Historic District Commission
MEETING AGENDA

Monday, January 22, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for January 22, 2024.

Old Business

1)
Application Number: 2023 - 1087
Applicant: Deborah Patterson and Charles Freeman
Location: 45 Pennsylvania Avenue
Tax Map 103, Grid 0EA, Parcel 1085
Zoning District: CB
Request: Exterior Alterations.

2)
Application Number: 2024 - 006
Applicant: WHCP Radio
Location: 121 N. Washington Street
Tax Map 104, Grid 0EA, Parcel 1986
Zoning District: CB
Request: Wall Plaque Installation.

3)
Application Number: 2023 - 941
Applicant: C.M. Dayton Architect, P.A.
Location: 113 N. Washington Street
Tax Map 104, Grid 0EA, Parcel 0628, Lot 1
Zoning District: CB
Request: COA Extension for Previously Approved Demolition / Rear Addition ; New Gutter and Downspout Installation.

4)
Application Number: 2022 - 701
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0747
Zoning District: R-7A

	Request:	Amendment to a Previously Approved Garage Construction.

New Business

1)	**Application Number:**	2024 - 1106
	Applicant:	Affordable HVAC Services Inc. c/o Emmitt Cole
	Location:	203 Brookletts Avenue Tax Map 104, Grid 0EA, Parcel 1889
	Zoning District:	R-10A
	Request:	HVAC Installation.
2)	**Application Number:**	2024 - 007
	Applicant:	Chesapeake Community Development LLC
	Location:	521 August Street Tax Map 103, Grid 0EA, Parcel 1039
	Zoning District:	CB
	Request:	New Construction and Tree Removal (Healthy).

3) Annual Election for Chair and Vice-Chair.

Administrative Approval

Consent Docket

Discussion Item

1) Abandoned Property at 324 South Street - Possible Demolition by Neglect.

Approval of Minutes.

1) Approval of the Draft Decision Summary from the January 8, 2024 meeting.

Adjournment.

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

Historic District Commission Staff Report

Meeting Date: 1/22/2024

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

Property Address: 45 Pennsylvania Avenue

Application Number: 2023-1087

Request: Windows

Executive Summary:

The applicant is proposing to replace all of the existing windows on the structure with a combination of wood and fiberglass-clad wood two-over-two windows. The HDC previously granted a certificate of appropriateness for the replacement of the front façade second floor gable window. This is a contributing structure to the Historic District.

Staff supports a Commission **approval** of this application as submitted. The proposed window materials are consistent with Appendix B and the two-over-two style will give the a more unified appearance than the existing windows.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.

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

e. 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.

Appendix B.2

Composite/Fiberglass and Fiberglass-Clad Windows

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Wood

Replacement of an existing historic wood window with a new wood window matching the dimensions and configuration of the original is considered a replacement in-kind. Keep in mind, however, that most historic wood building elements were made from old-growth lumber. Most wood building products that are commercially available now are made from faster-growing trees and are inferior in quality to historic lumber products. For this reason, new wood windows are not nearly as durable as historic windows. If wood windows are desired, consider repairing historic windows and reglazing if possible. In many cases, composite materials may be preferable to lower grade wood products and can generally replicate the profiles and appearance of historic wood windows.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The proposed window materials are consistent with the replacement material information found in Appendix B.2. The proposed two-over-two windows will give the structure a more unified appearance.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.

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

Picture:



TAX ID	ADDRESS	OWNER NAME
2101018949	45 PENNSYLVANIA AVE	MCCAFFERTY, JAMES E. III

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NONE APPARENT	YES- SEE NOTES

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	

NOTES

THIS 1 1/2 STORY COMMERCIAL BUILDING DISPLAYS AT LEAST THREE BUILDING EPISODES, ALL OF WHICH APPEAR TO BE GREATER THAN 50 YEARS OF AGE. NEW WINDOWS + SIDING, BUT BUILDING HAS A CHARMING COMPLEX JIGSAWN CORNICE + NICE COMMERCIAL FRONT

RECEIVED
DEC 2 8 2023
TOWN OF EASTON

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

Application #:	2023-1087
Date Received:	12/28/2023
Fee Paid:	-
HDC Meeting Date:	01/22/2024
Date Property Posted:	01/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 45 PENNSYLVANIA AVE

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: DEBORAH PATTERSON & CHARLES FREEMAN
TELEPHONE NO.: 410.240.3279 EMAIL: ciaodebbo@yahoo.com

Applicant or Agent

NAME: Same
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

AMEND ORIGINAL APPLICATION TO INCLUDE REPLACING ALL ELEVEN WINDOWS:
- TWO WINDOWS ON FAÇADE AND ONE ON ALLEYWAY IN MARVIN ULTIMATE WOOD
- ALL FIVE SECOND STORY WINDOWS IN MARVIN ELEVATE FIBERGLASS · CLAD WOOD
- TWO FACING INTERNAL COURTYARD (MATCHING) IN " " " "
- ~~TWO~~ ON WESTERN ELEVATION IN " " " " "

ALL TWO · OVER · TWO AND TRUE DIVIDED LIGHTS

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: Deborah Patterson & Charles Freeman
Date: 12/28/2023
Printed Name of Applicant or Agent: DEBORAH PATTERSON & CHARLES FREEMAN

Revised 4.4.2022

Patterson
12-26-2023

Quote #: PHK66NV

A Proposal for Window and Door Products prepared for:

Deborah Patterson
45 Pennsylvania Ave
Easton, MD 21601
Contact Name: Deborah Patterson
Phone: (808) 589-6800
Mobile: (410) 240-3279
Email: ciaodebbo@yahoo.com

Shipping Address:
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490

JIM PRETTYMAN
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490
Phone: (443) 786-0294

Email: jim@warrenswoodworks.com

This report was generated on 12/26/2023 3:23:58 PM using the Marvin Order Management System, version 0004.05.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 7	TOTAL UNIT QTY: 11	EXT NET PRICE: USD 10,438.02

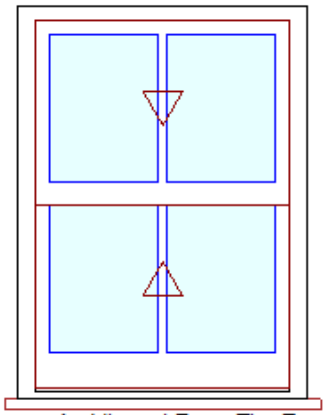
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	(1&2) First Floor Front	Ultimate Wood	Double Hung CN 2416 RO 30 3/8" X 41 1/2"	903.70	2	1,807.40
2	(3)	Ultimate Wood	Double Hung RO 36 3/8" X 54"	1,218.70	1	1,218.70
3	(4)	Elevate	Double Hung RO 36 1/2" X 33"	772.87	1	772.87
4	(5&6)	Elevate	Double Hung RO 36 1/2" X 38"	787.42	2	1,574.84
5	(7)	Elevate	Double Hung RO 32 1/2" X 43"	794.36	3	2,383.08
6	(7-Tempered)	Elevate	Double Hung RO 32 1/2" X 43"	928.83	1	928.83
7	(8)	Elevate	Elevate Assembly RO 72" X 56"	1,752.30	1	1,752.30

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: (1&2) First Floor Front	Net Price: Ext. Net Price:	 USD	903.70 1,807.40

MARVIN



As Viewed From The Exterior

MO 29 7/8" X 41 1/4"
CN 2416
FS 29 3/8" X 41"
RO 30 3/8" X 41 1/2"
Egress Information
Width: 25 13/16" Height: 14 1/4"
Net Clear Opening: 2.55 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 56
CPD Number: MAR-N-68-07486-00001
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

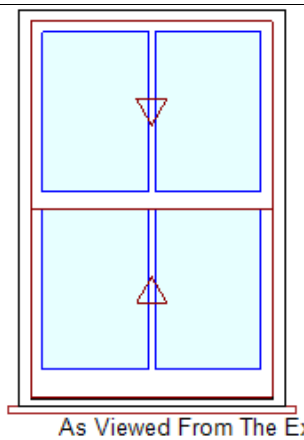
Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Double Hung
CN 2416
Rough Opening w/ Subsill
30 3/8" X 41 1/2"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
Non Finger-Jointed Subsill
Non Finger-Jointed Sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
*****Note: Unit Availability and Price is Subject to Change**

Line #2 Qty: 1	Mark Unit: (3)	Net Price: Ext. Net Price:	 USD	1,218.70 1,218.70

MARVIN

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Double Hung

For product warranty information please visit, www.marvin.com/support/warranty.

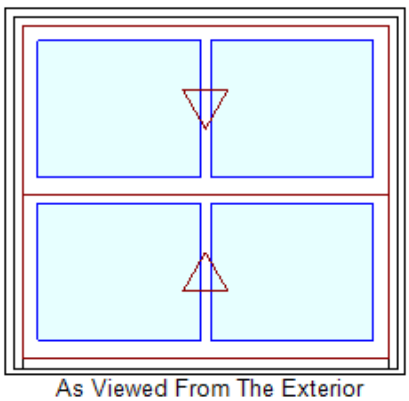

As Viewed From The Exterior

MO 35 7/8" X 53 3/4"
FS 35 3/8" X 53 1/2"
RO 36 3/8" X 54"
Egress Information
Width: 31 13/16" Height: 20 1/2"
Net Clear Opening: 4.53 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 56
CPD Number: MAR-N-68-07486-00001
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

CN 30 X Rough Opening w/ Subsill
54"
Rough Opening w/ Subsill
36 3/8" X 54"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
Non Finger-Jointed Subsill
Non Finger-Jointed Sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
*****Note: Unit Availability and Price is Subject to Change**

Line #3 Qty: 1	Mark Unit: (4)	Net Price: Ext. Net Price:	 USD	772.87 772.87

MARVIN


As Viewed From The Exterior

MO 36" X 32 3/4"

Stone White Exterior
White Interior
Elevate Double Hung
CN 36 X Rough Opening 33"
Rough Opening 36 1/2" X 33"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon

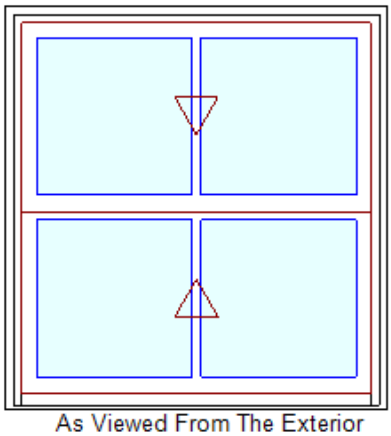
For product warranty information please visit, www.marvin.com/support/warranty.

FS 35 1/2" X 32 1/2"
RO 36 1/2" X 33"
Egress Information
Width: 32 3/8" Height: 11 11/32"
Net Clear Opening: 2.55 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change**

Line #4 Qty: 2	Mark Unit: (5&6)	Net Price: Ext. Net Price:	USD	787.42 1,574.84

MARVIN



As Viewed From The Exterior

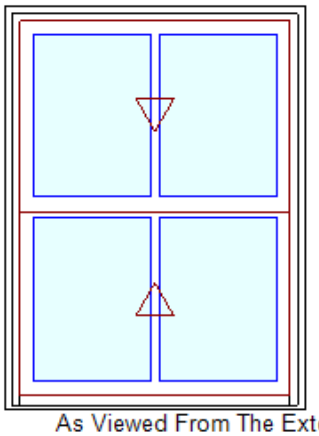
MO 36" X 37 3/4"
FS 35 1/2" X 37 1/2"
RO 36 1/2" X 38"
Egress Information
Width: 32 3/8" Height: 13 27/32"
Net Clear Opening: 3.11 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
CN 36 X Rough Opening 38"
Rough Opening 36 1/2" X 38"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change**

Line #5	Mark Unit: (7)	Net Price:		794.36

Qty: 3		Ext. Net Price:	USD	2,383.08

MARVIN



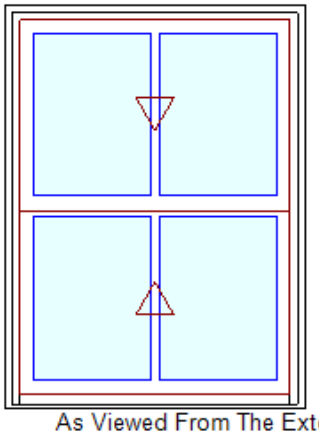
As Viewed From The Exterior

MO 32" X 42 3/4"
FS 31 1/2" X 42 1/2"
RO 32 1/2" X 43"
Egress Information
Width: 28 3/8" Height: 16 11/32"
Net Clear Opening: 3.22 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung
CN 32 X Rough Opening 43"
Rough Opening 32 1/2" X 43"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #6 Qty: 1	Mark Unit: (7-Tempered)	Net Price: Ext. Net Price:	 USD	928.83 928.83

MARVIN



As Viewed From The Exterior

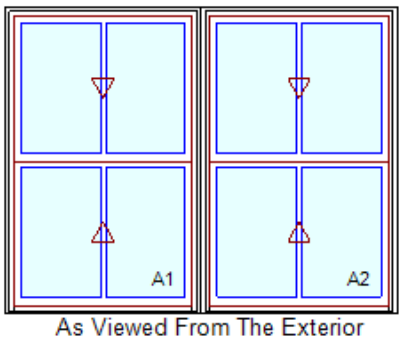
Stone White Exterior
White Interior
Elevate Double Hung
CN 32 X Rough Opening 43"
Rough Opening 32 1/2" X 43"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon

MO 32" X 42 3/4"
FS 31 1/2" X 42 1/2"
RO 32 1/2" X 43"
Egress Information
Width: 28 3/8" Height: 16 11/32"
Net Clear Opening: 3.22 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #7 Qty: 1	Mark Unit: (8)	Net Price: Ext. Net Price:	 USD	1,752.30 1,752.30

MARVIN



As Viewed From The Exterior

MO 71 1/2" X 55 3/4"
FS 71" X 55 1/2"
RO 72" X 56"
Egress Information A1, A2
Width: 32 3/8" Height: 22 27/32"
Net Clear Opening: 5.14 SqFt
Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade A1, A2
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
72" X 56"

Unit: A1
Elevate Double Hung
Basic Frame 35 1/2" X 55 1/2"
Standard CN Width 36
Rough Opening 36 1/2" X 56"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 35 1/2" X 55 1/2"
Standard CN Width 36
Rough Opening 36 1/2" X 56"
Top Sash
Stone White Exterior

White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Project Subtotal Net Price: USD	10,438.02
6.000% Sales Tax: USD	626.28
Project Total Net Price: USD	11,064.30

TERMS AND CONDITIONS

Warren's Wood Works, Inc. requires a signed ORDER ACKNOWLEDGEMENT for all window and door orders. It is the responsibility of the architect, contractor and/or homeowner to verify all specifications, sizes and quantities to ensure accuracy.

Window and door orders will be released to the factory immediately; NO CHANGES or CANCELLATIONS can be accepted.

Warren's Wood Works, Inc. is an authorized dealer for the Marvin family of products and will facilitate any warranty claims. Warren's Wood Works, Inc. provides NO implied warranty of merchantability or fitness for a particular purpose, which are specifically disclaimed. THE ONLY WARRANTIES APPLICABLE TO THE PRODUCT ARE THE MANUFACTURER'S WARRANTIES. Warren's Wood Works, Inc. shall have no liability to customer or manufacturer in connection with any actions Warren's Wood Works, Inc. may take with respect to handling and resolution of any manufacturer's warranty claims.

Deliveries are subject to Warren's Wood Works, Inc. standard delivery fees.

Once again, please review all quoted specifications, sizes and quantities carefully, sign and return to Warren's Wood Works, Inc. to order.

Thank you for your business.

PLEASE VERIFY CURRENT LEAD TIME AT TIME OF ORDER

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

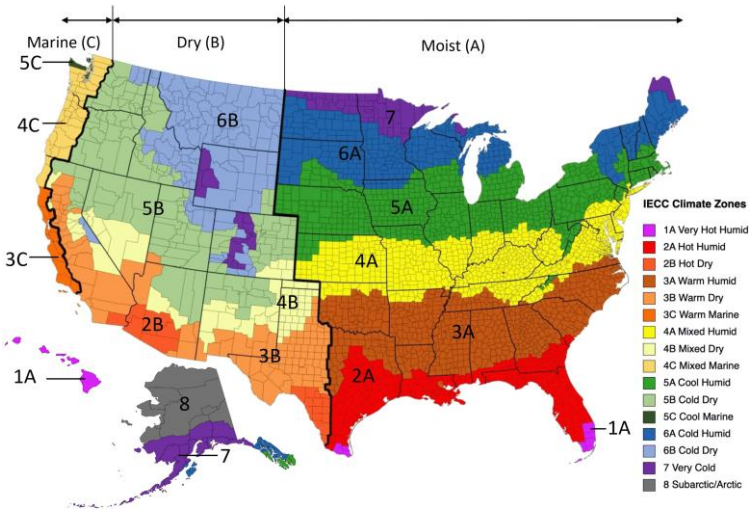
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

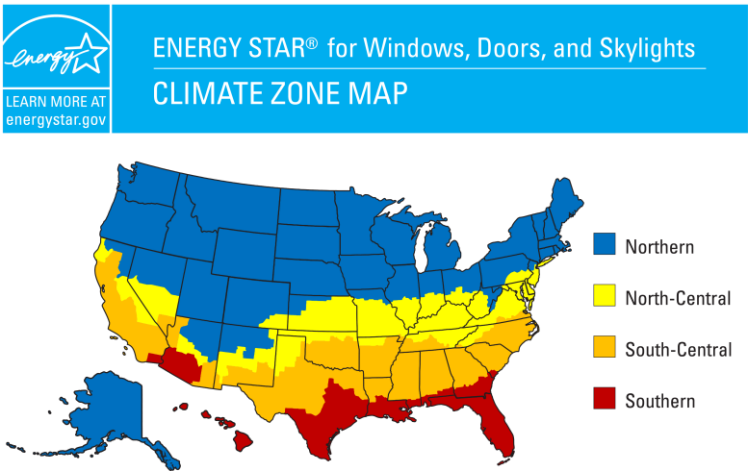
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**10,438.02**
6.000% Sales Tax: USD	**626.28**
Project Total Net Price: USD	**11,064.30**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____


Marvin Elevate
Fiberglass-Clad Wood
32 1/5" X 43"
Marvin Elevate
Fiberglass-Clad Wood
72" X 56"
Marvin Ultimate
Wood
30 3/8" X 41 1/5"
DO NOT
ENTER

Marvin Ultimate
Wood
36 3/8" X 54"

NORTH ELEVATION



EAST ELEVATION

Marvin Elevate
Fiberglass-Clad Wood
Tempured Glass
32.5″ X 43″

Marvin Elevate
Fiberglass-Clad Wood
32.5″ X 43″

Marvin Elevate
Fiberglass-Clad Wood
36.5″ X 33″

WEST ELEVATION

January 8, 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" wall plaque at the entrance to 121 N. Washington Street as shown in the picture below.

We propose to replace the wall plaque with the one shown with new identification as shown. The new sign will have the beveled edge as shown.

No lighting is proposed.



Please contact me with any questions.

Sincerely,

Michael Starling, President & GM, WHCP Radio

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

received 01/08/2024

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

Application #:	2024 - 006
Date Received:	01/08/2024
Fee Paid:	-
HDC Meeting Date:	01/22/2024
Date Property Posted:	01/15/2024

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 rbodenffegmail.com

Applicant or Agent

NAME MID-SHORE COMMUNITY RADIO, INC. dba WKCP RADIO
TELEPHONE NO. 202-744-7655 EMAIL mike@wkcp.org

Description of Proposal (include additional sheets, as necessary)

REPLACE EXISTING DOOR ENTRANCE WALL-PLAQUE WITH SAME-SIZE & UPDATED TENANT IDENTIFICATION

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 Michael Starling
Date 1/8/24
Printed Name of Applicant or Agent MICHAEL STARLING, G.M.

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. See letter of application
- ☑ 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 SEE PICTURE ON CETTER OF APPLICATION 3½" x 17"
- ☑ Photograph depicting the proposed location for the signage
- ☑ Lighting detail (NONE)
- ☑ Construction and or mounting details WOOD PLAQUE, LIKE-KIND Upgrade (SAME DIMENSION AND MOUNTING AS ORIGINAL)


121
WHCP 91.7 FM
MID-SHORE COMMUNITY RADIO
MUSIC DISCOVERY +
npr

Nicholas Johnson <njohnson@eastonmd.gov>

113 N Washington Street Permit Application

Josh Startt <josh@cdaytonarchitect.com> Wed, Jan 3, 2024 at 4:00 PM
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Steve Cahall <cahall@beowulfenergy.com>, Christine Dayton <Chris@cdaytonarchitect.com>, Suzanne Kline <kline@beowulfenergy.com>, Bonnie Bassford <bonnie@cdaytonarchitect.com>

Good Afternoon Nicholas,

Following up on our phone conversation just now, could we please be added to the next EHDC meeting to request an extension for this project? I understand that meeting would be held on January 22nd, 2024.

The gutters and downspouts will match those used on the adjacent Bluepoint properties and be: copper half-round gutters with 4" downspouts.

Thank you,
Joshua (Josh) Startt, AIA
Registered Architect

CHRISTINE MIZAK DAYTON
ARCHITECT

Christine M. Dayton Architect, P.A.
PO BOX 1659 / 413 Needwood Ave, Easton MD 21601
Phone 410-822-3130 ext 106

From: Nicholas Johnson <njohnson@eastonmd.gov>
Sent: Tuesday, December 26, 2023 10:40 AM
To: Steve Cahall <cahall@beowulfenergy.com>; Josh Startt <josh@cdaytonarchitect.com>
Cc: Samantha Smith <ssmith@eastonmd.gov>
Subject: 113 N Washington Street Permit Application

You don't often get email from njohnson@eastonmd.gov. Learn why this is important

[Quoted text hidden]

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

Meeting Date:	**5/22/2023**
Application Number:	**2023-941**
Location:	**113 N Washington Street**
Applicant:	**C.M. Dayton Architect**

The applicant is proposing to remove an existing door from the front façade to reopen the historic alley connecting Washington Street to the rear of the building. On the rear elevations (which are not visible from Washington Street) the applicant is proposing to replace the existing windows with new Marvin Ultimate double hung windows. On the south elevation, the applicant is proposing to remove the existing door and shift the door toward the rear of the structure. Finally, the applicant is proposing to demolish the rear stair and enclosure to reopen the historic alley and to construct a new addition with cementious siding.

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

Vote 6-0-1
FOR: 7- Demby, Greer, Pezor, Sebastian, Stuart
ABSENT 1- Brophy

Historic District Guideline references:

i. *Guideline 129. Partial Demolition & 2.9 Demolition Review Procedures*
ii. *Guideline 100. Rear Additions*
iii. *Guideline 103. Materials*

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

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

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

Nicholas Johnson
Representative, Historic District Commission

6/13/2023
Date

RECEIVED

MAY 08 2023

TOWN OF EASTON

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

Application #:	23-941
Date Received:	05/08/23
Fee Paid:	$200.00
HDC Meeting Date:	05/22/23
Date Property Posted:	05/15/23

COA EXTENSION AND AMENDMENT: (01/22/2024) (01/15/2024)

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 113 N WASHINGTON ST.

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1800s NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME WASHINGTON ST. PROPERTIES LLC

TELEPHONE NO. 410-770-8903 EMAIL kline@beowulfenergy.com

Applicant or Agent

NAME CHRISTINE M. DAYTON ARCHITECT, P.A.

TELEPHONE NO. 410-822-3130 x106 EMAIL josh@cdaytonarchitect.com
staff@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

THE PROPOSED WORK WILL REMOVE THE EXISTING WOOD FRAMED STAIR TO THE SECOND FLOOR AND RE-OPEN THE HISTORIC ALLEY-WAY TO WASHINGTON STREET. A NEW CODE COMPLIANT EGRESS STAIR WILL BE CONSTRUCTED, WHICH WILL BE CLAD IN CEMENTITIOUS SIDING & HAVE A LOW-SLOPE MEMBRANE ROOF. EXISTING WINDOWS IN THE ELL WILL BE REPLACED.

*** January 22, 2024 Amendment: Installation of copper half-round gutters with 4" downspouts to match adjacent Bluepoint property.**

Specific Requirements

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

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

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

Signature of Applicant or Agent _____

Date 2023-05-09

Printed Name of Applicant or Agent JOSHUA STARTT, ARCHITECT/AGENT

Revised 4.4.2022

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

Historic District Commission Staff Report

Meeting Date: 5/22/2023

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

Property Address: 113 N Washington Street (Harrison's Florist Building)

Application Number: 2023-941

Request: Exterior Renovations

Staff Recommendation: Approve ☐ Deny ☐ Continue ☒

Staff Comments:

The applicant is proposing to remove an existing door from the front façade to reopen the historic alley connecting Washington Street to the rear of the building. On the rear elevations (which are not visible from Washington Street) the applicant is proposing to replace the existing windows with new Marvin Ultimate double hung windows. On the south elevation, the applicant proposed to remove the existing door and shift the door towards the rear of the structure. Finally, the applicant proposed demolishing the rear stair and enclosure to reopen the historic alley and constructing a new addition with cementitious siding.

This is a contributing structure to the Historic District and is listed on the Maryland Register of Historic Places. The Maryland Registry states that this is one of the earliest remaining buildings in the Town of Easton and was built in 1795 by Jospeh Haskins. The survey also mentions the alley access being located underneath the chimneys above. However, both photos provided in the Maryland Registry show a door being located in this location.

Historic District Guidelines:

Guideline 129. Partial Demolition & 2.9 Demolition Review Procedures

a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.

b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.

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

Demolition Review Procedure

1. **Application and Notice** - Those seeking to demolish any structure in the historic district must first complete an application for demolition. Once this application is received and complete, the Commission will schedule the first of two mandatory hearings for contributing structures and one hearing for non-contributing structures. Incomplete applications will delay any hearing scheduling.
   The Commission will use the National Register Criteria for Evaluation and information collected to determine if the property is a contributing structure to the district.
   During this time period, the applicant is required to post a sign on the property alerting the community to the application for demolition. The Town may send notices of the application to neighboring property owners and community organizations as it sees fit.
2. **Structural Analysis** - The Commission will require a structural report from a licensed structural engineer (at the applicant's expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.
3. **Replacement Plans** - The Commission will only hear applications for demolition that contain plans and elevations for the replacement structure, a site plan, a detailed landscape plan (with plant materials and quantities listed) or other tangible plan for the property after demolition of the existing structure. The Commission will render its decision on each portion of the application; however, the demolition will only be approved after all plans have received final approval. An application for demolition without replacement plans for the property will be deemed incomplete.
4. **Historic Research** - Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the 1980 Easton National Register Historic District Map, which lists all structures in the Historic District. The applicant is expected to submit conducted historical research on the building proposed for demolition. Without this information, the application may be deemed incomplete. The Commission may also

require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the following guidelines as a benchmark in determining contributing structures:

a. having character, interest or value and contributes to Easton's heritage;
b. represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;
c. reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
d. demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
e. represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
f. provides certain historic or scenic value significant to the area.

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.

If the Commission has found the structure to be a non-contributing, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has found the structure to be contributing, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

Analysis – On August 22nd 2018, the HDC approved a demolition request for the rear addition of this property. That submittal included a letter from a structural engineer evaluating the condition of the rear addition that identified three issues with the addition. That report recommended

demolition of the building in lieu of reconstruction. The demolition proposed in this application is more modest than that previously approved and involves a much smaller replacement structure. If the Commission finds that this rear addition is contributing, it should take two meeting to approve the demolition. If the Commission finds that the addition is non-contributing, it may approve the demolition and replacement plans in one meeting.

Guideline 100. Rear Additions

a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.

b. Additions should not imitate earlier architectural styles.

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

Analysis – The proposed addition is not visible from Washington Street and will be lower in height compared to the existing structure.

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.

Analysis – The proposed cementitious siding may be appropriate for a rear addition per Guideline 106b.

STAFF RECOMENDATION:

Staff supports a HDC **continuance** of this application. While the proposed new construction may be appropriate, staff recommends that the application be continued to the first meeting in June due to the proposed demolition of a structure listed on the Maryland Register of Historic Places.

DRAFT MOTIONS:

1. I move that the Historic District Commission **continue** the application to the June 12th meeting.

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101024779	113 N WASHINGTON ST	WASHINGTON STREET PROPERTIES, LLC

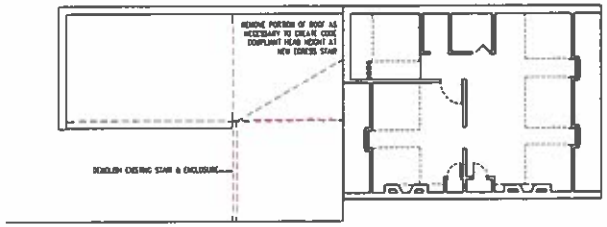
YEAR BUILT	PHYSICAL CONDITION
1795*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FEDERAL	

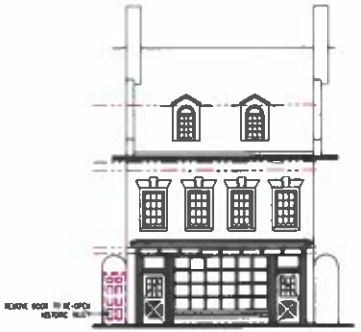
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-23	Y	

NOTES

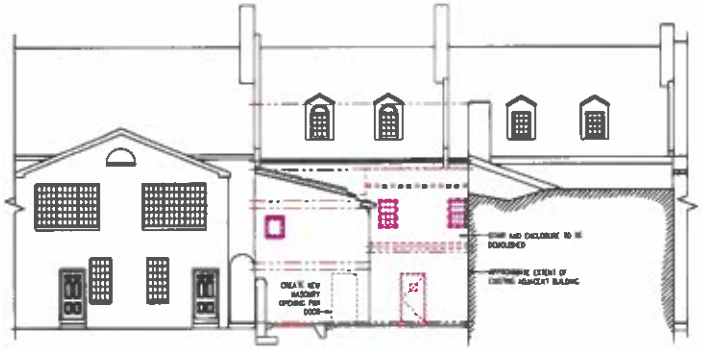
1ST FLOOR OF FAÇADE RECONFIGURED FOR COMMERCIAL PURPOSES IN A UNSYMPATHETIC MANNER



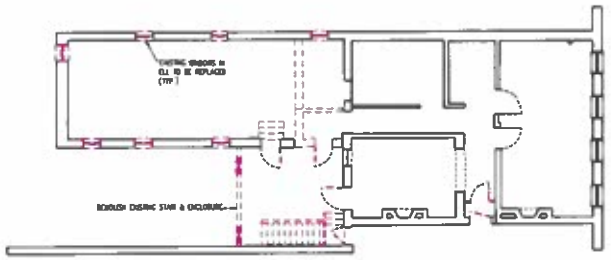
7 EXISTING THIRD FLOOR PLAN
1/8"=1'-0"



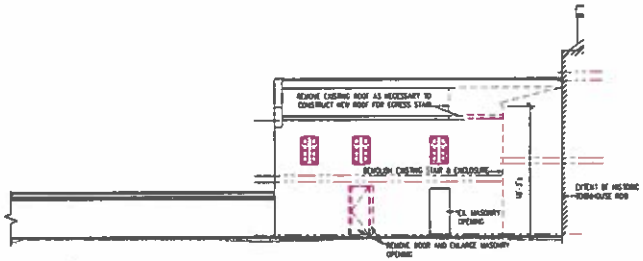
2 EX. FRONT (EAST) ELEV.
1/8"=1'-0"



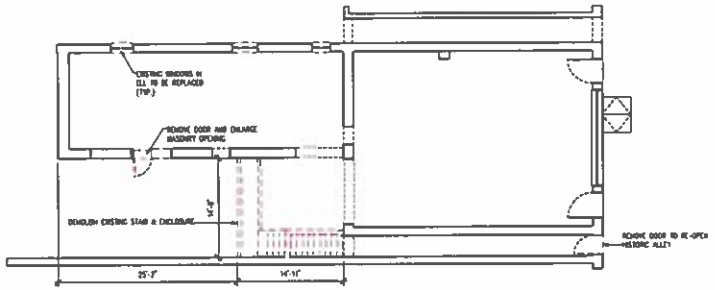
1 EXISTING REAR (WEST) ELEVATION
1/8"=1'-0"



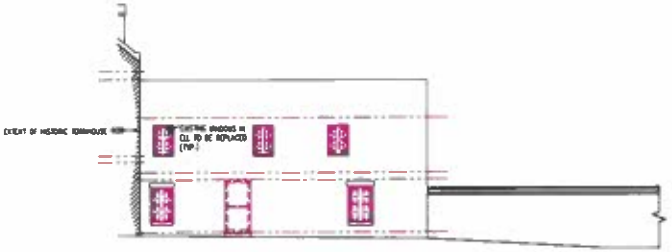
6 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"



3 EXISTING SIDE (SOUTH) ELEVATION
1/8"=1'-0"



5 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



4 EXISTING SIDE (NORTH) ELEVATION
1/8"=1'-0"

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #9566 EXPIRATION DATE 6/21/25

CHRISTINE M. DAYTON
ARCHITECT
PO BOX 1459, EASTON MD 21601 410 822 3 30

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD

EXISTING CONDITIONS

SCALE: 1/8"=1'-0"
DATE: 08 MAY 2023
SHEET 1 OF 2

EXI

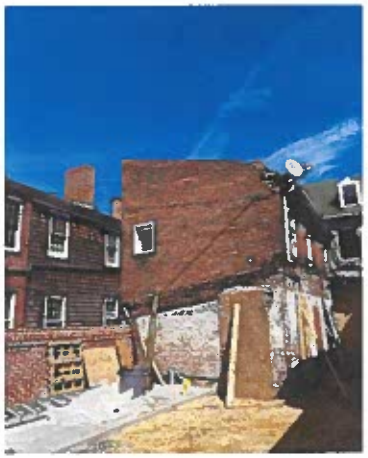
EHDC DOCUMENTS



1 EX. EXTERIOR IMAGE
NOT TO SCALE



2 EX. EXTERIOR IMAGE
NOT TO SCALE



3 EX. EXTERIOR IMAGE
NOT TO SCALE



4 EX. EXTERIOR IMAGE
NOT TO SCALE



5 EX. EXTERIOR IMAGE
NOT TO SCALE



6 EX. EXTERIOR IMAGE
NOT TO SCALE

EHDC DOCUMENTS

CHRISTINE M. DAYTON
ARCHITECT
PO BOX 1659 EASTON MD 21601 410 827 3130

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #9466 EXPIRATION DATE 6/21/25

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD

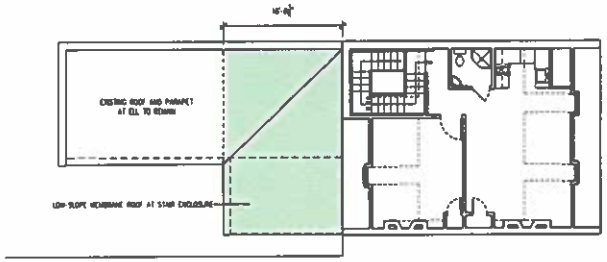
EXISTING EXTERIOR PHOTOS

SCALE
AS NOTED

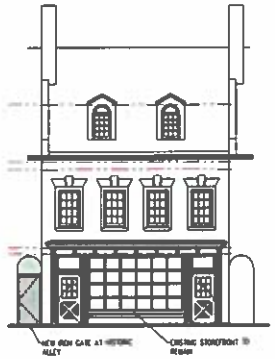
DATE
08 MAY 2023

SHEET 2 OF 2

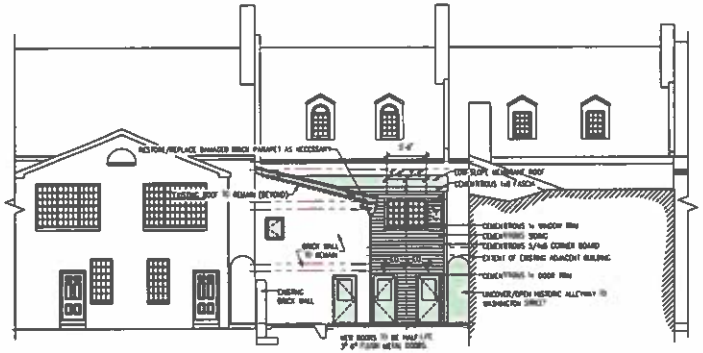
EX2



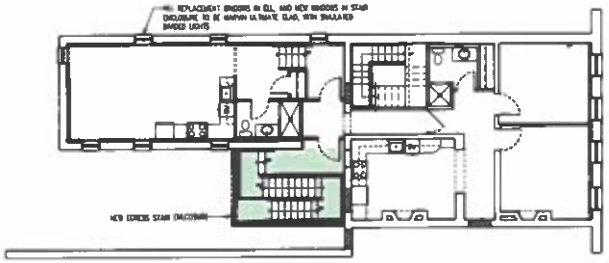
7 PROPOSED THIRD FLOOR PLAN
1/8"=1'-0"



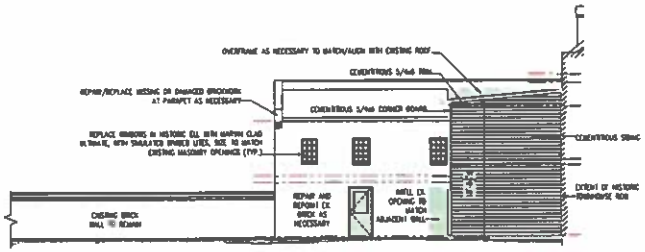
2 PRPSD. FRONT (EAST) ELEV.
1/8"=1'-0"



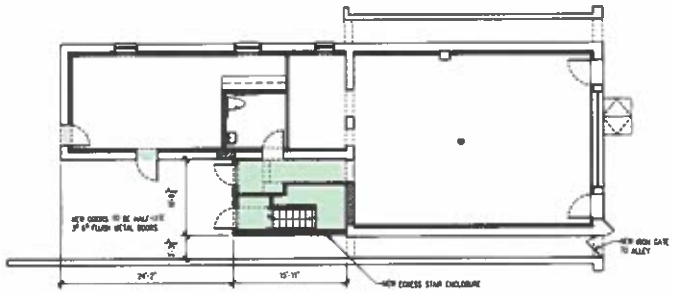
1 PROPOSED REAR (WEST) ELEVATION
1/8"=1'-0"



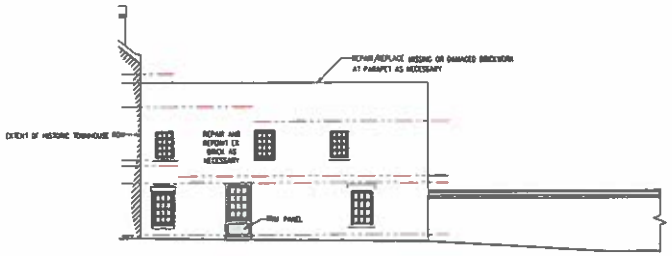
6 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"



3 PROPOSED SIDE (SOUTH) ELEVATION
1/8"=1'-0"



5 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
1/8"=1'-0"

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #9566 EXPIRATION DATE 6/21/25

CHRISTINE M. DAYTON
ARCHITECT
PO BOX 1659 EASTON MD 21601 410 822 3130

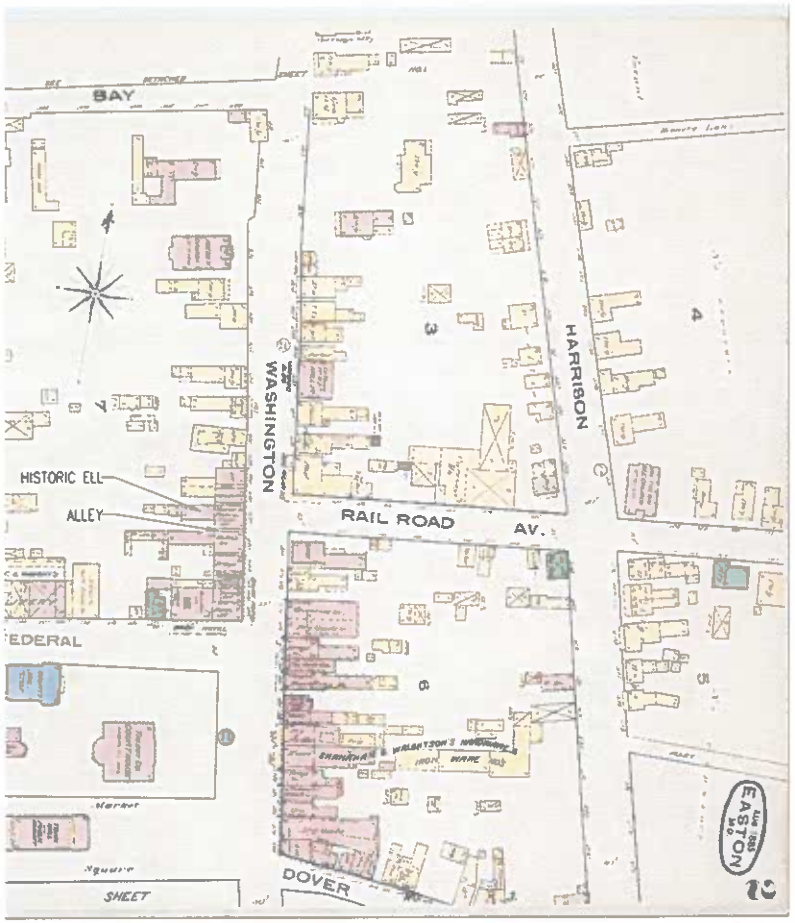
NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD

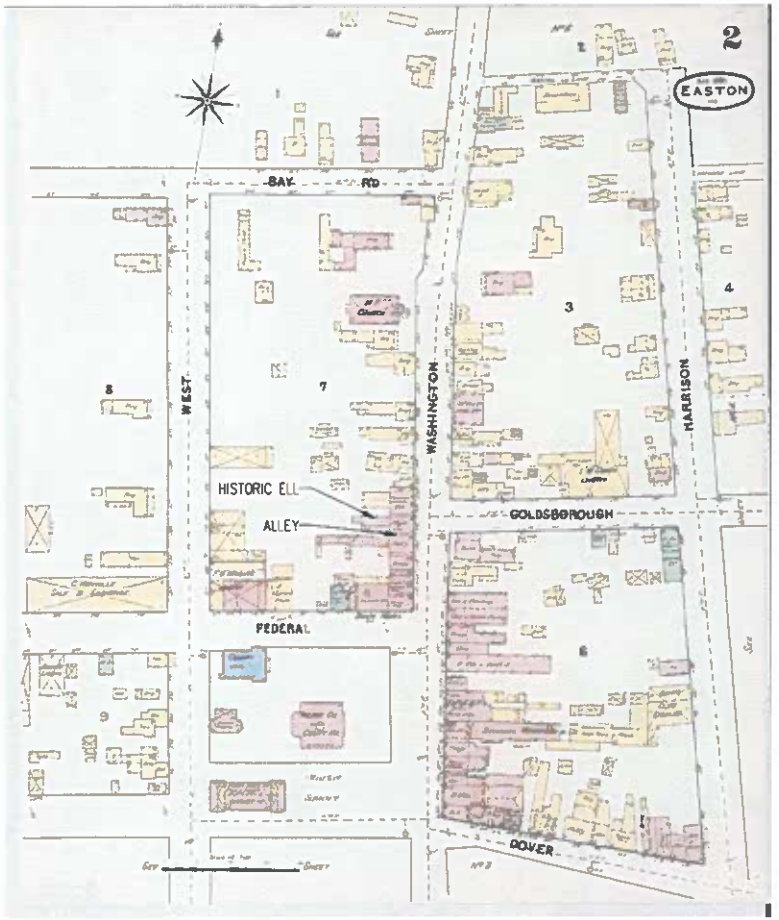
PROPOSED PLANS & ELEVATIONS

SCALE: 1/8"=1'-0"
DATE: 08 MAY 2023
SHEET 1 OF 1

EHDC DOCUMENTS

P1





EHDC DOCUMENTS

CHRISTINE M. DAYTON
ARCHITECT
PO BOX 1659, EASTON MD 21601 410 822 3130

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #9386 EXPIRATION DATE 6/21/25

NEW EGRESS STAIR & RENOVATION
113 N WASHINGTON ST., EASTON, MD

1885 & 1891 EASTON SANBORN MAPS

SCALE 1/8"=1'-0"
DATE 12 MAY 2023
SHEET 3 OF 3

EX3

Appln No. 79.2018

Rev 4/24/06
Rev 1/26/09

Town of Easton

Easton Historic District Commission

14 S. Harrison St. (Second Floor)
(410) 822-1943 Fax (410) 822-3542
www.town-eastonmd.com Email – zoning@town-eastonmd.com

APPLICATION for CERTIFICATE OF APPROVAL For RENOVATION/ALTERATION/DEMOLITION

Property Address 113 N. WASHINGTON ST., EASTON MD

Applicant CHRISTINE M. DAYTON ARCHITECT, P.A.
Address P.O. BOX 1659, EASTON, MD 21601
Phone No. 410-822-3130
Relationship to Owner ARCHITECT

Property Owner WASHINGTON STREET PROPERTIES LLC
Address 9 FEDERAL STREET, EASTON, MD 21601
Phone No. 410-770-9500

Contractor/ Architect/ Designer CHRISTINE M. DAYTON ARCHITECT, P.A.
Address P.O. BOX 1659, EASTON, MD, 21601
Phone No. 410-822-3130

Type of Work:
- (X) **Rehabilitation/Renovation**
- (X) **New Construction/ New Addition**
- ( ) **Fencing/ Landscaping (including walks)**
- (X) **Demolition**
- ( ) **Sign**
- ( ) **Other**

All applications must include the following information:

1.) Completed building permit application, Application Checklist, and Historic District application fee.
2.) Written description of the project. Be specific about exactly what is proposed. Provide detailed description of materials to be used, manufacturer's specifications, sizes, shapes, textures. Drawing(s) and/or sketch(s) of proposed improvements, e.g., fence detail, porch renovation detail, may be required. See APPLICATION CHECKLIST for exact detail requirements.
3.) Are there any conservation/preservation easements or deed restrictions pertaining to this building or property? Yes ( ) No (X) If yes, submit a letter from the easement holder stating their approval of the proposed work.
4.) Are tax credits being considered for the project? Yes ( ) No (X)
5.) I have reviewed the Easton Historic District Guidelines, which are available at the Town office, and online at www.town-eastonmd.com? Yes(X) No ( )

The HDC reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, but not provided, the HDC may require the applicant to retain a licensed design consultant.

In the absence of any personal appearance on behalf of the petitioner, the Commission may, but will not necessarily, proceed with the application. Attendance is encouraged.

(OVER)

Specific Description of Proposed Work (either here or as an attachment)

THE VARIOUS SHED ROOF STRUCTURES AT THE REAR OF 113 N. WASHINGTON ARE CURRENTLY USED AS STORAGE. THEY ARE IN ILL REPAIR, AND WERE MOST LIKELY TACKED ON AS NEEDED. WITH THEIR VARYING FLOOR LEVELS, FAULTY ROOFS, ETC. THEY WOULD NOT MEET TODAY'S CODE STANDARDS. WE ARE PROPOSING TO MAINTAIN THE EXISTING FRONT TOWNHOUSE & HISTORIC 'ELL' AT THE REAR OF THE BUILDING BUT TO DEMOLISH THE VARIOUS SHED ROOF STRUCTURES AND REPLACE THEM WITH A NEW TWO-STORY, GABLE ROOFED, BRICK ADDITION. THIS ADDITION WOULD HAVE A METAL ROOF AND WINDOWS & DOORS. THE ALLEYWAY (CURRENTLY ENCLOSED) FROM WASHINGTON ST. TO THE REAR OF THE BUILDING, WILL BE OPENED.

I understand that the Easton Historic District Guidelines are available at the Town office and online at www.town-eastonmd.com.

7/30/2018
Date

Signature
Owner/Applicant/
Authorized Agent

Office Use Only

Project Number - 79-2018.

Date Received - 7-31-18.

Meeting Date - 8-13-18.

Filing Fee Paid? ✓.

- Action taken by Historic District Commission- _____.

Tax Map _____ Block _____ Parcel _____

Application No. _____
Rev 4/24/06

Easton Historic District Commission
Application Checklist

Complete only the section that is required for the project. Applications are only deemed complete when each item is included in this package. If an item is not applicable or included, the applicant must list a reason for the omission of the item for the Commission's information. The Commission will not hear any application that is not complete. Required information that is missing from the application will not be accepted during the meeting.

(X) Rehabilitation / Renovation:

_✓_ 1. Photographs of all existing conditions that are affected by the rehabilitation/renovation proposal.

_✓_ 2. Dimensioned elevation drawings and/or photos with overlaid sketch indicating proposed alterations. Include door and window designs along with manufacturer's catalogue data (e.g. specifications, cut sheets, etc.).

_✓_ 3. Exterior material description (both existing and proposed).

_✓_ 4. Where applicable, historic photographs or other documentary evidence should accompany all proposals requesting the building be returned to an earlier historic appearance.

_✓_ 5. Landscape plan where landscape features will be involved. Please show the location of existing trees.

(X) New Construction/ Addition:

_✓_ 1. Site plan showing all proposed additions or new construction with setbacks and neighboring structures. Show all new landscaping features, walks, patios and other 'hardscape' features. Site plan shall be drawn at an appropriate scale.

_✓_ 2. Dimensioned elevation drawings at an appropriate scale showing all sides of the proposed construction. Drawings shall include notations in regards to materials, roof pitches, trim details, and the types of windows and doors used in the project.

_✓_ 3. Foot prints of the proposed building at each level and exterior architectural details.

_✓_ 4. Photographs showing existing conditions and neighboring structures.

_✓_ 5. Specifications of materials, including roofing materials, window and door specifications, and any other architectural details.

_✓_ 6. Street elevation showing neighboring buildings (400 feet in either direction) and the proposed structure. New constructions drawing must be accurately scaled to permit its evaluation as part of the streetscape.

_✓_ 7. Construction schedule.

__√__ 8. For new construction only: The Commission will require a three-dimensional rendering, superimposed photo, silhouette, or model of the proposed structure, other buildings on the property, and neighboring buildings when necessary for an understanding of the visual impact of the new construction and its compliance with the Guidelines.

__√__ 9. Has a licensed architect prepared this design?

N/A ( ) **Signs**

_____ 1. Dimensioned drawings of the sign identifying materials, colors, lettering (size and font style) and wording.

_____ 2. Photograph of sign location on property.

_____ 3. Lighting specifications, if applicable.

_____ 4. Mounting details.

N/A ( ) **Fencing/ Landscaping**

_____ 1. Site plan showing proposed fence location, landscaping improvements or walkways and patios.

_____ 2. Material specifications/design for proposed work.

_____ 3. Fence design drawings or sketch showing height, picket style (if applicable) and other relevant details.

_____ 4. Photos of the existing area to be fenced.

(X) **Demolition**

__NO__ 1. Is this demolition sought because of failing structural integrity?

_____ 2. If "yes" to #1 above, attach a professional structural/civil engineer's report on the condition of the structure..

__NO__ 3. Is this demolition sought because of economic hardship?

_____ 4. If "yes" to #3 above attach documentation proving economic hardship..

__YES__ 5. Is there another reason to demolish the building? If so state: MOLD (SEE ATTACHED REPORT). ALSO IS A NON CONTRIBUTING PORTION OF THE BUILDING

__YES__ 6 Are complete building replacement plans attached?

__YES__ 7 The narrative on the application must fully explain the rational for the demolition.

_✓_ 8 Include photo documentation of all four elevations of the building(s) to be demolished, foot print dimensions, height dimensions, and a site plan showing the old building on the property.

_✓_ 9. The HDC may require additional professional inspection of the structure, e.g. evaluation by a historic _preservation specialist.

Sussex Environmental Health Consultants
24 Ancient Oak Drive, Lewes, DE 19958
302-947-1810 – phone • 302-947-1350 - fax
E-mail: susan.white@mchsi.com

October 11, 2010

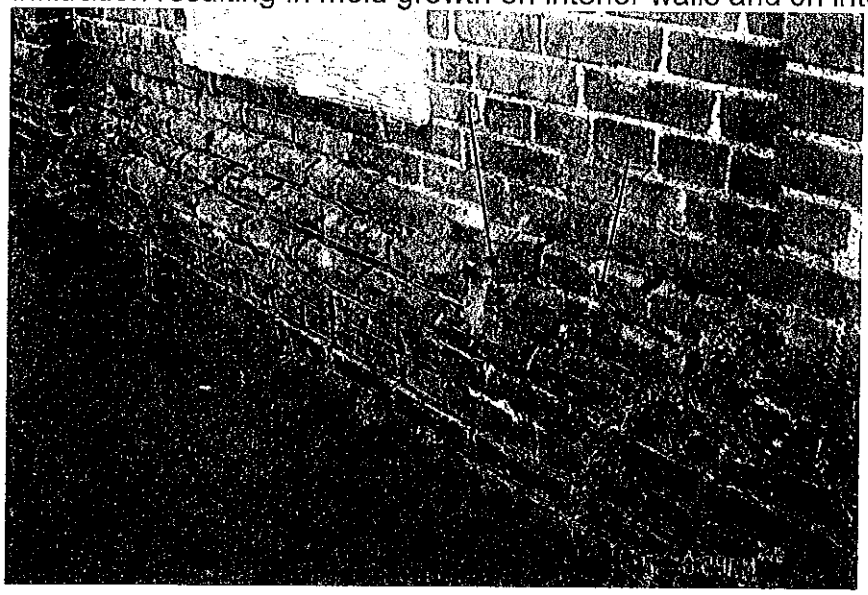
Christine Mizak Dayton
PO Box 1659
Easton, Maryland 21601

Re: 113 N Washington Street, Easton, Maryland Moisture and Mold Evaluation

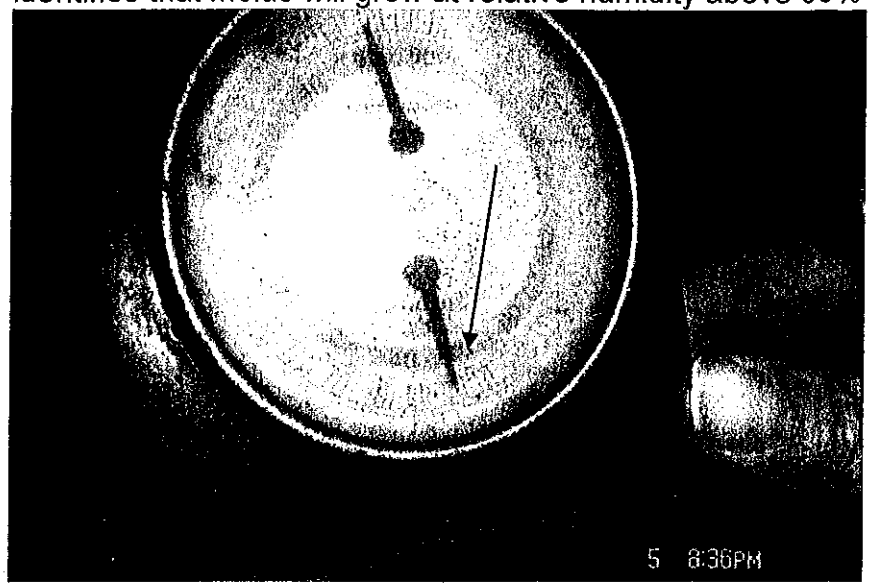
Dear Christine,

With regard to the recent evaluation of the property identified above, we make the following observations and professional opinions regarding the condition of the building relative to renovation as an occupied Gymnasium. We have provided photos identifying areas with moisture and mold issues to help clarify our position:

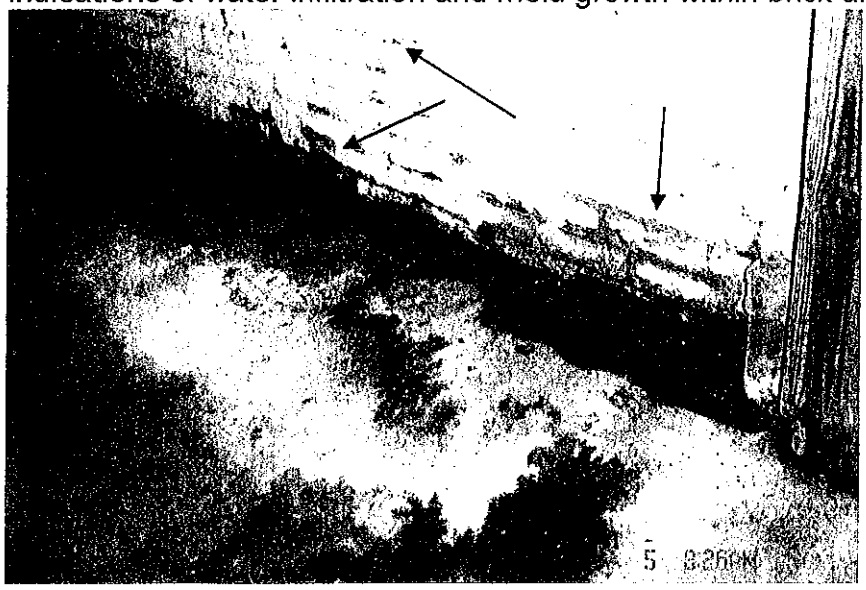
Exterior of the single story building showing deterioration of brick mortar and weeds and moss growing in mortar indicating serious moisture issues and water infiltration resulting in mold growth on interior walls and on interior brick mortar.



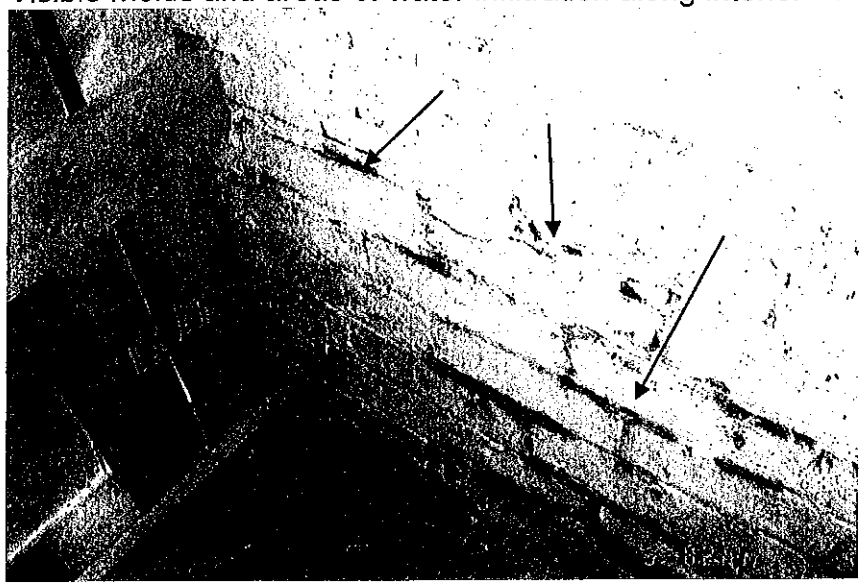
Hygrometer located in the brick "el" section of the building directly behind original town house structure indicating relative humidity at almost 60%; the EPA identifies that molds will grow at relative humidity above 60%



Interior of single story portion of the building at West Street side with visible indications of water infiltration and mold growth within brick and mortar



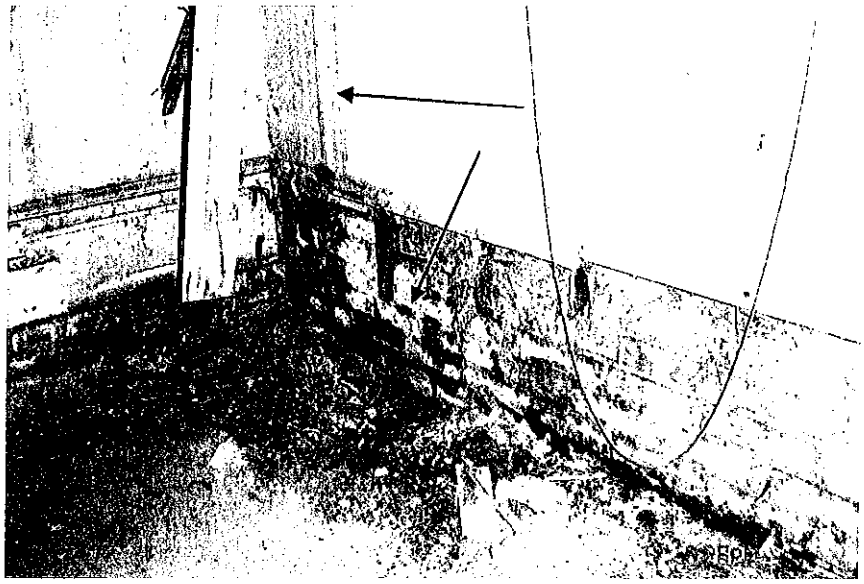
Visible molds and areas of water infiltration along interior walls



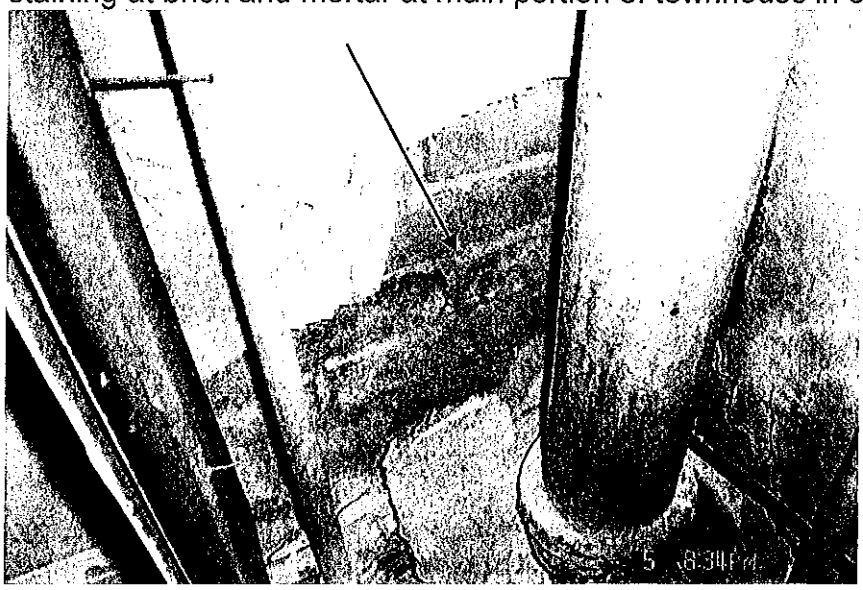
Extensive mold growth at brick mortar on interior surfaces of building indicating water and mold infiltration of masonry walls.



Visible indications of water damage, mold at bricks and mortar and deterioration on interior walls of brick



Water damage has caused breakdown of plaster walls and visible mold and staining at brick and mortar at main portion of townhouse in existing bathroom.



Mold spores are always present in the air that we breathe. When these spores find damp locations they settle in and begin to multiply. As rain water absorbs into a wall over a period of time then conditions become ripe for a mold bloom. There are indications throughout the building but especially worse on the north side, that water has infiltrated the brick mortar and created mold growth. The Environmenatal Protection Agency (EPA) recommends removal of porous

materials with microbial growth as they cannot be adequately cleaned to remove all molds that may be present.

In addition to the structural issues present, the more serious issues pending are those due to molds that will remain in the brick and mortar that can become a serious respiratory health hazard to occupants. In addition, since the property is planned to be an exercise gym, there is a more serious potential for continuing moisture that will result in mold proliferation if this brick and mortar structure is to remain.

It is our professional opinion that the brick structure should be removed from the rear of the original historic townhouse to the end at West Street due to presence of significant microbial growth. The building should be replaced with a structure more conducive to that for use as an exercise gymnasium, or other type of structure where the public will visit or work for long periods of time.

If you have any questions, or if I can be of further assistance, please feel free to contact me.

Sincerely,

Susan E. White, PhD, CMC
Industrial Hygienist

Christine M. Dayton, Architect
P.O. Box 1659
Easton, MD 21601

106 N. West Street
Easton, MD
MC Job No. 07175

Prepared by:

Morabito Consultants, Inc.
Structural Engineers
2526 St. Paul Street
Baltimore, MD 21218

#410-467-2377 / telephone
#410-467-4132 / fax
mc@morabitoconsultants.com

Prepared on:
13 June 2007

MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEERS

Frank P. Morabito, P.E.
Anthony Morabito, P.E.
Frederick J. Morabito, P.E.

Kenneth R. Bauer, P.E.
Daniel S. Stevenson, P.E.
C. Mark Hood, P.E.
Brian Turantino, P.E.
Kelly L. Cray, P.E.

12 June 2007

Christine M. Dayton, Architect
P.O. Box 1659
Easton, MD 21601

Attention: Christine Dayton

Re: 106 N. West Street
Easton, MD
MC Job No. 07175

Dear Ms. Dayton:

It was a pleasure to meet with you, Mr. Dominic Capella, and Mr. Joshua Startt of your office at the above referenced property on Tuesday June 5, 2007. The purpose of our visit was to evaluate and review the structural condition of the existing building. We have been provided drawing EX-1 of the building dated 20 July 2006 from our office. Our initial review revealed the following:

The building is a one story structure with exterior masonry walls and a wood frame attic and roof. (Please see enclosed photographs) An attic exists above the first floor ceiling which is accessible only thru a rear exterior hatch door located above the first floor. Access was obtained to the attic by placing a ladder against the rear wall. We also noted that the first floor was constructed with wood framing as well.

Many areas of structural concern exist throughout this structure. We noted at the area of the plumbing clean-out pipe in the hallway that the wood joists are resting directly on the earth. Wood joist resting on the earth will be exposed to moisture, increase deterioration, termite damage, etc. The existing construction of this first floor which consists of wood joists placed directly on the earth is not an acceptable means of construction based on the current code as adopted by Talbot County. Conventionally wood joists located at the first floor level are located above a 2'- 0" deep crawl space that is ventilated. Clearly this condition does not exist at this building.

From our visual observation it can be seen that the roof has pronounced sag. This deviation is located along the rear of the building between the interior bearing support and the roof ridge. In our review of the roof framing it appears that additional collar ties and diagonal wood framing were nailed to the side of the original wood trusses to supplement the existing framing. This additional framing in our professional opinion was not properly engineered and constructed given the nature of the connection of the new members to the existing truss as well as the size and location of the additional

2526 Saint Paul Street – Baltimore, Maryland 21218-4609
Phone (410) 467-2377 / Fax (410) 467-4132 / E-mail: mc@morabitoconsultants.com

framing. We have not completed our structural analysis of this roof framing but based on our initial review and experience believe that additional modification will be necessary to the existing structure to meet the current building code.

We also noted a large area where the exterior side masonry wall at this roof has leaned outwards and is now currently abutting the adjacent building at 108 N. West Street. This wall in its present condition is structurally inadequate to properly support the existing attic and roof framing.

In summary we thus conclude the following:

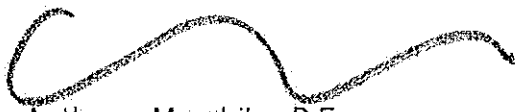
1. The existing first floor wood joist system that is currently resting on the earth is not an acceptable means of construction based on the current code.
2. The attic and roof framing that currently exists that was previously supplemented needs additional structural modification and enhancement to meet the current code.
3. The exterior side wall that has leaned outwards and is currently abutting the adjacent building at 108 N. West Street is structurally inadequate to support the attic and roof framing.

In our professional opinion it is not economically feasible to correct the structural deficiencies in this building to meet the current code. We believe it would be more economically to raze this building in lieu of reconstruction based on the existing conditions.

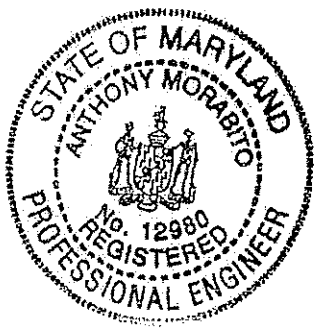
Thank you for the opportunity of preparing this report. If you should have any questions regarding this matter, please do not hesitate in contacting our office.

Very truly yours,

MORABITO CONSULTANTS, INC.



Anthony Morabito, P.E.
Vice President



AM/mtn

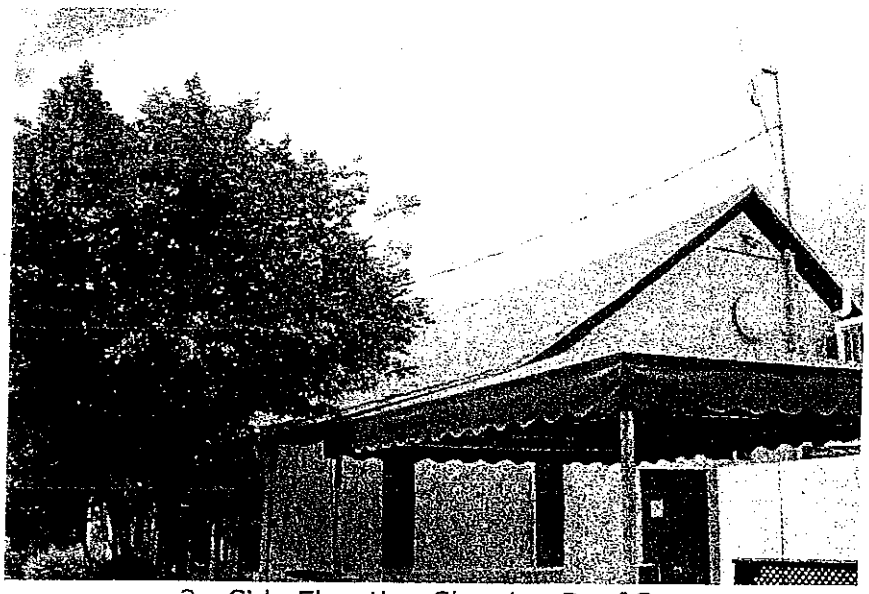
07175/dayton rpt 070612.doc



1 - Front Elevation



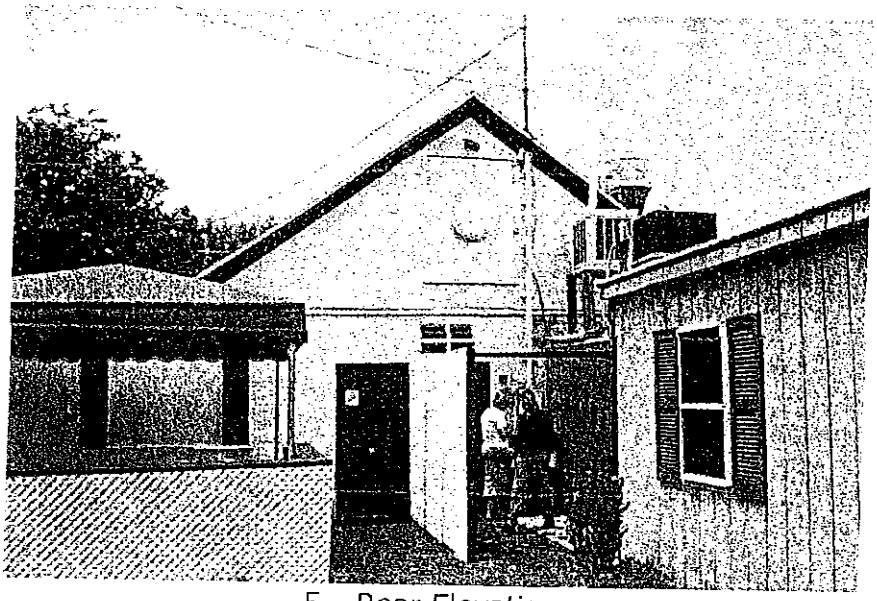
2 - Front Elevation



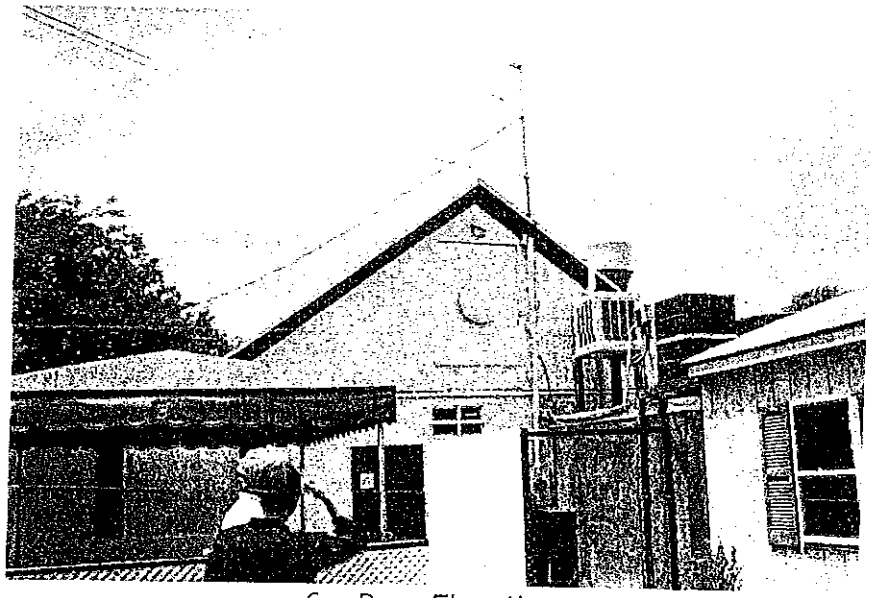
3 - Side Elevation Showing Roof Sag



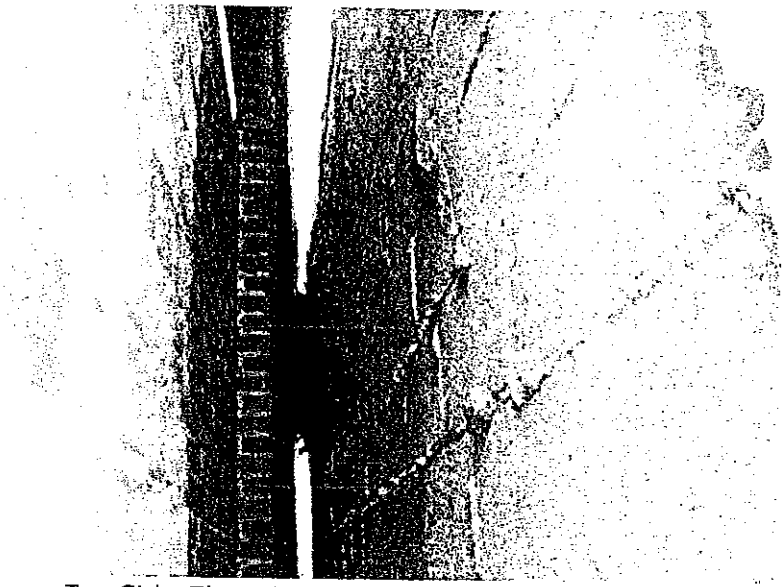
4 – Side Elevation



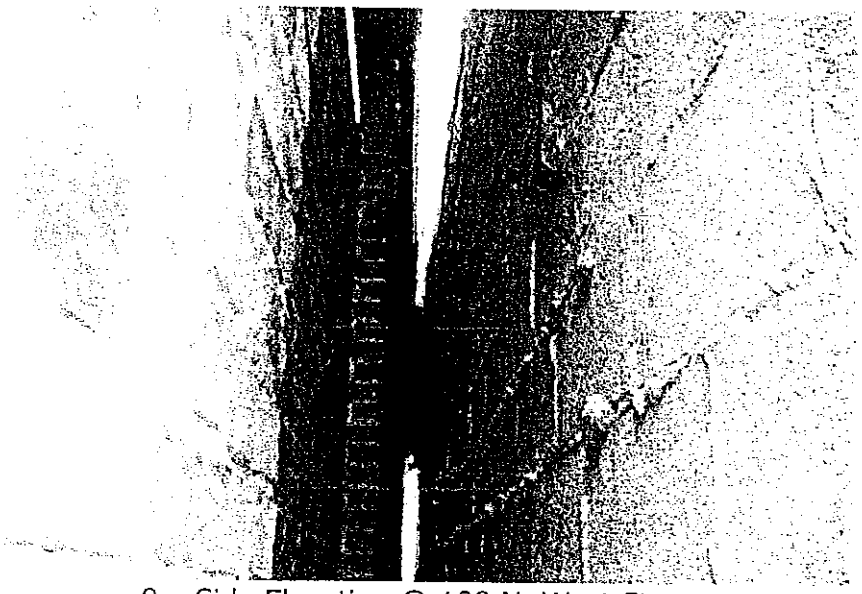
5 – Rear Elevation



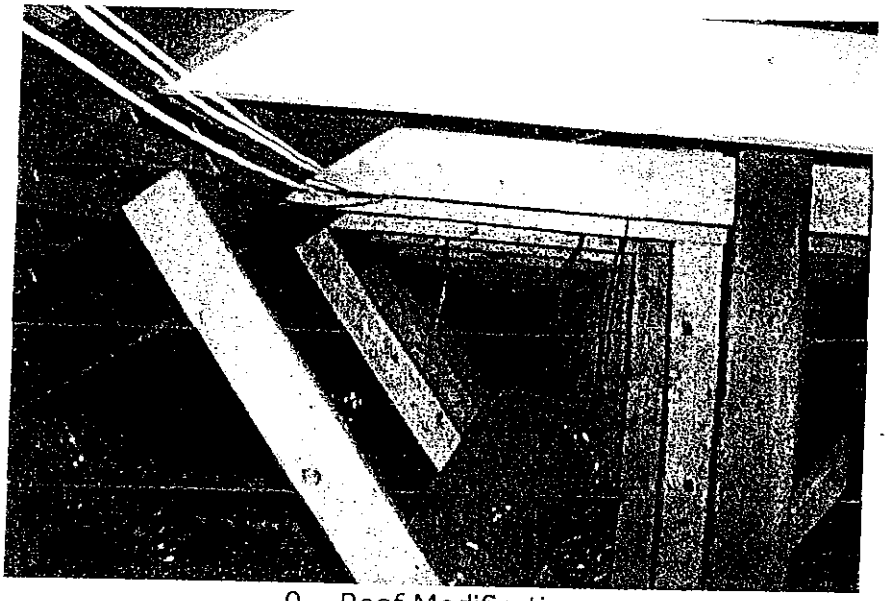
6 – Rear Elevation



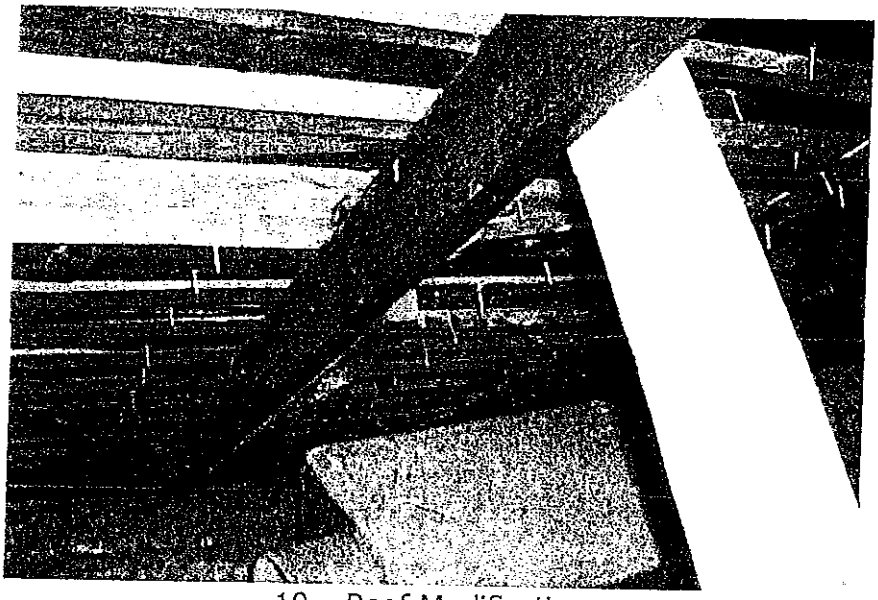
7 – Side Elevation @ 108 N. West Street



8 – Side Elevation @ 108 N. West Street



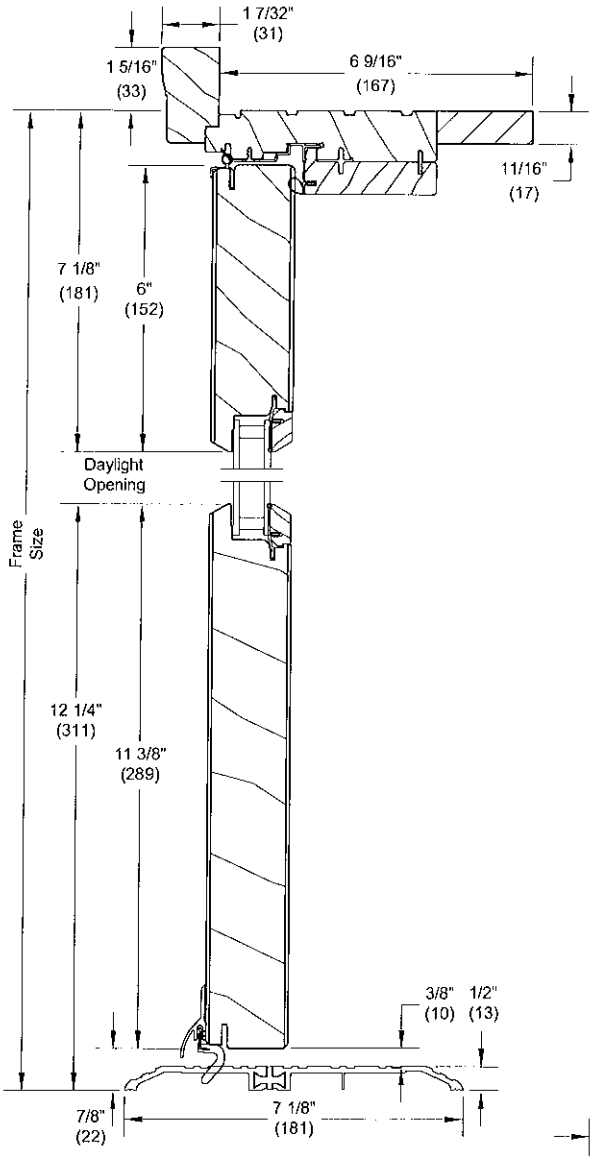
9 – Roof Modification



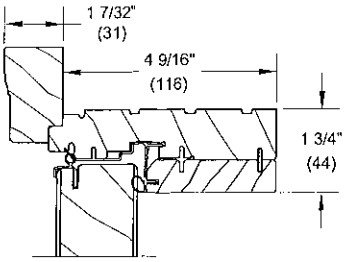
10 – Roof Modification

1 3/4" Commercial Section Details: Operating

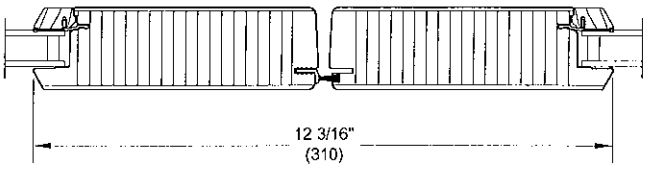
Scale: 3" = 1' 0"



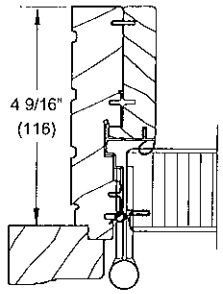
Head Jamb and Sill



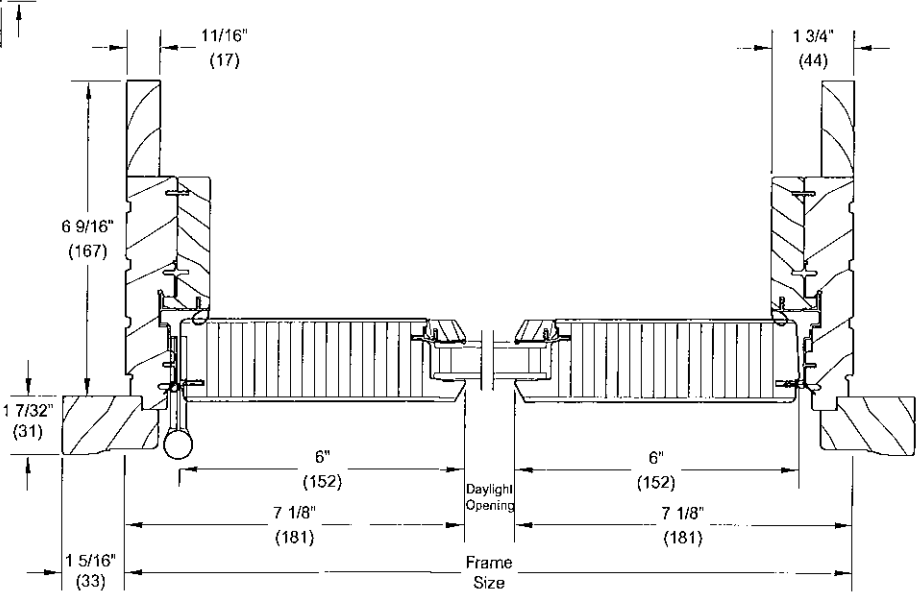
4 9/16" Head Jamb



XX - Meeting Stiles



4 9/16" Jamb

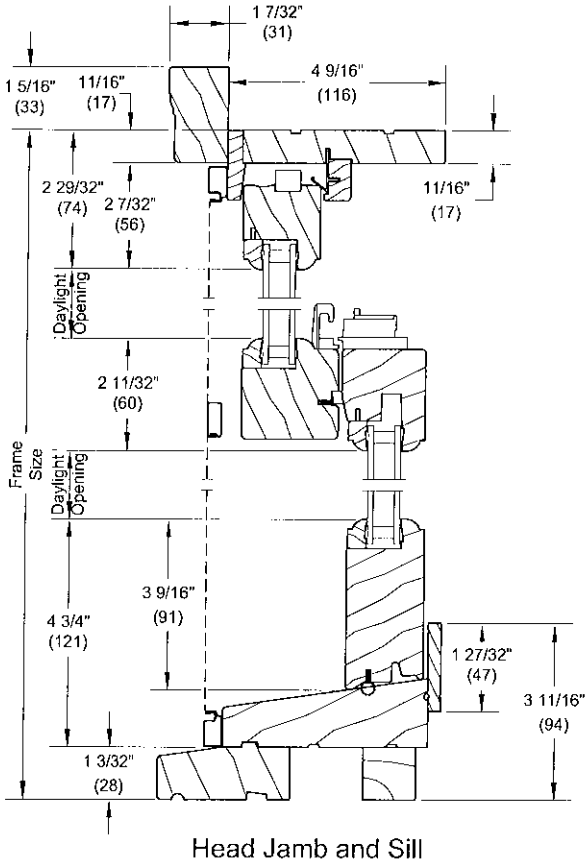


X - LHR - Jamb

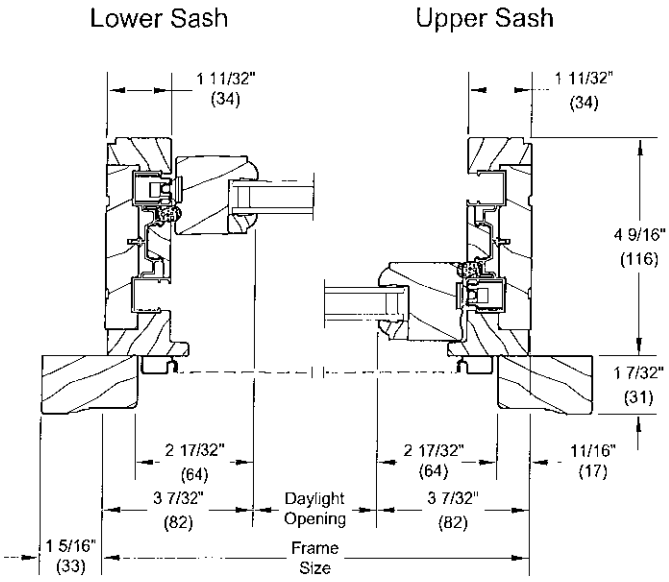
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Scale: 3" = 1' 0"

Double Hung

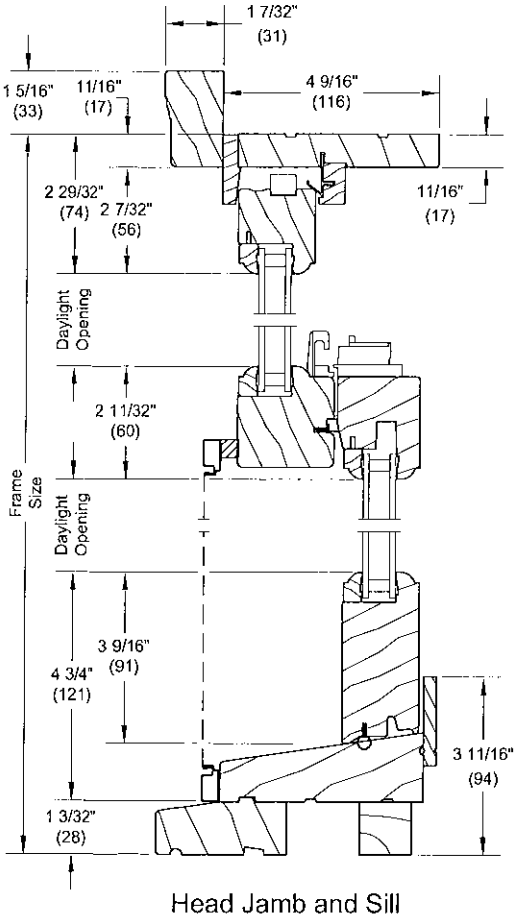


Head Jamb and Sill

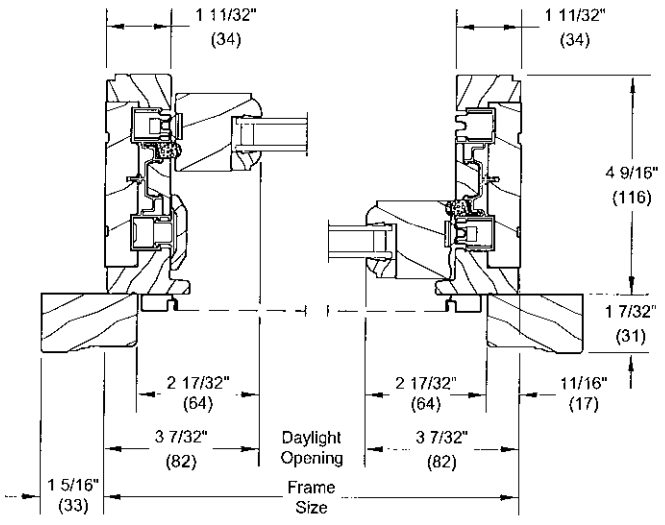


Jambs

Single Hung



Head Jamb and Sill

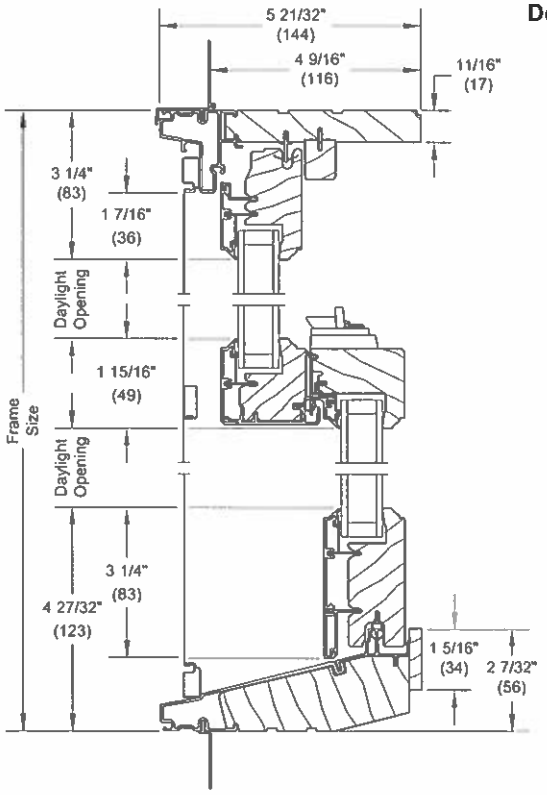


Jambs

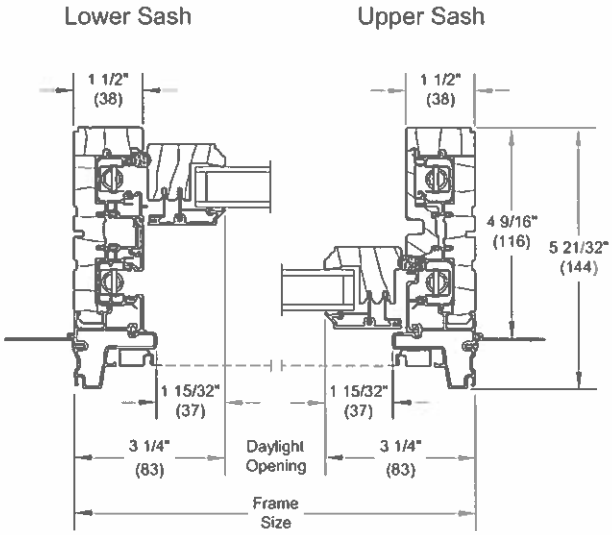
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

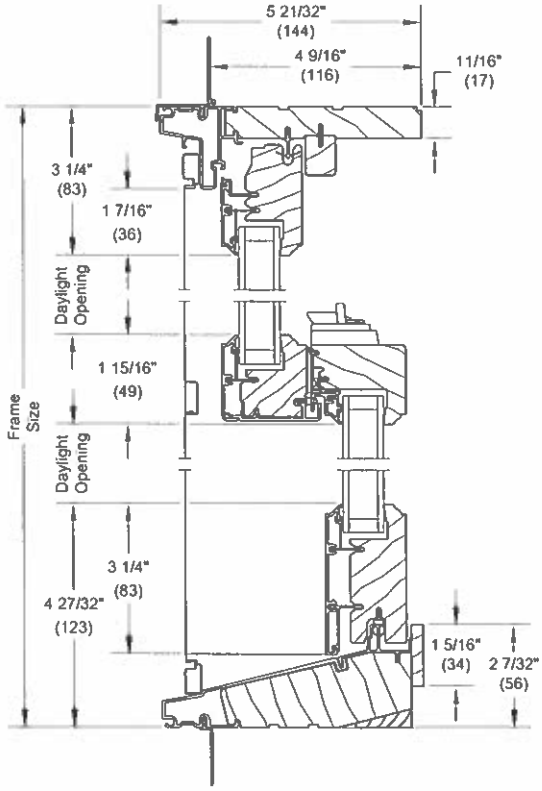


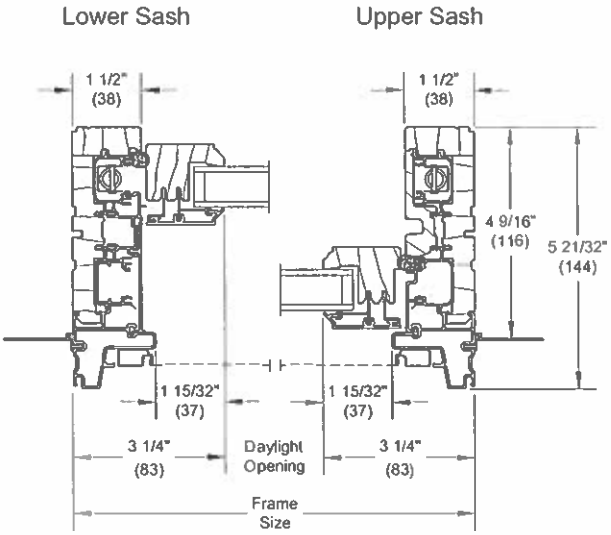
Head Jamb and Sill



Jambs

Single Hung





Jambs

T-23

Harrison's Florist

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Harrison's Florist
115 North Washington Street
Easton, Maryland 21601

T-23
c1795-1800

The Harrison's Florist building has Flemish bond brick, keystone lintels and carved cornice similiar to both adjacent buildings (T-22 and T-24); it is four bays in width. Two elaborate Federal mantles with shallow carved decoration remain in the formal second floor rooms.

Between Harrison's Florist and its neighbors is a walkway covered with a brick barrel vault which carries the weight of the chimneys above. An efficient means of providing access to the rear of the building, this device is also in the row of Federal period buildings at Six to Ten North Washington Street (T-35, T-36, T-403).

MARYLAND HISTORICAL TRUST T-23

2100234211

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Harrison's Florist

2 LOCATION

STREET & NUMBER

113-115 North Washington Street

CITY, TOWN

Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	X COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	X YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER

4 OWNER OF PROPERTY

NAME

Carroll P. and Karen Harrison Telephone #: 301-822-1128

STREET & NUMBER

113-115 North Washington Street

CITY, TOWN

Easton ___ VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 484

Folio #: 573

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 28, 1967 ___FEDERAL X STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

T-23

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This structure, probably built as a dwelling house and store, stands on the west side of North Washington Street; it is one of row of Federal structures which remain in Easton's commercial district.

This is a four bay brick building, two-and-a-half stories in height. It is covered with a gable roof with two dormers in each roof slope. Two double chimneys at the south gable end have corbelled caps and are connected by a brick curtain. Brick roof curtains rise above the gable-end bearing walls and visually separate this building from its neighbors.

The Flemish bond brick of the front facade was laid with great skill; the narrow mortar joints are tooled into a bead. The bricks themselves are deep red in color and perfectly formed.

Windows are evenly spaced on the second floor. The openings are topped with stone double keystone arches, tooled in an elegant pattern of flutings and reedings. Frames trimmed with a bead and quarter-round back bond, hold six over six sashes.

Decorated gable dormers similiar to those at 119 North Washington, (T-24), the Perrin-Smith House show typical Federal detailing, especially in the fluted pilasters topped with a sunburst and the round-headed upper sashes. There is a cornice and return; beneath the cornice is a line of wood molding carved in an elaborate chain pattern.

The roof cornice, identical to that on the two adjacent structures and other of Easton's Federal buildings, has intricate carved wooden chain motif in the position of the bed moldings. It terminates in carved stone blocks.

On the first floor a twentieth century store front has replaced the original facade. A bracketed cornice surmounts a twenty-four-pane store window. There are entrance doors in the end bays. The first floor store has an attractive tin ceiling.

The second and third floors have not suffered the alterations that have resulted in the removal of Federal details from the ground floor. Two Federal style mantles in the formal second floor rooms: each has a rectangular opening flanked by reeded pilasters and a frieze decorated with shallow carving in a star and chain motif. Doors frames are trimmed with narrow composite moldings. Three-part chairrails are used in major rooms.

On the third floor no mantles remain, but other detailing:chairrails, doors, and trim exist. The deep barrel vaults of the dormers fronting on Washington Street are used in several Federal buildings of the town. Wide random width yellow pine floors are used throughout.

To the rear of the front portion of the house is a two story brick ell. Now used as an apartment upstairs and workrooms on the first floor, this ell appears to be contemporary with the main portion of the house. On the second floor, there is a simple Federal type mantle and contemporary woodwork.

The building is well-maintained. Despite modern alterations, it's late eighteenth century character remains.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION	
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE	
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE	
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
X 1700-1799 or	_ART	_ENGINEERING	_MUSIC	_THEATER	
X 1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
_1900-	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
		_INVENTION			

SPECIFIC DATES c 1795 BUILDER/ARCHITECT Joseph Haskins

STATEMENT OF SIGNIFICANCE

This building, significant for its architecture, is one of the earliest remaining buildings in the town of Easton. The legislation permanently locating Maryland's "Little Capitol" in Easton was passed in 1789. The town was surveyed in 1786 and by the 1790's, fine brick buildings began to appear along Washington Street. Dwelling houses and stores were needed for the merchants, lawyers, and tradespeople. This stmucture is one of these. The elegant detail speaks of the prosperity of its owner and the skill of its craftsmen.

L F573 This property, on the ground floor, is operated as Harrison's Flowers and is presently owned by Carroll P. Harrison and his wife Karen, who bought it from Edward B. Watkins in 1974. The Watkins had taken title
L234/F15 to it in 1935, when they paid John and Mary Cosden $6000.00 for the three story brick house and store. John Cosden had set up a partnership with Robert Shaw as "Shore Sales Company". This company had bought the store
L193/F225 property in 1922 from the Shannahan and Wrightson Hardware Co., but dissolved their partnership and the property remained solely in the
L199/F94 possession of Cosden. Willard Townsend had bought the store and dwelling
L177/F419 in 1913. His attempt to run the Townsend Automobile Co. failed and the hardware company picked it up. Townsend had paid $10,000.00 to William and Walter Elliott in 1913 who had bought it in 1902 from Alvin Miller and
L113/F259 his wife Susan. In 1890, Alvin Miller, already occupying the store, bought the property from Edgar Hulse who had previously paid $3500.00
L95/F393 for it, in 1883, to Joseph Rasin and his wife Sarah. Joseph Rasin bought out the heirs of Peregrine Groome in 1871.

L60/F245 Peregrine Groome, a son of Samuel who built the "Easton Hotel" or
L62/F185 the old Brick Hotel, bought this for his home in 1847 and 1849 from the
L46/F345 heirs of William Clark. Mr. Clark and his family had lived here since 1826, when he acquired the property from Nicholas Hammond and Joseph Haskins. This deed states that Haskins had leased the property from Owen Kennard and James Earle Jr. in 1798. The store and dwelling dates from this time.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-23

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE	COUNTY
None	
STATE	COUNTY
	/

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION: Historic Easton, Incorported

DATE: November 4, 1976

STREET & NUMBER: Box 1171

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

CITY OR TOWN: Easton

STATE: Maryland 21601

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

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

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

PS-1108

1. STATE Maryland
COUNTY Talbot T-23
TOWN Easton VICINITY
STREET NO. 113-115 Washington St.

ORIGINAL OWNER ---
ORIGINAL USE Rowhouse
PRESENT OWNER ---
PRESENT USE Store
WALL CONSTRUCTION Flemish Bond Brick
NO. OF STORIES 2 1/2

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME ------ T-23
DATE OR PERIOD c. 1810
STYLE Federal
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO

Like its neighbors, this structure was once an attractive home, now it is a commercial building. The storefront along the ground floor however is much more harmonious than are the others. It has an attractive awning and an old look. The building is four bays wide and the second storey windows are 6/6 sashes with sills, molded frames, and flat white arches with double keystones. The two 9/6 round-arched dormers on the roof are framed by pilasters with Adam-type sunburst designs. Their pediments are framed with molding and with a carved chain design which is repeated in the cornice along the front roof line. The building shares its chimne ys with the adjoining row houses.

As part of a row of fine Federal homes this one is in rather good condition. Although it appears to need some repairs, it has not sacrificed its character to the twentieth century.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior Very Good

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

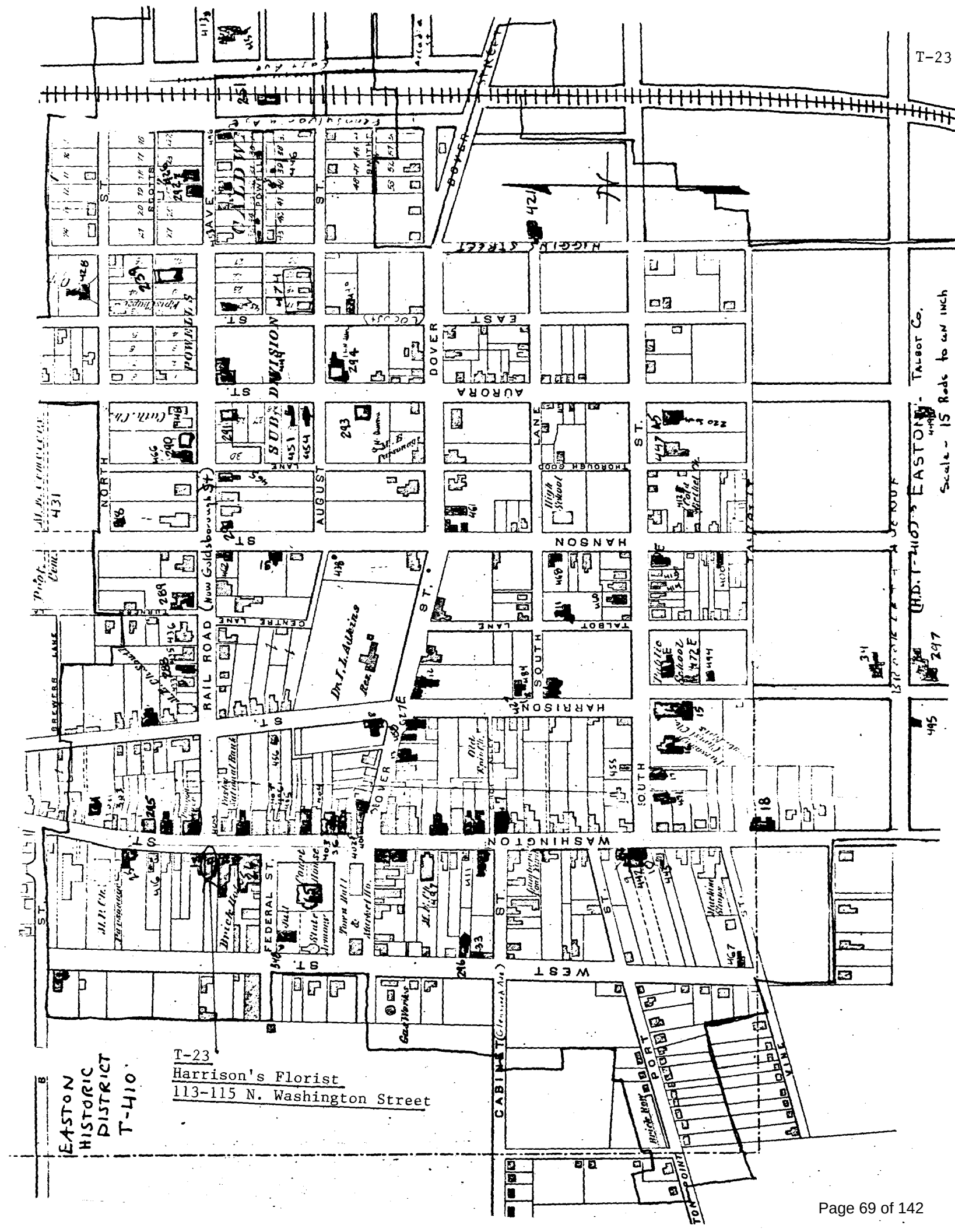
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

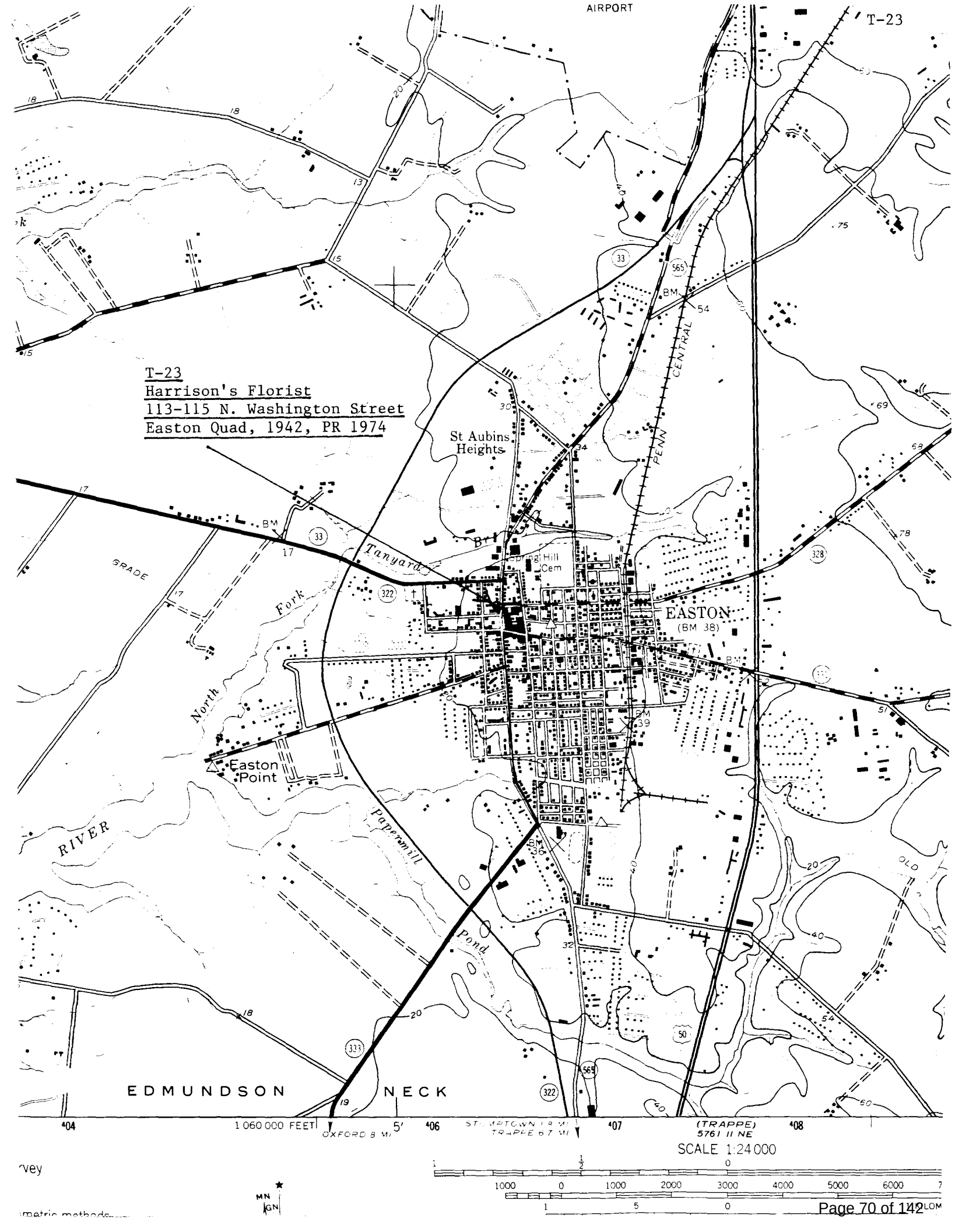
9. NAME, ADDRESS AND TITLE OF RECORDER

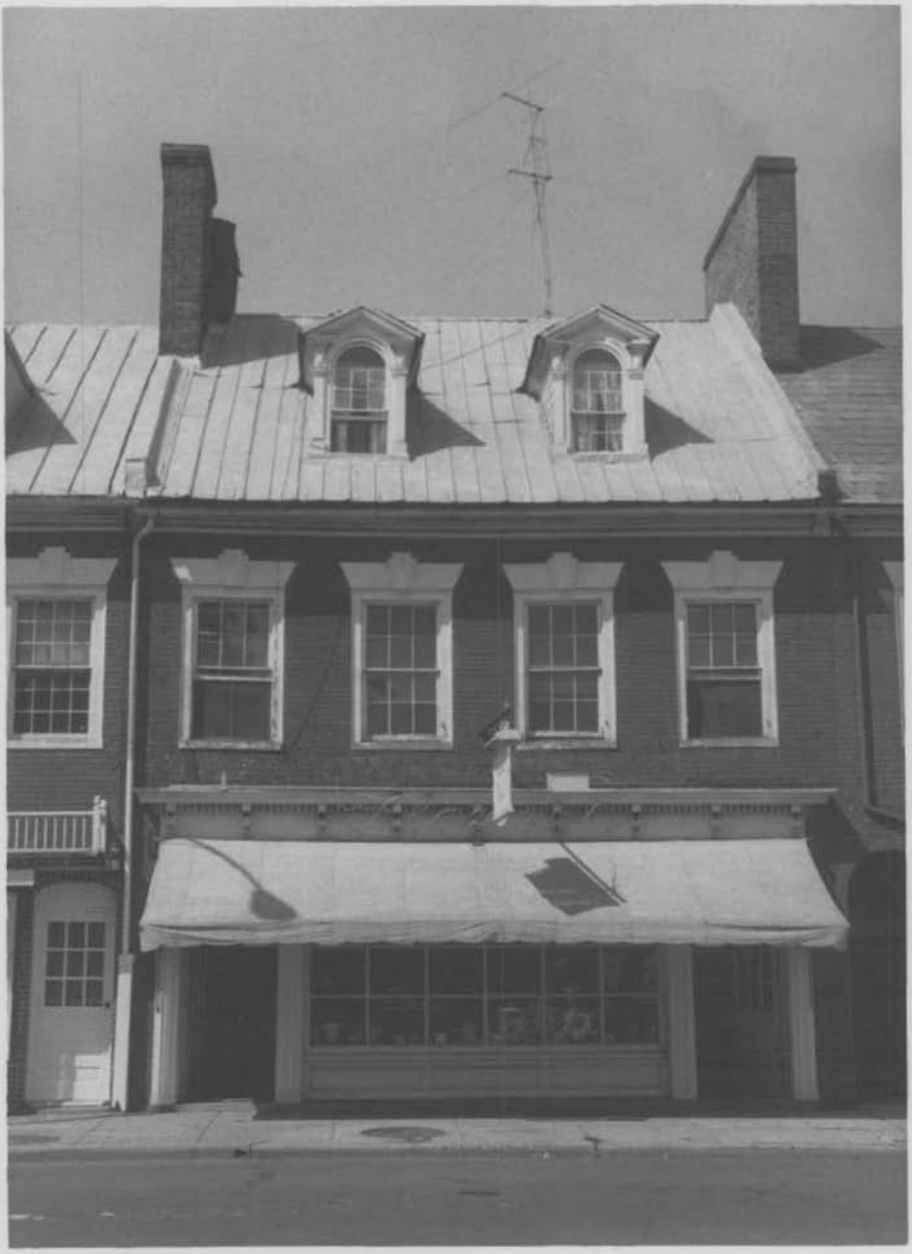
Paul Alan Brinkman

DATE OF RECORD August 28 1967

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE


EASTON
HISTORIC
DISTRICT
T-410
T-23
Harrison's Florist
113-115 N. Washington Street
EASTON
(HD. T-410)
Talbot Co.
Scale - 15 Rods to an inch
DOVER
AURORA
AUGUST
HANSON
HARRISON
WASHINGTON
FEDERAL ST.
POWELL ST.
NORTH
SOUTH
WEST
RAIL ROAD
CABINET
PORT
VINE
Dr. T. L. Alkins
High School
Public School
Court House
Town Hall
Market Ho.
Brick Church
Old Presbyt.
Methodist
Episcopal
Colored Methodist
Episcopal
Gas Works
Pilots Cem.
Arcade
Cath. Ch.
Tom Point


T-23
T-23
Harrison's Florist
113-115 N. Washington Street
Easton Quad, 1942, PR 1974
AIRPORT
St Aubins Heights
PENN CENTRAL
Tanyard Br
Spring Hill Cem
EASTON
(BM 38)
North Fork
Easton Point
RIVER
Papermill Pond
EDMUNDSON NECK
GRADE
OLD
1 060 000 FEET
OXFORD 8 MI
TRAPPE 6.7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000
1 5 0
MN
GN



T-23



Harrison's Florist
113-115 North Washington street, Easton
East Facade



.13 X 1.86

T-23

115 NORTH WASH-
INGTON STR.

EASTON, MD.
East Facade
July 1976

M. L. FRITZ

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

T-23

Samantha Smith <ssmith@eastonmd.gov>

Adding 407 Goldsborough to the Jan 22 HDC meeting.

2 messages

Kelly Pezor <kgpezor@gmail.com> Mon, Jan 8, 2024 at 11:48 AM
To: Samantha Smith <ssmith@eastonmd.gov>

Hi Samantha,

I would like to ask for an addendum to my current application for 407 Goldsborough St to be heard at the Jan. 22nd HDC meeting.

1) The windows will change from Marvin Ultimate Signature windows to Anderson E Series windows. Both window specifications are aluminum clad.

2) The vented gas fireplace chimney box will be covered in Hardie amooth shingle siding and Azek corners instead of a brick veneer as originally planned.

3) The horizontal siding will change from Boral German lap to Hardie smooth lap siding on the first floor. The Hardie smooth shingle siding will remain on the second floor.

4) The original application showed a small cupola on the ridge of the screen porch roof. After further research in the Maryland Room, I have found supporting evidence for a much larger cupola or belvedere that sat on the main roof of the carriage house. I, therefore, request to remove the small cupola and instead install a large cupola on the main roof ridge matching the style described in the MHT T-292 description of the carriage house.

Thank you,
Kelly Pezor

Samantha Smith <ssmith@eastonmd.gov> Mon, Jan 8, 2024 at 11:52 AM
To: Kelly Pezor <kgpezor@gmail.com>

No problem! See you later tonight.

Sam

Samantha N. Smith
Administrative Specialist
Planning & Zoning Department
Town of Easton, MD
410-822-1943

[Quoted text hidden]

NHT T-292

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	XORIGINAL SITE
XGOOD	_RUINS	XALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This little dwelling and its carriage house stand on the north side of Goldsborough Street near the railroad tracks. This is one of an interesting group of modest dwellings constructed on the four hundred block of this street in the second half of the nineteenth century. The most distinctive feature of these companion buildings are their mansard roofs.

The house is three by three bays with a wide front porch. One and one-half stories in height it is raised on a high brick basement.

The roof is covered with asbestos shingles. Very shallow round arch dormers are used between bays. Its two over two sashes are framed with flat frames. Eaves are edged with wide molded facia and supported by scroll-type brackets used in pairs.

First floor windows have two over two sashes held in frames trimmed with back bond moldings. The main entrance has an overlight and sidelights. The door has four panels, the upper being round-headed; panels are edged with deep bolection moldings.

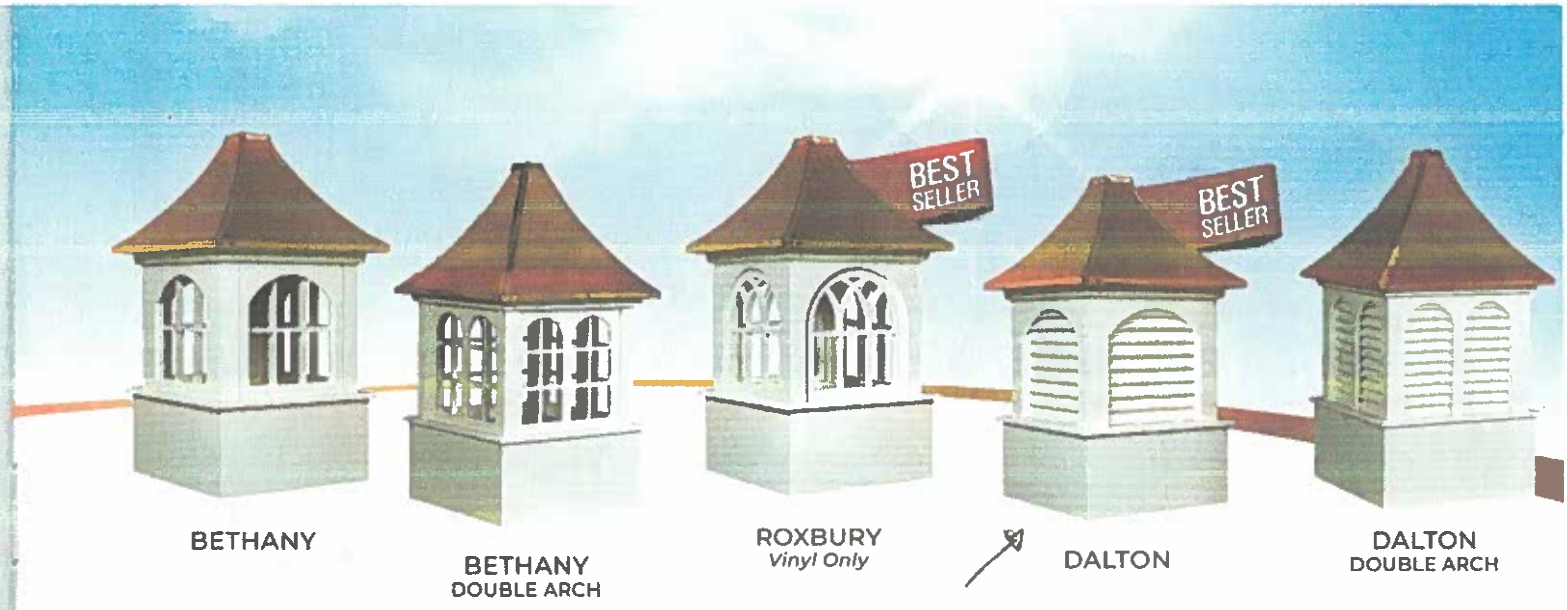
The porch has a shallow central false gable and round columns. The western portion of the porch has been enclosed. The double flight of front brick steps, an addition, is out of scale with the small dwelling. Dormers and window openings on the sides of the house are similiarly detailed. There is a two story wing at the rear.

Original siding has been covered with grey asbestos shingles. The building is now used as apartments.

The carriage house has a mansard roof covered with decorative wooden shingles. It is a one and one-half story building with unoccupied living quarters on the upper floor. Shallow dormers, two in each facade, have shallow 'A' roofs and segmental arch windows with two over two sashes.

The roof eaves are treated with wide molded facia and paired scroll-type brackets. A cupula sets astride the roof. It has louvers in round arch openings on the sides. Three wide carriage doors provide access on the west facade. The structure is covered with German ship-lap siding.

CONTINUE ON SEPARATE SHEET IF NECESSARY



Estate SERIES (200)

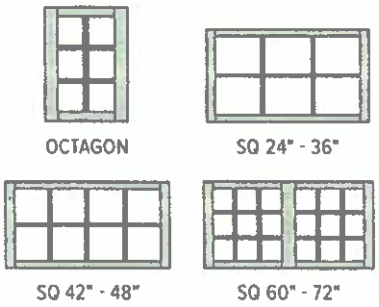
MAINTENANCE FREE

Estate Series Cupolas make a great addition to any structure on your property. Constructed of maintenance free Vinyl/PVC or specially selected Western Red Cedar capped with a copper roof, this cupola has the perfect blend of value and quality.

SPECS & OPTIONS

- STANDARD WEATHERVANE MOUNT
- ACCOMMODATES 10/12 ROOF PITCH
- EXTENDED BASES FOR STEEPER PITCH ROOF
- VC — AVAILABLE IN VINYL & CEDAR
- AVAILABLE WITH LOUVERS OR WINDOWS

WINDOW CONFIGURATIONS



CUPOLA SIZES

CUPOLA BASE SIZE	HEIGHTS			
	Dalton/ Bethany	Kingston/ Salisbury	Pinnacle/ Villa	Roxbury
24"	48"	47"	47"	50"
30"	60"	59"	57"	62"
36"	69"	68"	67"	72"
42"	80"	79"	77"	84"
48"	91"	90"	88"	96"
60"	113"	109"	107"	118"
72"	133"	129"	126"	140"

CUSTOMIZE YOUR CUPOLA



HINGED WINDOW



COLORED LOUVERS/METAL ROOF

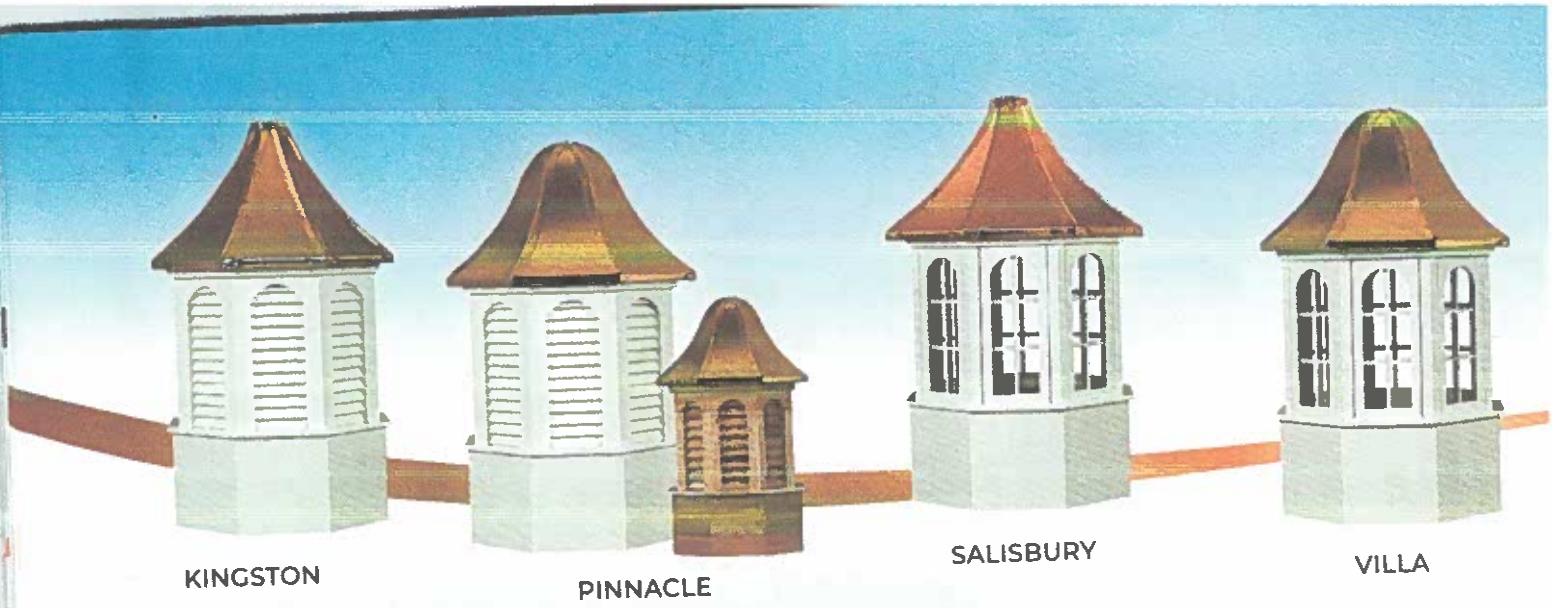


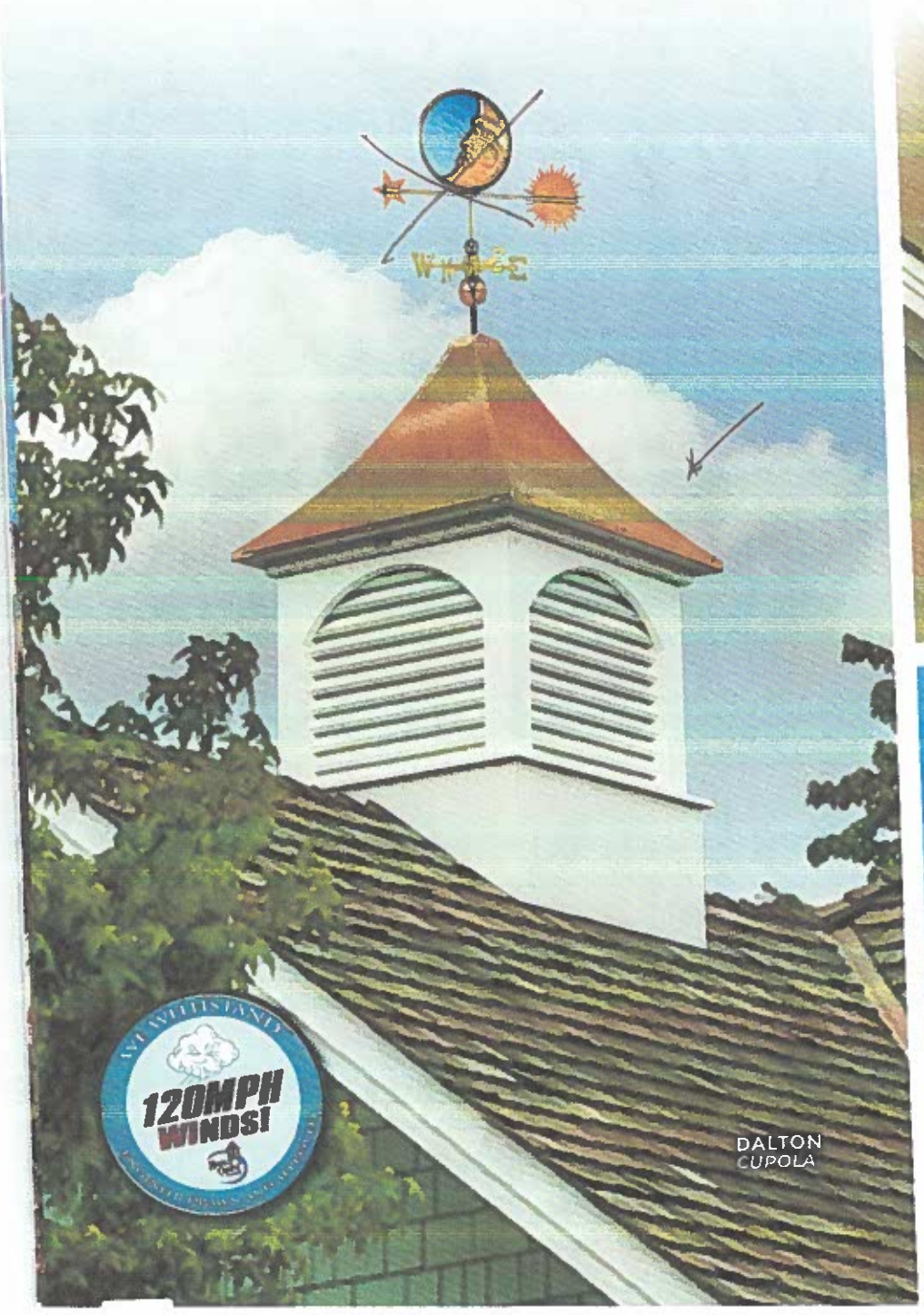
BOARD & BATTEN BASE

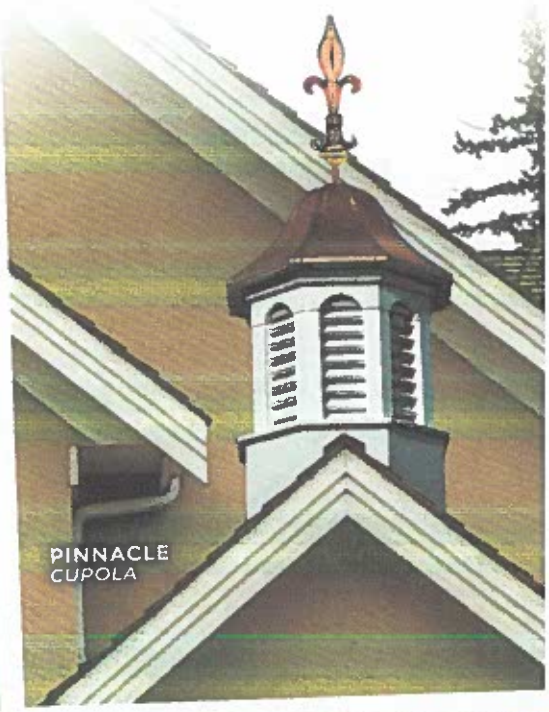


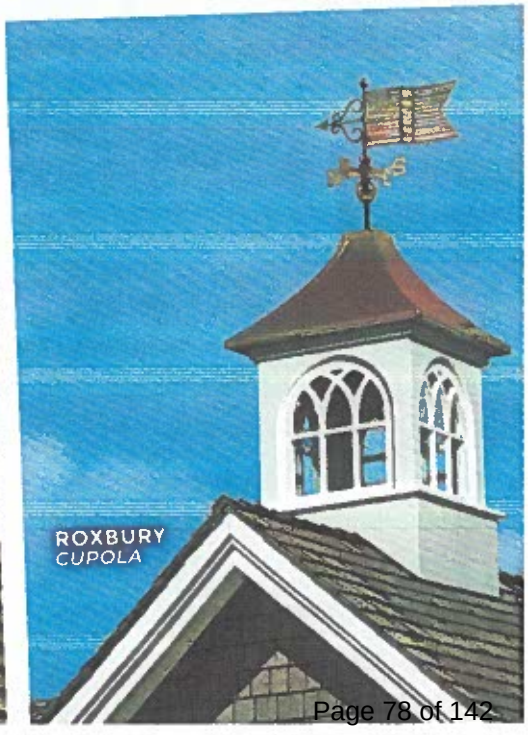
LANTERN MOUNT

For all additional options, see page 18.


KINGSTON
PINNACLE
SALISBURY
VILLA


120MPH WINDS!
DALTON CUPOLA


PINNACLE CUPOLA

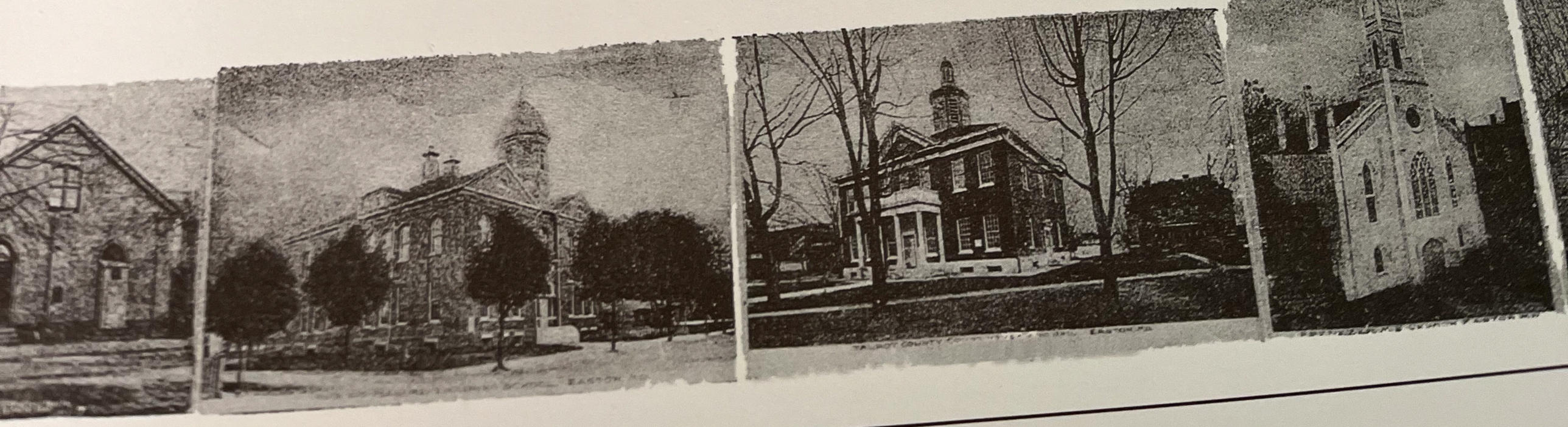

ROXBURY CUPOLA

EASTON

MARYLAND

1908

Drawn and Published by T. M. FOWLER. Morrisville. Pa.




ST



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

Historic District Commission Staff Report

Meeting Date: 1/22/2024

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

Property Address: 203 Brookletts Avenue

Application Number: 2024-1106

Request: HVAC

Executive Summary:

The applicant is proposing to install two new outdoor HVAC units on the western side of the home. The units will be screened from view by existing plantings and an existing fence. This is a contributing structure to the Historic District.

Staff supports a Commission **approval** of this application. The proposed location of these units is consistent with Guideline 48d as the proposed units will not be visible from the street as they are screened by an existing fence and plantings.

Historic District Guidelines:

Guideline 48. HVAC

a. Retain and maintain existing functional, efficient HVAC systems.

b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.

c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.

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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The proposed location of these units is consistent with Guideline 48d as the proposed units will not be visible from the street as they are screened by an existing fence and plantings.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101022326	203 BROOKLETTS AVE	COAN, JOHN B

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

TRAY ROOF FRONT BLOCK WITH PROJECTING GABLE ROOF SIDE BAY ON LEFT 3 SIDED BAY WINDOW ON RIGHT VERY NICE COLONIAL REVIVAL STYLE PEDIMENTED PORCH. 1/1 WINDOWS ARE PROBABLY REPLACED VINYL SIDING. CONTRIBUTING OUTBUILDING.

received 01/05/2024

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

Application #:	2024-1106
Date Received:	01/05/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/22/2024
Date Property Posted:	01/15/2024

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 203 Brooklets Ave

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

PROPERTY INFORMATION

OWNER NAME Joe & Jeanette Ann Ricci's

TELEPHONE NO. 410-924-4115 EMAIL Cole.emmitt@gmail.com

Applicant or Agent

NAME Emmitt Cole

TELEPHONE NO. 410-714-3235 EMAIL Cole.emmitt@gmail.com

Description of Proposal (include additional sheets, as necessary)

Installing 2 Central air systems.
Outdoor units to be located behind existing privacy fence. Can not be seen from street or by neibors

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.

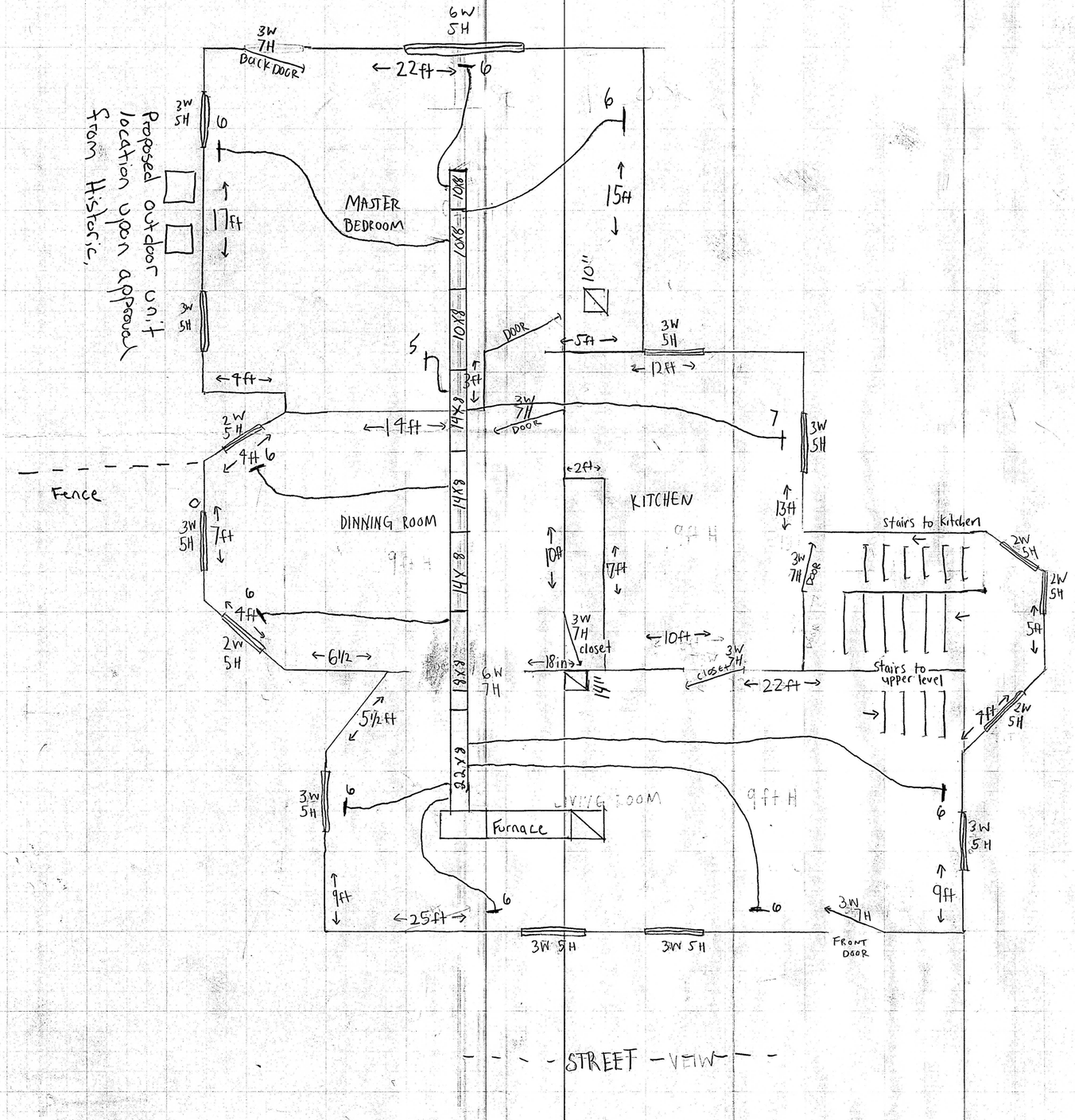
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant 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 Emmitt Cole
Date 1-5-24
Printed Name of Applicant or Agent Emmitt Cole

Revised 4.4.2022

1st Floor


3W 7H BACK DOOR
6W 5H
←22ft→
6
3W 5H
Proposed outdoor unit location upon approval from Historic.
17ft
MASTER BEDROOM
10X8
10X8
10X8
15H
10"
DOOR
←5ft→
3W 5H
←12ft→
5
3ft
←9ft→
2W 5H
←19ft→
3W 5H DOOR
7
3W 5H
4ft 6
Fence
DINNING ROOM
14X8
14X8
8X8
8X8
22X8
←2ft→
KITCHEN
9ft H
13H
stairs to kitchen
3W 7H
2W 5H
2W 5H
5H
10ft
7ft
3W 7H closet
←10ft→
3W 7H closet
←18in→
←22ft→
Stairs to upper level
7H
2W 5H
←6½→
6W 7H
5½ft
3W 5H
6
LIVING ROOM
9ft H
Furnace
6
6
3W 5H
9ft
9ft
←25ft→
3W 7H
FRONT DOOR
3W 5H
3W 5H
STREET VIEW









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

Historic District Commission Staff Report

Meeting Date: 1/22/2023

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

Property Address: 521 August Street

Application Number: 2024-007

Request: New Construction

Executive Summary:

The applicant is proposing to construct a two-story mansion apartment on a vacant lot at the corner of Park Street, August Street, and Powells Alley. The proposed structure has a footprint of approximately 3,330 square feet and a maximum height of 26 feet. Proposed materials include smooth Hard Plank siding, an asphalt shingle roof, and vinyl-clad wood windows.

Staff supports a Commission **approval of the application with conditions**. The first condition relates to Guideline 13c which supports the installation of a landscape buffer between the rear parking area and Park Street to screen vehicles from view. The other two conditions relate to the placement of utilities to limit visibility from Park Street and the submittal of specifications for the proposed doors. The final condition relates to the realization that there will be minor changes to the proposed structure as it continues through the design process to meet building codes and satisfy site plan requirements. In order allow the applicant to continue through the review process without having to return before the HDC for minor revisions that have no material impact on the appearance of the structure, staff requests the inclusion of condition 4 (see Recommended Conditions).

Surrounding Structures:









Historic District Guidelines:

Guideline 94. Style

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

a. Avoid imitating earlier or historic architectural styles.

b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 95. Siting

a. Site new construction on existing vacant lots whenever possible.

b. New buildings should be oriented to face the street.

c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Guideline 96. Orientation, Alignment, and Setback

a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.

b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

c. Additions to free standing buildings should be setback behind the front façade if possible.

d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Guideline 97. Form, Massing, Height, and Scale

a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.

b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.

c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.

d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.

e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.

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

Guideline 103. Materials

a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.

b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.

c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

d. Stucco surfaces are generally most appropriate for rear or side elevations.

e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.

b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.

c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.

b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.

c. Avoid introducing dramatically different details and ornamentation on a new building or addition.

d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

e. Simple and understated elements are preferred for new construction within the historic district.

f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement

a. On streets where storefronts are dominant, recessed entries are preferred.

b. Doors may be centered or aligned to either side of the façade.

Guideline 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.

b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.

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

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 115. Roof Form

The roof shape of a new building should respect that of its neighbors. For example, in a street of buildings where gable end roofs predominate, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be in keeping with the existing character of the street. The roof shape of an addition should complement the shape of the roof of the building to which it is attached.

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

Gutters and downspouts are generally not character-defining features and most buildings within the historic district have gutters that are not visible from the main facades.

a. Where possible, locate gutters so that they are obscured by parapets.

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 121. General Guidelines for Utilities for New Construction

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.

b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

a. Rooftop mechanical systems should be positions so as not to be visible from the street.

b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Recommendation:

Staff supports a Commission **approval** of the application with conditions. The proposed structure compliments the surrounding structures through the inclusion of a front gable roof that is found on many homes in this area. While the structure is wider than the surrounding homes, the front façade is broken up by a change in roof type and siding material. The setbacks of the proposed building match that of other homes on the street creating a unified streetscape. A maximum building height of 26 feet is well within 10% of the surrounding structures. Windows are visible from all elevations and the proposed materials are consistent with the Guidelines for new construction.

Recommended Conditions:

1. A minimum three-foot-wide landscape buffer shall be planted to screen the parking area from view on Park Street. The landscaping shall be a minimum of 42 inches in height.
2. A cut sheet for the proposed doors shall be provided to staff and reviewed by the Chair for conformance with the Guidelines.
3. All utilities shall be located on either the north or west elevation.

4. Minor revisions to the proposed site and structure as determined by staff, may be approved administratively given they are consistent with the Historic District Commission Guidelines.

Example 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.

received 01/03/2024

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

Application #:	НЛНПЛЛТ I 5 нплр
Date Received:	ЛМКЛОКНЛНП
Fee Paid:	ÞНЛЛ◊ЛЛ
HDC Meeting Date:	ЛМКННКНЛНП
Date Property Posted:	ЛМКМРКНЛНП

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: 521 August Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Chesapeake Community Development LLC
TELEPHONE NO.: 410-269-1883 EMAIL: Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME: Virginia Richardson
TELEPHONE NO.: 410-714-2405 EMAIL: Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

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 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent _____
Date 01-03-2024
Printed Name of Applicant or Agent Virginia Richardson

Revised 4.4.2022

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

Proposed Redevelopment Plan (7 Units)

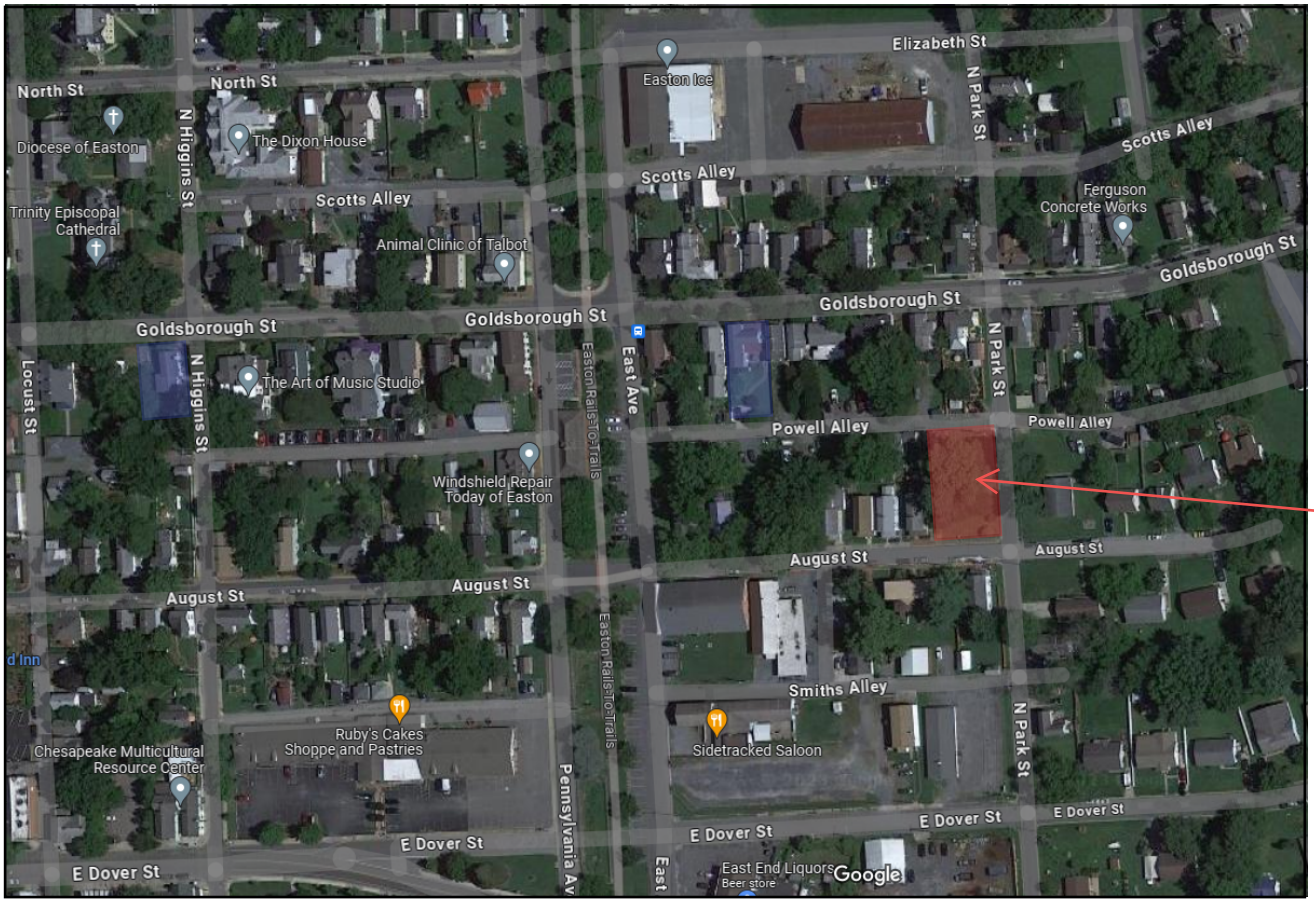
12-28-2023

Project Description:

Chesapeake Neighbors (the “Owner”), the owner of 521 August St, Easton,MD (the “Property”), is seeking approval from the Historic District Commission to combine 2 parcels and develop a new
ment that will consist of 7 units. The site will provide one parking space for every unit in the building.

It is the Owner’s intent to improve the quality of life for the residents by enhancing the quality of the built environment and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan.

NEIGHBORHOOD CONTEXT



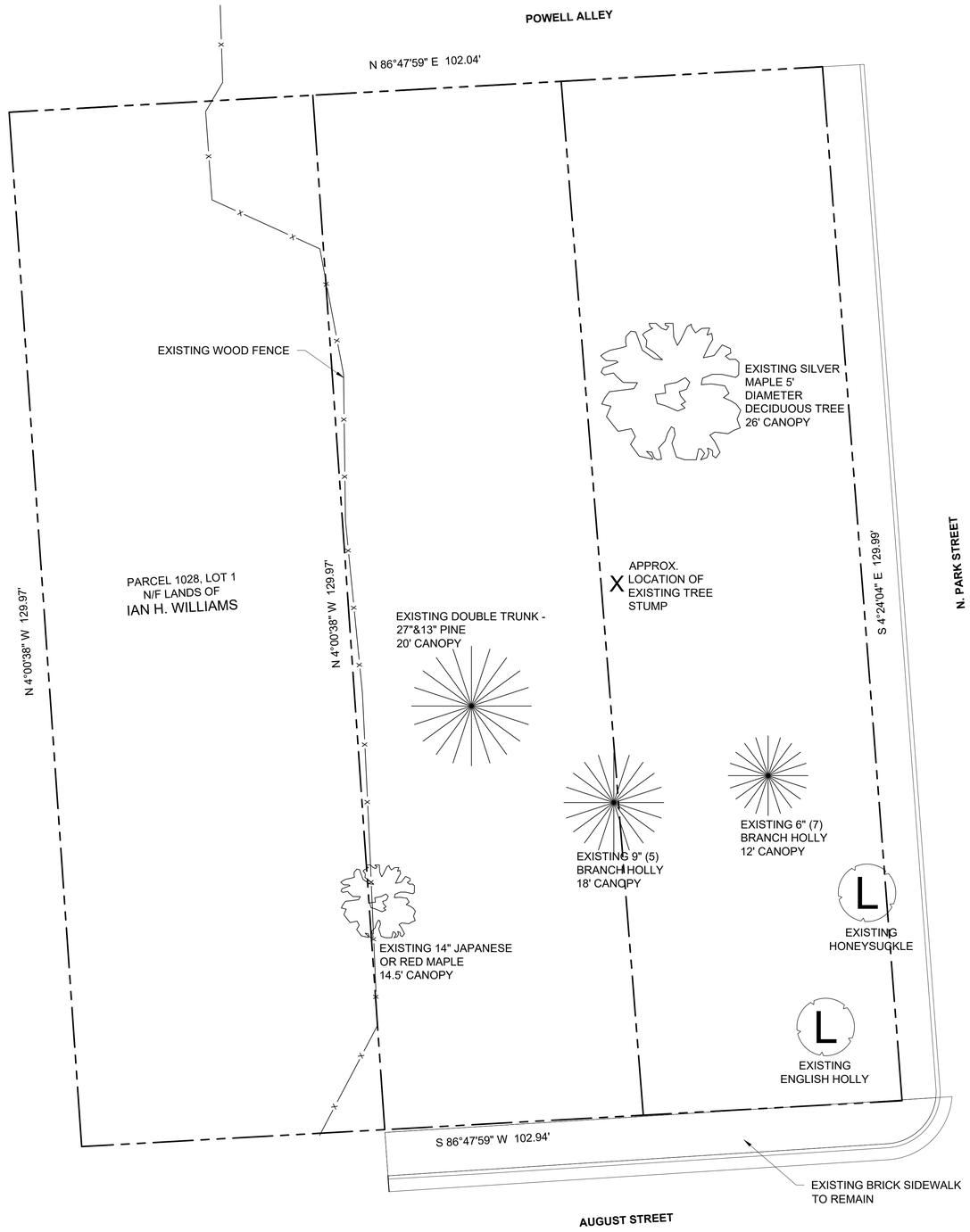
All trees on site to be removed



House between Goldsborough Street and Powell Alley



House at the corner of Higgins Street



1 EXISTING SITE PLAN

SCALE 1/8"=1'

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH inc.
Engineering | Survey | Architecture | Environmental
office: 410.770.9081 | fax: 410.770.3667
email: design@rauchinc.com | web: www.rauchinc.com
Maryland Office: 108 N. Washington St. Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 20221
EXPIRATION DATE: 07/19/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23

SCALE: AS SHOWN

DRAWN BY: MF

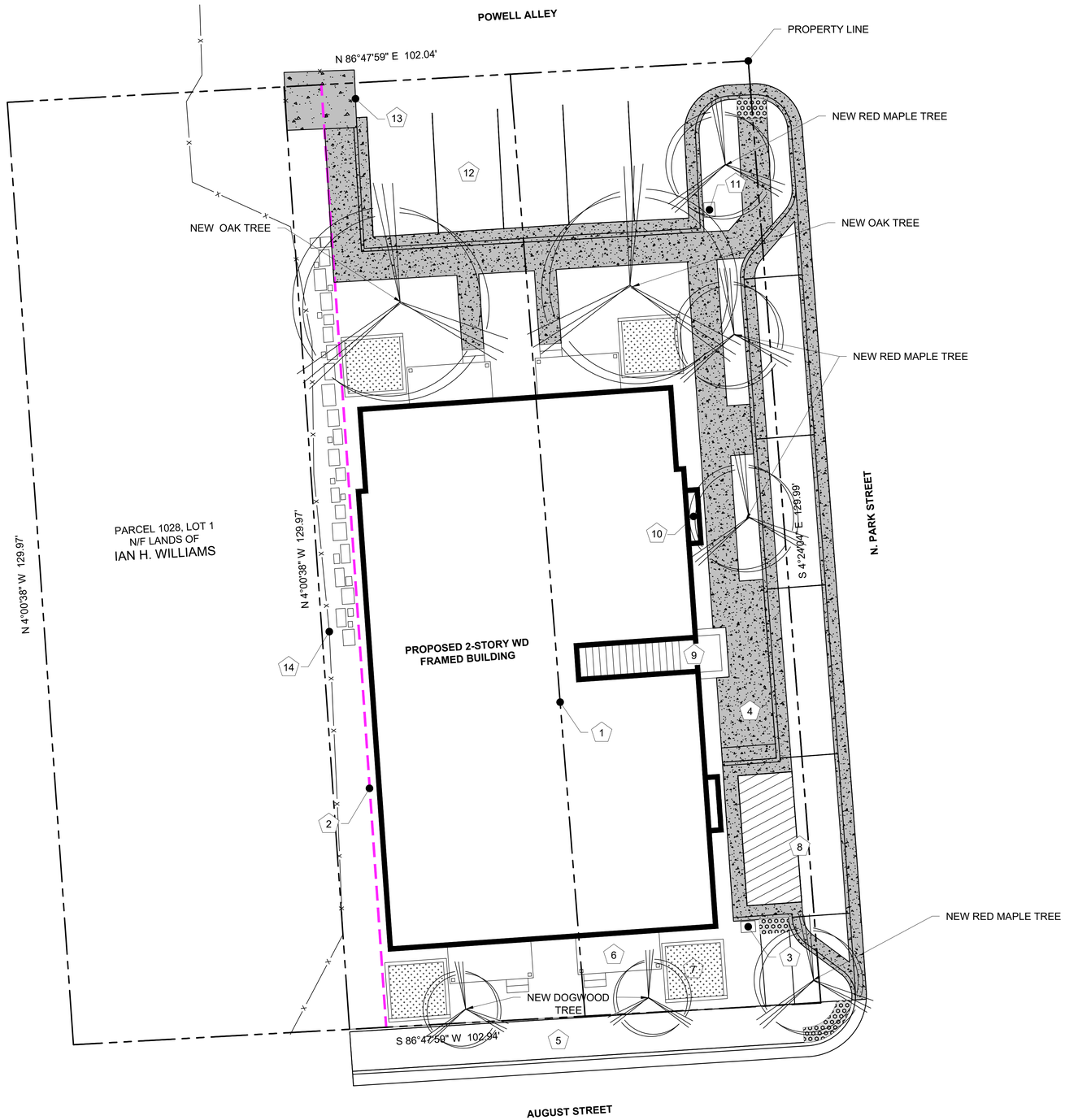
DESIGNED BY: VR

APPROVED BY:

SHEET NO.:

AS-100

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



1 SITE PLAN

SCALE 1/8"=1'

NOTES:

1. EXISTING PROPERTY LINE TO BE ABANDONED
2. 5' UTILITY EASEMENT
3. PROPOSED MAIL BOX
4. NEW CONC. SIDEWALK
5. EXISTING BRICK SIDEWALK TO REMAIN
6. TYP. ENTRY PORCH
7. TYP. SWN PLANTER BOX SIZE TO BE DETERMINED
8. ADA PARKING SPACE
9. ENTRY TO 2ND FLR STAIR
10. TYP. BAY WINDOW
11. EV CHARGING STATION
12. TYP. PARKING SPACES (8 & 1 ADA)
13. FENCE / DUMPSTER PAD
14. EXST. WOOD FENCE

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH inc.
Engineering | Survey | Architecture | Environmental
office: 410.770.9081 | fax: 410.770.3667
email: design@rauchinc.com | web: www.rauchinc.com
Maryland Office: 108 N. Washington St. Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 20721
EXPIRATION DATE: 01/19/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23

SCALE: AS SHOWN

DRAWN BY: MF

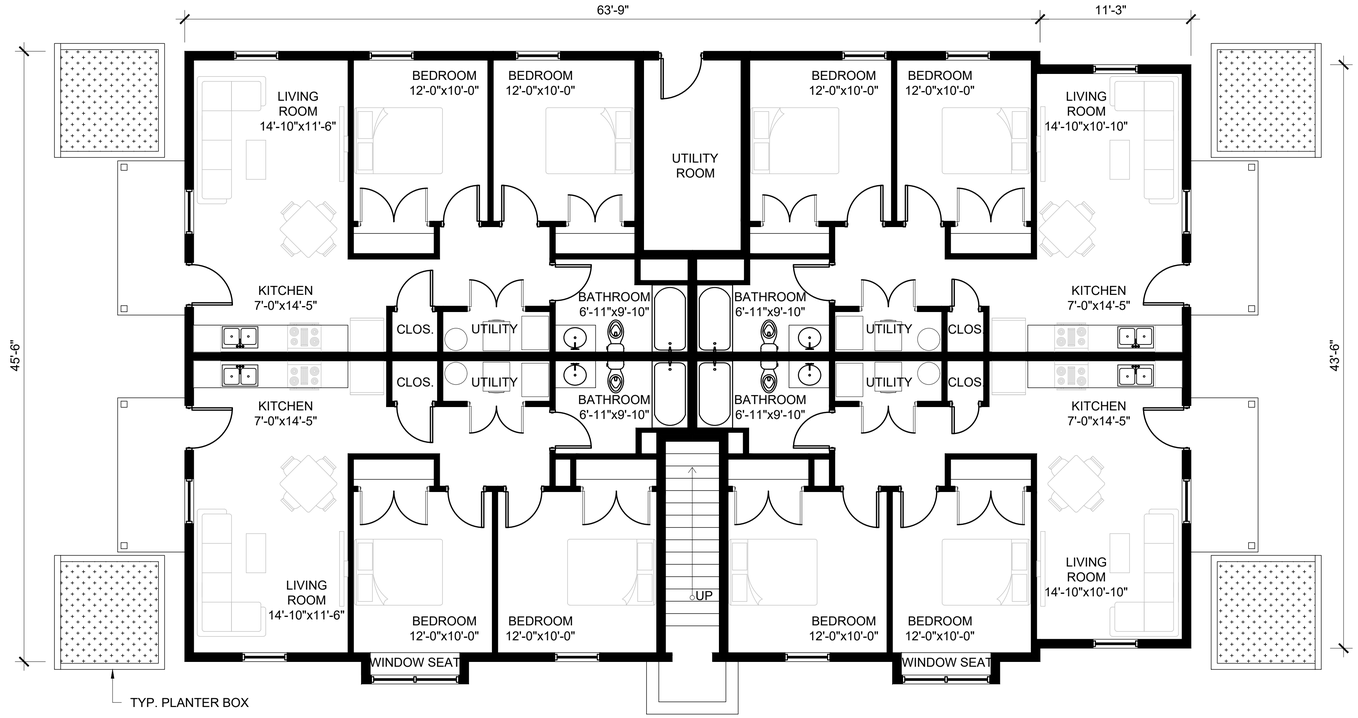
DESIGNED BY: VR

APPROVED BY:

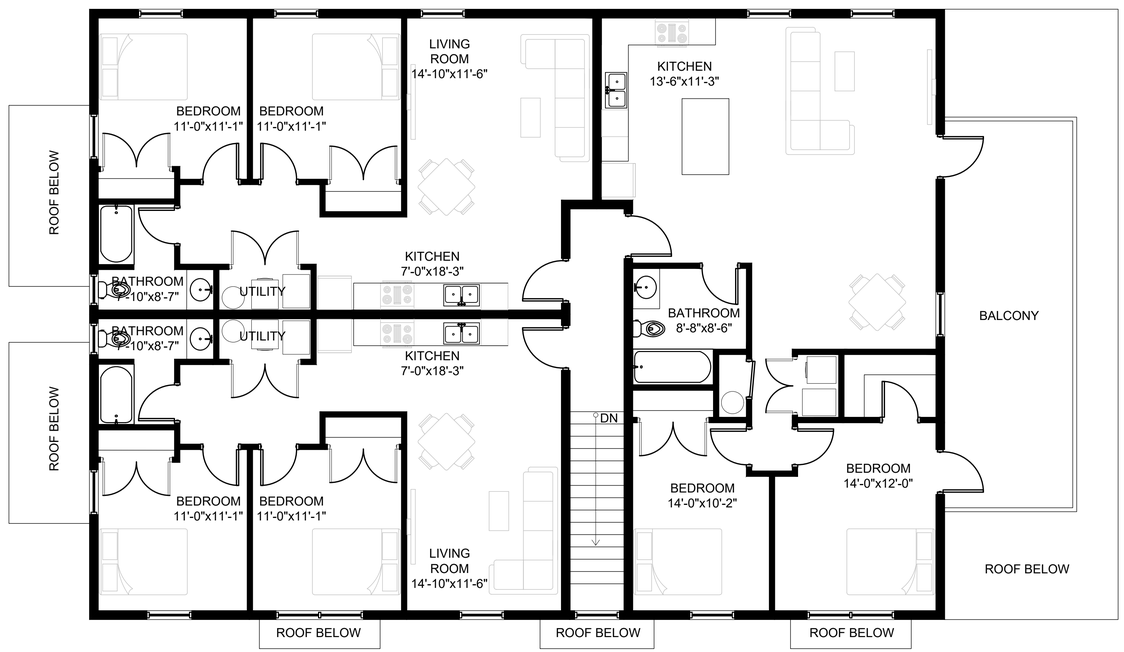
SHEET NO.:

AS-101

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1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

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FLOOR PLANS

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

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LICENSE NUMBER: 20221
EXPIRATION DATE: 07/10/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23

SCALE: AS SHOWN

DRAWN BY: MF

DESIGNED BY: VR

APPROVED BY:

SHEET NO.:
A-101



1 NORTH ELEVATION

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



2 EAST ELEVATION

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

EXTERIOR ELEVATIONS

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

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Maryland Office: 108 N. Harrison St. Easton, MD 21601

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LICENSE NUMBER: 22221
EXPIRATION DATE: 07/19/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23

SCALE: AS SHOWN

DRAWN BY: MF

DESIGNED BY: VR

APPROVED BY:

SHEET NO.:
A-201

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



1 SOUTH ELEVATION

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

2 WEST ELEVATION

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

EXTERIOR ELEVATION

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

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LICENSE NUMBER: 22221
EXPIRATION DATE: 07/18/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23

SCALE: AS SHOWN

DRAWN BY: MF

DESIGNED BY: VR

APPROVED BY:

SHEET NO.:

A-202

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

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Engineering | Survey | Architecture | Environmental

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N. Park St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

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Powell Alley View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

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Material Specification

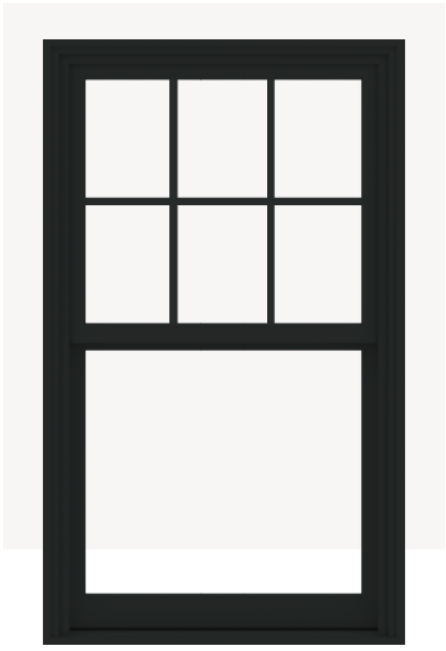
Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Horizontal Lap Siding
Arctic White



Windows: Andersen Series 200 - Black



Gutter/Down Spout: K-Style
Black



Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

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

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- 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: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

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

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak***Fighter*® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

ANDERSEN WINDOWS & DOORS

Windows & Doors | Inspiration | Parts & Support | For Pros | Request a Qu

All Windows & Doors ▸ Windows ▸ Double-Hung & Single-Hung ▸ 200 Series Double-Hung Window

200 SERIES DOUBLE-HUNG WINDOW

LEARN | DESIGN IT | TECH SPECS

CUSTOM SIZES

The best value for a wood product

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

★★★★☆ 4.3 (37) | $ $ $ $ $

Request a quote →



PRODUCT VIEW

INTERIOR | EXTERIOR

MOST POPULAR EXTERIOR OPTIONS

Sandtone White

View all options →

IS IT RIGHT FOR YOU?

Material

Wood protected by vinyl exterior. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

Colors

2 exterior and 2 internal deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free

Sizes

Sizes can be up to 3'4-feet wide and 6-feet high so you can fill almost any space with fresh air and natural light. Check out The Essentials under the Tech Specs tab for sizing document links.

Accessories

Hardware styles with up to 7 finish options and standard grille patterns let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.

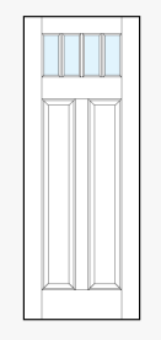
RAUCH inc.
Engineering | Survey | Architecture | Environmental

Date: 1-17-2024

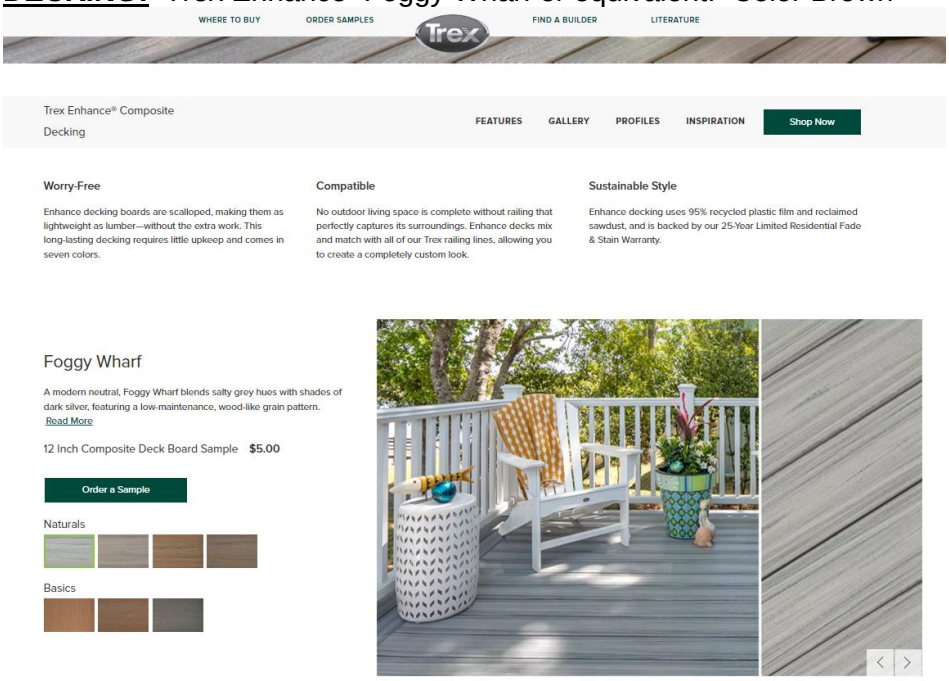
Project: Chesapeake Neighbors
The Laura House
521 August Street
Easton MD

Re: Historic District Commission
Material Specifications Exterior Finishes - Supplemental Information

DOOR: Trustile Panel Lite Series Wood – PL243 or equivalent. Color Black



DECKING: Trex Enhance Foggy Wharf or equivalent. Color Brown



MD office | 106 N. Harrison St – Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com
phone: 410.770.9081 | fax: 410.770.3667



RAILING: Trex or equivalent – Color White



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phone: 410.770.9081 | fax: 410.770.3667

Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

received 01/03/2024

Tree Removal Request

Application Type

Removal of Healthy Trees ☑ Removal of Dead / Dying Trees ☐

Owner

Name	Chesapeake Community Development LLC.		
Mailing Address	999 Corporate Blvd Suite 300, Linthicum, MD 21090		
Telephone No.	410-269-1883	Email	jolinger@chesapeakeneighbors.org

Contractor Information

Name		License No.		Expiration Date	
Mailing Address					
Telephone No.		Email			

Property Location

Address	521 - 523 August Street, Easton, MD 21601						
Tax Map	103	Grid	EA	Parcel	1028	Lot	2/3

Details of Request

Number of trees to be removed	5 Trees 2 Shrubs
Species of tree(s) to be removed	Silver Maple, Japanese or Red Maple, Eastern White Pine, Holly
Number of trees to be replanted	8
Species of tree(s) to be replanted	Red Maple, Oak, Dogwood

Is the property located in a subdivision? Y ☐ N ☑ Name

Is the property located in the Historic District? Y ☑ N ☐

Is/Are the tree(s) located within the Critical Area? Y ☐ N ☑

Is/Are the tree(s) located within a Forest Conservation Area? Y ☐ N ☑

Is/Are the tree(s) located within any right-of-way? Y ☐ N ☑

Is/Are the tree(s) located within a landscape buffer? Y ☐ N ☑

Is/Are the tree(s) a Maryland State Champion Tree? Y ☐ N ☑

Is/Are the tree(s) fronting a public road ("street trees")? Y ☑ N ☐

Specific Requirements

- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☐ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent 

Date 01/03/2024

Printed Name of Applicant or Agent Virginia Richardson

For Office Use Only

Application Date	01/03/2024	Application No.	2024-007	**T 24-01**
HDC Approval Date		Fee Paid	$75.00	
P & Z Approval Date				

Created 02-2019

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

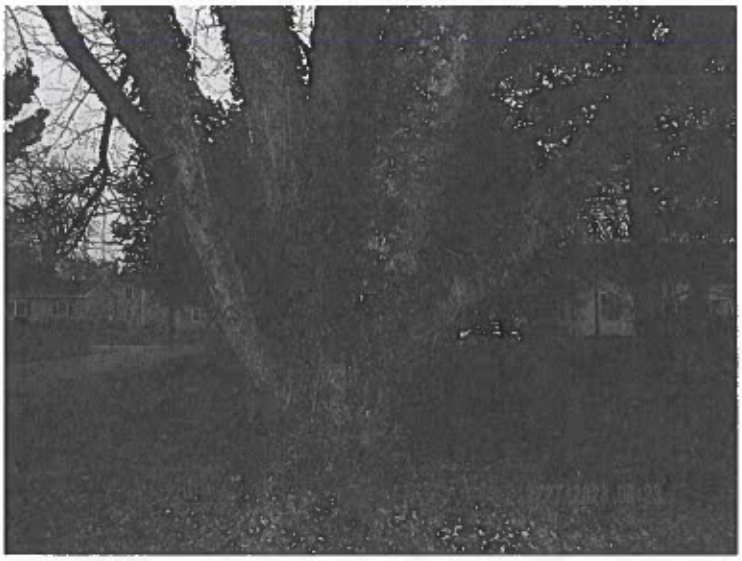
Tree Removal Request

01-03-2024

Narrative:

Chesapeake Neighbors (the "Owner"), the owner of parcel 1028 lots 2 and 3 on 521 August St, Easton,MD (the"Property"), are two undeveloped adjacent lots and are planning to construct a single apartment structure. The owner is seeking approval to dispose of the 5 existing trees and 2 shrubs on the property. There is also an existing tree stump between the Silver Maple and Holly trees that will be removed. The site will provide one parking space for every unit in the building, landscaping around the building and streets. Refer to the site plans below for exact locations and species of the tress.

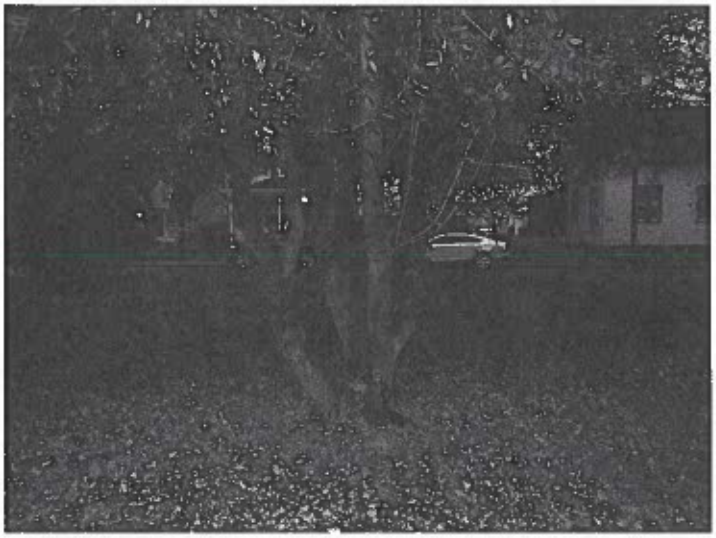
Existing Trees on Property



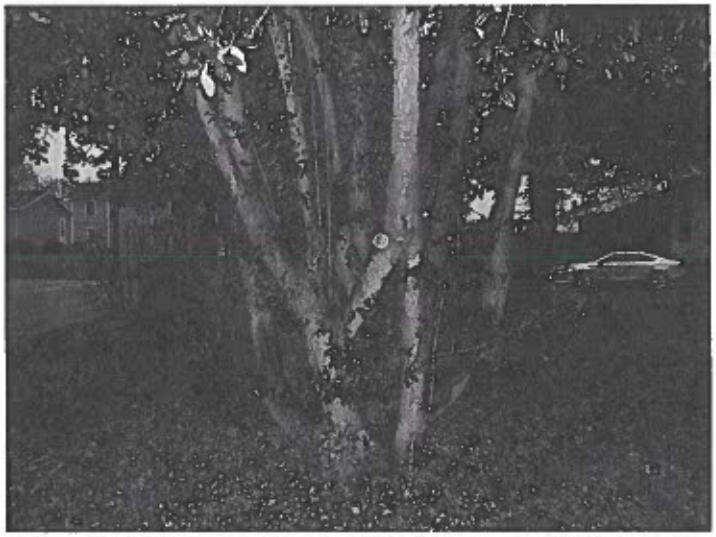
Silver Maple



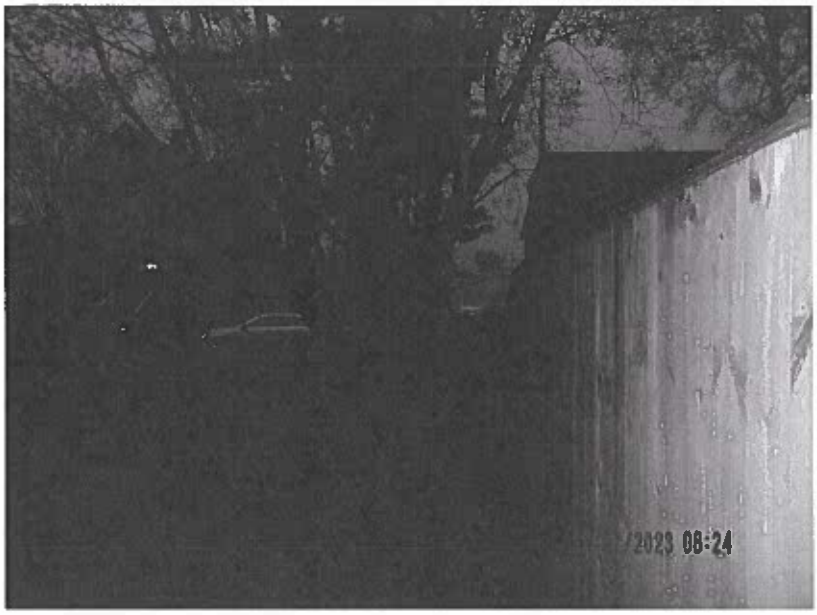
Eastern White Pine



Holly



Holly

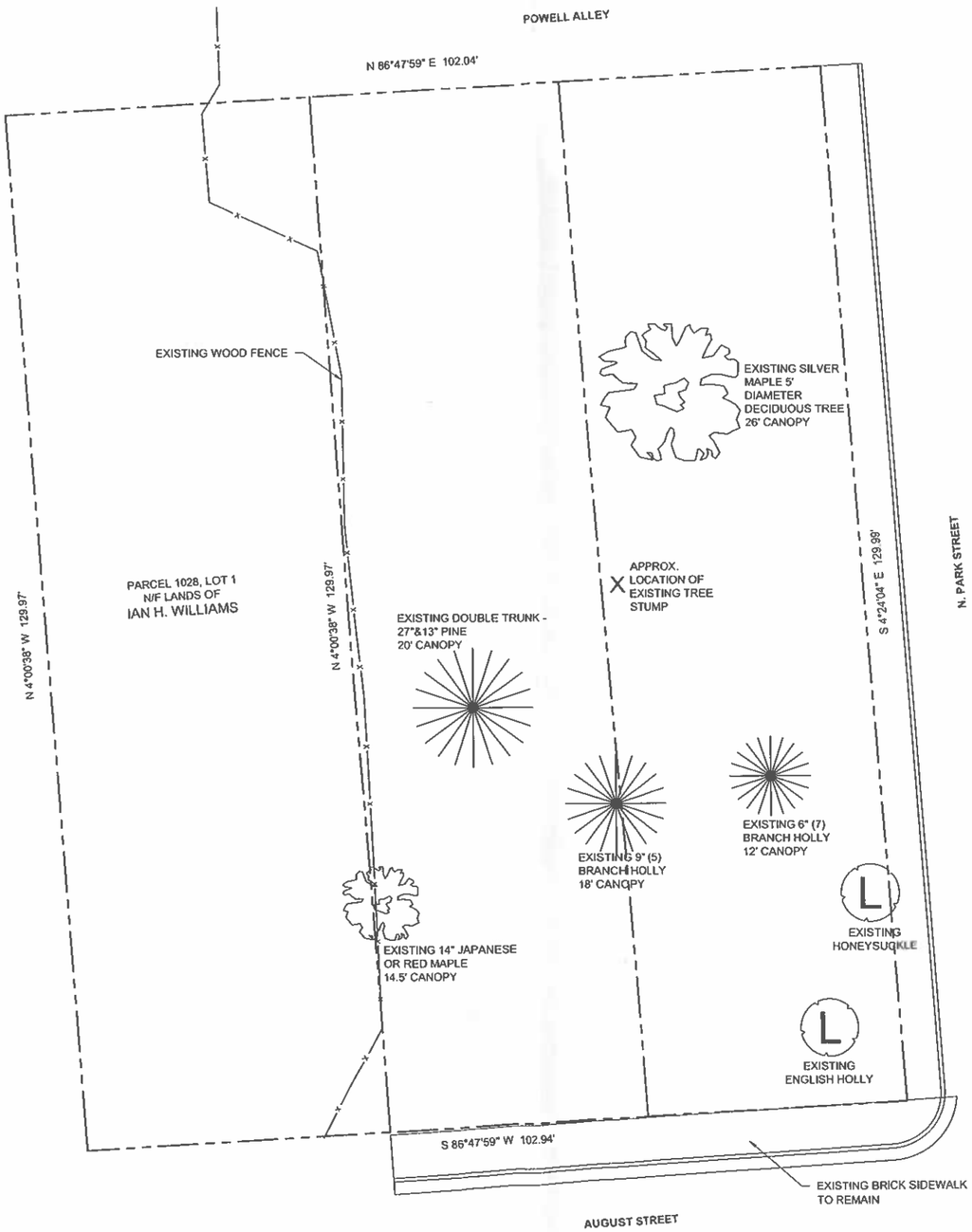


Japanese or Red Maple



English Holly

Honey Suckle



1 EXISTING SITE PLAN

SCALE 1/8"=1'

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON , MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

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Engineering | Survey | Architecture | Environmental
office 410.770.8061 | fax 410.770.3667
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LICENSE NUMBER: 22221
EXPIRATION DATE: 07/07/2024

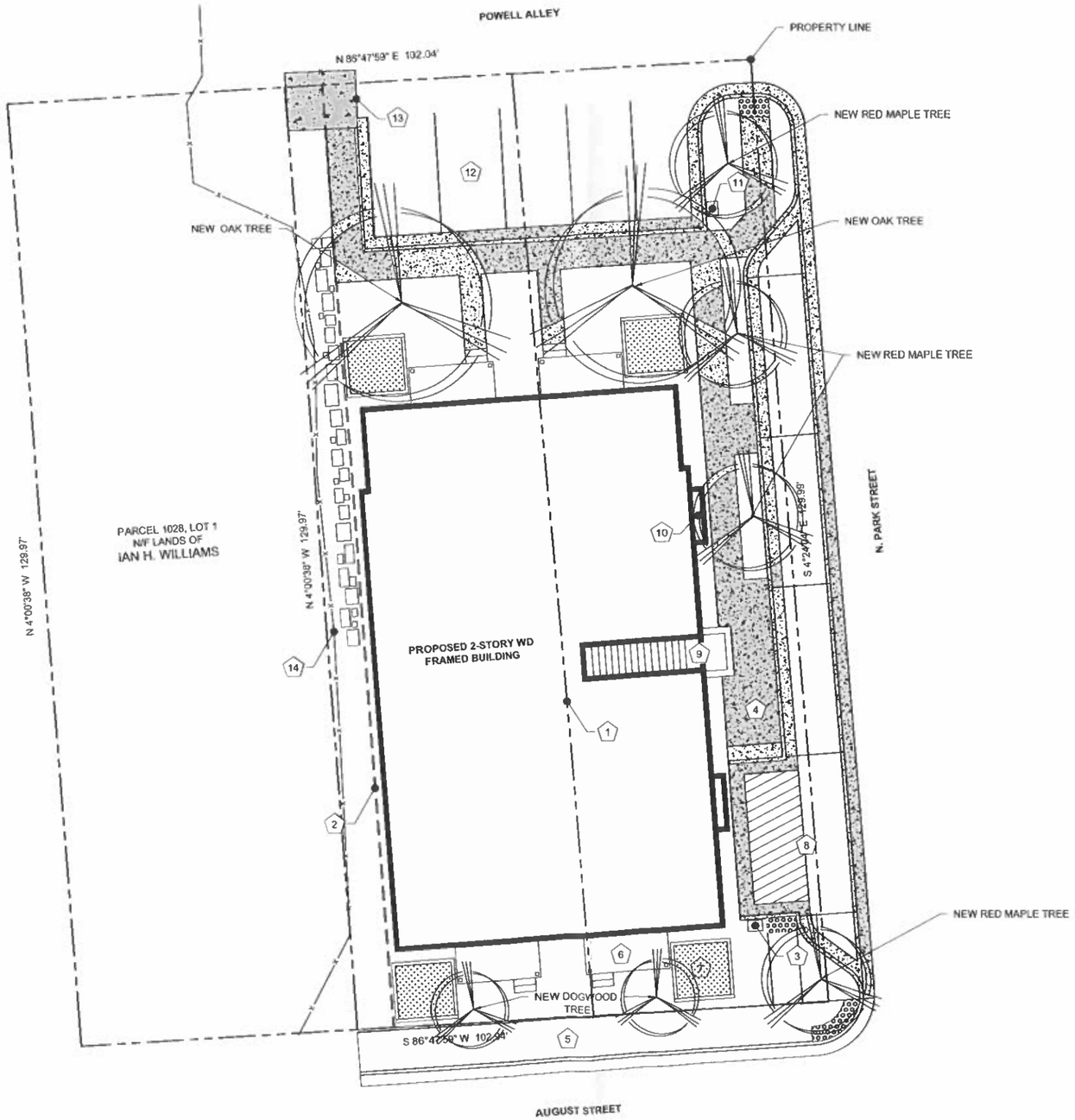
REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23
SCALE: AS SHOWN
DRAWN BY: MF
DESIGNED BY: VR
APPROVED BY:

SHEET NO.:
AS-100

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



1 SITE PLAN

SCALE 1/8"=1'

NOTES:

1. EXISTING PROPERTY LINE TO BE ABANDONED
2. 5' UTILITY EASEMENT
3. PROPOSED MAIL BOX
4. NEW CONC. SIDEWALK
5. EXISTING BRICK SIDEWALK TO REMAIN
6. TYP. ENTRY PORCH
7. TYP. SWN PLANTER BOX SIZE TO BE DETERMINED
8. ADA PARKING SPACE
9. ENTRY TO 2ND FLR STAIR
10. TYP. BAY WINDOW
11. EV CHARGING STATION
12. TYP. PARKING SPACES (8 & 1 ADA)
13. FENCE / DUMPSTER PAD
14. EXST. WOOD FENCE

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

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email: design@rauchinc.com | www.rauchinc.com
easton office: 108 N. Harrison St. - Easton, MD 21601

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LICENSE NUMBER: 20221
EXPIRATION DATE: 01/18/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SO REVIEW 10-12-23
SCALE: AS SHOWN
DRAWING BY: MF
DESIGNED BY: VR
APPROVED BY:
SHEET NO.:
AS-101

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings

PLANNING & ZONING
HISTORIC DISTRICT COMMISSION

Memorandum

To: Historic District Commission

From: Nicholas Johnson, Town Planner - Current

Date: 22, January 2024

Re: Demolition by neglect and order to restore – 324 South Street

324 South Street is a contributing structure located at the corner of South Street and South Higgins Street located within the Historic African American Community known as "The Hill." The property has a lengthy history of property maintenance violations and was condemned by the Town in 2021 for being "unfit for human occupancy." Since the property's condemnation in 2021, there is no record of any building permits being obtained for repair work to the structure.

§28-601.F and §28-601.G outline the Commission's role in cases of demolition by neglect and the Commission's authority to issue an order to restore. Demolition by neglect is defined as;

> "*any willful neglect in the maintenance and repair of an individually designated landmark, site, or structure, or a site or structure within a designated preservation district, not including any appurtenances and environmental settings, that does not result from an owner's financial inability to maintain and repair such landmark, site, or structure, and which results in any of the following conditions:*
> *The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, so as to create or permit a hazardous or unsafe condition to exist; or The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, the lack of adequate waterproofing, or the deterioration of interior features which will or could result in permanent damage, injury, or loss of or loss to foundations, exterior walls, roofs, chimneys, doors, or windows."*

The Commission is first tasked with determining whether the deterioration at this property is considered demolition by neglect. If the Commission determines that demolition by neglect has occurred, the Zoning Ordinance lays out the following process;

1. *In the event of demolition by neglect, the Commission may request the Building Inspection Department to notify, in writing, the property owner of record, any person having a right, title, or interest therein, and the occupant or other person responsible for the maintenance of the property, of the deterioration. The notice shall specify the minimum items of repair or maintenance necessary to correct the deterioration or prevent further deterioration.*
2. *Prior to the issuance of a written notice, the Commission may request the Building Inspection Department to establish a record of demolition by neglect. Such a record may include dated materials such as photographs and written reports of the condition of the property so as to record or measure the deterioration.*
3. *The notice shall provide that corrective action shall commence within thirty (30) days of the receipt of said notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the property, or any person of record with any right, title, or interest therein, may, within ten (10) days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in the notice. In the event a public hearing is requested, it shall be held by the Commission upon thirty (30) days written notice being mailed to all persons of record with any right, title, or interest in the property and to all citizens and organizations which the Commission determines may have an interest in the proceedings.*

4. *If, after the public hearing, the Commission determines that the corrective actions remain necessary, the Commission may request that the Zoning Inspector take corrective action to comply with the Final Notice within thirty (30) days of receipt of the Final Notice*

5. *Upon failure, neglect, or refusal of the property owner or other responsible person, duly notified, to take the corrective action specified in the Final Notice within the time required, the Commission may request that the Zoning Inspector institute any of the remedies and penalties provided by law for such violations.*

In cases of demolition by neglect, the Commission is also given the authority by §28-601.G to issue an order to restore. An order to restore is an official notice that requires the owner of the property to restore the property to the condition that existed prior to the demolition by neglect. The Commission would then review the proposed mitigation for appropriateness and establish a reasonable timeline for the mitigation to be completed.















EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101011723	324 SOUTH ST	JOHNSON, CHRISTINA

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR ELL AND POSSIBLE LEFT SIDE WING

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

FRONT SECTION MAY HAVE BEEN BUILT IN 2 STAGES BUT BOTH ARE HISTORIC. HOUSE CONVERTED INTO A DUPLEX. FRONT PORCH IS NOT ORIGINAL MOST WINDOWS ARE REPLACED. ASBESTOS WALL SHINGLES.

TOWN OF EASTON

PO Box 520
Easton Maryland 21601

May 16, 2023

Ashley Chenault
17 Mustang Dr
La Plata MD 20646

Re: **CONDEMNATION ORDER** for 324 South St: Case # 21-0868

FINAL NOTICE

Dear Property Owner:

An inspection of the above-mentioned property was performed on September 29, 2021. The property was found to have a dwelling that is unfit for human occupancy; therefore, the dwelling has been hereby condemned.

108.1.3 Structure unfit for human occupancy. An structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Any repairs to the structure will require a **building permit** and inspections from the Town of Easton Building Department. Should you choose to demolish the structure you will need a demolition permit and approval from the Historic District Commission (HDC). **You must obtain your permits by May 31, 2023.**

Failure to correct the above stated code violations, (108.1.3), obtain your permits, or call for inspections, will result in fines under Section 1-8 (B) of the Town of Easton Charter and Code. In addition, under the IPMC 2012 section 109 Emergency Measures, the Town of Easton may take the necessary steps to secure or remove the structure. The cost of which will represent a lien against the real property.

You may contact the Code Enforcement Office at 410-822-2526, if you have any questions.

Sincerely,
TOWN OF EASTON

Jackie Naylor
Code Enforcement Manager

TOWN OF EASTON

PO Box 520
Easton, Maryland 21601

September 30, 2021

Ashley Chenault
17 Mustang Dr
La Plata MD 20646

Re: **CONDEMNATION ORDER** for 324 South St: Case # 21-0868

FINAL NOTICE

Dear Property Owner:

An inspection of the above mentioned property was performed on September 29, 2021. The property was found to have a dwelling that is unfit for human occupancy; therefore the dwelling has been hereby condemned.

108.1.3 Structure unfit for human occupancy. An structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Any repairs to the structure will require a **building permit** and inspections from the Town of Easton Building Department. Should you choose to demolish the structure you will need a demolition permit and approval from the Historic District Commission (HDC). You must obtain your permits by **October 18, 2021.**

Failure to correct the above stated code violations,(108.1.3), obtain your permits, or call for inspections, will result in fines under Section 1-8 (B) of the Town of Easton Charter and Code. In addition under the IPMC 2012 section 109 Emergency Measures, the Town of Easton may take the necessary steps to secure or remove the structure. The cost of which will represent a lien against the real property.

You may contact the Code Enforcement Office at 410-822-2526, if you have any questions.

Sincerely,
TOWN OF EASTON

Jackie Naylor
Code Enforcement Manager

Town of Easton Historic District Commission
Draft Decision Summary
Monday, January 08, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (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, Planner
Samantha Smith, Administrative Specialist

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

2. **Agenda Summary Review** — The Commission made an amendment to the January 8, 2024 agenda to include the pending fence application for 18 S. Higgins Street - Asbury U.M. Church as a Discussion Item.

   Commissioner Bateman moved to approve the January 8, 2024 Agenda Summary with the proposed amendment. Commissioner Pezor seconded the motion.

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

3. **Old Business —**

   a. **File No.:** **2020 - 367**
      Applicant: **128 S. West Street LLC**
      Location: 128 S. West Street, Easton, MD 21601
      Tax Map 104, Grid 0EA, Parcel 1990

Zoning: CB

Request: The applicant is requesting a Certificate of Appropriateness extension for the previously approved addition/renovation for 128 West Street. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 42. Make Sensitive Replacements (Doors)*
ii. *Guideline 66. Adding New Porches*
iii. *Guideline 70. Roof Material*
iv. *Guideline 90. Make Sensitive Replacements (Windows)*
v. *Guideline 101. Lateral Additions*
vi. *Guideline 103. Materials*

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

Applicant Presentation:
Noah Matten

Public Comment — None

Commissioner Bateman moved to approve the COA extension request as submitted. Commissioner Pezor seconded the motion.

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

b. 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: At their August 14, 2023 meeting, the Historic District Commission approved renovations to the existing structure, and the construction of a rear addition for the installation of one double hung window on the first story rear of the addition; a glass entry door with grills as well as a 2’ x 6’ awning window and double hung window on the rear elevation. This application has also received two approved amendments for the removal and replacement of the asbestos siding, and the installation of a HVAC system. The applicant is proposing a revision to the previously approved scope of work that includes the

installation of two awning windows, wooden porch railings, half-round style gutters, and painting the brick foundation black. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 42. Make Sensitive Replacements (Doors)*
ii. *Guideline 60. Painting Masonry*
iii. *Guideline 65. Make Sensitive Replacements (Porch)*
iv. *Guideline 77. Make Sensitive Replacements (Siding)*
v. *Guideline 90. Make Sensitive Replacements (Windows)*

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

Applicant Presentation:
Kurt Gant

Public Comment — None

Commissioner Pezor moved to approve the amended application with the condition that the foundation shall not be painted. Vice Chairperson Brophy seconded the motion.

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

c. File No.: 2023 - 1008
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 structure 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*

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

Applicant Presentation:
John Peeling

Public Comment — None

The applicant amended their application to reflect the second floor windows on the Thoroughgood Street frontage being aluminum clad-wood. Vice Chairperson Brophy moved to approve the amended application with the condition that the metal roof shall meet all requirements in compliance with Guideline 70e for Roof Material. Commissioner Stuart 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.: 2024 - 006
Applicant: WHCP Radio
Location: 121 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1986
Zoning: CB

Request: The applicant is proposing to replace the existing hanging sign with a new wooden hanging sign. The new sign will be re-mounted higher on the existing bracket to provide 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.

Historic District Guideline references:

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

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

Applicant Presentation:
Michael Starling

Public Comment — None

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

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

b. File No.: 2024 - 002
Applicant: Paquin Design Build
Location: 118 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1140
Zoning: R-7A

Request: The applicant is proposing to replace a second-story door with a new double hung vinyl-clad wood window. The historic survey notes that this structure has 2/2 wood sash windows. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 77. Make Sensitive Replacements (Siding)*
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:

Brent Paquin, Paquin Design

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the trim shall match the existing wood trim; 2) the windows shall be a 2 over 1 grid pattern; and 3) the infill siding shall be cedar shake to match the type, size, shape, profile, and texture of the existing siding. Commissioner Stuart seconded the motion.

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

c. File No.: 2024 - 001
Applicant: Erin F. Crouch
Location: 102 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1946
Zoning: R-7A

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

Historic District Guideline references:

i. *Guideline 21. Planters and Window Boxes*
ii. *Guideline 77. Make Sensitive Replacements (Siding)*
iii. *Guideline 78. Substitute Materials for Siding*
iv. *Guideline 79. Fiber Cement Siding*

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

Applicant Presentation:
Erin Crouch

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the trim shall be replaced to match the existing with a composite material such as

PVC; and corner boards to be replaced may be replaced with PVC. Commissioner Bateman seconded the motion.

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

d. File No.: 2024 - 005
Applicant: Alex and Kristi Haschen
Location: 204 E. Earle Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2259
Zoning: R-10A

Request: This project first appeared as a discussion item on the October 23, 2023 HDC meeting agenda for the Commission's feedback on the preliminary construction and scope of a proposed residential structure within the Historic District. The Commission provided positive feedback regarding the design and placement of the home, including most of the proposed materials. The applicant has now formally brought this project forward with a proposal to construct a new one-story home on the existing 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.

Historic District Guideline references:

i. *Guideline 94. Style*
ii. *Guideline 95. Siting*
iii. *Guideline 96. Orientation, Alignment, and Setback*
iv. *Guideline 97. Form, Massing, Height, and Scale*
v. *Guideline 103. Materials*
vi. *Guideline 105. Exterior Color*
vii. *Guideline 106. Details and Ornamentation*
viii. *Guideline 109. Energy and Sustainability*
ix. *Guideline 110. Exterior Lighting*
x. *Guideline 112. Proportion*
xi. *Guideline 114. Landscape Features*
xii. *Guideline 115. Roof Form*
xiii. *Guideline 116. Roof Material*
xiv. *Guideline 117. Gutters and Downspouts*
xv. *Guideline 126. Arrangement (Windows)*
xvi. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Alex Haschen
Kristi Haschen

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the Earle Avenue and alley facinge foundations shall have a brick veneer; 2) the windows shall be Anderson 100 Fibrex material; and 3) the Hardi shake siding shall be Smooth.

Vice Chairperson Brophy amended the motion with the additional condition that the HVAC units shall be located in the rear yard, or screened from view using either native plantings or a wooden fencing.

Commissioner Stuart seconded the amended motion.

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

5. Discussion Item —

a. 18 S. Higgins Street, Asbury U.M. Church — This application was previously scheduled to appear on the agenda for the June 26, 2023 Historic District Commission meeting with a proposal to install a chain link style fence along the front property line. At that time, the applicant requested for a continuance of their application pending the submission of an approval letter from the Maryland Historical Trust (MHT) as this structure has a preservation easement, and is listed on the Maryland Register of Historic Places. The applicant and the Commission held a more in depth discussion regarding the parameters of historic preservation easements, and discussed options for appropriate fencing material that may comply with all MHT guidelines and the Town of Easton Historic District Guidelines such as a wrought iron fence.

b. Shoregate of Cannery Commercial LLC — The Commission and staff held a dialogue regarding the recent sketch site plan approval for the construction of three, 3-story multifamily residential buildings at 503 North Street and 108 North East Street at the Planning Commission's December 21, 2023 meeting. The applicant had previously received approval from the HDC for the demolition of

the existing warehouse (on the property located at 108 North East Street) and construction of a one-story amenity building at their October 9, 2023 meeting with the condition that: 1) the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments; 2) the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and 3) the exterior siding shall be Smooth Side Hardi.

c. Amendments to the Zoning Ordinance: Zoning Ordinance No. 803 (Middle Housing Types) — Staff informed the Commission of a joint workshop to be held by the Planning Commission and Town Council on January 16, 2024 at 4:30 p.m. pursuant to the Planning Commission's proposed language regarding Middle Housing types.

6. Decision Summary Review —

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

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

7. Administrative Approval

a. File No.: **2023 - 1099**
Applicant: **JCN Ventures LLC**
Location: 111 Turners Lane, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0653
Zoning: CB

Request: The applicant is proposing an in-kind replacement of the existing asphalt shingle roof. The existing soffit, facia, and gutters shall remain.

Historic District Guideline references:
i. Guideline 68. Maintain Historic Roof Shape
ii. Guideline 69. Perform Regular Roof Maintenance
iii. Guideline 70. Roof Material

8. Consent Docket

a. File No.: **2023 - 1104**

Applicant: **Edilzar D. Perez**
Location: 29 S. Locust Lane, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1585
Zoning: **R-7A**

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

b. File No.: **2023 - 1105**
Applicant: **Walbridge Real Estate Investments, LLC**
Location: 201 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1182
Zoning: CB

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

9. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:36 p.m.