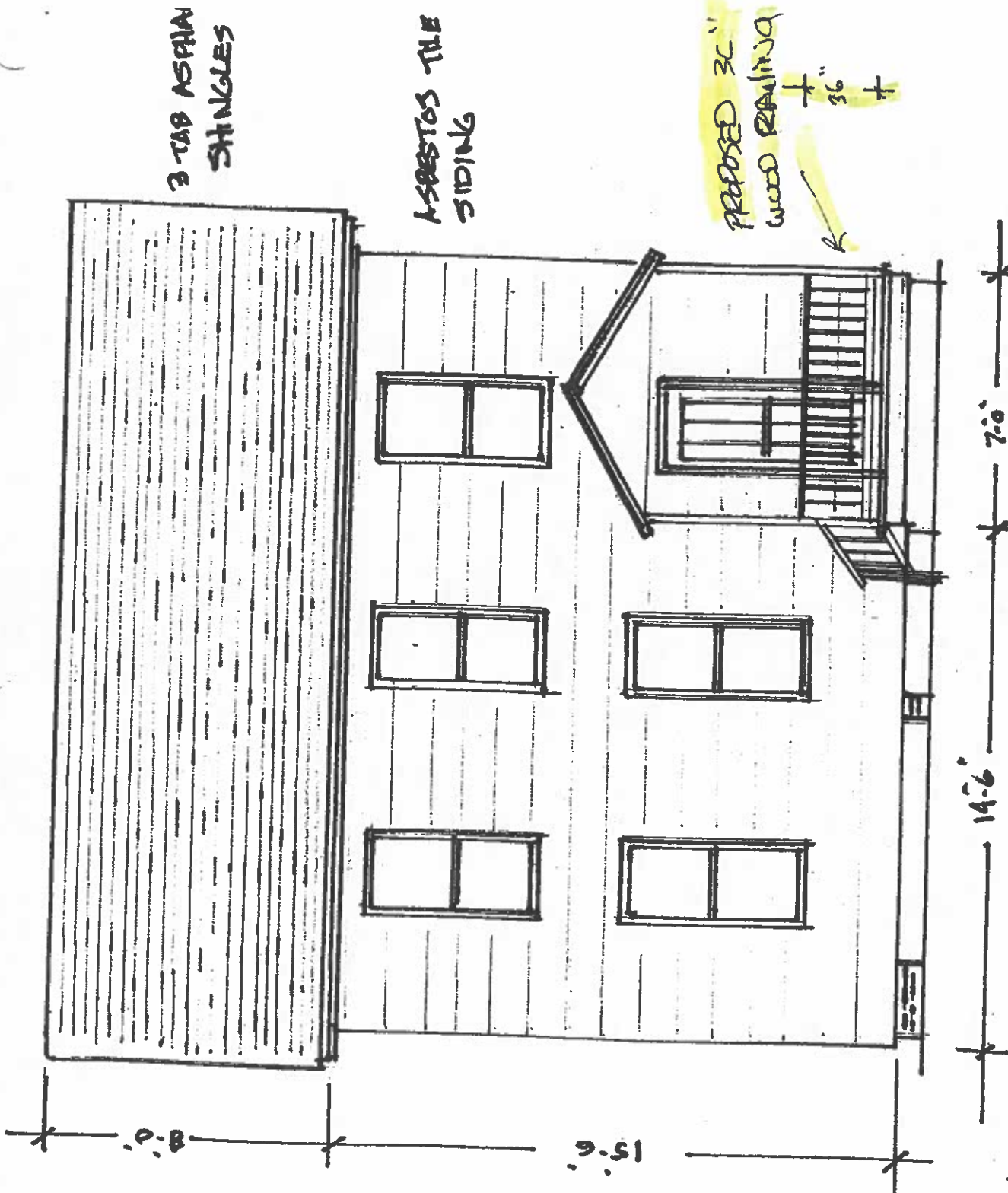




P5



P5

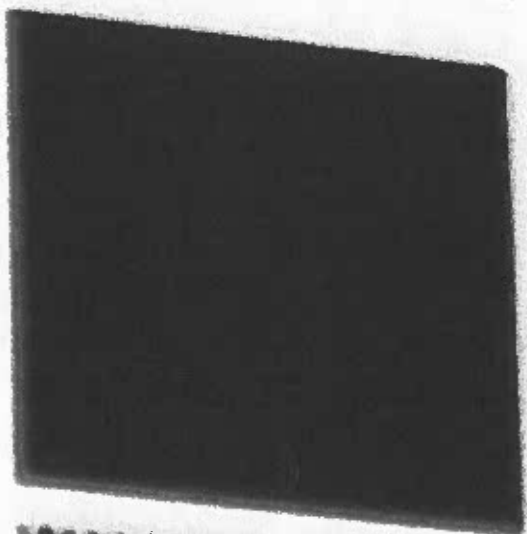


31 S. AURORA ST
 1/4-1-0 GANT 7/2
 P6

AS BUILT FRONT ELEVATION

P6

BALUSTER



WM236 1-1/2 x 1-1/2 S

WM237E4E 1-1/4 x 1-1/4

WM238 1-1/16 x 1-1/16 S

WM239 3/4 x 3/4 S-P

WM237S4S 1-1/4 x 1-1/4

WMS 1/10 2-2/3
WMS 1/10 2-2/3
WMS 1/10 2-2/3

RAIL



← BOTTOM RAIL

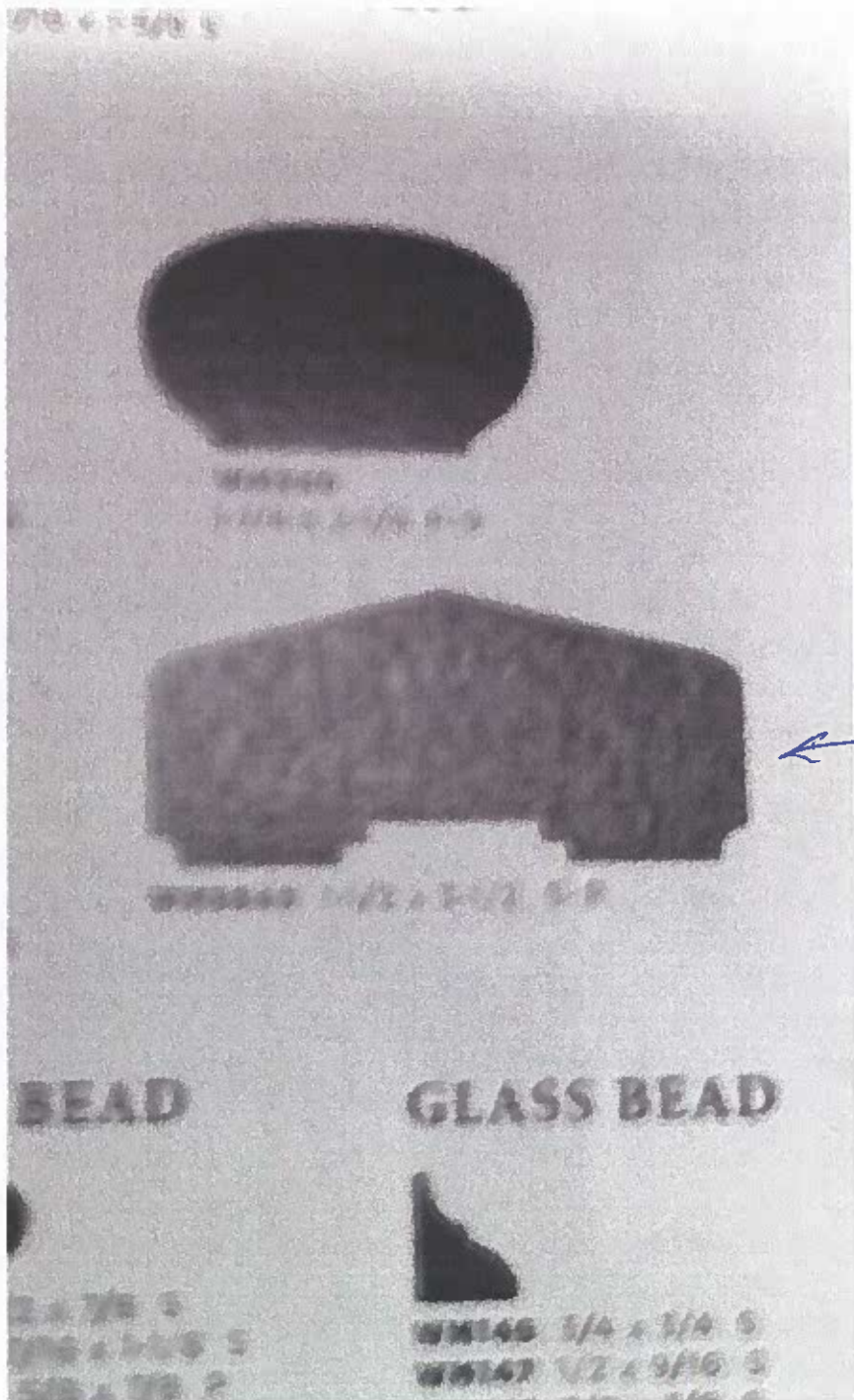
WMS 1/10 2-2/3

SAS



Kevin Lumber Yard

10:45 AM, Dec 18



Save



Share



PS

pg 9

A Plus Gutter Systems

Back

A Plus Gutter Systems Inc.

Home design - traditional home design idea in Los Angeles

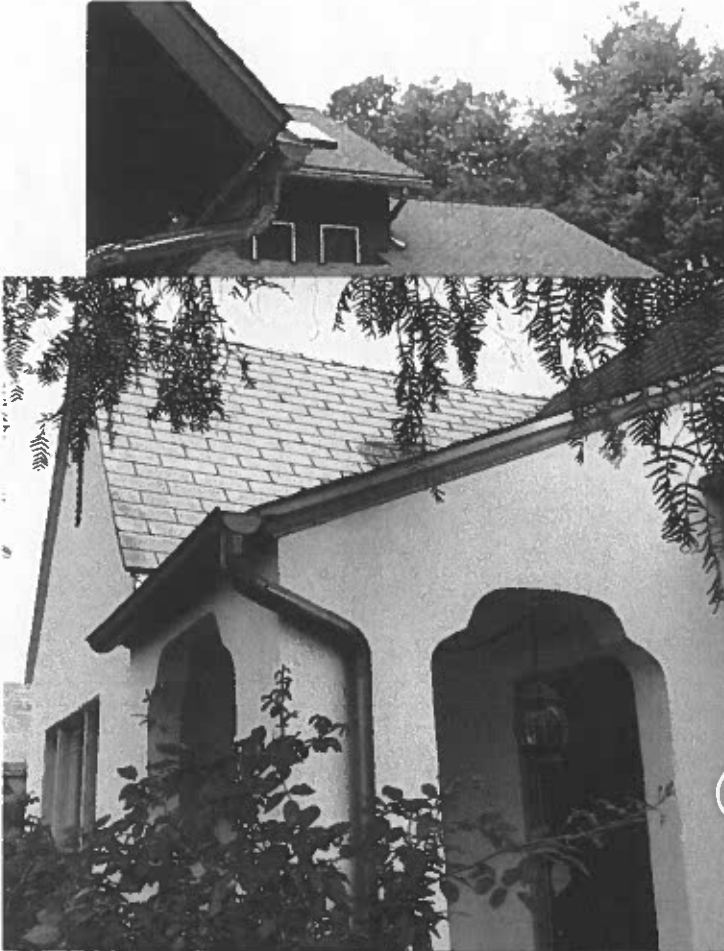
A Plus Gutter Systems

A Plus Gutter Systems Inc.

Example of a classic home design design in Los Angeles

Embed a Photo

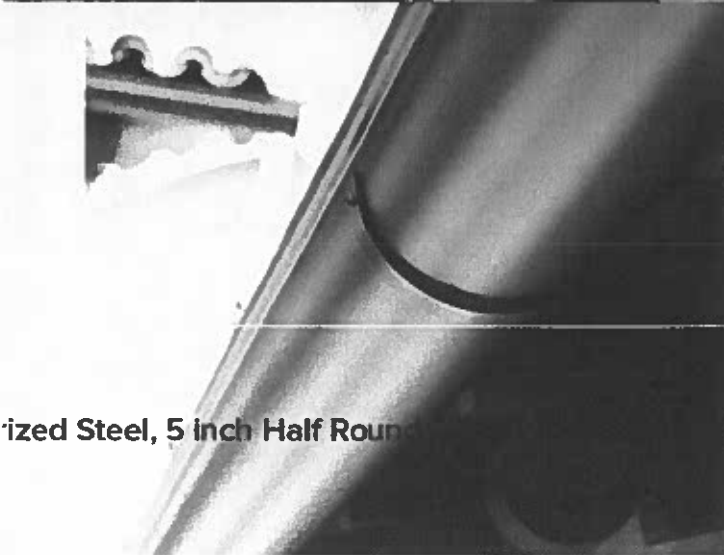
A Plus Gutter Systems



Stage Seamless

white seamless gutters with copper rain chain
example of a mid-sized rustic front porch...

This tool is provided to you "as is" and subject to Houzz terms of use



ized Steel, 5 inch Half Round



h Round Downspouts.

A Plus Gutter Systems

A Plus Gutter Systems Inc. -Half Round Gutter with Custom Brackets Hollywood Hills...

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

Historic District Commission Staff Report

Meeting Date: 1/8/2023

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

Executive Summary:

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.

Staff supports a HDC **approval with conditions** of this application. The first condition is in regards to the proposed standing seam metal roof and ensuring it meets the specifications of Guideline 70e through the submittal of a cut sheet for staff review. The second condition is in regards to the new SDL windows and ensures that they have the appearance of true divided light per Guideline 90b.

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.

At the Commission's previous meeting on December 11, 2023, the Commission tabled the application requesting additional information on some of the proposed materials (windows, doors, railing, and siding) and the submittal of a site plan showing the footprint of the new structure.

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.



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

- 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

- 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.



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14 S Harrison Street, Easton MD 21601**

- 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)



**TOWN OF EASTON
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- 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.
- 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



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

- 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.
- 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 **approval of this application with conditions**. The applicant has provided the Commission with most of the additional information requested at the previous meeting with the exception of specifications for the proposed standing seam metal roof. All proposed materials appear to be consistent with the HDC Guidelines and the footprint of the proposed addition is consistent with Guideline 100.

Recommended Conditions:

- 1. The applicant shall submit a cut sheet for the proposed standing metal roof to staff that meets the specifications of Guideline 70e.
- 2. All new SDL windows shall have three dimensional mutins.

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 with staff's recommended conditons.

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

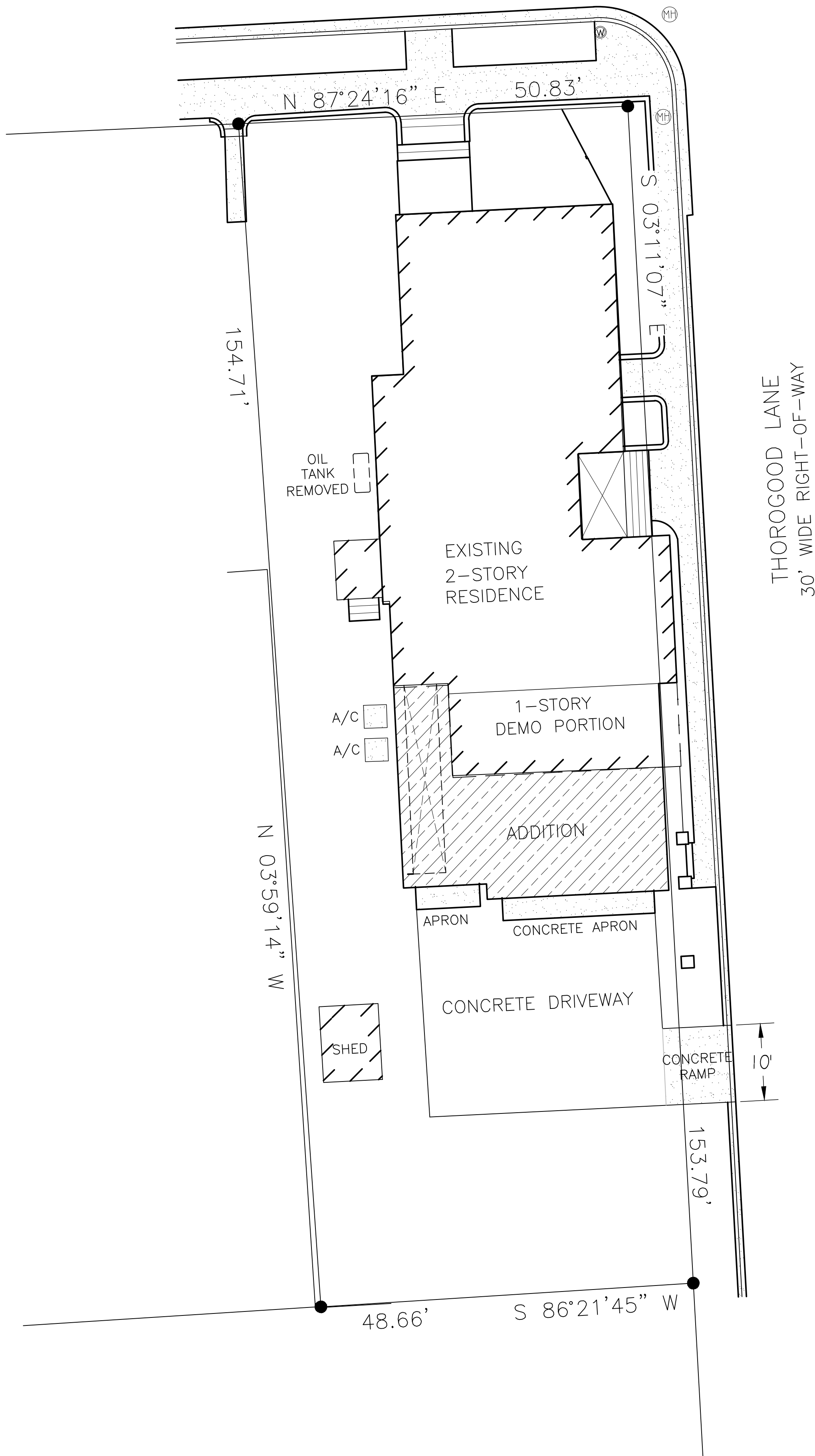
PROPERTY #:

Picture:



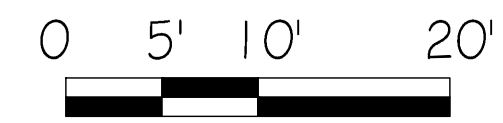
TAX ID		ADDRESS		OWNER NAME			
2101009680		208 GOLDSBOROUGH ST		KLUTE, DAPHNE E.			
YEAR BUILT		PHYSICAL CONDITION					
1890							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WOODEN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

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.



SITE PLAN - Proposed

SCALE: 1" = 10'



PRELIMINARY

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1" = 10'

SITE
PLAN

REV-DATE:
DATE: 12-14-23
DRAWN BY: MJL
SHEET

SP

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



FIRST FLOOR PLAN - 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"

FIRST FLOOR
PLAN
EXISTING

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

R-1



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"

SECOND FLOOR
PLAN
EXISTING

REV-DATE:

DATE: 7-31-23

DRAWN BY: MJL

SHEET

R-2



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
410-820-7973

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.

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311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

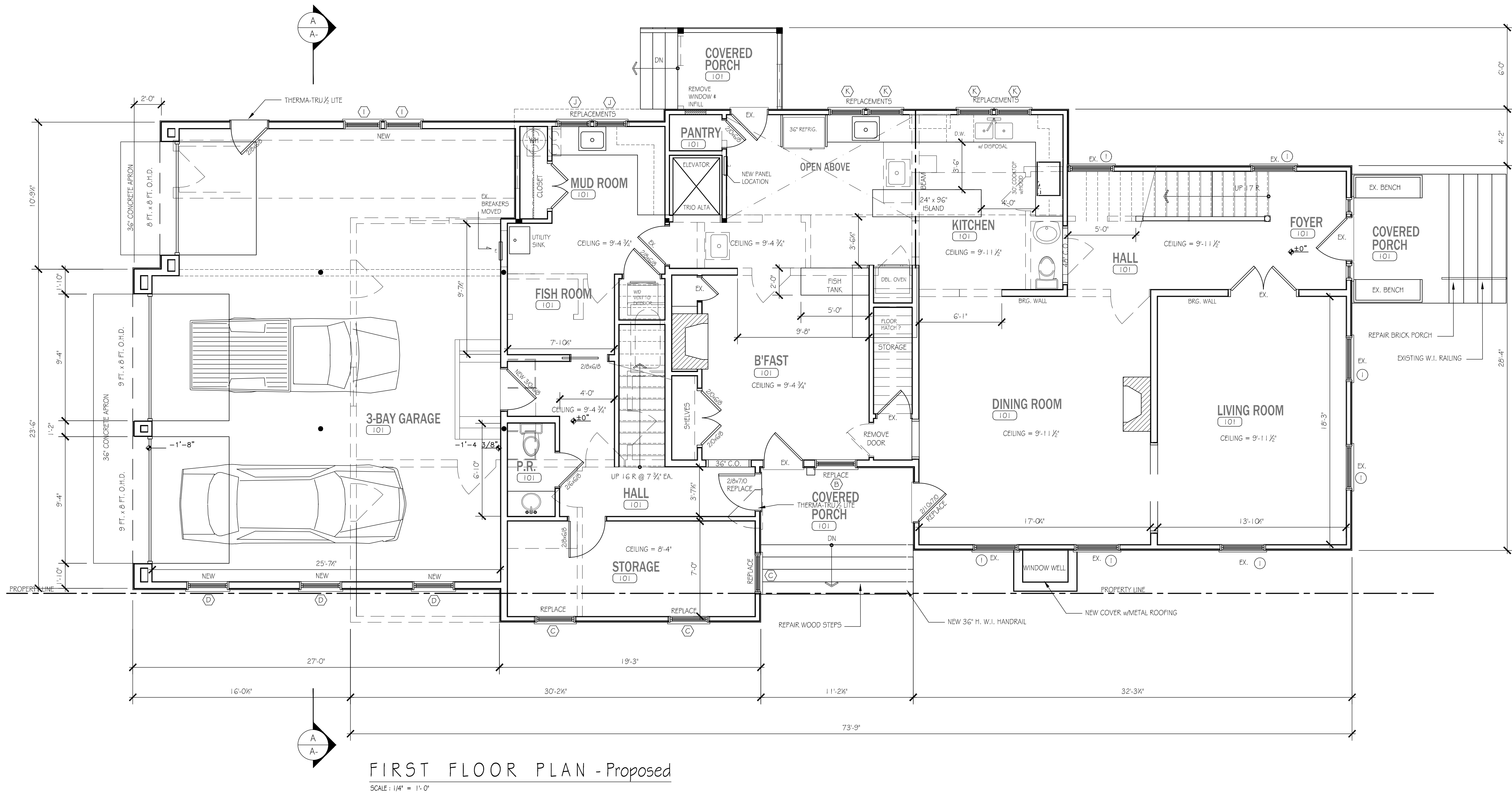
EASTON, TALBOT COUNTY, MARYLAND

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

NORTH
AND
SOUTH
ELEVATIONS

REV-DATE:
DATE: 7-31-23
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SHEET

R-4



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

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PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

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

FIRST FLOOR
PLAN
PROPOSED

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

A-1

PRELIMINARY



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

PROJECT: 2312

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

EAST AND WEST ELEVATIONS

REV-DATE:

DATE: 11-17-23

DRAWN BY: MJL

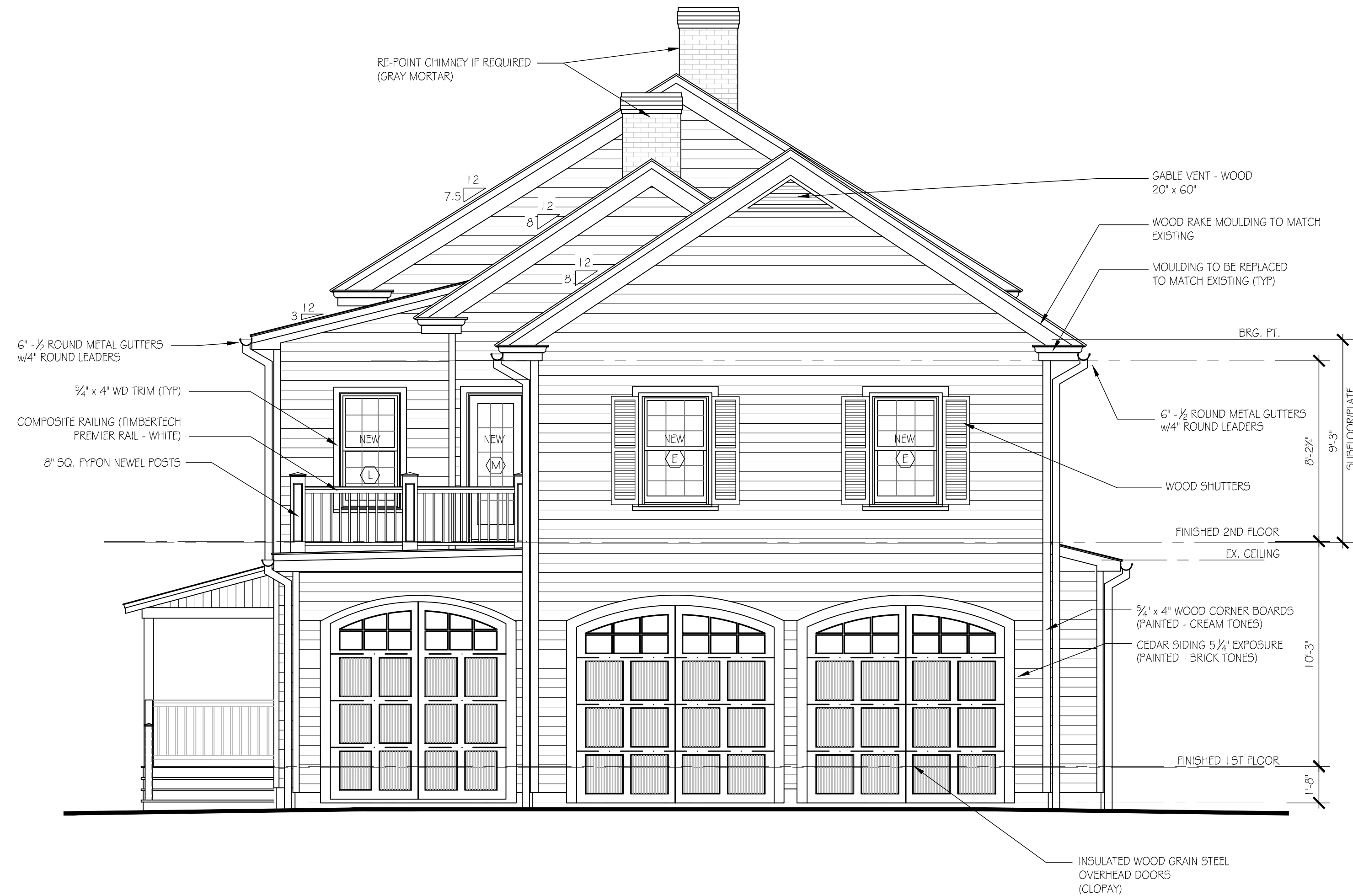
SHEET

A-3



NORTH ELEVATION - PROPOSED

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



SOUTH 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:

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410-820-7973

PEELING RENOVATION

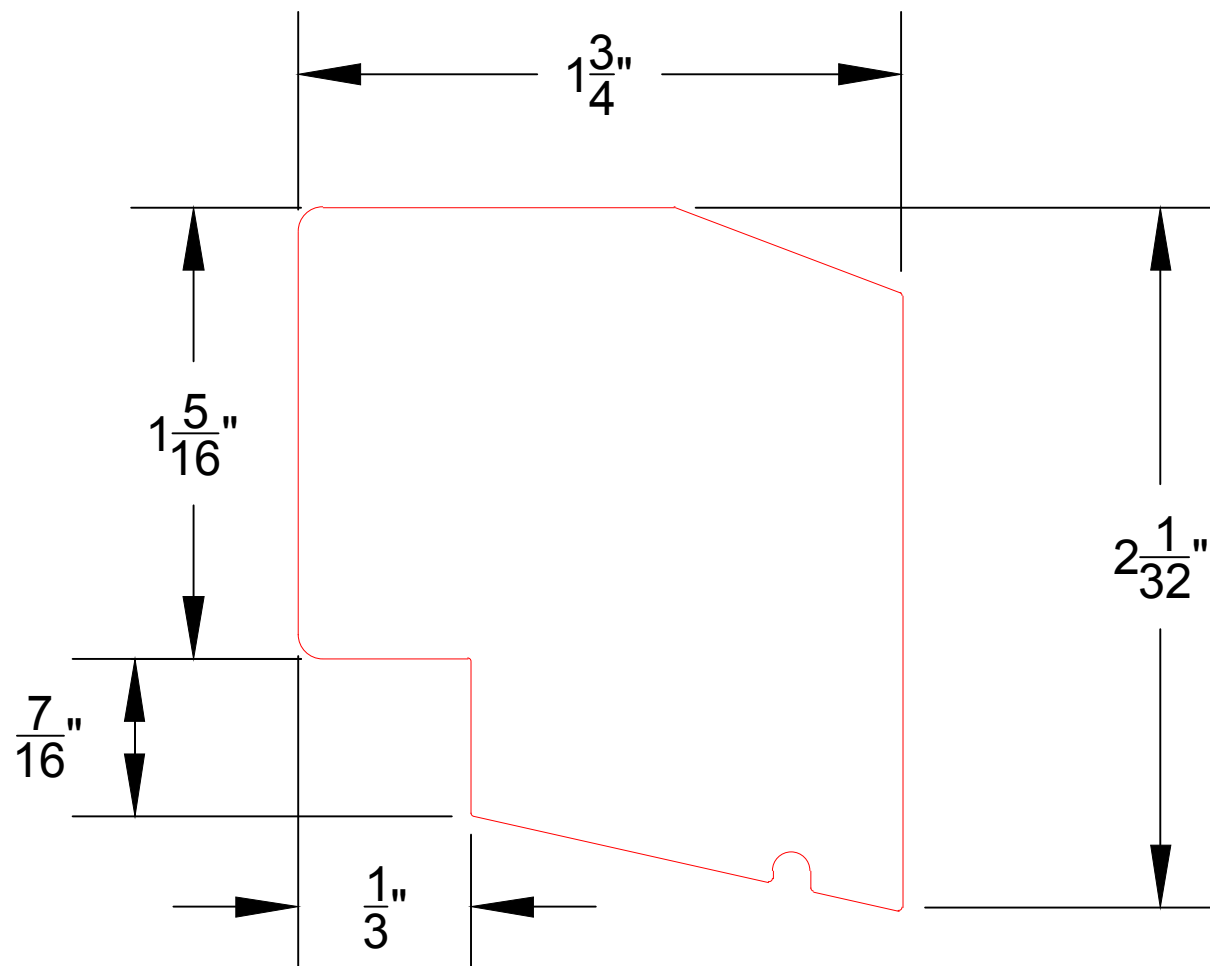
EASTON, TALBOT COUNTY, MARYLAND

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

NORTH
AND
SOUTH
ELEVATIONS

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

A-4



AZEK BUILDING PRODUCTS
 WWW.AZEK.COM
 (877) ASK-AZEK



Historic Sill (AZM-6930)

AMHS02192

1 3/4" x 2 1/32" x 16'

WINDOW SCHEDULE - PEELING

MARVIN WINDOWS & DOORS U.O.S

	MANUF. #	TYPE	MUNTINS	FRAME SIZE	REMARKS
1	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 7'-2"	
2	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 6'-8 3/4"	
3	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 6'-1"	
4	EXISTING	VINYL - DOUBLE HUNG	SDL	3'-1 1/2" x 2'-2 1/2"	
A	NEW - UWDH3236 E	WOOD - DOUBLE HUNG	ACTUAL	3'-1 3/8" x 6'-9"	REPLACES SMALLER WINDOW
B	NEW - UWDH33236 E	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 6'-9"	REPLACES EXISTING
C	NEW - UWDH3022	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 4'-5"	REPLACES EXISTING
D	NEW - UWDH3228 E	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 5'-5"	
E	NEW - UWDH3226	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 5'-1"	
F	NEW - UWDH3030 E	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 5'-9"	
G	NEW - UWDH3030 E	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 5'-9"	REPLACES EXISTING
H	NEW - UIFD3068	CLAD FRENCH DOOR	SDL	3'-1 7/16" x 6'-10"	
I	NEW - UDHG2 2822	CLAD - DOUBLE HUNG	SDL	2'-9 1/4" x 4'-3 1/2"	
J	NEW - UDHG2 2422	CLAD - DOUBLE HUNG	SDL	2'-5 1/4" x 4'-3 1/2"	REPLACES EXISTING
K	NEW - UDHG2 2620	CLAD - DOUBLE HUNG	SDL	2'-7 1/4" x 3'-11 1/2"	REPLACES EXISTING
L	NEW - UDHG2 2828	CLAD - DOUBLE HUNG	SDL	2'-9 1/4" x 5'-3 1/2"	
M	NEW - UIFD2668	CLAD FRENCH DOOR	SDL	2'-7 7/16" x 6'-10"	

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window in White with Oil Rubbed Bronze hardware

MARVIN SIGNATURE® COLLECTION



Photo: Laurey W. Glenn

Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

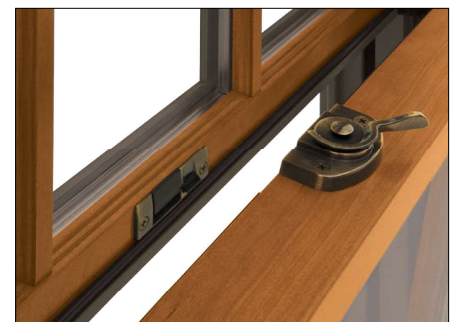
The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is 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.

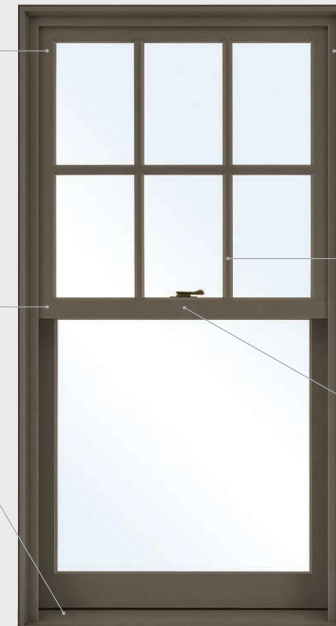
EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

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 ROUND TOP G2



Double Hung Round Top G2 windows in White with Satin Nickel hardware

MARVIN SIGNATURE® COLLECTION



ULTIMATE DOUBLE HUNG ROUND TOP G2

The Ultimate Double Hung Round Top G2 window will add traditional arching and elegant lines to your home or historic preservation project. With the same features and grace of the Ultimate Double Hung G2 window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows—available in a wide range of sizes—can provide a subtle accent or a dramatic focal point to enhance your home design.

ROUND TOP VARIATIONS

EYEBROW AND HALF EYEBROW RADIUS OPERATING DOUBLE HUNG

A classic look with a gentle eyebrow radius. Beautiful as a stand alone window or as part of an assembly.

HALF CIRCLE TRANSOM

This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.

EYEBROW TRANSOM AND PICTURE

This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.

HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.

ASYMMETRIC CURVE OPERATING SINGLE HUNG

This striking window style adds elegant curve to a two-wide window assembly (not shown).

ULTIMATE DOUBLE HUNG INSERT G2



Double Hung Insert G2 windows in White with Satin Nickel hardware

MARVIN SIGNATURE® COLLECTION



Double Hung Insert G2 windows with Matte Black hardware

ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.



INTERIOR



EXTERIOR



SASH LOCK IN SATIN NICKEL

ULTIMATE SINGLE HUNG G2



Single Hung G2 windows with traditional lift lock in Satin Chrome

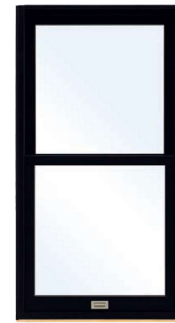
MARVIN SIGNATURE® COLLECTION



Single Hung G2 windows with Contemporary Lift Lock in Brass

ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.



INTERIOR WITH
CONTEMPORARY
LIFT LOCK



INTERIOR WITH
TRADITIONAL
LIFT LOCK



CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware



Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



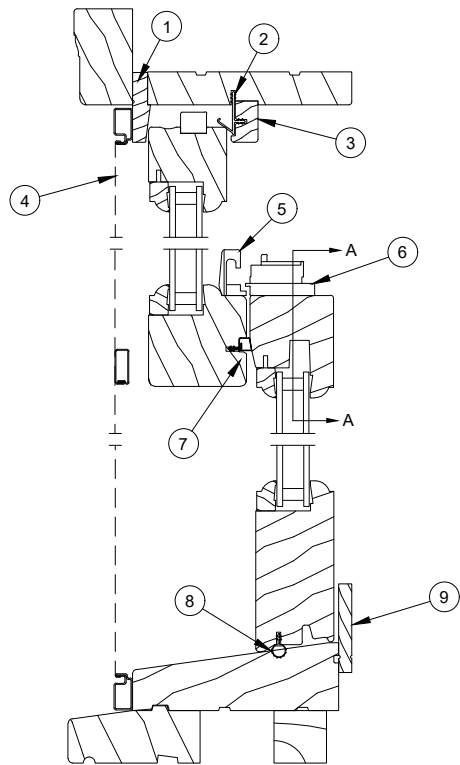
WOOD DOUBLE/SINGLE
HUNG EXTERIOR



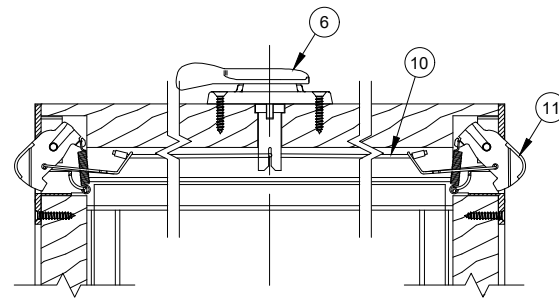
WOOD DOUBLE HUNG
MAGNUM INTERIOR



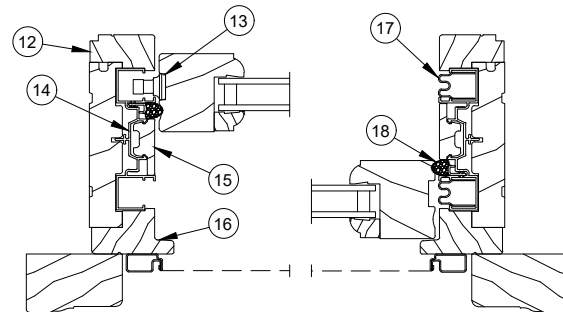
DOUBLE HUNG
INSERT EXTERIOR



**Head Jamb
and Sill Detail**



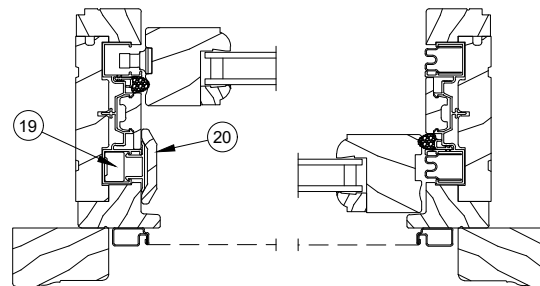
SECTION A-A



Bottom Sash

**Double Hung
Jamb Detail**

Top Sash



Bottom Sash

**Single Hung
Jamb Detail**

Top Sash

1. Top Blind Stop, W2125
2. Parting Stop Weather Strip, V945
3. Parting Stop, W2530
4. Screen
5. Sash Keeper
6. Sash Lock
7. Check Rail Weather Strip, V031
8. Weather Strip, V147
9. Sill Liner, W2146
10. Operation Cord
11. Tilt Latch End Plate Assembly
12. Jamb Liner, W2127
13. Clutch Pivot Pin
14. Vinyl Jamb Carrier, V100
15. Wood Jamb Filler, W2018
16. Jamb Blind Stop, W8950
17. Sash Balance Tube
18. Frame Weather Strip, V03291
19. Sash Stop
20. Jamb Carrier Filler Assembly



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.

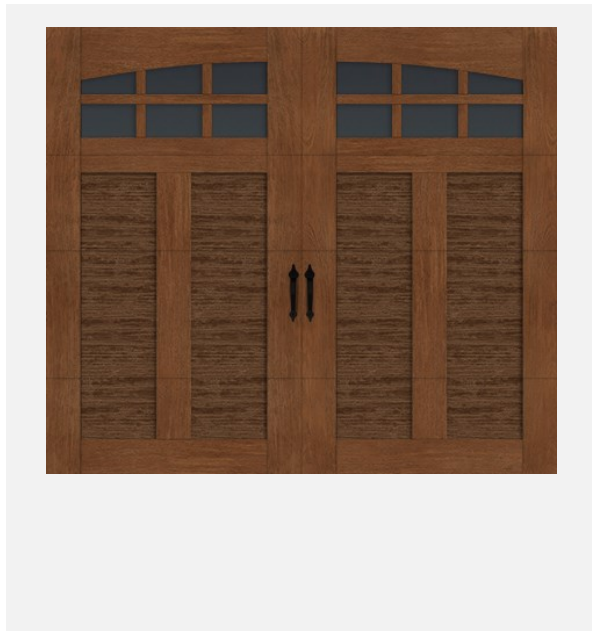


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

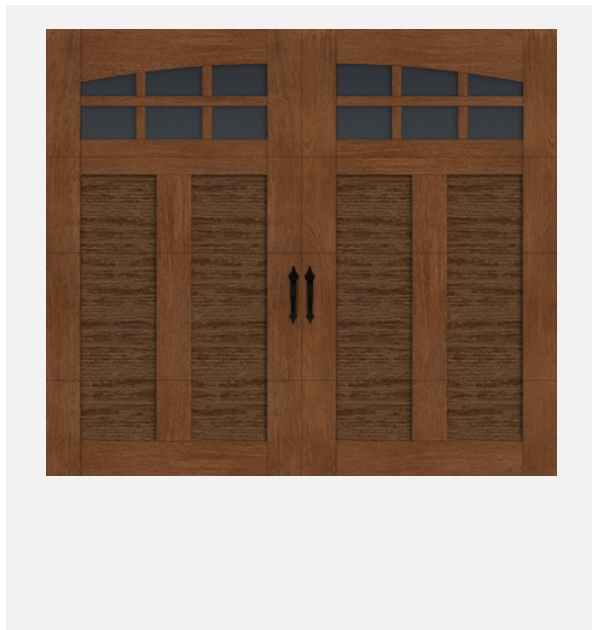
1 Garage Door



Canyon Ridge® Carriage House 4-Layer

Size:	Top Section:
8' 0" X 8' 0"	ARCH3
Style:	Glass:
CAN2-Design12	Double Pane Clear Glass (Insulated)
Construction:	Handle:
4-Layer 2" Intellicore ® Insulation R-Spade Lift Handle x 1 Value 18.4	StepPlate:
Base Color:	Standard Step Plate Included x 1
Ultra-Grain® Cypress Walnut Finish	Hinges:
Overlay Color:	No Hinge
Dark Finish	
Material :	
No Cladding with Clear Cypress Overlay	

2 Garage Door



Canyon Ridge® Carriage House 4-Layer

Size:	Top Section:
8' 0" X 8' 0"	ARCH3
Style:	Glass:
CAN2-Design12	Double Pane Clear Glass (Insulated)
Construction:	Handle:
4-Layer 2" Intellicore ® Insulation R-Spade Lift Handle x 1 Value 18.4	StepPlate:
Base Color:	Standard Step Plate Included x 1
Ultra-Grain® Cypress Walnut Finish	Hinges:
Overlay Color:	No Hinge
Dark Finish	
Material :	
No Cladding with Clear Cypress Overlay	

Style Option = S262-SDLGBGLE

Fiberglass Single

Impact Rating : None
 Call Width : 2'10"
 Call Height : 7'0"
 Door Collection : Smooth-Star®
 Line : Smooth-Star®
 Glass Shape : 1/2 Lite
 Style Shape : Half Lite 2 Panel
 Glass Type : Clear Glass with Grilles
 Glass Design : Grille
 Grille Pattern : Colonial 9 Lite 3Wx3H
 Grille Style : SDLGBG (Simulated Divided Lites with GBG)
 Grille Profile Color : Bronze
 Low-E? : Yes
 Caming : None
 Frame Profile : Scroll Profile
 Door Prefinish : Paint 1 Color
 Door Paint Color : Alpine
 Jamb Prefinish : Paint 1 Color
 Jamb Paint Color : Same as door
 Hardware : Multipoint Hardware
 Multipoint Hardware : Lever
 Lever Style : Heirloom Narrow
 Lever Finish : Black Nickel



Disclosure:

Product images may vary based on your home's construction, door configuration and final measurements. Therma-Tru Corp., distributors of Therma-Tru products and sellers of Therma-Tru products are not responsible for the actual degrees of variation that may occur with your specific application. Formal measure and project verification are required.

METAL RAILING

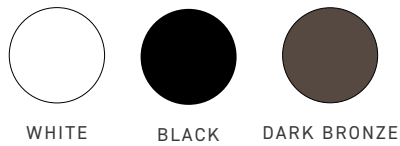
SLEEK DESIGNS & CLEAR SIGHTLINES



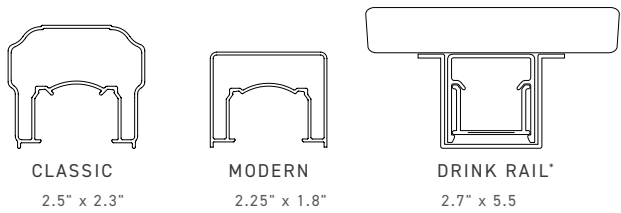
Create a custom railing design with Impression Rail Express®. Featuring three attractive top rail designs and three infill options, Impression Rail Express offers lots of design versatility. Plus, with its pre-assembled, panelized design, this railing is simple and straightforward to install if you’re considering a DIY job.

IMPRESSION RAIL EXPRESS®

COLOR OPTIONS



TOP RAIL OPTIONS



POST CAP



INFILL OPTIONS



*Select from any full-profile, square-shoulder deck boards. Not compatible with grooved or scalloped boards. Not compatible with Glass Channel Kit.

PVC RAILING

CLASSIC DESIGNS, MATERIAL INNOVATION

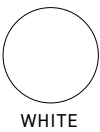
Love the look of elegant, milled wood railing but want to avoid the costly upkeep? Our PVC railing designs feature the classic looks you love with superior performance and durability to ensure a long-lasting railing that requires minimal maintenance.



STATEMENT RAIL™

Choose Statement Rail for an elegant, milled-wood-inspired railing with a pre-routed design for easy installation. The flat top rail features subtle detailing for an attractive, classic design. Plus, the innovative Racking Stair Section accommodates nearly any angle (18° to 40°) for stair applications.

COLOR OPTION



INFILL OPTIONS



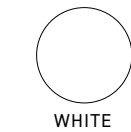
Certain composite lighting options also compatible with PVC railing.



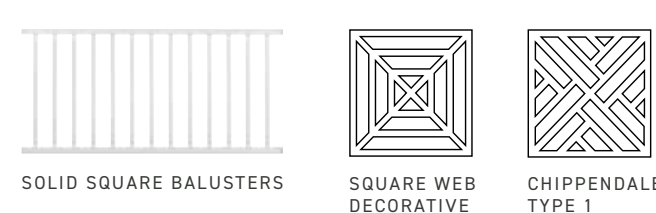
PINNACLE RAIL™

Embrace the simple, classic beauty of the Pinnacle Rail. With a wide, flat top rail, you’ll enjoy a useful surface to place your drinks, plates, or décor. Plus, the simple milled-wood-inspired detailing gives you an elegant aesthetic.

COLOR OPTION



INFILL OPTIONS



COMPOSITE RAILING

HIGH PERFORMANCE & DESIGN VERSATILITY

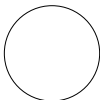


Classic Composite Series Drink Rail with Cable Infill

Looking to design a unique, custom railing for your space? With several top rail profiles and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

CLASSIC COMPOSITE SERIES

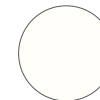
COLOR OPTIONS



WHITE



BLACK



MATTE WHITE



MATTE BLACK



MATTE ESPRESSO



25-YEAR LIMITED FADE & STAIN WARRANTY FOR MATTE COLORS

Rest assured your railing will stay richly hued for decades to come — no staining required. We're proud to offer one of the few 25-Year Fade & Stain Limited Warranties for composite railing colors in the marketplace.

TOP RAIL OPTIONS



PREMIER RAIL
TOP RAIL SIZE: 3.5" x 2.7"



RADIANCERAIL®
TOP RAIL SIZE: 2.9" X 2.9"



TRADEMARK RAIL™
TOP RAIL SIZE: 3.5" X 2.6"
Only available in white and matte white

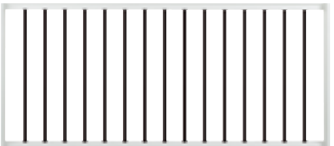


DRINK RAIL
Select from any full-profile, square-shoulder deck boards. Not compatible with grooved or scalloped boards or glass infill.

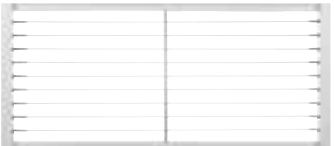
INFILL OPTIONS



COMPOSITE BALUSTERS



ALUMINUM BALUSTERS
SQUARE AND ROUND



CABLE RAIL



GLASS CHANNEL KIT
Glass not included

POST CAP OPTIONS



4"x 4" CAP



4"x 4"
ISLAND CAP



5"x 5" CAP



5.5"x 5.5"
PYRAMID CAP



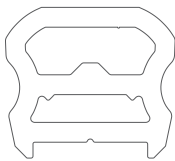
5.5" x 5.5"
ISLAND CAP

COMPOSITE RAILING

SIMPLE, VERSATILE DESIGN

VALUE OPTION

RadianceRail Express, White with composite balusters



RADIANCE RAIL EXPRESS®
TOP RAIL SIZE: 2.7" X 2.4"

For a simple, versatile milled-wood-inspired look, choose RadianceRail Express®. Plus, with the Smart Set Kit that gives you everything you need to build the railing in one kit, it's easy to order and straightforward to install. The Smart Set is only available in white with composite balusters.

RADIANCE RAIL EXPRESS®

COLOR OPTIONS

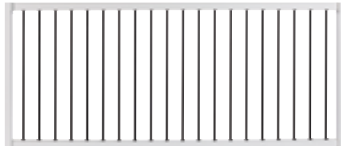


WHITE BLACK KONA®

INFILL



COMPOSITE BALUSTERS



ALUMINUM BALUSTERS

POST CAP OPTIONS



4" x 4"
CAP



4" x 4"
ISLAND CAP



RAILING ACCESSORIES

THE FINISHING TOUCH

Whether your high-traffic home needs a gate kit for kids and pets alike, or you want to make sure everyone has a firm grasp with ADA handrails, these accessories complete your space.



SECURE-MOUNT POST

Allows railing installations without a wood post.



ADA HANDRAIL SYSTEM

Make your perimeters and stairways safer and more accessible with an ADA-compliant handrail. Available in both composite and aluminum.



CLASSIC COMPOSITE SERIES GATE KIT

Close off stairs from pets or small children (not appropriate for weight-bearing applications).



IMPRESSION RAIL EXPRESS® GATE KIT

An aluminum rail gate kit used for 36" or 42" rail heights.





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

Historic District Commission Staff Report

Meeting Date: 1/8/2024

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

Property Address: 121 N Washington Street

Application Number: 2024-006

Request: Signage

Executive Summary:

The applicant is proposing to replace an existing hanging sign with a new wooden hanging sign. The new sign will use the existing bracket but will be re-mounted higher to ensure eight (8) feet of clearance between the bottom of the sign and the sidewalk. This is a contributing structure to the historic district and is listed on the Maryland Register of Historic Places.

Staff supports a Commission **approval** of this application with conditions. Guidelines 25b and 31b require **wall mounted signs to be attached to masonry through the mortar joints and not the masonry units in order to avoid damaging the historic masonry.**

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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

Guideline 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.



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

b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.

c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.

d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.

e. Hanging signs should have a maximum area of 8 square feet per face.

f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application conditioned upon the bracket being mounted through the mortar joints to avoid damaging the historic masonry. The proposed sign meets the dimensional, material, and placement specifications of Guidelines 25 and 31.

RECCOMENDED CONDITION:

1. The bracket shall be mounted through the mortar joints and not the masonry unit.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101003909		117 N WASHINGTON ST		CHESAPEAKE BAY YACHT CLUB			
YEAR BUILT		PHYSICAL CONDITION					
1795*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-24	Y	
NOTES							
BEST PRESERVED/RESTORED OF A ROW OF L. 18TH CENTURY CONNECTED HOUSES. ADDRESS # ON BUILDING RANGES FROM 117-121.							

RECEIVED

DEC 20 2023



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

TOWN OF EASTON

Application #: 2024-006
Date Received: 12/20/2023
Fee Paid: \$75.00
HDC Meeting Date: 01/08/2024
Date Property Posted: 12/29/2023

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: 121 N. WASHINGTON ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: CHESAPEAKE BAY YACHT CLUB
TELEPHONE NO.: 410-822-0644 EMAIL: _____

Applicant or Agent

NAME: MID-SHORE COMMUNITY RADIO, INC dba WHCP RADIO
TELEPHONE NO.: 443-637-6000 EMAIL: info@whcp.org

Description of Proposal (include additional sheets, as necessary)

REPLACE EXISTING SIGN WITH "VINTAGE" STYLE SIGN FOR WHCP RADIO (SEE ATTACHED PIX)

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Michael Starling</u>
<u>12/20/23</u>
<u>MICHAEL STARLING PRES. /GM</u>

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 - SEE PICTURE 224x16"H
- ☒ Photograph depicting the proposed location for the signage
- ☒ Lighting detail - NONE
- ☒ Construction and or mounting details - REUSE OF EXISTING BRACKET

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.



December 19, 2023

To: Town of Easton – Historic District Commission

Fm: Mike Starling, WHCP Radio

Re: Replacement Wall Mounted Sign Proposal for 121 N. Washington St.

This application requests permission to replace the previous “United Fund” hanging bracket sign at 121 N. Washington Street with the Kevin Davidson designed “WHCP Radio” sign, as shown in the picture below.

We propose to re-use the existing iron hanging bracket, but mounted slightly higher to provide the required 8’0” of clearance below the bottom edge of the sign to the sidewalk below. The same iron mounting bracket is proposed to be used, to be reworked by Black Dog Forge to be horizontally level for the sign arm hanger (the old bracket arm had sagged). The bracket will be secured to the masonry using 3/8” masonry drop in anchor sleeves, and matching black iron bolts.

No lighting is proposed.

The proposed “new” sign measures 24”W x 16”H (fwiw, it was in previous service at WHCP’s original studio location at 512 Poplar Street in Cambridge’s downtown Historic District).



Prior sign on left – proposed new sign at right

Please contact me with any questions.

Sincerely,

Michael Starling, President & GM, WHCP Radio

mike@whcp.org -- 202-744-7655 mobile



Bracket to be reworked for level and re-mounted for 8' clearance below sign

Flagship Studios & Business Office - 516 Race Street, Cambridge, Maryland, 21613 – 443-637-6000 –

Easton Studio 121 N. Washington St. Easton, Maryland 21601 – 443-637-6001

www.whcp.org – info@whcp.org



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

Historic District Commission Staff Report

Meeting Date: 1/8/2024

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

Property Address: 118 Goldsborough Street

Application Number: 2024-002

Request: Door to window conversion

Executive Summary:

The applicant is proposing to replace a second-story door leading from a bathroom with a new double hung vinyl-clad window. This is a contributing structure to the historic district and the survey notes that this structure has 2/2 wood sash windows.

Staff supports a Commission **approval** of this application with conditions. Vinyl-clad windows may be appropriate replacement material since it will be located on a non-visible elevation of a contributing structure. The Commission may wish to **condition approval upon the infill siding matching the existing siding in type, size, shape, profile, and texture.**

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 90. Make Sensitive Replacements (Windows)

- 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.

Appendix B.2 Common Substitute Materials

Vinyl clad windows are similar to aluminum- and fiberglass-clad windows, in that they are wood or composite windows with a vinyl facing. Vinyl-clad windows are not paintable and are not typically repairable.

Vinyl clad windows may be appropriate for use in some properties constructed in the mid-20th century, on noncontributing buildings, **or on nonvisible elevations (such as the rear or obscured side) of contributing buildings.**

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application conditioned upon the new siding matching the existing siding. Since this window will be located on an obscured façade of the structure, a vinyl-clad window may be appropriate per Appendix B.2.

RECCOMENDED CONDITION:

1. The infill siding shall match the existing siding in type, size, shape, profile, and texture.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101020552		118 GOLDSBOROUGH ST		KOSLOW ANDREW			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				REAR LEFT SECTION MAY BE LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
REPLACEMENT SIDING + RECONFIGURED FRONT PORCH ARE ONLY NOTICEABLE CHANGES TO THIS RELATIVELY MODEST HOME. 2/2 WOOD SASH WINDOWS + DOOR TRANSOM + SIDELIGHTS REMAIN IN SITE.							



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

RECEIVED

DEC 04 2023

TOWN OF EASTON

Application #:	2024-002
Date Received:	12/04/2023
Fee Paid:	\$75.00
HDC Meeting Date:	01/08/2024
Date Property Posted:	12/29/2023

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 118 Goldsborough Street Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Helen Houseman
TELEPHONE NO. 929-810-8023 EMAIL _____

Applicant or Agent

NAME Erin Aguilar - Paquin Design Build
TELEPHONE NO. 410-643-7811 EMAIL erin@paquindesignbuild.com

Description of Proposal (include additional sheets, as necessary)

Replace door on 2nd floor with a window. The door is in the primary bathroom and it not usable as it does not lead to anywhere. Will replace with a window that matches the size and aesthetic of existing 2nd floor windows on this house. New trim to match existing trim on other windows.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Erin Aguilar
Erin Aguilar

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 *N/A*

- ☐ 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 N/A

- ☐ 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.

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- ☒ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing N/A

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Signs N/A

- ☐ 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 N/A

- ☐ 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 N/A

- ☐ Application must Include:
 - A Site plan :
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 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
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Demolition N/A

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.

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- ☐ Attach replacement plan

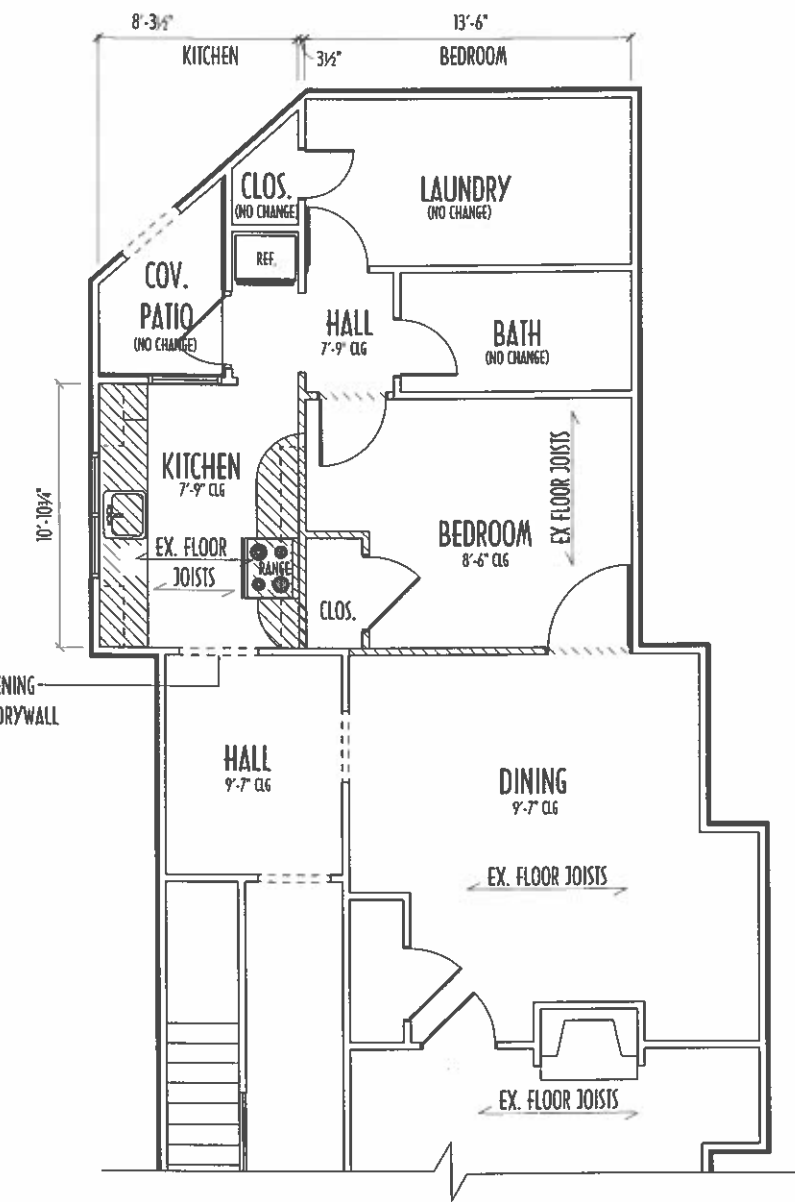
Other

- ☐ Attach all documentation supporting request

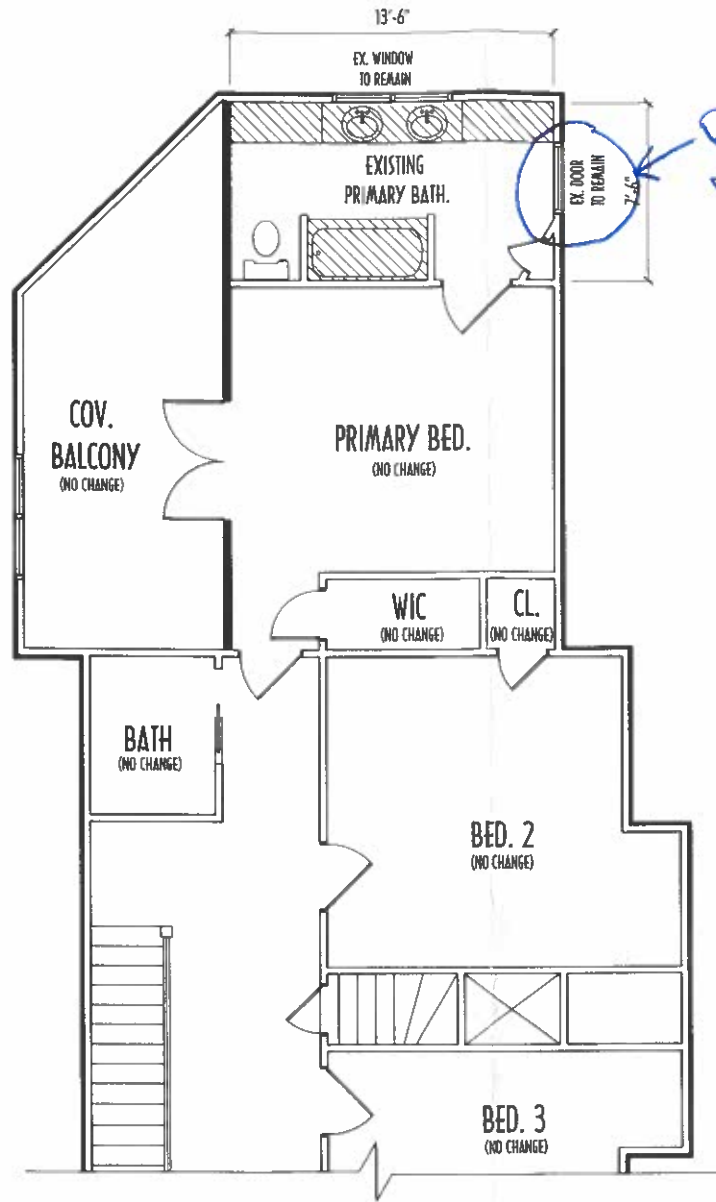
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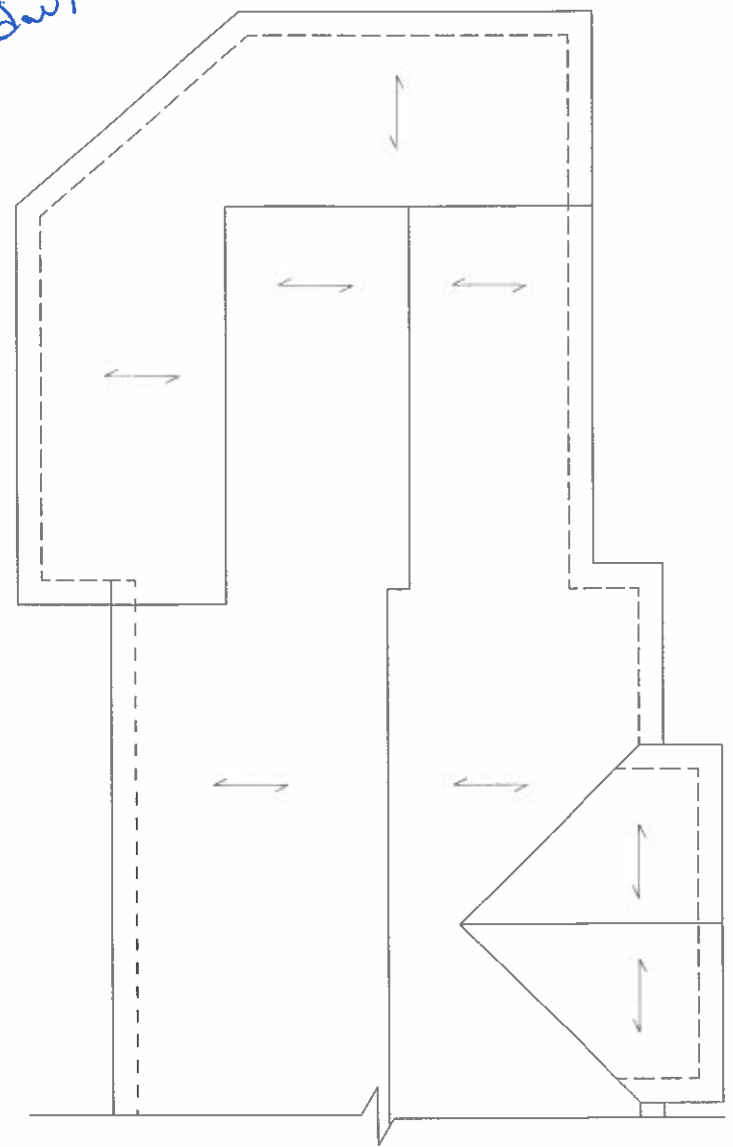
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



EXISTING PART. PLAN - FIRST FLOOR



EXISTING PART. PLAN - SECOND FLOOR



EXISTING ROOF PLAN (NO CHANGE)

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland. License #111466 - Exp. May 26, 2025



REVISIONS

Houseman Renovation
118 Goldsborough Street
Easton, MD 21601

Existing Floor Plans
& Roof Plan

SCALE:
1/4" = 1'-0"
DATE:
10-26-23

AL NOTES:
MENSIONS TO BE VERIFIED IN FIELD.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes	78-81
Specifications	79-83
Custom Sizes	84
Grille Patterns	85
Window Details	85-86
Joining Details	86
Narrowline® Conversion Kit	87
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.



TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

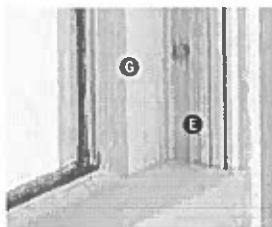
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

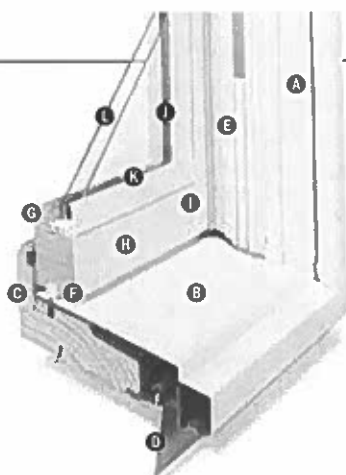
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt the sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

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

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

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

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

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

Patterned Glass

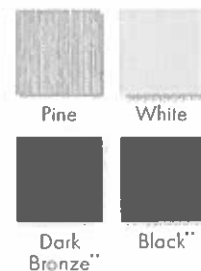
Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

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

OPTIONAL HARDWARE Sold Separately

ESTATE™



Lock & Keeper

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

Optional Estate lock and keeper reduces the clear opening height by 1/4" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY



Bar Lift

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

TRADITIONAL



Bar Lift



Hand Lift

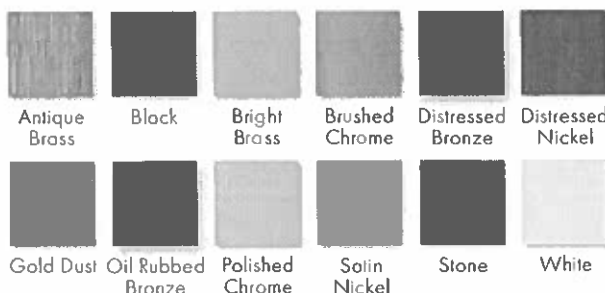


Finger Lifts

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

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

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

*Flexacron® is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

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

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

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

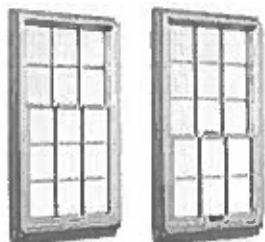
StormWATCH[®] PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch[®] Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrades

A high inside sill stop^{*} with exterior sill brackets and hidden interior brackets is available to provide additional structural support for tilt-wash windows, allowing standard, non-impact glass units to achieve higher performance grade ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, please visit andersenwindows.com. Use of this option will subtract 1/8" (15) from the clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

SASH OPTIONS



Collage

Reverse Collage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

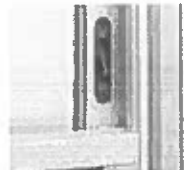
Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133), and 6 9/16" (167) for use in wall depths up to 7 1/4" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

HARDWARE

Window Opening Control Device



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

STORM/INSECT SCREEN COMBINATION UNIT[†]



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtane and Terratane to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4[‡] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

GLASS

Andersen[®] Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air¹ and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 85.

EXTERIOR TRIM

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

CAUTION:

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

^{*} Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

^{**} Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

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

Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
Minimum Rough Opening	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)

CUSTOM WIDTHS – 21 5/8" to 45 5/8"

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"	21 5/8"	23 1/8"	25 1/8"	27 1/8"	29 1/8"	31 1/8"	33 1/8"	35 1/8"	37 1/8"	39 1/8"	41 1/8"	43 1/8"	45 1/8"
3'-0 7/8"	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210				
3'-4 7/8"	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832				
3'-8 7/8"	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836				
4'-0 7/8"	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310				
4'-4 7/8"	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842				
4'-8 7/8"	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046	TW3446	TW3846				
5'-0 7/8"	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410	TW30410	TW34410	TW38410				
5'-4 7/8"	TW1852	TW2052	TW2452	TW2652	TW2852	TW21052	TW3052	TW3452	TW3852				
5'-8 7/8"	TW1856	TW2056	TW2456	TW2656	TW2856	TW21056	TW3056	TW3456	TW3856				
6'-0 7/8"	TW18510	TW20510	TW24510	TW26510	TW28510	TW210510	TW30510	TW34510	TW38510				
6'-4 7/8"	TW1862	TW2062	TW2462	TW2662	TW2862	TW21062	TW3062	TW3462	TW3862				

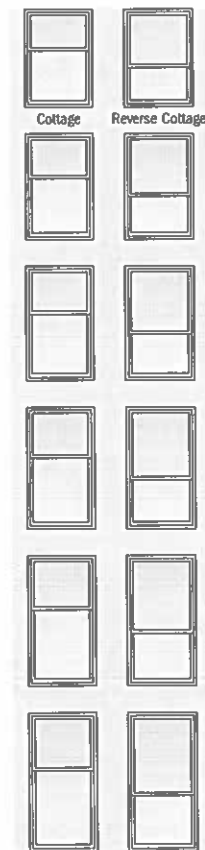
Custom-size windows are available in 1/8" (3) increments. See page 84 for custom sizing.

Grille patterns shown on page 85.

Cottage or reverse cottage sash ratio available for heights shown below in all widths.

CUSTOM WIDTHS – 21 1/8" to 45 1/8"

CUSTOM HEIGHTS – 48 1/8" to 76 1/8"



Size tables for windows with cottage or reverse cottage sash are available at andersenwindows.com/sizing.

* "Window Dimension" always refers to outside frame-to-frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
 * Dimensions in parentheses are in millimeters.
 * Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 82-83.

continued on next page

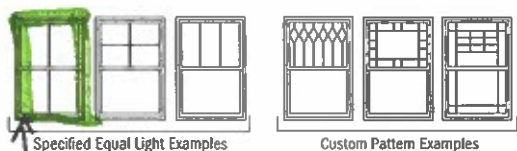
Grille Patterns

	Diamond*	Prairie A	6-Light Prairie	Colonial
Tilt-Wash Double-Hung				
	Equal Cottage	Equal Cottage	Equal Cottage	Equal Cottage

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. Number of lights and overall pattern varies with window size. Patterns not available in all configurations.

	Diamond*	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Tilt-Wash Picture										
Tilt-Wash Transom										

* Available only in Simulated Divided Light (SDL) configuration and only in 1/4" (19) and 3/8" (22) widths.

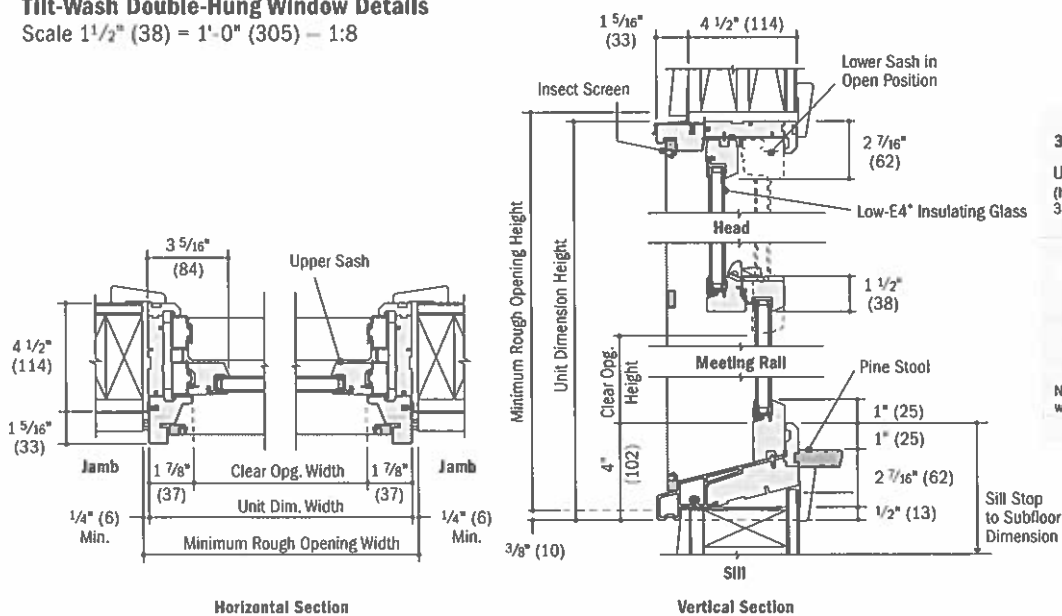


Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.

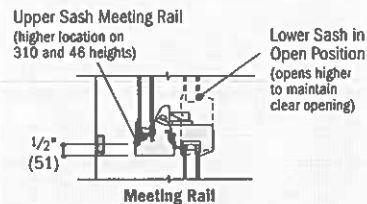
Grille pattern to match existing 2nd floor windows.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8

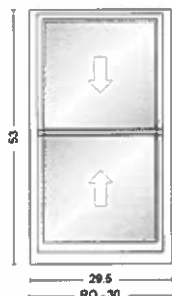


310 and 46 Height Windows Only:



Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

- * Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- * Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 210-211.
- * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- * Dimensions in parentheses are in millimeters.



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	AA	None Assigned	\$666.95	\$666.95

RO Size = 30" x 53"

Unit Size = 29 1/2" x 53"

TW 2' 5 1/2"X4' 5", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW 29.5 x 53 Full Screen Aluminum White

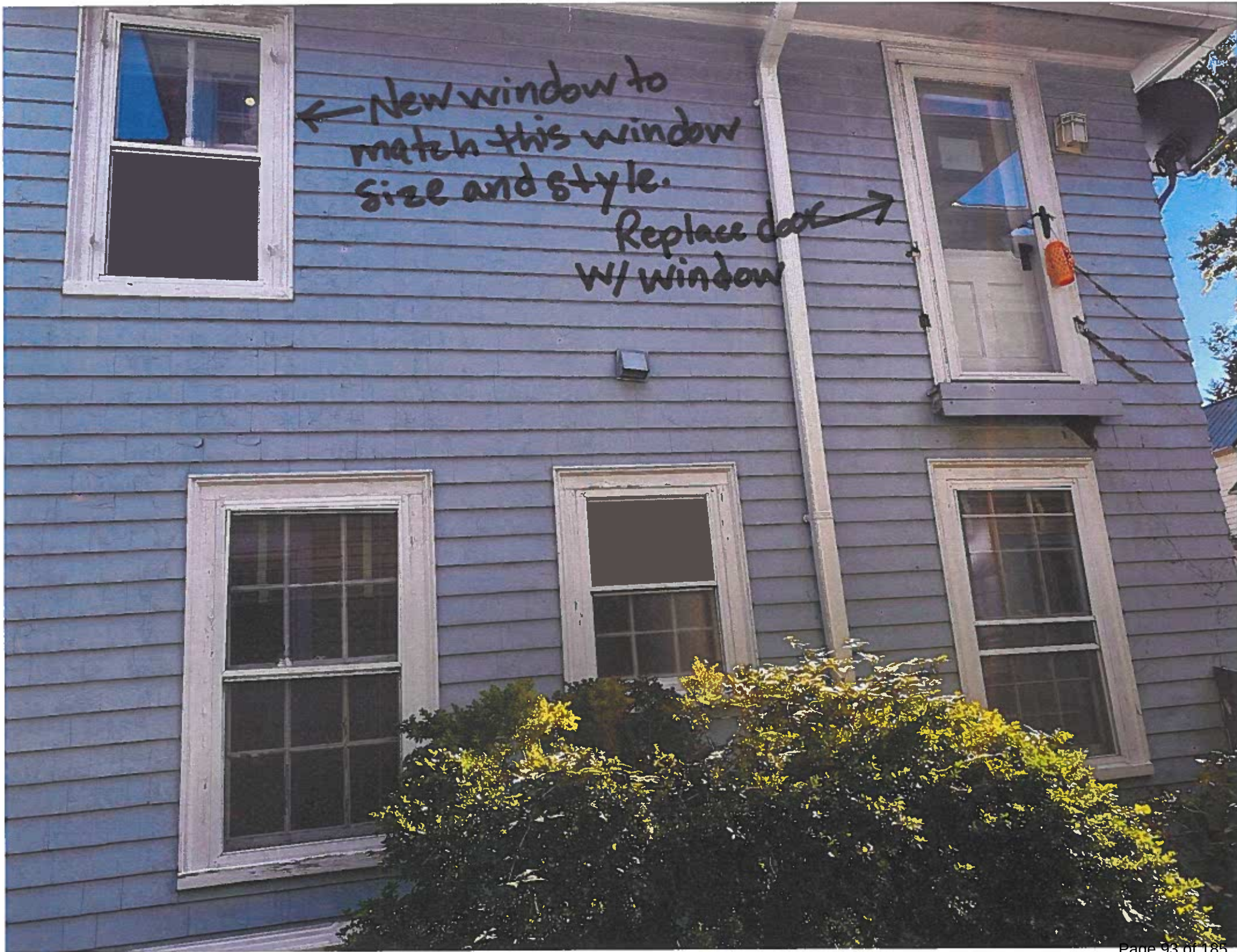
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	25.7960	21.8600	3.91600

SUB-TOTAL:	\$1,459.16
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$87.55
TOTAL:	\$1,546.71

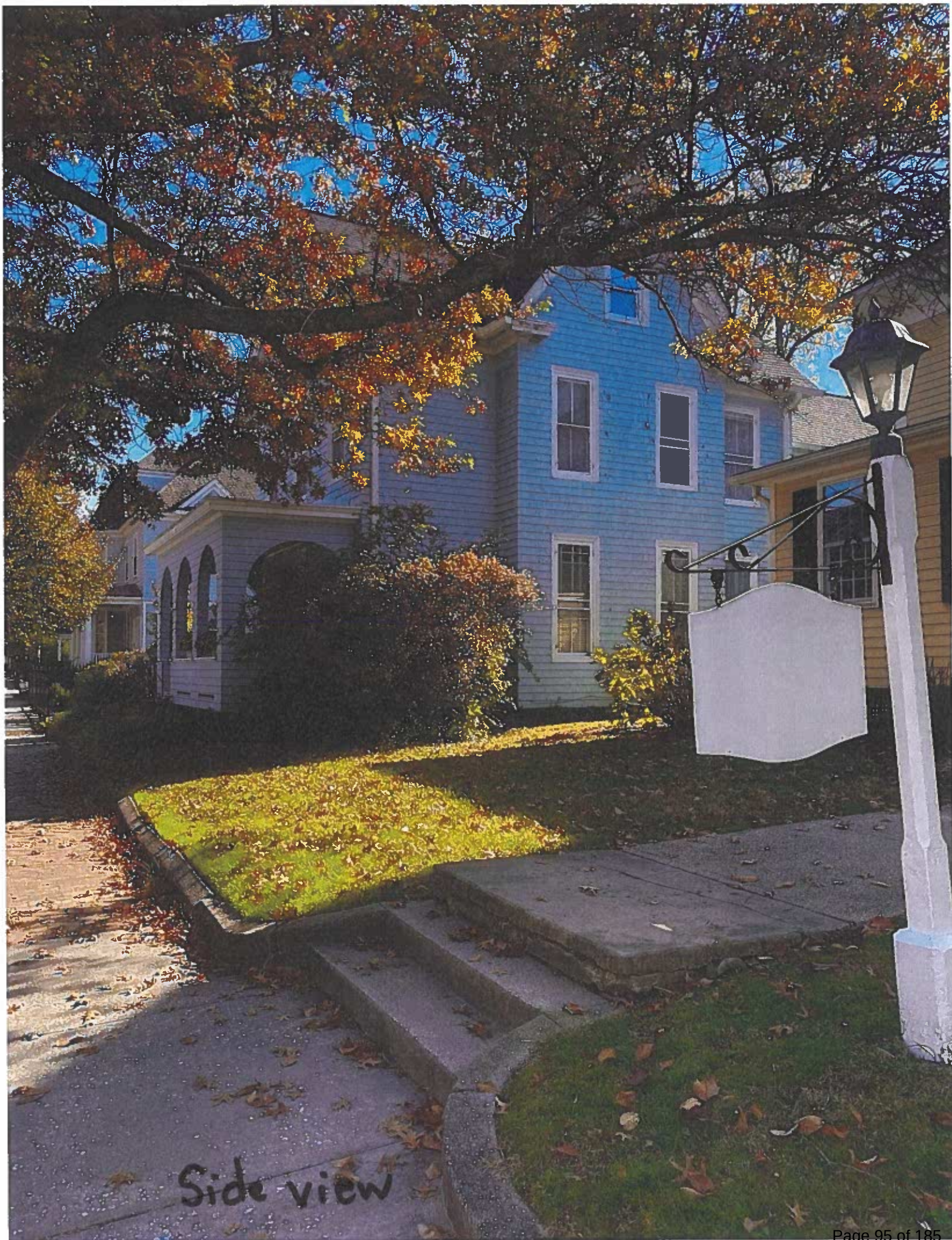
CUSTOMER SIGNATURE _____ DATE _____

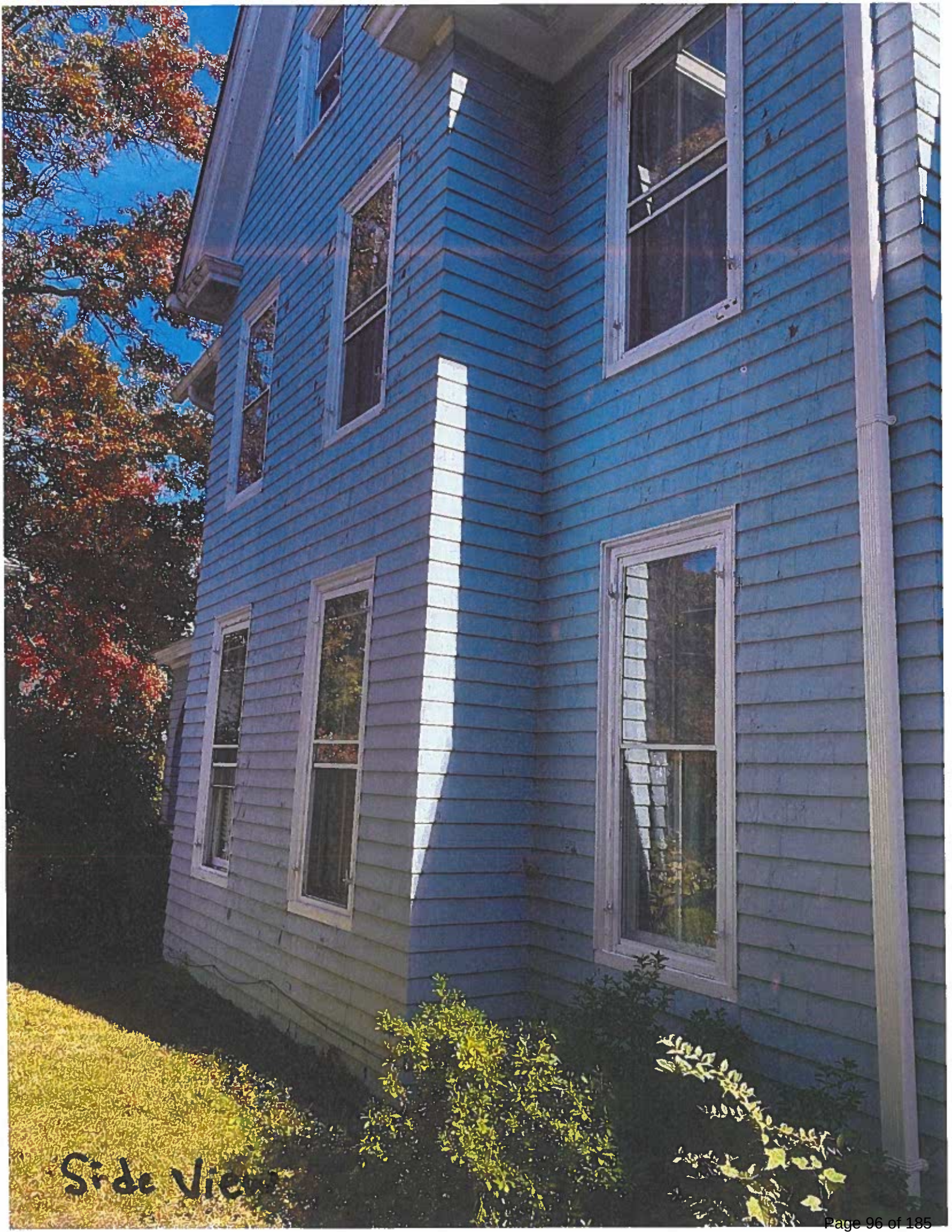
* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors









Side View





Rear View



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

Historic District Commission Staff Report

Meeting Date: 1/8/2024

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

Property Address: 102 Talbot Lane

Application Number: 2024-001

Request: Siding and Landscaping

Executive Summary:

The applicant is proposing to replace deteriorated wooden siding on the front and side elevations of the structure and install new smooth Hardi Plank fiber cement siding. The applicant is also proposing minor landscaping changes including the addition of planter boxes on the front of the structure. This is a contributing structure to the Historic District and the survey notes that the structure has original narrow-gauge siding.

Staff supports a Commission **continuation** of this application. The proposal to replace the entirety of the original wooden siding with fiber cement siding contradicts Guideline 77a which recommends replacing only the damaged portions of the original wood siding and Guideline 78a which states that “contributing buildings with original wood siding are to continue with wood siding.”

Historic District Guidelines:

Guideline 21. Planters and Window Boxes

- a. Window boxes should be appropriately scaled and proportioned to suit the building. Appropriate materials should be used.
- b. Avoid covering or removing character-defining features of windows, such as trim and sills, when installing window boxes.

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.

Guideline 78. Substitute Materials for Siding



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

Guideline 79. Fiber Cement Siding

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

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

- b. **Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.**

- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.

STAFF RECOMENDATION:

Staff supports a HDC **continuation** of this application based on the finding that fiber cement siding is not an appropriate replacement material for original wooden siding on a contributing structure (Guidelines 77a, 78a, 79b). The Commission may request the applicant explore the feasibility of replacing only the damaged portions of the wood siding with new wooden siding that matches the existing in size, shape, profile, and texture.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application pending the submission of a revised application.

OR



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

2. I move that the Historic District Commission approve the application as submitted based on the following findings...

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008420		102 TALBOT LANE		LARKIN, JULIEN C			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
I HOUSE FAMILY				REAR ELL PROBABLY LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ORIGINAL NARROW GAUGE SIDING ON FAÇADE NEW DOOR + WINDOWS.							

Town of Easton
Historical District Commission
14 S Harrison Street
Easton MD, 21601

To Whom it May Concern,

The enclosed application is for the home of 102 Talbot Lane, Easton, MD. My husband Andrew S. Crouch and I have a contract on this home with a loan commitment to settle on the above property on January 16, 2024. We are applying to the Town of Easton's Historical District Commission for approval to replace the wood siding with Hardie Plank that matches the back of the house that was put on there by previous owners.

The house was inspected by John Follum of Compass Property Inspections and he discovered the deterioration of the wood siding that is on the house. We would like to get the application started so that we may replace it with matching Hardie Plank as soon as we are official owners.

In addition to the siding, we are looking to replace the boxwoods in front of the house with more colorful blooming plants and add beautiful widow boxes under the front of the house's windows (5 in total).

Attached to the application are the following:

1. Comments and notes about the wood siding needing replaced by the inspector
2. Pictures of all three sides of the house's deteriorating wood siding
3. Pictures of the back of the house that has the Hardie Plank that will be matched to the front of the house
4. Hardie Plank siding specifications to be used to replace the wood
5. Pictures of the boxwoods to be replaced
6. Information on the hydrangea to replace the boxwoods
7. Picture and description of the flower boxes to be added under the windows of the front of house for beauty

We look forward to hearing back from you. Please let us know if you have questions for us.

Thank you.


Erin Foley Crouch
410-443-1749
erinfoleycrouch4@gmail.com

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DEC 01 2023
TOWN OF EASTON

RECEIVED

DEC 01 2023



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

TOWN OF EASTON

Application #: 2024-001
Date Received: 12/01/2023
Fee Paid: \$75.00
HDC Meeting Date: 01/08/2024
Date Property Posted: 12/29/2023

HD 24-01

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: 102 Talbot Lane Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: *On Jan 16, 2024* Erin and Andy Crouch
 TELEPHONE NO.: 410-443-1749 EMAIL: ErinfoleyCrouch4@gmail.com

Applicant or Agent

NAME: Erin F. Crouch
 TELEPHONE NO.: 410-443-1749 EMAIL: ErinfoleyCrouch4@gmail.com

Description of Proposal (include additional sheets, as necessary)

The house needs the wood siding replaced with Hardie Plank to match the back of the house. See attached pictures from inspector. The wood siding on front and sides of home are deteriorating. The inspection noted the necessary replacement included in the application as well. See Attached

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

Erin F. Crouch
12/1/2023
Erin F. Crouch

Revised 4.4.2022

Continuation of Proposal:

1. All wood siding of the house to be replaced with matching Hardie Plank that is on the back of the house already. Pictures included.
2. Replace the 2 Boxwoods on either side of the front door with miniature Little Lime Hydrangea bushes. Description included.
3. 5 Flower boxes would like to be added to 5 front windows. Description included

To whom this may concern,

I, Katherine Poole, owner of 102 Talbot Ln Easton, MD 21601 give the new purchasers permission to file an application with the Historic Society to inquire about replacing the house siding.

Please call with any questions or concerns.

571-217-9818

kkelleypoole@gmail.com

Thank you,

Katherine Poole

 Katherine Poole

RECEIVED

DEC 05 2023

TOWN OF EASTON

Inspection Report

Provided by:



Compass Property Inspections, LLC

Inspector: John Follum

Phone: 410-714-0732
Email: jfollum@gmail.com
MD 30068 and DE H4-0000095

Property Address

102 Talbot Lane Easton, Maryland 21601



Boxwoods to
be replaced
by hydrangeas.
see attached

Report Summary Page

IMPORTANT: The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. Please call our office for any clarifications or further questions. Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

Exterior

From Inspection by compass

3.7 Exterior Wall Conditions

Observed several areas of moisture damaged exterior wood siding. Potential water intrusion and possible safety concern at the electrical meter. Replacement of exterior wood siding is required. Contact licensed/qualified contractor for further evaluation and repair.

3.10 Exterior Trim & Soffits

The exterior trim and soffits appear functional.
Observed peeling paint at the exterior soffits and trim. Caulking and painting work required.
Contact a qualified/licensed contractor for further evaluation and repair.

Heating - Air

4.2 HVAC - Heating System

HVAC-Heating System:

The heat pump system was operating at the time of inspection. Air temperature at the hvac registers was 84-86 degrees while operating normal heat mode and 94 degrees with emergency heat.

Recommend recent service records from sellers or contact licensed hvac contractor for routine cleaning and service of the heating system by a qualified/licensed hvac contractor.

4.8 AC Unit Condition

The air conditioning system was operating at the time of the inspection. Temperature at the hvac registers was 47-53 degrees. Delta T (difference in air temperature between the supply and return HVAC registers) was 18 degrees, which is in range for functional A/C system.

Observed water on the plastic vapor barrier in the crawl space under the condensate pump. The A/C condensate pump box was full and not operating until shaken or moved. Confirm A/C condensate pump is operational.

Contact a qualified/licensed hvac contractor for further evaluation, service, and repair as needed.

3.3) Patio Condition

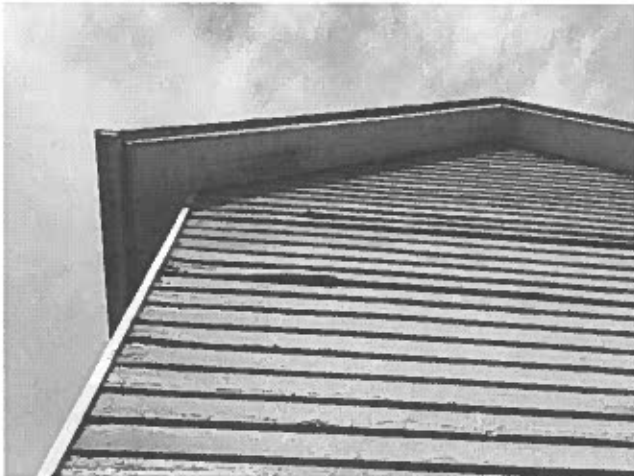
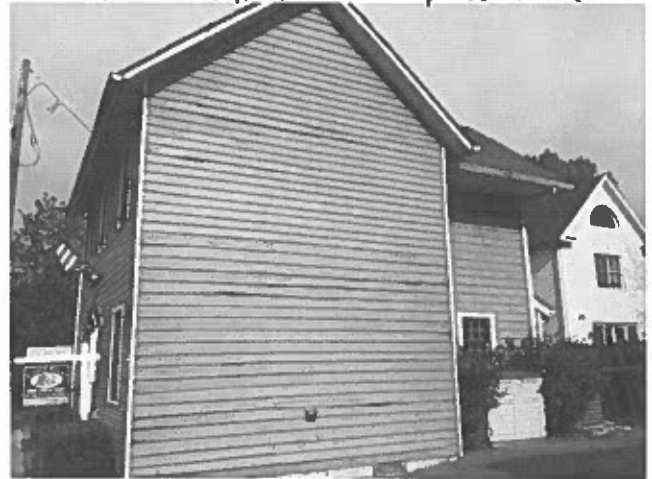
Deck Type

None.

3.4) Deck Condition

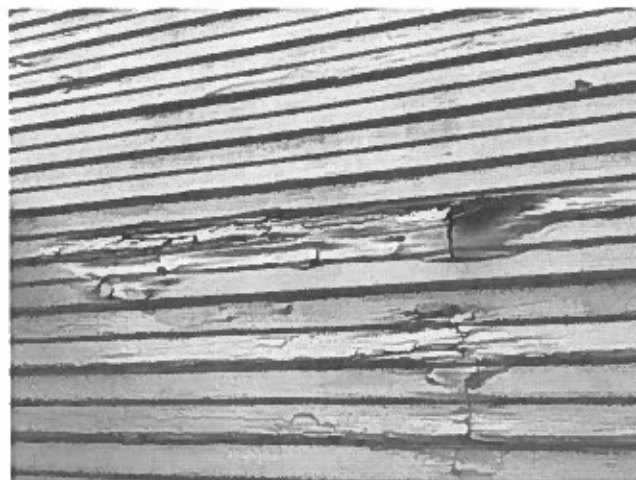
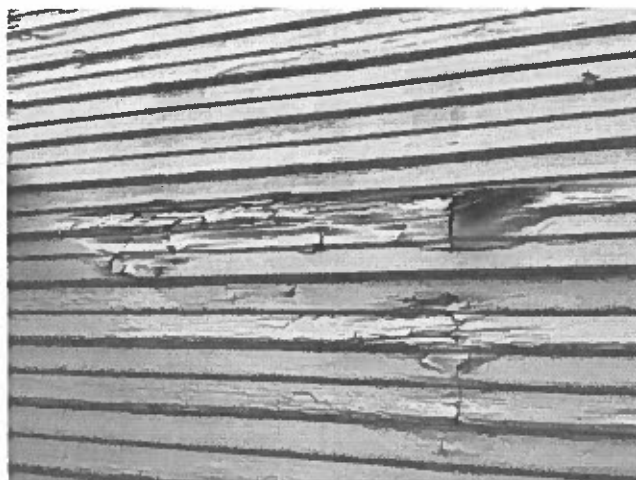
3.5) Rear View

All wooden siding
(3 sides) to be replaced
with Hardie Plank.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |





Exterior Windows - Doors

Window Type

Double Pane.
Double Hung.
Casement.

Window Material

Vinyl.

3.8) Window Conditions

The windows appear functional.

3.9) Exterior Door Conditions

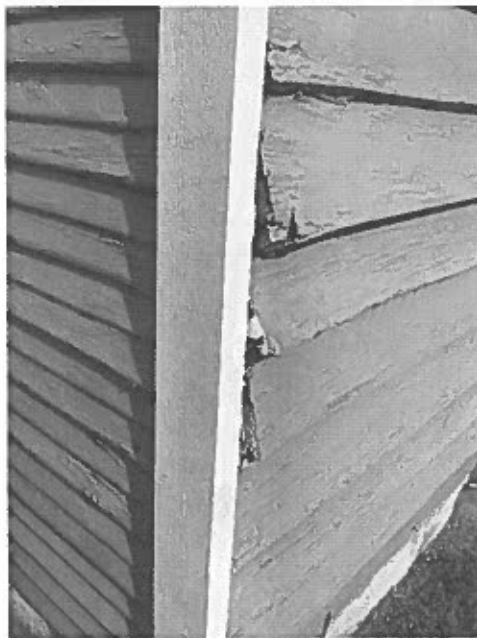
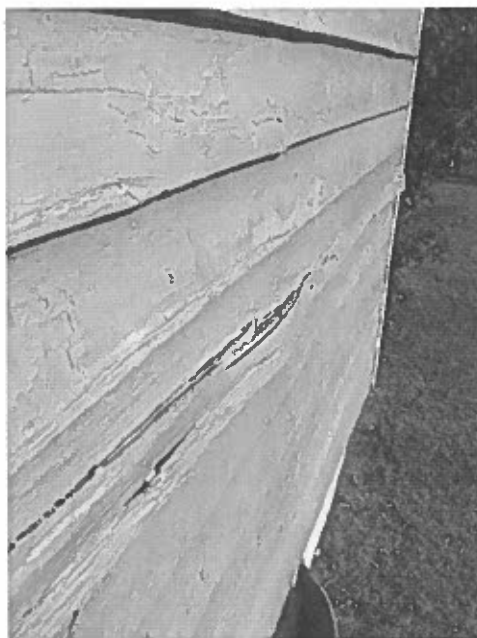
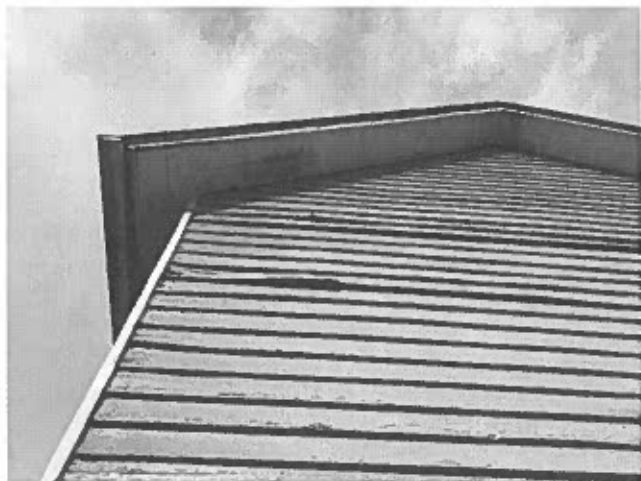
The door(s) appeared to be in serviceable condition at the time of the inspection.

3.10) Exterior Trim & Soffits

The exterior trim and soffits appear functional.

Observed peeling paint at the exterior soffits and trim. Caulking and painting work required.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



* Wood Siding of Front and both sides of house to be replaced with matching Hardie Plank from back of house in Pic. Above.
 E. J. Chouch

Exterior Walls

Foundation Type

Brick piers and wood beams.
 Concrete Block

3.6) Foundation Conditions

Foundation appears functional.

Exterior Wall Covering

Wood siding.
 Hardie Plank type siding

3.7) Exterior Wall Conditions

Observed several areas of moisture damaged exterior wood siding. Potential water intrusion and possible safety concern at the electrical meter. Replacement of exterior wood siding is required. Contact licensed/qualified contractor for further evaluation and repair.

James Hardie Plank Fiber Cement Smooth Siding 6.25"X144" Primed 1pc

[Be the first to review this product](#)

\$12.34

SPECIAL ORDER

SKU#: FCH6.25PRISM

Qty

1

ADD TO CART

ADD TO COMPARE

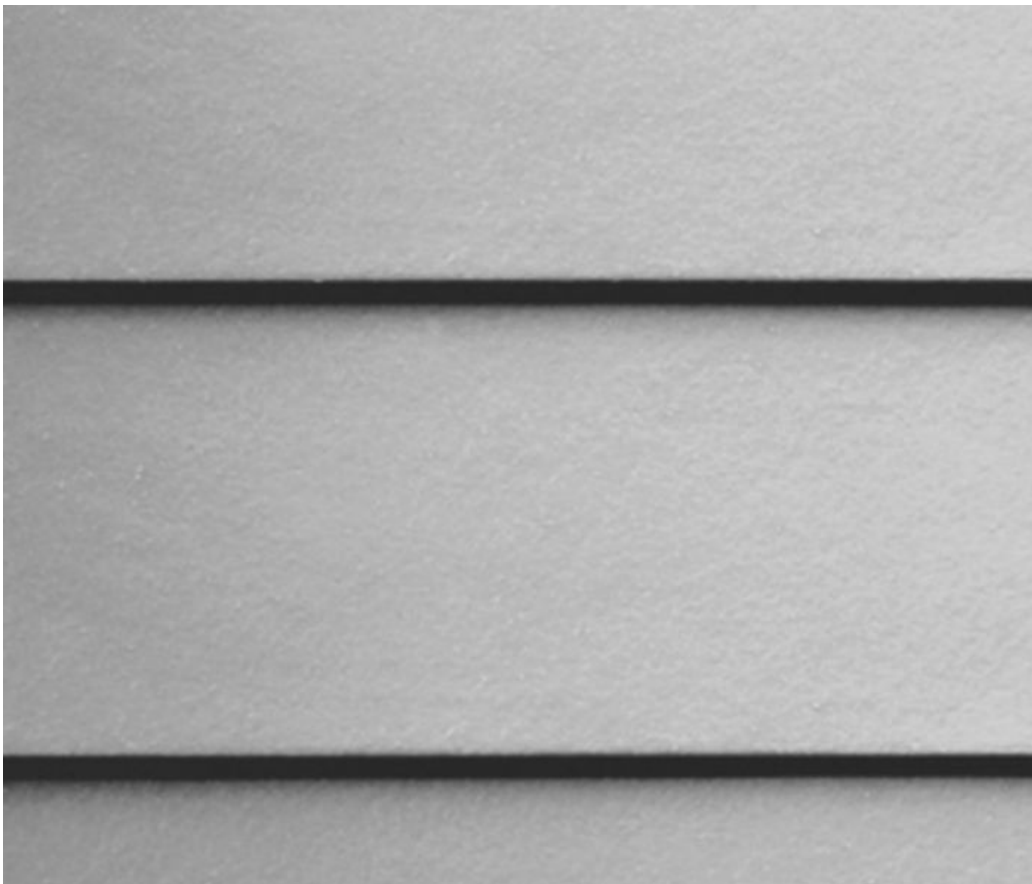
*This is a special order product- subject to return restrictions. [Shipping and return policy](#).

* Minimum order requirement of 25 pieces for deliveries more than 100 miles from Chicago. Orders placed for under this amount will be canceled and will not be filled.

James Hardie HardiePlank Fiber Cement Smooth Siding 6.25"X144" Primed 1pc

You can't go wrong with James Hardie's HardiePlank Fiber Cement Smooth sleek, modern siding. This primed for paint collection gives you the power to choose paint for your home's exterior. Primed and ready for field painting, it's durable, high-performance, and ready for your personal color that will enhance the charm and charisma of your dwelling.

See "Related Products" below for more options.





Details



JAMES HARDIE HARDIEPLANK FIBER CEMENT SMOOTH SIDING 6.25"X144" PRIMED 1PC

HardiePlank Fiber Cement carries an A2 fire rating and is lightweight for easy installation. HardiePlank Fiber Cement cladding is;

- Moisture resistant
- Rot and pest resistant
- Fire-resistant /Non-combustible

Width: 6.25"

Length: 12'

Exposure: 5"

Pcs / Sq (100 sq.ft): 20



More Information



Reviews



Related Products

Check items to add to the cart or select all



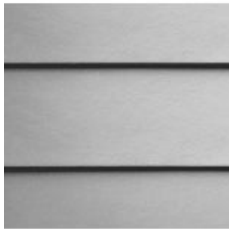
☐ [James Hardie Plank
Fiber Cement
Smooth Siding
7.25\"x144\" Primed](#)
1pc

\$11.79



☐ [James Hardie Plank
Fiber Cement
Smooth Siding
5.25\"x144\" Primed](#)
1pc

\$13.36



☐ [James Hardie Plank
Fiber Cement
Smooth Siding
9.25\"x144\" Primed](#)
1pc

\$18.27



☐ [James Hardie Trim
Corner Tabs
5\"x5\"x1.5\"](#)

\$1.09



☐ [James Hardie Trim
Flat Tabs 3\"x1.5\"](#)

\$0.99



☐ [James Hardie Trim
Corner Tabs
8\"x8\"x1.5\"](#)

\$2.37



☐ [James Hardie
Shingle Fiber
Cement Staggered
Siding 15.25\"x48\"
Primed 1pc](#)

\$9.83



☐ [James Hardie
Shingle Fiber
Cement Straight
Siding 15.25\"x48\"
Primed 1pc](#)

\$10.37



☐ [James Hardie Plank
Fiber Cement
Cedar Mill Siding
5.25\"x144\" Primed](#)
1pc

\$10.29



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IL 60618

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[Lakefront University](#)

[Nehemiah Challenge](#)

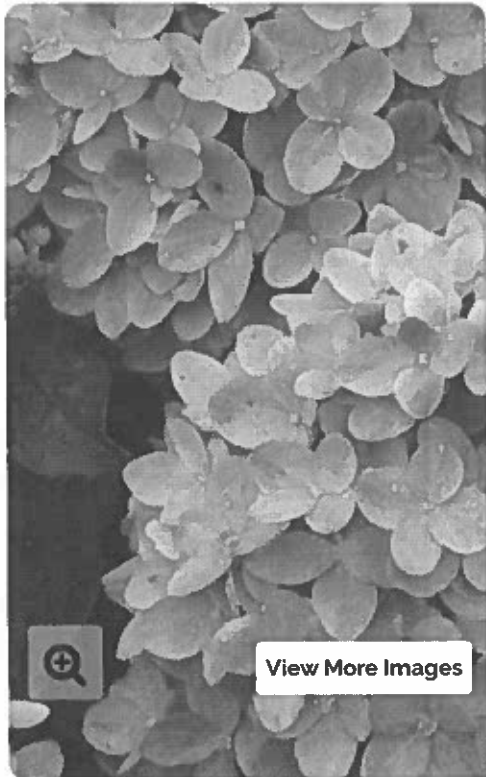
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④ *These plants will replace Boxwoods in front of the house.

Little Lime[®] Panicle Hydrangea

★★★★★ (38) *Hydrangea paniculata*



[View More Images](#)

Exposure

Part Sun to

Sun

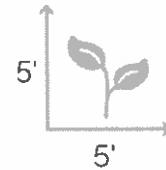
Sun

Flower Season

Summer

Fall

Mature Size



Height: 3' - 5'

Spread: 3' - 5'

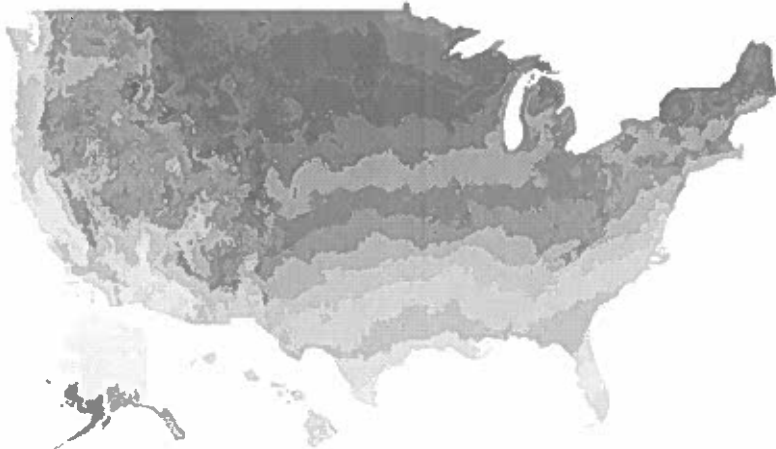
TOP
SELLER

Set your location to see online pricing & local availability



? Why do we need your location?

This plant is hardy in zones 3 - 8



Zones are based on the average annual extreme minimum temperature an area is expected to receive during the winter. They are used to determine whether a plant is likely to be perennial in your area. If the number in the green box below is within the zone range listed for the plant, it will be hardy for you and thrive in your climate.

3

4

5

6

7

8

📍 What is my hardiness zone?

Set Location

Zip/Postal Code

GO

Page 118 of 185

DETAILS

FEATURES

Compared to its famous sibling 'Limelight', Little Lime hardy hydrangea (*Hydrangea paniculata*) may seem like a pipsqueak. Don't let this petite shrub fool you. While maintaining its short stature of 3-5' tall and wide, it really packs a visual punch in the garden. In summer, lime green blooms open on strong stems – no drooping here. As it ages, rich pink coloring emerges to prolong the show through fall.

Little Lime hydrangea is small enough to grow in containers and also stands out as a bold mass planting. Its bright bloom coloration makes it an excellent choice for cut flower gardens and can be used fresh or dried. This reliable performer blooms on new wood, so a quick trim in late winter or early spring will encourage fresh growth and an abundance of buds. Like most hardy hydrangeas, it is hardy to Zone 3 and does best in full sun or part shade.

Summer flowers open soft green and turn pink and burgundy in fall.

2016 - Selected as landscape plant of the year

2015 - Awarded a Gold Medal from The Royal Boskoop Horticultural Society.

2013 - Awarded Plantarium Gold Medal

2013 - Green is Life Bronze Medal

2011 - American Nursery & Landscape Association (ANLA) Management Clinic Best New Plant award.

Best Seller

Fall Interest

Small or Miniature

CHARACTERISTICS

Plant Type: Shrub

Spread: 36 - 60 Inches

Foliage Colors: Green

Shrub Type: Deciduous

Flower Colors: Green
Pink

Foliage Shade: Green

Height Category: Medium

Habit: Mounded

Garden Height: 36 - 60 Inches

Flower Shade: Green, turning
pink in fall

Container Role: Thriller

Spacing: 36 - 60 Inches

PLANT NEEDS

Light Requirement: Part Sun to Sun
Sun

The optimum amount of sun or shade each plant needs to thrive: Full Sun (6+ hours), Part Sun (4-6 hours), Full Shade (up to 4 hours).

Maintenance Category: Easy

Blooms On: New Wood

Home / Lawn & Garden / Pots & Planters / Window Boxes / Mayne 3 ft. Fairfield Window Box

(3)

Flower boxes to be added under the windows on front of house



Shop all Mayne

Mayne 3 ft. Fairfield Window Box

4.0 (1) SKU:1298151

\$111.99 Sale Was \$159.99 Save \$48.00 (30%)

Available Promotions

- ✓ Free standard delivery on most items when spending \$49 online. Some ... [Learn More](#)
- ✓ Free standard delivery to your local TSC Store when spending \$29 or ... [Learn More](#)

Size: 36 x 11 x 10.8in.

36 in.

36 x 11 x 10.8in.

Color: White



Online Only

Available to purchase online only

Ship To Store: Easton MD [Select a Different Store](#)

☐ Ship To Store

Oversize Items Shipped To Store may incur freight charge.

Home Delivery

☐ Standard Delivery - Ships within 10 days

1

Add to cart

This item cannot be shipped to AK, HI



Neighbor's Club Members earn points with purchases. [Sign in or Join Now](#)

Product Details

With its inset panels and classic design, the traditional Fairfield Collection is a timeless choice that will never go out of style. Whether it is used inside or outside, it is able to add elegance to just about any space. Enjoy the look of wood without any of the upkeep with this collection. These Polyethylene window boxes have a built-in water reservoir, are weatherproof and have an ultra-tough construction. This collection is available in Black, Espresso, Graphite Grey and White.

- Durable Window Boxes: Mayne uses 100% high-grade Polyethylene resin in the manufacturing process, which makes our products durable, lightweight and highly shock resistant.
- Four Season Use: These 3ft window boxes are used outdoors year round, as they are resistant to high impact, chemicals and extreme weather conditions. This product stands true to its 'four-season use' tag with very little winter preparation.
- Long Lasting Quality: The resin used to create our products contains built-in UV inhibitors that reduce the damaging effects of the sun. This ensures that your product doesn't fade, preserves its color and increases its overall lifespan.

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

Historic District Commission Staff Report

Meeting Date: 1/8/2024

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

Property Address: 204 E Earle Avenue

Application Number: 2024-005

Request: New Construction

Executive Summary:

The applicant is proposing to construct a new one-story home on a vacant lot. The proposed structure is setback approximately 10 feet from the front property line and is 27 feet tall. The proposed structure has 6 over 1 composite windows, fiberglass doors, and Hardi Plank and Hardi Shake siding. A block foundation with a pressed brick pattern will be used.

Staff supports a Commission **approval of this application with conditions** regarding the placement of the proposed HVAC units and specifications on some of the proposed materials. The proposed structure appears to be compatible with the surrounding structures form, massing, height, and character.

Background Information:

In 2018, the previous 2.5 story craftsman style house that sat on this property was partially destroyed by a fire and subsequently demolished and returned to greenspace. The only remaining structure is a historic concrete block garage located on the rear alley and shared with the neighboring property. In October of 2023, this project was brought before the Commission as a discussion item. The Commission provided positive feedback surrounding the design and placement of the home as well as most of the proposed materials. The Commission stated that vinyl siding would not be an appropriate material and that the windows needed to have the appearance of true divided light. The Commission also indicated that fiberglass doors would be acceptable.

Historic District Guidelines:

Surrounding Structures:



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



Guideline 94. Style

- a. Avoid imitating earlier or historic architectural styles.



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

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

Guideline 95. Siting

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

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.



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

g. The height of a new building should be within ten percent of the height of surrounding buildings.

Guideline 103. Materials

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

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

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



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

- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity ("low-e") glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.
- h. Use permeable paving where appropriate to manage stormwater.
- i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 110. Exterior Lighting

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

Guideline 112. Proportion



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

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

Guideline 114. Landscape Features

- a. Design compatible landscaping for a new building's property.
- b. Unnecessarily removing character-defining landscape to construct a new building or addition.
- c. Designing an incompatible landscape for a new building or addition.

Guideline 115. Roof Form

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

Guideline 116 Roof Material

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

Guideline 117. Gutters and Downspouts

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

Guideline 126. Arrangement (Windows)

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

Guideline 127. Window Type



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

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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with conditions regarding some of the proposed materials. The proposed structure appears to be compatible with the surrounding structures form, massing, height, and character. The neighboring structure located at 300 S Hanson Street is setback approximately fifteen (15) feet from Earle Avenue, has a similar roof form, and is one and a half stories tall. Windows are present on every façade visible from a public right of way and are a traditional 6 over 1 light pattern.

RECCOMENDED CONDITIONS:

1. All windows shall have the appearance of true divided light and may not use "snap in" or "between the glass" mutins.
2. All fiber cement siding shall have a smooth finish.
3. HVAC units shall be located in the rear yard or screened from view using either native plantings or wooden fencing.
4. All trim shall be PVC or a composite material.

DRAFT MOTIONS:

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

OR

2. I move that the Historic District Commission table the application pending the 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			
2101008420		102 TALBOT LANE		LARKIN, JULIEN C			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
I HOUSE FAMILY				REAR ELL PROBABLY LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ORIGINAL NARROW GAUGE SIDING ON FAÇADE NEW DOOR + WINDOWS.							



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

RECEIVED
DEC 19 2023
TOWN OF EASTON

Application #: 2024-005
Date Received: 12/19/2023
Fee Paid: \$75.00
HDC Meeting Date: 01/08/2024
Date Property Posted: 12/29/2023

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: 204 East Earle Avenue
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Alex Haschen, Kristi Haschen
TELEPHONE NO.: EMAIL: haschen88@gmail.com

Applicant or Agent

NAME: Alex Haschen
TELEPHONE NO.: 410.829.1328 EMAIL: haschen88@gmail.com

Description of Proposal (include additional sheets, as necessary)

Application for new residential construction on existing lot

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

Alex Haschen

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.

Haschen
New Construction
204 East Earle Avenue
December 12, 2023

Explanation of request:

We are applying for new construction of a residential home on the empty lot located at 204 East Earle Avenue in Easton.

Elevations highlighting the home's exterior and interior as well as relevant building details and specifications are included in this packet. The materials chosen were done in accordance with guidance from the historic commission on October 23, 2023.

Also included in this packet:

- Preliminary landscape plan expected to be completed spring 2025
- Building Schedule

Haschen Construction Schedule			204 E. Earle Avenue, Easton MD	
	<i>Item Description</i>	<i>Date</i>		
1	Clearing, Excavation	10-Apr		
2	Footings	25-Apr		
3	Foundation	7-May		
4	Basement slab	25-May		
5	Brick	10-Jun		
6	Framing complete	15-Jul		
7	Roof Truss & Sheathed	15-Jul		
8	Roof Shingled	25-Jul		
9	Exterior Doors and windows	25-Jul		
10	Water/Sewer connection	31-Jul		
11	Rough-in Electric	25-Aug		
12	Rough-in Heating	25-Aug		
13	Rough-in Plumbing	25-Aug		
14	Drywall	15-Sep		
15	Siding	20-Sep		
16	Soffit, fascia and exterior trim	20-Sep		
17	Interior Trim	15-Oct		
18	Kitchen Cabinetry and Vanities	25-Oct		
19	Appliances Installed	25-Oct		
20	Ceramic tile	25-Oct		
21	Granite/Quartz Tops	25-Oct		
22	Painting Complete	1-Nov		
23	Carpet	10-Nov		
24	Electric/Plumbing/Heating (final)	20-Nov		
25	Landscaping	10-Nov		
	Move in	1-Dec		

PLAT SHOWING

THE LANDS OF MICHELLE K. MARKS

IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND

E. EARLE AVENUE
CONG. CURB
CONG. WALK

DAVIS ALLEY

**LANDS OF JANET PFEFFER
DEED B95 / 513**

**KATHERINE E. JOHNSON
AND
RICHARD J. SMITH
DEED 1395 / 341**

8,952 SQ. FT. ±

TWO STORY FRAME DWELLING

DECK

HOT TUB

BLOCK GARAGE

30" CEDAR TREE

CONG. CURB & GUTTER

CONG. WALK

IRCS

IRF

IBF

MNS

WOOD FENCE

8" DRILL

30.1'

22.4'

48.87'

90.42'

90.00'

90.00'

60.33'

58°41'47" E

58°41'47" W

58°40'57" W

38.54'

1.00'

50°50'00" E

50°50'00" E

50°50'00" E

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records of Talbot County

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

LR - Plat Fee -
Subdivision
Subdivision Name:
Michelle K Marks
Reference/Control
83/502

Total: 7,725
09/28/2015 12:13
CC02

#4911434 CC0205 -
Talbot
County/CC02.05.02
Register 02

MAS
83/502

GENERAL NOTES

- PROPERTY: 204 E. EARLE AVENUE
ADDRESS: EASTON, MD 21601
- TAX MAP: 105, GRID EA, PARCEL 2259
- THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN ON F.I.R.M. 2404C189C DATED AUGUST 5, 2013.
- DEED REFERENCE: 705 / 795
- PLAT REFERENCE: 61 / 36
- IRCS DENOTES IRON ROD WITH CAP SET
- MNS DENOTES MAG NAIL SET
- IRF DENOTES IRON ROD FOUND
- IBF DENOTES IRON BAR FOUND

SURVEYOR CERTIFICATION

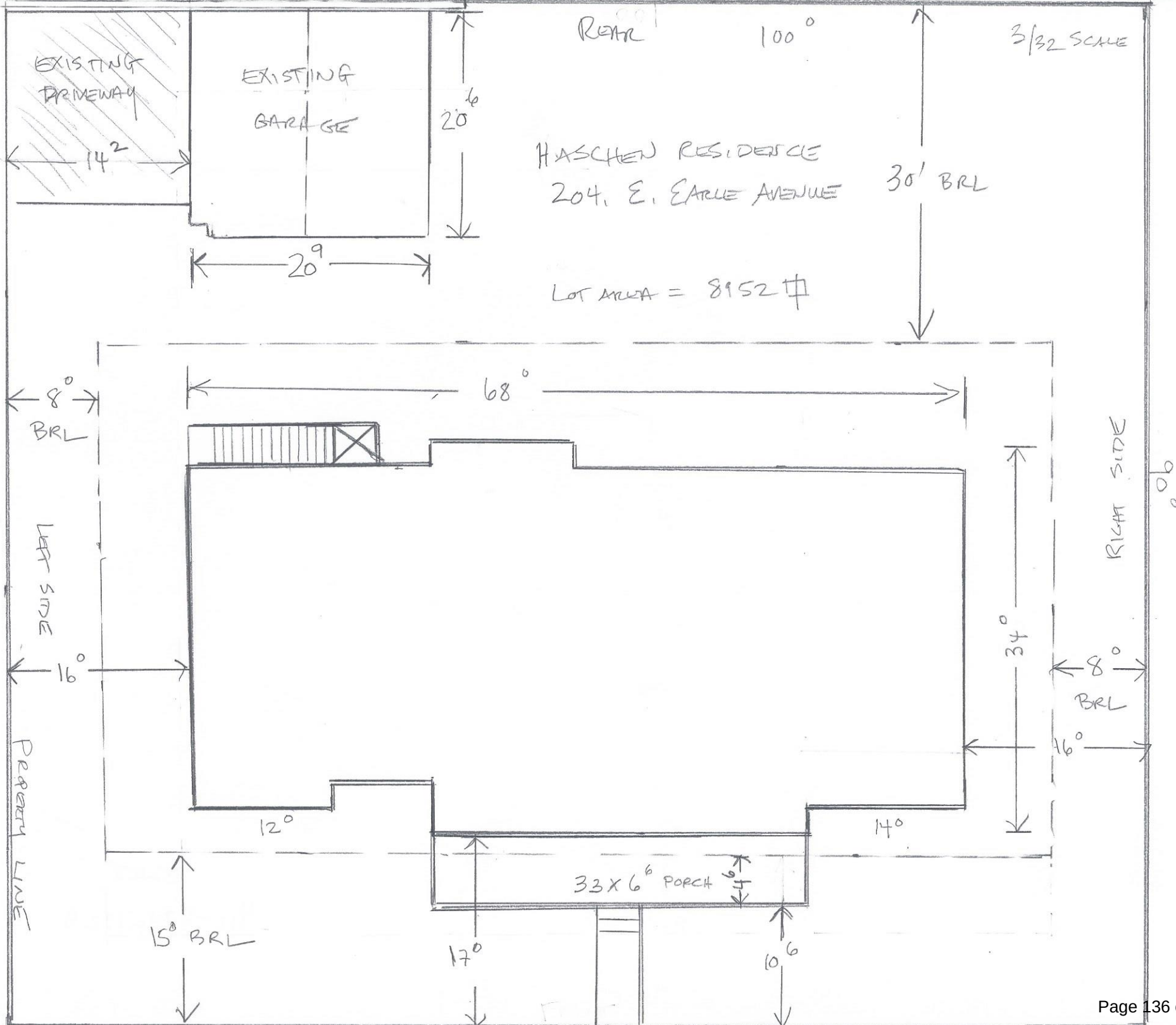
THIS PLAT HAS BEEN PERPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY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

Christopher D. Waters 9/11/15
CHRISTOPHER D. WATERS DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

WATERS
Professional Land Surveying

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

DATE: 9 / 11 / 15	
SCALE: 1" = 50'	
DRAWN BY: DAVE	
JOB No. 15204	

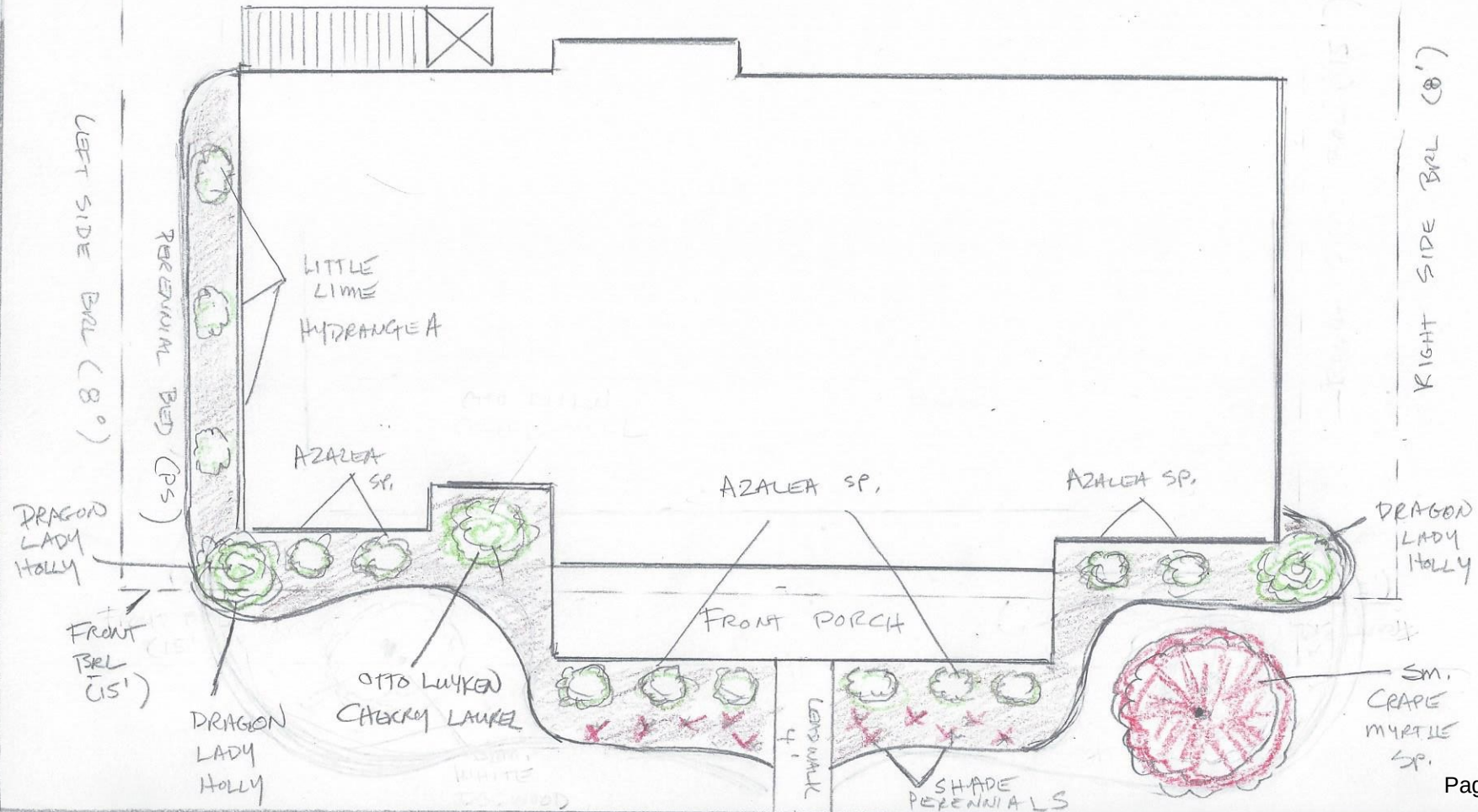


HASCHEN RESIDENCE
204 E. EARLE AVENUE
PRELIMINARY LANDSCAPE PLAN
11/30/23

PROPERTY LINE

REAR BRL (30')

ALLEY



Carrigan Homes: Building Specifications

Date: 29-Nov-23
Client: Alex and Kristi Haschen
Property: 204 E. Earle Street, Easton MD

ENGINEERING

Surveys

Engineering phase performed by certified Engineer and surveyor for all plans and work required by the Town of Easton to complete project, subject to allowance herein
House stakeout, location survey, final survey, as well as any other survey required by the town to complete the project, subject to allowance herein

EXCAVATION

Soil balance

Excavation per approved site plan. Grade to be established at backfill.

Lot Clearing

Cost to import/export dirt, per allowance

Performed per plan, with stumps and debris to be removed as necessary for construction, subject to allowances herein

FOUNDATION

Footings

Standard footings, per code, 8" x 20"

Foundation Walls

Poured 9' concrete foundation wall 8-10" (per code) width with pressed brick pattern

Support beams

Steel beams and columns, per plan

Dampproofing

Foundation to be coated with Deco 20 foundation dampproofing

Drain Tile

Exterior Aquadrain 1' drain board, entering basement & joined to interior

BASEMENT

Slab

4" perimeter drain tile, 4" stone, poly vapor barrier, 6x6x10 wire mesh, and 4" x 3000 psi concrete

Stairs

Pine box stairs to basement, carpeted, with rails to bottom, one handrail full length

Basement Windows

None

Basement Exit

Areaway: 3', 9 light exterior door, 38" concrete areaway w/ drain, top rail and full length hand rail, location determined by grade

Electrical

All basement fixtures are subject to the Lighting and LED Disc Allowance (\$3500)

Fixtures

One surface mount light fixture at top of stairs

Three surface mount light fixtures in finished area, single switched

Two keyless lights in workout room, single switched

Two keyless lights in bike shop, single switched

Three keyless lights in unfinished storage, single switched

Service Panel

Electric service panel in basement

Finished Basement

~550 sq.ft. finished basement (single room) with Shaw Uptown vinyl plank flooring, 12mil. Rake rail, trim, and doors to match house

Basement Bath

Full bath with finishes similar to house; Tiled floor and shower walls, Florestone shower pan
Semi-frameless clear glass shower with by-pass doors, toilet, single cabinet vanity

GARAGE

None. Existing garage is not within the scope of this project

EXTERIOR

Framing

2 x 6 exterior walls, 16" on center

1st floor: 9' ceilings

Sheathing

7/16" wood OSB exterior wall sheathing

House wrap

Tyvek house wrap, excluding unconditioned areas

Gutters/Downspouts

Aluminum 6" gutters and 4" downspouts

Soffit & Fascia

Perforated aluminum soffits and aluminum wrapped fascia, front and rear

Siding

Hardie lap siding, Cedarmill in standard colors with synboard corners

Shutters

None

Trim	Painted synboard, per condition
	Fypon mouldings, per plan
Brick	Brick from Carrigan selections, to grade on front only, with paver brick topped front porch

ROOF SYSTEM

Trusses	24" on center, per stamped engineering drawings
Sheathing	7/16" wood OSB exterior roof sheathing
Roofing Material	Certaiteed Landmark AR Algae-resistant fiberglass Architectural shingles, 15 lb. Felt
	Full ridge vent ventilation system
Attic access	Attic access panel in ceiling

WINDOWS

Windows	Andersen 100 series windows with simulated divided light grills (SDL)
Screens	Fitted screens
Grills	SDL grills, 6/1 pattern (except kitchen 4/1, SDL)

FLOOR & STAIR SYSTEM

Joists	TJI Engineered floor system, as noted per plan
Steel	Steel beams and columns as required, per plan
Subfloor	3/4" Advantech 50 year warranted tongue & groove subfloor; glued, nailed and screwed throughout
Stairs	Pine box stairs to basement
Handrail	Full length oak handrail

INTERIOR WALLS

Partitions	2 x 4 interior walls, 16" on center
Drywall	1/2 " gypsum board, glued and nailed and/or screwed throughout
	Waterproof Durarock concrete board on tiled surfaces in all full baths
Joint treatment	Tape and cornerbead
Ceiling paint	McCormick Flat Latex ceiling paint, "Designer White"
Wall paint	McCormick Flat Latex wall paint, "Designer White"
Trim paint	McCormick Semi-gloss trim paint, "Designer White"
Kitchen Bulkhead	Drywall bulkhead above kitchen wall cabinetry, trimmed per Kelly home

INTERIOR DOORS & TRIM

Doors	Winslow solid masonite doors throughout, with nickel hinges
Closet shelves	Painted solid composite board shelving and rod units
Door Hardware	Schlage interior brushed nickel lever door locksets and hinges
Trim	Adams 3 1/4" MDF (engineered wood) Cased trim openings, windows and doors
Windowsills	4" wood windowstool
Base Moulding	5 1/4" OGEE, MDF
Crown Mouldings	4 5/8" MDF Crown, in Dining room, kitchen, rear hall and foyer
Coffered Ceiling	Family room, drywall partitions, interior boxes trimmed with crown
Laundry Cubbies	Built-in laundry room cubbies, ~6', painted white

EXTERIOR DOORS & TRIM

Front Entrance Door	6-panel SmoothstarThermatru exterior insulated fiberglass doors, weather-stripping and adjustable threshold
Door Hardware	Schlage exterior brushed nickel door locksets
	Front door deadbolt
Sliding Glass Doors	Andersen 200 series Perma-shield sliding glass door, no grills, with transom above w/grills

PLUMBING

Water Piping	CPVC plastic pipe
Waste lines	PVC plastic pipe
Goundworks	PVC plastic pipe

Sprinkler System	Sprinkler system with "hidden heads" or exposed heads, as required by code
Hosebibs	Two, location to be determined, frost-free
Water Heaters	50 gallon electric hot water heater with booster
Fixtures	Delta plumbing fixtures, Chrome finish Vanities: 2538mpu-dst, Lahara Two-handle centerset lavatory faucets Owners Tub: T2738, Lahara Roman Tub Shower: T17238, Lahara monitor 17 Shower Tub/Shower: T17438, Lahara monitor tub/shower Kitchen Faucet: 9178-ar-dst, Leland pull-out spray, stainless arctic finish Laundry Sink, undermount with 9178-ar-dst faucet
Toilets	Vortens #3151-3494 white elongated toilets with soft-close seat
Free standing Tub	Delsia by Maax with surface mount fixture
Washing connection	Washing machine connection with wall box
Ice maker line	Ice maker line installed for hookup
Basement	Condensate drain to sump pump Submersible sump pump (1) 3 piece rough-in
Ejector Pit	Ejector pit, excludes future ejector pump with finished bath, if needed
Conduit Pipe	Conduit pipe from basement electrical panel to attic, for future solar roof panels

HEATING & VENTILATION

Type	Forced air with multiple return system
Heating/AC	Trane 14 sear high efficiency heat pump for heating and air conditioning, units to be mounted on pre-manufactured pad
Thermostats	Honeywell #TH8320R1003Vision Pro Series with Redlink
Appliances	Trane air handler Trane electronic heater Trane evaporator
Fresh Air intake	Broan Smart Sense Intelligence Ventilation System, owners bath
Air vents	Return air vents, per system
Dryer vent	Dryer vent to outside
Ductwork	Metal and flexible ductwork, taped to Energy star standards
Ventilation	Exhaust fans in powder room, all baths and in kitchen (ducted to outside if framing allows)
Units/Zones	One

ELECTRICAL

Service	200 AMP service
Interior Outlets	Electrical outlets and switch controlled outlets, per code and plan
Exterior Outlets	Front and rear electrical outlets
Telephone/Cable	Six (wired for use), location to be determined
Doorbell	Nu-tone Door chime in Foyer
Interior Light Fixtures	Interior lighting fixtures, per plan from Carrigan Vendor
Exterior Light Fixtures	Exterior lights per plan from Carrigan vendor
Ceiling fan prewires	Two: locations to be determined (ceiling fans are not included)
Detectors	Smoke and carbon monoxide detectors with battery back-up, per code
Bath fans	Bath exhaust fans
Laundry hookups	Electrical washer and dryer hook-ups in laundry room
LED Disc Lights	One over sink in kitchen, One over shower in Owners bath, One over soaking tub in Owners bath. Other locations TBD. All LED disc lights per lighting allowance

FIREPLACE

Fireplace	Simplifire 36" electric fireplace
Mantel	Colonial mantel over slate surround, Select Series
Hearth	Slate hearth, inset in flooring

INSULATION

Exterior framed walls	Craft faced batt insulation with OSB sheathing, R-20
Ceilings	Rockwool for a value of R49
Basement	3 5/8" thick FS25 faced blankets for R11 from floor to ceiling on all exterior walls, Basement ribbons, R13 unfaced Batts 3 1/2"
Air Sealant	Superseal all electrical & plumbing penetrations in exterior walls, top floor ceiling, corners, plate and T-walls with caulk and non-expandable spray foam
Ventilation	Baffles in trusses where needed for ventilation
Chinking	Exterior windows and doors to be chinked with non-expandable spray foam
Inspection	Attic sticks in truss for inspection and measuring

FLOOR COVERING

Hardwood	3/4" oak (red) finished-on-site polyurethane tongue-in-groove hardwood floors, 3 1/4" width with matching stain (Minwax only, mix of 100% or 50/50 only), one coat sealer, two coats satin polyurethane, with oak quarter round mould, 1st floor except laundry, baths, bedrooms and bedroom closets
Ceramic Tile	12"x 12" ceramic tile (series 1), schluter system on top of 3/4" plywood subfloor, all baths, laundry room,
Carpet/pad	Aladdin/Shaw upgraded carpet with upgraded rebond pad, one color throughout, Bedroom/bedroom closets
Vinyl Plank	Uptown vinyl plank flooring in basement, finished areas only

CABINETRY & COUNTERTOPS

Cabinetry	Kitchen: Koch Classic white painted full overlay, 42" maple wall cabinets with select wood box drawers, undermount glides w/ soft close feature Baths: Koch Classic standard overlay maple stained vanities in standard colors Laundry: Koch Classic standard overlay cabinets, standard stain finished
Countertops	Kitchen: Granite or Q Quartz (level B), standard edge, no backsplash Vanities: Granite or Q Quartz (level B) in primary bath, sinks per plan Vanities: Cultured marble tops in hall bath and powder room, sinks per plan Laundry: Granite or Q Quartz (level B), standard edge, 4" backsplash

SINKS, SHOWERS & TUBS

Sinks	Kitchen: Stainless-steel undermount sink Laundry: Stainless sink undermount sink
Shower	Owners Bath: Shower with tiled floor, tiled seat, frameless clear glass enclosure with chrome hardware, standard height walls
Tubs	Owners Bath: Delsia by Maax freestanding tub, sized per plan Hall Bath: Steel glazed 5' tub, standard height tiled walls, white soap holder, shower rod

APPLIANCES

\$3,500 Allowance

Dishwasher	TBD
Disposal	1/3 HP
Range	TBD
Microwave	TBD
Washer/Dryer	Not included
Refrigerator	Not included
Warranty	Appliance warranties are limited to manufacturer's warranty

INTERIOR FINISH

Mirrors	Provided by Owner
Paper Holders	Chrome paper holder in all full baths and powder room
Towel Bars	Chrome towel bar in all full baths and powder room
Medicine Cabinet	None

EXTERIOR FINISH

Front porch	Concrete slab on foundation, per plan
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Walkways	Brick pavers on front porch, brick to grade on front only
Mailbox	4' concrete leadwalk from front steps to front walk
Splash blocks	Owner to provide, builder to install on front of house
Grading & Seeding	Splash blocks at downspouts
Landscaping	Fine grading and seeding, mulching and tacking over seeding in disturbed areas only
Driveway	Front package: Six shrubs, one tree, mulched beds on each side of front walk only
	None

MISCELLANEOUS

Punchout	Punchout service following walk-through list
Cleaning	House will be cleaned by professional service prior to completion
Portable Toilet	On-site portable toilets will be provided for duration of construction for subcontractor use
Termite Pretreatment	Termite soil pretreated by professional extermination service

UTILITIES

Electric transformers	Located per Easton Utility (allowance assumes electrical service at lot)
Electric meters	Located per Easton Utility
Water Service	Public water system, as approved by Town of Easton
Sewer Service	Public sewer system, as approved by Town of Easton
Gas service	None

ENERGY STAR

Home to be inspected, certified and enrolled in the Energy Star New Residential Program





Classic-Craft Door System Specifications

DOOR PANELS	Faces: 3/32-inch minimum thickness, proprietary fiberglass reinforced thermoset composite, textured to duplicate hand-crafted hardwood master or smooth surface, stainable and paintable. Door edges: machinable kiln-dried hardwood, flush and square with door faces, lock edge reinforced with full-length integrated 3-1/2-inch wide engineered lumber core. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Except where certification does not permit, standard factory sizes may be edge trimmed or end trimmed in shop or field to suit replacement door size requirements.
OPTIONAL FACTORY-GLAZED GLASS OR GLASS INSERTS	Factory-glazed: perimeter moldings flush with skin and made as integral part of skin. Glass: minimum 1/8-inch tempered, two panes with sealed airspace between, air-space typically 1/2-inch. Options for leaded decorative glass panel in airspace between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Etched glass options. Optional removable wood grilles. Optional permanent external lite dividers Inserts (lites): perimeter frames in raised-molding patterns, composite frame moldings wood grained or matte black aluminum, with molding patterns complementing raised panel moldings, stainable or paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Glass: minimum 1/8-inch tempered, two panes with sealed airspace between, airspace typically 3/4-inch. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only. Etched glass options. Optional removable wood grilles.
OPTIONAL DECORATIVE PANELS	Molded from proprietary fiberglass-reinforced thermoset composite, wood grained to match door faces, stainable or paintable, fastened with very high bond tape.
GASKETING, WEATHERSTRIPPING	Jacketed thermoset open-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom kerf of doors. Corner pads at bottom margin corners from jacketed thermoset open-cell foam.
HINGES, STRIKES, MULTI-POINT LOCKING SYSTEM	Steel, ball-bearing design, with a variety of finishes. Screws plated and finished to match hardware. Standard hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Multi-point locking system is available in manual shootbolt or tongue versions.
FRAMES	Milled from 5/4 kiln-dried pine, profiled with 1/2-inch stop, standard depth 4-9/16 inches. Other frame depths available to match wall constructions. Exterior casing brickmould in WM180 pattern available. Optional frames in exterior grade red oak with matching brickmould. Optional rot resistant jambs.
SILL, SWING-IN, SWING OUT, SIDELITE OPTIONS	Wide range of sill options: fixed threshold, adjustable threshold, and public access available in bronze, mill, satin nickel and brass finishes. Double-door models: double door available with both leaves active and locking astragal available. Sidelite options: flush-glazed or lite insert models, with embossed panel & glass moldings, in 10 inch, 12-inch and 14-inch widths. Sidelite systems available with mullions separating doors from sidelites, and continuous sills and frame head, or as separately framed and cased units joined together.
TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Low-E or etched insulated glass. Options for leaded decorative glass panel in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes.

Fiber-Classic Door System Specifications

DOOR PANELS	Faces: 1/16-inch minimum thickness, proprietary fiberglass-reinforced thermoset composite, wood-grained in natural hardwood patterns, stainable and paintable. Door edges: machinable kiln-dried pine, primed, lock edge reinforced with engineered lumber core, lockset area reinforced with solid blocking for hardware backup. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Except where certification does not permit, standard factory sizes may be end trimmed in shop or field to suit replacement door size requirements.
OPTIONAL FACTORY-GLAZED GLASS OR GLASS INSERTS	Factory-glazed: perimeter moldings flush with skin and made as integral part of skin. Glass minimum 1/8-inch tempered, two panes with sealed airspace between typically 3/8-inch. Options for grooved, etched, Low-E, or grille between glass (GBG). Optional removable wood grilles. Optional permanent external lite dividers. Inserts (lites): perimeter frames in raised-molding patterns, molded from composite, wood-grained in natural hardwood patterns, stainable or paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Tested to withstand high service temperatures resulting from exposure behind storm doors or dark finishes. Glass minimum 1/8-inch tempered, two panes with sealed airspace between, airspace typically 1/4-inch to 3/4-inch. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only. Options for grooved, etched, Low-E, grille between glass (GBG), or mini-blinds. Optional removable wood grilles. Optional permanent external lite dividers.
OPTIONAL DECORATIVE PANELS	Molded from composite, wood-grained in natural hardwood patterns, stainable or paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material.
GASKETING, WEATHERSTRIPPING	Jacketed thermoset open-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom kerf of doors. Corner pads at bottom margin corners from jacketed thermoset open-cell foam.
HINGES, STRIKES, MULTI-POINT LOCKING SYSTEM	Steel, with a variety of finishes. Screws plated and finished to match hardware. Standard hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Multi-point locking system is available in manual shootbolt or tongue versions.
FRAMES	Milled from 5/4 kiln-dried pine, profiled with 1/2-inch stop, standard depth 4-9/16 inches. Other frame depths available to match wall constructions. Exterior casing brickmould in WM180 pattern available. Optional frames in exterior grade red oak with matching brickmould. Optional rot resistant jambs.
SILL, SWING-IN, SWING OUT, SIDELITE OPTIONS	Wide range of sill options: fixed threshold, adjustable threshold, and public access available in bronze, mill, satin nickel and brass finishes. Double-door models: double door available with both leaves active and locking astragal available. Sidelite options: flush-glazed or lite insert models, with embossed panel & glass moldings, in 10 inch, 12-inch and 14-inch widths. Sidelite systems available with mullions separating doors from sidelites, and continuous sills and frame head, or as separately framed and cased units joined together.
TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Clear, Low-E, or etched insulated glass. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only.

Smooth-Star Door System Specifications

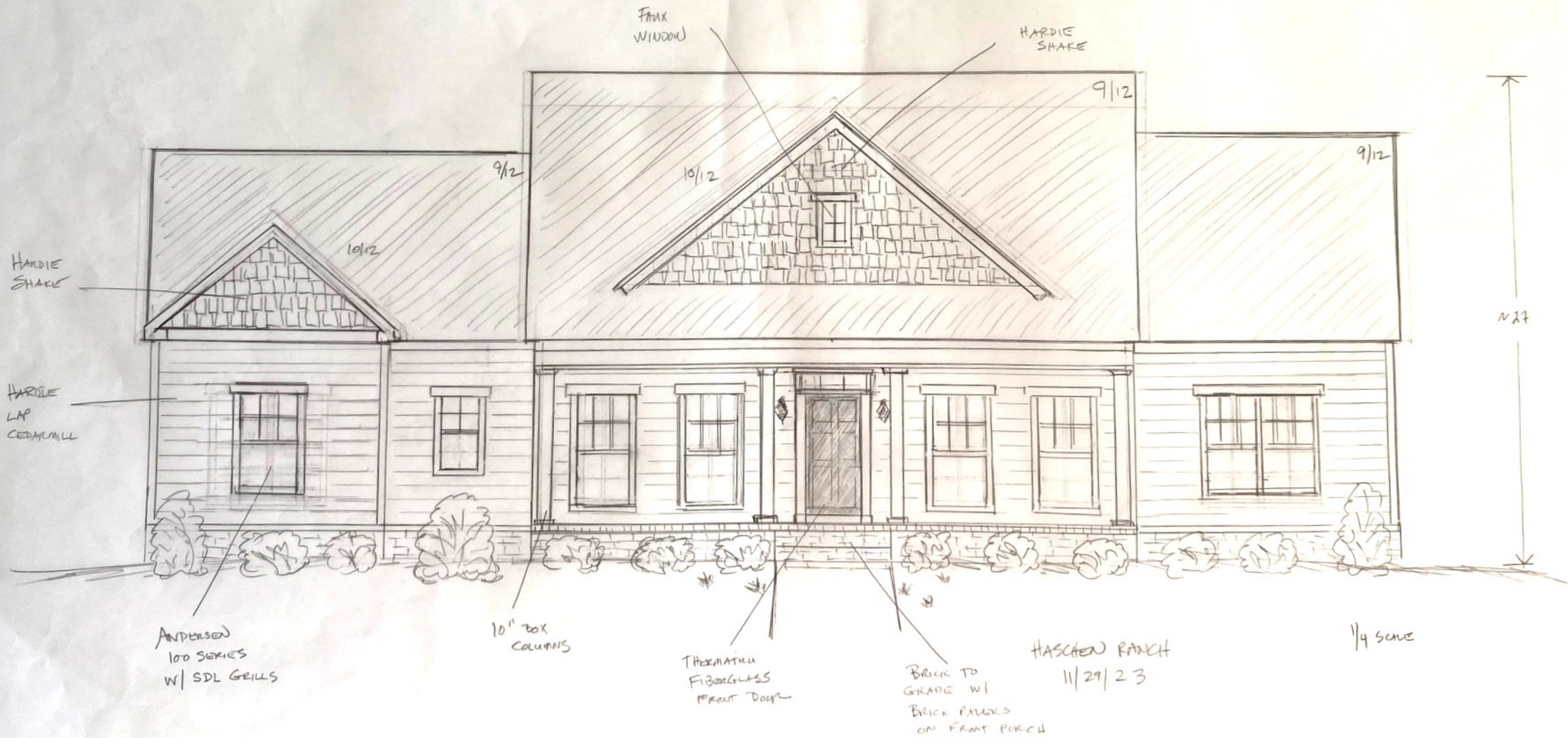
DOOR PANELS	Faces: 1/16-inch minimum thickness, proprietary fiberglass-reinforced thermoset composite, surface lightly textured, accepts most exterior and interior paints. Door edges: machinable kiln-dried pine, primed, lock edge reinforced with engineered lumber core, lockset area reinforced with solid blocking for hardware backup. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Except where certification does not permit, standard factory sizes may be end trimmed in shop or field to suit replacement door size requirements.
OPTIONAL FACTORY-GLAZED GLASS OR GLASS INSERTS	Factory-glazed: perimeter moldings flush with skin and made as integral part of skin. Glass minimum 1/8-inch tempered, two panes with sealed airspace between typically 3/8-inch to 1/2-inch. Options for grooved, etched, Low-E, or grille between glass (GBG). Optional removable wood grilles. Optional permanent external lite dividers. Inserts (lites): perimeter frames in raised-molding patterns, molded from composite, wood-grained in natural hardwood patterns, paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Tested to withstand high service temperatures resulting from exposure behind storm doors or dark finishes. Glass minimum 1/8-inch tempered, two panes with sealed airspace between, airspace typically 1/4-inch to 3/4-inch. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only. Options for grooved, etched, Low-E, grille between glass (GBG), or mini-blinds. Optional removable wood grilles. Optional permanent external lite dividers.
OPTIONAL DECORATIVE PANELS	Molded from proprietary fiberglass-reinforced composite, surface lightly textured, accepts most exterior and interior paints, fastened with very high bond tape.
GASKETING, WEATHERSTRIPPING	Jacketed thermoset open-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom kerf of doors. Corner pads at bottom margin corners from jacketed thermoset open-cell foam.
HINGES, STRIKES, MULTI-POINT LOCKING SYSTEM	Steel, with a variety of finishes. Screws plated and finished to match hardware. Standard hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Multi-point locking system is available in manual shootbolt or tongue versions.
FRAMES	Milled from 5/4 kiln-dried pine, profiled with 1/2-inch stop, standard depth 4-9/16 inches. Other frame depths available to match wall constructions. Exterior casing brickmould in WM180 pattern available. Optional frames in exterior grade red oak with matching brickmould. Optional rot resistant jambs.
SILL, SWING-IN, SWING OUT, SIDELITE OPTIONS	Wide range of sill options: fixed threshold, adjustable threshold, and public access available in bronze, mill, satin nickel and brass finishes. Double-door models: double door available with both leaves active and locking astragal available. Sidelite options: flush-glazed or lite insert models, with embossed panel & glass moldings, in 10 inch, 12-inch and 14-inch widths. Sidelite systems available with mullions separating doors from sidelites, and continuous sills and frame head, or as separately framed and cased units joined together.
TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Clear, Low-E, or etched insulated glass. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only.

Profiles Insulated Steel Door System Specifications

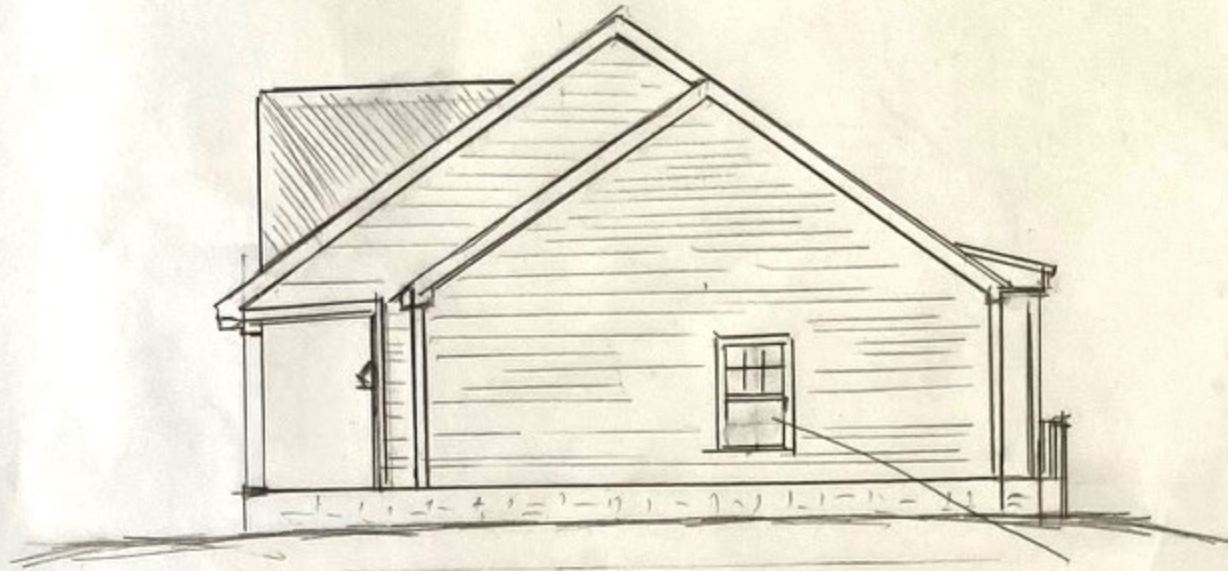
DOOR PANELS	Faces: .021-inch (24 gauge) minimum thickness, tension-leveled cold rolled steel, zinc-coated, conversion-coated to permit paint bond. Door edges: machinable kiln-dried pine or engineered lumber mechanically locked to door faces, four-sided full thermal break provided. Lock area reinforced with solid blocking in full area of passage and deadbolt locksets. May be prepared for cylindrical or full-mortise locksets. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Door faces factory primed white.
OPTIONAL FACTORY-GLAZED GLASS OR GLASS INSERTS	Inserts (lites): perimeter frames in raised-molding patterns, molded from composite, wood-grained in natural hardwood patterns, paintable, screw-fastened to doors, screw holes concealed with grained plugs in matching material. Tested to withstand high service temperatures resulting from exposure behind storm doors or dark finishes. Glass minimum 1/8-inch tempered, two panes with sealed airspace between, airspace typically 1/4-inch to 3/4-inch. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only. Options for grooved, etched, Low-E, grille between glass (GBG), or mini-blinds. Optional removable wood grilles. Optional permanent external lite dividers.
GASKETING, WEATHERSTRIPPING	Jacketed thermoset open-cell foam, press-fit in kerfs at jamb stops in frames. Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom kerf of doors. Corner pads at bottom margin corners from jacketed thermoset open-cell foam.
HINGES, STRIKES, MULTI-POINT LOCKING SYSTEM	Steel, with a variety of finishes. Screws plated and finished to match hardware. Standard hinge size 4 x 4 x .098 inches. Strikes are proprietary adjustable type, permitting in-out adjustment of door in frame, up to 3/16 inch. Multi-point locking system is available in manual shootbolt or tongue versions.
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TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Clear, Low-E, or etched insulated glass. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only.

Traditions Series Steel Door System Specifications

DOOR PANELS	Faces: .018-inch (25 gauge) minimum thickness, tension-leveled cold rolled steel, zinc-coated, conversion-coated to permit paint bond. Door edges: machinable kiln-dried pine or engineered lumber mechanically locked to door faces, four-sided full thermal break provided. Lock area reinforced with solid blocking in area of passage and deadbolt locksets. May be prepared for cylindrical or full-mortise locksets. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum. Door faces factory primed white.
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SILL, SWING-IN, SWING OUT, SIDELITE OPTIONS	Wide range of sill options: fixed threshold, adjustable threshold, and public access available in bronze, mill, satin nickel and brass finishes. Double-door models: double door available with both leaves active and locking astragal available. Sidelite options: flush-glazed or lite insert models, with embossed panel & glass moldings, in 10 inch, 12-inch and 14-inch widths. Sidelite systems available with mullions separating doors from sidelites, and continuous sills and frame head, or as separately framed and cased units joined together.
TRANSOM OPTIONS	Transom frames, either rectangular, elliptical or half round, match door frames and have matching exterior brickmould. Transom frames in primed pine or clear northern red oak to match door frame option. Clear, Low-E, or etched insulated glass. Options for leaded decorative glass panel or wrought iron grille in air space between tempered glass panes with brass, brushed nickel or black nickel coming finishes. Wrought iron grille available in matte black only.

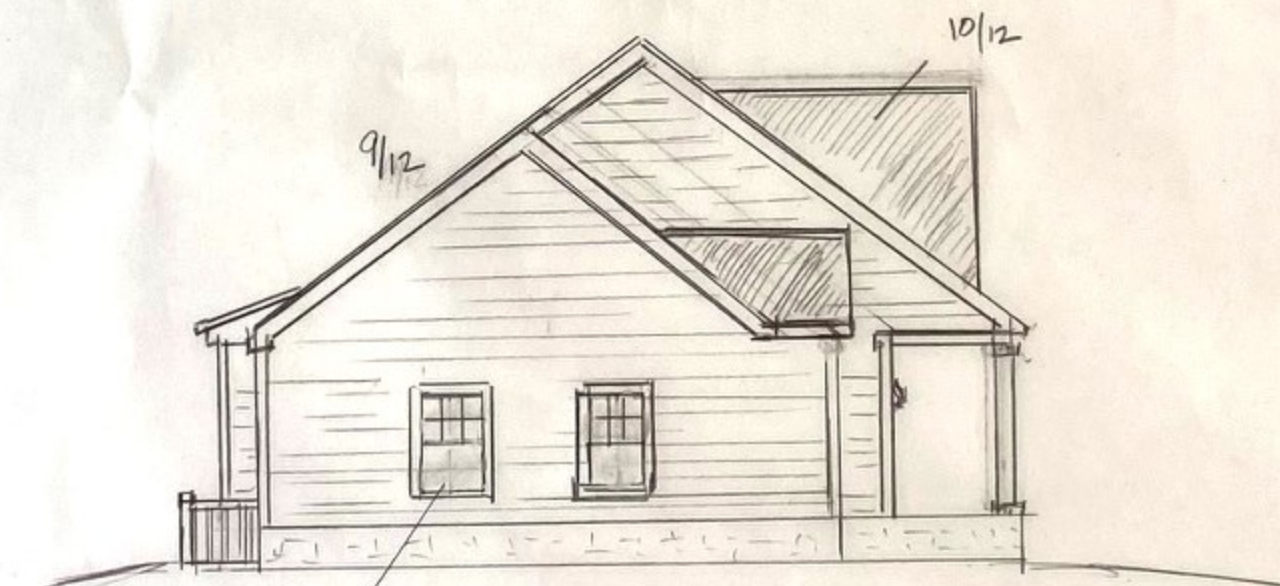


HASCHER Custom RANCH
11/29/23



RIGHT SIDE ELEVATION

ANDERSEN
100 SERIES
W/GBG



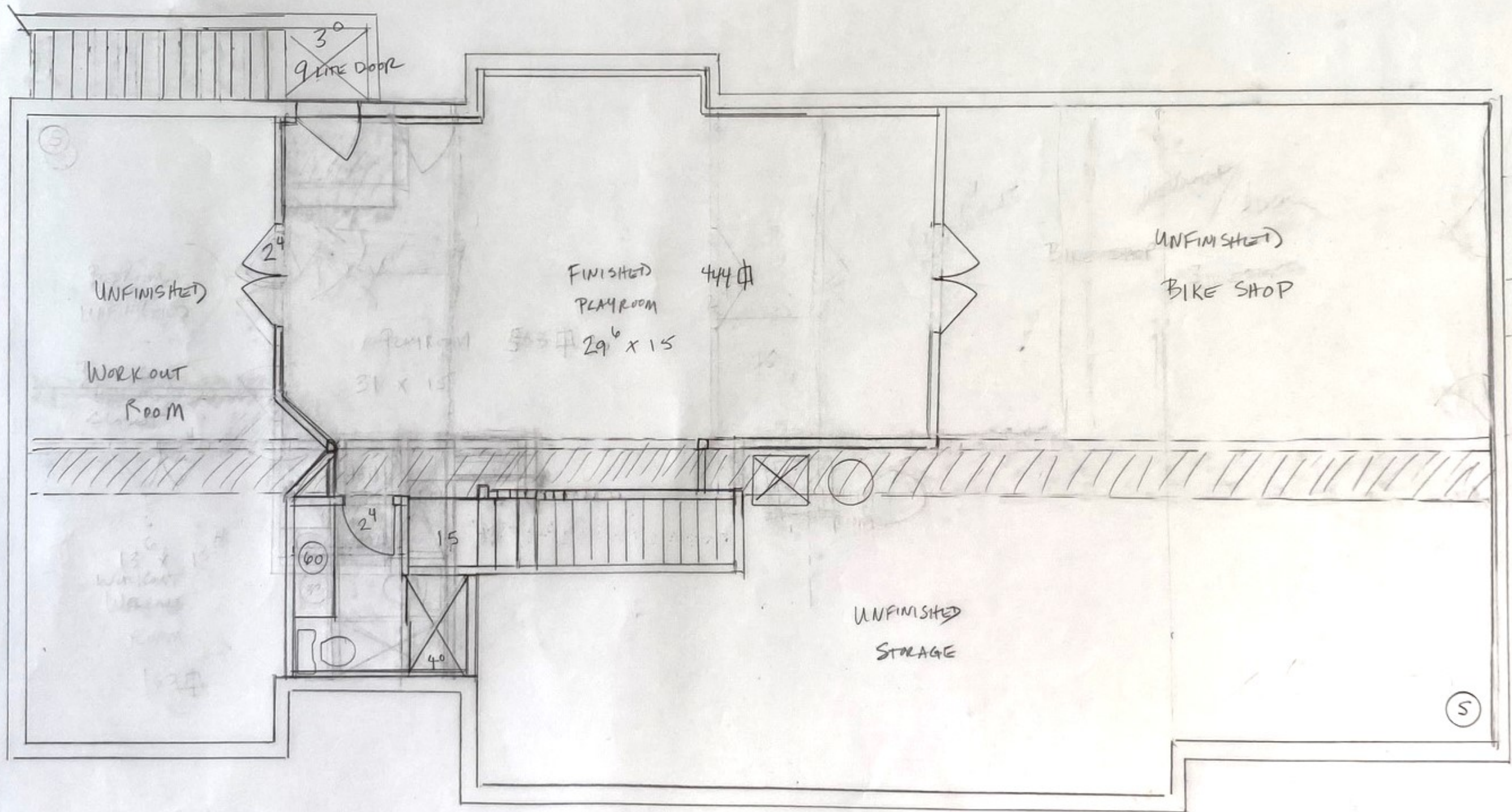
LEFT SIDE ELEVATION
PUBLIC-FACING

ANDERSEN
100 SERIES
W/SDL



REAR ELEVATION

1/8 SCALE



HASCHEN FOUNDATION
11/29/23



*Landmark,
shown in Weathered Wood*

Landmark®

Designer Roofing Shingles

A Classic Original

Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

- **Lifetime limited warranty**
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Includes materials and labor costs
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Upgrade to 130 MPH available
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- **StreakFighter® 10-year algae resistance.**
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- **NailTrak® wider nailing area** for a more accurate installation

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
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Wind Resistance:

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- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Weathered Wood



Driftwood



Pewterwood



Charcoal Black



Moiré Black



Heather Blend



Burnt Sienna



Resawn Shake



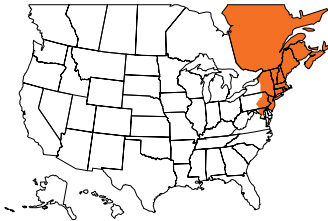
Hunter Green



Scan code for more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

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

Monday, December 11, 2023 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

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

2. Agenda Summary Review —

Vice Chairperson Brophy moved to approve the December 11, 2023 Agenda Summary. Commissioner seconded the motion.

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

3. Old Business —

a. File No.: 2023 - 995
Applicant: Gant & Associates
Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1563
Zoning: R-7A

Request: The applicant is proposing to install a 14” x 24” tall mini-split heat pump to the rear left side of the property. All lines, wires, etc. will be concealed within the walls of the structure. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Hank Warner

Public Comment — None

Commissioner Stuart moved to approve the request with the condition that the mini-split heat pump shall be screened from the streetside. Commissioner Greer seconded the motion.

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

4. New Business —

- a. **File No.:** 2023 - 1089
- Applicant:** Ananias Velasquez
- Location:** 216 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0682
- Zoning:** R-7A

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

Historic District Guideline references:

- i. *Guideline 77. Make Sensitive Replacements (Siding)*
- ii. *Guideline 78. Substitute Materials for Siding*
- iii. *Guideline 89. Maintain Historic Windows*

iv. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Anais Velasquez

Public Comment — None

Commissioner Bateman moved to approve the request with the condition that 1. the trim shall be replaced in-kind with wood; and 2. the windows shall be 2/2 and have simulated divided light. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
-------------	--------------

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

AGAINST:	0
----------	---

ABSTAIN:	0
----------	---

ABSENT:	0
---------	---

b. File No.: 2023 - 1083

Applicant: Rise Up Coffee Roasters

Location: 14 N. Hanson Street, Easton, MD 21601

Tax Map 103, Grid 000, Parcel 1165

Zoning: CB

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

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*

ii. *Guideline 30. Lighting for Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Zachary A. Smith, Esq.

Public Comment — None

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

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

c. 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 replace the two (2) existing chimneys. The brick and mortar will match the existing as closely as possible. This structure is listed on the Maryland Register of Historic Places and is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

John Hutchison

Public Comment — None

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

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

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

Request: This property received a Certificate of Appropriateness in August of 2023 for an in-kind replacement of the asphalt shingle roof; and a second emergency approval in November of 2023 for repairs to the deteriorating front porch posts and other structural components. The applicant is now proposing to replace the existing standing seam tin metal roof 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 building to the Historic District.

Historic District Guideline references:
i. *Guideline 68. Maintain Historic Roof Shape*
ii. *Guideline 70. Roof Material*

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

Applicant Presentation:
Harriet Crawford
Tim Lane, Ewing’s Roofing & Siding Co., Inc.

Public Comment — None

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

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

e. File No.: 2023 - 1087
Applicant: Deborah Patterson and Charles Freeman
Location: 45 Pennsylvania Avenue, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1085
Zoning: CB

Request: The applicant is proposing to replace one of the two existing doors on the eastern façade of the structure with a new fiberglass door, and to replace the second story gable window with a new double hung window. On the southern façade, the applicant is also proposing an in-kind replacement of the cedar shake siding, to remove the existing first and second story windows, and to move and replace an existing door. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 40. Details and Ornamentation*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- v. *Guideline 89. Maintain Historic Windows*
- vi. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Deborah Patterson
Charles Freeman

Public Comment — None

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

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

- f. File No.:** 2023 - 1090
Applicant: Brendan Mullaney, Esq.
Location: 110 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0623
Zoning: CB

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

Historic District Guideline references:

- i. *Guideline 89. Maintain Historic Windows*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*
- iii. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*

Public Comment — None

Commissioner Stuart moved to approve the application, specifying that the Commission has found aluminum-clad windows to be an acceptable replacement for wood windows in this circumstance. Commissioner Bateman seconded the motion.

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

g. File No.: 2023 - 1088
Applicant: John Peeling
Location: 208 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1135
Zoning: R-7A

Request: The applicant is proposing to construct a two story rear addition and a three car garage. The applicant is also proposing to install a standing seam metal roof, alterations to the windows on the western façade, and the addition of a door to the western façade. 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 10. Preserve Historic Outbuildings*
- ii. *Guideline 44. Adding New Doors*
- iii. *Guideline 45. Screen, Storm and Garage Doors*
- iv. *Guideline 67. New Rear Decks and Patios*
- v. *Guideline 68. Maintain Historic Roof Shape*
- vi. *Guideline 70. Roof Material*
- vii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- viii. *Guideline 76. Preserve Historic Wood Siding*
- ix. *Guideline 77. Make Sensitive Replacements*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*
- xii. *Guideline 91. Shutters*
- xiii. *Guideline 100. Rear Additions*
- xiv. *Guideline 103. Materials*
- xv. *Guideline 106. Details and Ornamentation*

327 **Staff Presentation:**

328 Miguel Salinas, Planning and Zoning Director
329 Nicholas Johnson, Planner
330

331 **Applicant Presentation:**

332 John Peeling
333

334 **Public Comment** — None
335

336 **Vice Chairperson Brophy moved to table the application pending the submission of**
337 **a detailed site plan; as well as additional details for all proposed windows, doors,**
338 **gutters, HVAC unit, and clarification on the plan for the historic outbuilding.**
339 **Commissioner Bateman seconded the motion.**
340

341

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

346

- 347 **h. File No.: 2023 - 1086**
348 **Applicant: Kimberly Burke**
349 **Location: 300 S. Harrison Street, Easton, MD 21601**
350 Tax Map 105, Grid 0EA, Parcel 2271
351 **Zoning: R-10A**
352

353 **Request:** The applicant is requesting to replace two wooden windows on the
354 Earle Avenue façade with Anderson E-series aluminum-clad windows. A small
355 area of wooden siding surrounding the window will be replaced in-kind and
356 painted to match the existing siding. This is a contributing building to the Historic
357 District.
358

- 359 Historic District Guideline references:
360 i. *Guideline 77. Make Sensitive Replacements*
361 ii. *Guideline 89. Maintain Historic Windows*
362 iii. *Guideline 90. Make Sensitive Replacements (Windows)*
363 iv. *Appendix B.2 Common Substitute Materials*
364

365 **Staff Presentation:**

366 Miguel Salinas, Planning and Zoning Director
367 Nicholas Johnson, Planner
368

369 **Applicant Presentation:**

370 Jim Burke
371

372 **Public Comment** — None

Vice Chairperson Brophy moved to approve the application with the condition that the windows shall be wooden, and that the applicant shall submit a specification sheet for the proposed wooden windows to staff. Commissioner Stuart seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Pezor moved to approve the November 27, 2023 Decision Summary. Commissioner Greer seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:28 p.m.

RECEIVED

DEC 12 2023



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-1099
Date Received:	12/12/2023
Fee Paid:	\$25.00
HDC Meeting Date:	01/08/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

☒ ROOFING ☐ DEMOLITION ☐ SIGNAGE ☐ FENCING ☐ OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 111 Turners Lane

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

PROPERTY INFORMATION

OWNER NAME JCN Ventures LLC

TELEPHONE NO. 917-710-1933 EMAIL justin@shoregatepartners.com

Applicant or Agent

NAME Justin Nonemaker

TELEPHONE NO. 917-710-1933 EMAIL justin@shoregatepartners.com

Description of Proposal (include additional sheets, as necessary)

<u>New roof</u>
<u>replace existing asphalt shingled roof</u>
<u>with new powder gray GAF architectural shingle.</u>
<u>all changes are in-kind.</u>
<u>gutters to remain as-is</u>
<u>gutter fencing + soffits to remain as-is</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Justin Nonemaker
Dec 12, 2023
Justin Nonemaker

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.

GAF Timberline **HDZ**[®]
High Definition[®] Lifetime Shingles



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

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

Timberline HDZ® Shingles



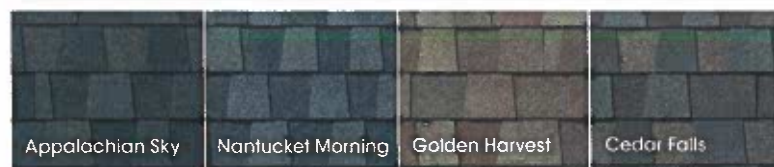
Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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

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

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

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

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



We protect what matters most®









RECEIVED

DEC 15 2023



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #: 2023-1104

Date Received: 12/15/2023

Fee Paid: \$25.00

HDC Meeting Date 01/08/2024

Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOF NG DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDIT ON EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 29 Locust Ln. S. Easton MD
☐ Contributing ☐ Non Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # 2592

PROPERTY INFORMATION

OWNER NAME Edilzar Perez
TELEPHONE NO. 443 2865874 EMAIL edie9449@icloud.com

Applicant or Agent

NAME Edilzar Perez
TELEPHONE NO. 443 2865874 EMAIL

Description of Proposal (include additional sheets, as necessary)

I'm going to change the shingles
of the house.
the gutter is going to stay.

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

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

Revised 4.4.2022

GAF **TimberlineHDZ®**
High Definition® Lifetime® Shingles



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

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

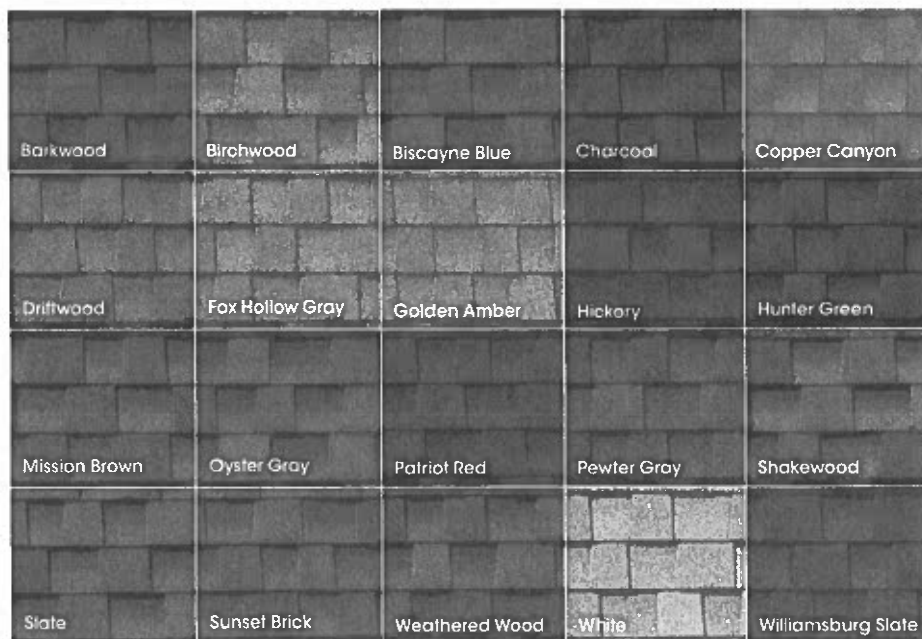
Timberline HDZ® Shingles



Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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



We protect what matters most™





RECEIVED

DEC 28 2023



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2023-1105
Date Received:	12/28/2023
Fee Paid:	\$75.00
HDC Meeting Date:	01/08/2023
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 210 EAST AVERN ST, EASTON MD
☐ Contributing ☐ Non-Contributing
 YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME RANDALL WALBRIDGE, WALBRIDGE REAL ESTATE INVESTMENTS LLC
 TELEPHONE NO. 410-829-0135 EMAIL RandallWalbridge@gmail.com

Applicant or Agent

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>See ATTACHED</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Randall Walbridge</u>
<u>12-28-2023</u>
<u>RANDALL WALBRIDGE</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

Walbridge Real Estate Investments LLC
25973 Marengo Road
Easton, MD. 21601

December 28, 2023

Reference: Repairs Necessary at 210 E. Dover Street Resulting from Vehicle Damage

1. Replace damaged floor boards with like kind (painted wood).
2. Check for structural and/or framing damage and repair is/as needed.
3. Replace damaged porch floor Rim-boards with like kind (painted wood).
4. Make up a new painted wood porch post having the same dimensions, shape, and design as the original posts.
5. Jack the porch roof back up to original height/position and install the new post.
6. Install new downspout like the original.
7. Inspect metal porch roof for damage.
8. Replace one side of outside corner with like kind (PVC).
9. Fabricate and install simple handrail and related post to same specifications as original.
10. Prime and paint everything as needed to original colors.


Randall Walbridge
410-829-0135
randallwalbridge@gmail.com



BEFORE

Google

