



Historic District Commission MEETING AGENDA

Monday, February 12, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for February 12, 2024.

New Business

- 1) **Application Number:** 2024 - 1110
Applicant: Erin F. Crouch
Location: 102 Talbot Lane
Tax Map 104, Grid 0EA, Parcel 1946
Zoning District: R-7A
Request: Gas Meter Installation.
- 2) **Application Number:** 2024 - 1111
Applicant: Robert Wenneson and Cynthia Lilley
Location: 304 S. Harrison Street
Tax Map 105, Grid 0EA, Parcel 2269
Zoning District: R-10A
Request: In-Kind Fence Replacement.
- 3) **Application Number:** 2024 - 1112
Applicant: Coldwell Banker Chesapeake
Location: 17A. N. Harrison Street
Tax Map 103, Grid 0EA, Parcel 1198
Zoning District: CB
Request: Sign Installation.
- 4) **Application Number:** 2024 - 1114
Applicant: Armistead, Lee, Rust & Wright, P.A.
c/o Zachary A. Smith, Esq.
Location: 12 Talbot Lane
Tax Map 104, Grid 0EA, Parcel 1538
Zoning District: CB
Request: Shed Installation.
- 5) **Application Number:** 2024 - 1109 / 2022 - 630

Applicant: Habitat for Humanity Choptank, Inc.
Location: c/o William B. Stagg
310 South Street
Tax Map 104, Grid 0EA, Parcel 1864,
Lot 10
Zoning District: R-7A
Request: Amendment to a Previously Approved
Scope of Work for New Construction.

- 6) **Application Number:** 2024 - 1123
Applicant: Bay American Home Builders LLC
Location: 302 S. Aurora Street
Tax Map 105, Grid 0EA, Parcel 2242
Zoning District: R-7A
Request: In-Kind Asphalt Roof Replacement and
Metal Roof Replacement (Shed).

Old Business

- 1) Annual Election for Chair and Vice-Chair.

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 22, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2024 - 1125
Applicant: Jeffrey S. Mallory and M. Rachel Miller
Location: 523 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 0764
Zoning District: R-7A
Request: In-Kind Roof Replacement.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 2/12/2024

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

Property Address: 102 Talbot Lane

Application Number: 2024-1110

Request: Utility

Executive Summary:

The applicant is proposing to install a gas meter on the right facade of the structure. This is a contributing structure to the Historic District. Staff supports a Commission **approval** of this application with the condition that the housing be painted to match the siding.

Historic District Guidelines:

Guideline 82 . General Guidelines for Utilities

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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with a condition that the housing be painted to match the siding. The recommended condition is based on Guideline 82c and has been applied to similar request within the Historic District.

RECOMMEND CONDITION

1. The utility housing shall be painted to match the exterior surface to which it is applied.

DRAFT MOTIONS:

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

OR

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



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

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



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

January 12, 2024

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

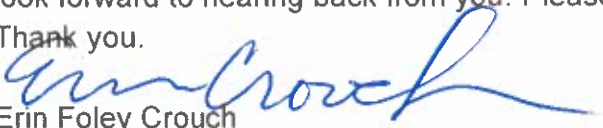
To Whom it May Concern,

The enclosed application is for the home of 102 Talbot Lane, Easton, MD. My husband Andrew S. Crouch and I have a contract on this home with a loan commitment to settle on the above property on January 16, 2024. We are applying to the Town of Easton's Historical District Commission for approval to add a gas meter on the right handside of the house (opposite side of driveway). It will be placed 24 to 28 inches from the corner of the house. We will paint the meter the same color as the siding.

We applied to get a gas line through Easton Utilities. They came out, inspected, and said the job could be done. They will come out and install the line after your approval of the proposed meter placement. We need gas hook-up to our new home for the proper operation of the tankless water heater and the range for our kitchen.

Please see the picture of the right side of the house and where the meter will be placed. We look forward to hearing back from you. Please let us know if you have questions for us.

Thank you.


Erin Foley Crouch

410-443-1749

erinfoleycrouch4@gmail.com



meter placement



RECEIVED

JAN 12 2024

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2024-1110
Date Received:	01/12/2024
Fee Paid:	\$75.00
HDC Meeting Date:	02/12/2024
Date Property Posted:	02/05/2024

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

*gas meter

PROPERTY INFORMATION

ADDRESS

102 Talbot Lane

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1890

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

as of 1-16-2024

Erin and Andrew Crouch

TELEPHONE NO.

410-443-1749

EMAIL

ErinfoleyCrouch4@gmail.com

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

We would like to add gas from Easton utilities to the property.

We will need approval for an exterior meter on right hand side of house - 28 inches from front corner. *The meter will be painted the color of

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 siding of house

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Erin F. Crouch
1-12-2024
Erin F. Crouch

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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



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

Historic District Commission Staff Report

Meeting Date: 2/12/2024

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

Property Address: 304 S Harrison Street

Application Number: 2024-1111

Request: Fencing

Executive Summary:

The applicant is proposing an “in kind” fence replacement. The fence will consist of 65’ of 4’ tall fencing, 8’ of fencing that transitions from 4’ tall to 5.5’ tall, 102’ of 5.5’ tall fencing, and 42’ of 6.5’ tall fencing. The fencing will be wooden picket style fencing.

Staff supports a Commission **approval** of this application as submitted. The proposed fencing height appears to consistent with the Town’s Zoning Ordinance and the proposed materials and style are consistent with Guidelines 14b and 14e.

Historic District Guidelines:

Guideline 14. Permitter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton’s zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in



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

powder coated steel or aluminum or wood picket fences are most appropriate. Note:
Vinyl fences will not be approved.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The proposed height of the fencing is consistent with the Zoning Ordinance's height requirements found in §28-1006.D. Wooden picket style fences are common throughout the Historic District and matches the existing fence on the property.

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			
2101001698		304 S HARRISON ST		BARTLETT, CYNTHIA M			
YEAR BUILT		PHYSICAL CONDITION					
1920		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
DUTCH COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
DIFFICULT TO SEE FROM PUBLIC RIGHT-OF-WAY, BUT APPEARS TO RETAIN HIGH DEGREE OF INTEGRITY							

RECEIVED

JAN 16 2024



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

Application #:	2024 - 1111
Date Received:	01/16/2023
Fee Paid:	\$75.00
HDC Meeting Date:	02/12/2024
Date Property Posted:	02/05/2024

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 304 S. HARRISON ST.
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1924 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME ROBERT WENNESON AND CYNTHIA LILLEY
TELEPHONE NO. 410-310-8081 EMAIL RCWtristan@goeaston.net

Applicant or Agent

NAME Same
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

In-Kind fence replacement. Same location as existing. Same heights as existing. Cedar pickets (Viewed from Harrison St : Left side border line and rear by alley.)

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. N/A
- Disclose any tax credits and or grants being considered for the project. N/A

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Robert C. Wennesson
1-15-2025
ROBERT C. WENNESSON

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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New Construction / Addition

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Renovations

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 - ☐ Doors
 - ☐ Trim, fascia, soffit, etc
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- ☐ Lighting detail
- ☐ Construction and or mounting details

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Fence

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- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

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

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

in Kind

Feb. 12

hearing

Jan 22

due

Admin Approval?

304 S. Harrison Street, Easton - Bob Wenneson - 410-310-8081

FENCE REPLACEMENT

Historic Comm. Members - Feel free to enter property at any time if review desired. Gates are not locked and we have no dogs.

In-kind fence replacement of deteriorating fencing comprised of a mix of woods: cedar, pressure-treated pine and sawn-log fencing of 40 years age.

All fencing and gates to be in same location as existing.

All fence heights to be same as existing.

Pickets to be cedar, unfinished. Gothic style, curved point at top, no other features. Face nailed.

Pickets to be 1x4s (3½" by ¾" true).

From front of property, Harrison Street, fence runs along left-side property line and rear section at alley.

Picket heights are to be 4' tall in front and side-front areas (2" spacing btwn pickets). Then there shall one transition section only 8' in length that goes from 4' tall to 5½' tall (¼" spacing). Then begins a section 102' long with pickets 5½' tall (¼" spacing) that extends to corner post at alley. Last section is the back of property, running along alley for 42' of 6½' tall pickets (¼" spacing).

Posts to be 4x4s, pressure treated, concrete at bases. Post heights not to extend above fence.



304 S. Harrison Street
Bob Wenneson



304 S. Harrison St - Bob Wenneron



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

RECEIVED
JAN 18 2024
TOWN OF EASTON

Application #:	2024-1112
Date Received:	01/18/2024
Fee Paid:	\$75.00
HDC Meeting Date:	02/12/2024
Date Property Posted:	02/05/2024

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 17A N. Harrison St., Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Doug Walker
TELEPHONE NO. 410-880-0264 EMAIL dwalker@mdswlaw.com

Applicant or Agent

NAME Coldwell Banker Chesapeake
TELEPHONE NO. 410-822-9000 EMAIL lrentshaw@cbchesapeake.com

Description of Proposal (include additional sheets, as necessary)

Installation of a sign that was previously approved by the historic district commission. The sign is moving to the unit next door to its current location.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Laurie Renshaw
1/11/24
Laurie Renshaw

Revised 4.4.2022



Current location

COLDWELL BANKER
CHESAPEAKE
REAL ESTATE COMPANY

COLDWELL BANKER
CHESAPEAKE
REAL ESTATE COMPANY

AGENT ON DUTY
cbchESAPEAKE.com







Town of Easton

Engineering, Planning and Zoning

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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: November 4, 2019
MEETING DATE: October 28, 2019
SUBJECT: New Signs and Window Replacement
TO: Hugh Smith
Coldwell Banker Chesapeake
17 N. Harrison Street
Easton, MD 21601

APPLICATION NUMBER: HDC 2019-072, 19-00145, 17 N. Harrison Street

Laurie Renshaw was present on behalf of the sign and window replacement request. The proposed application hanging sign and wall sign are acceptable, the Window replacement is disapproved.

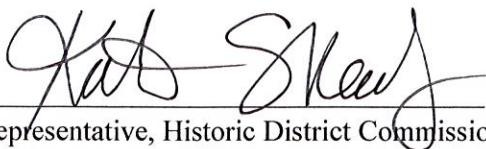
Upon motion by **Mr. Wieland** seconded by **Mr. Arnouts**, the **Commission voted 5 - 1** to approve the request as submitted.

Historic District Guideline references:

Wall Sign	PG67-R1,R2	
Hanging Sign	PG68-R1,R2	
Window	PG53-NR1	Disapproved

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”.


Representative, Historic District Commission

11.4.19
Date



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

HD-19-072
19-00145

RECEIVED
OCT 14 2019
TOWN OF EASTON

Historic District Commission Hearing Application

Application Type			
Renovation	☐	Alteration	☐
Demolition	☐	Other	☐
New Construction or Addition	☐	Signage	☒
Fence	☐		

Property Information			
Address	17 N. Harrison Street, Easton MD 21601		
Tax Map	Grid	Parcel	Lot

Owner	
Name	
Mailing Address	
Telephone No.	Email

Applicant or Agent	
Name	Caldwell Baker Chesapeake
Mailing Address	208 E. Dover Street, Easton MD 21601
Telephone No.	410-822-9000
	Email hsmith@cbchesapeake.com

Architect - Engineer - Contractor		
Name	License No.	Expiration Date
Mailing Address		
Telephone No.	Email	

Description of Proposal (include additional sheets, as necessary)

Sign Approval & installation
Replace three divided window with plate glass window.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 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 correction prior to processing.

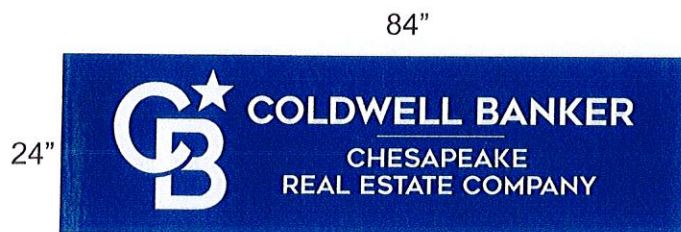
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

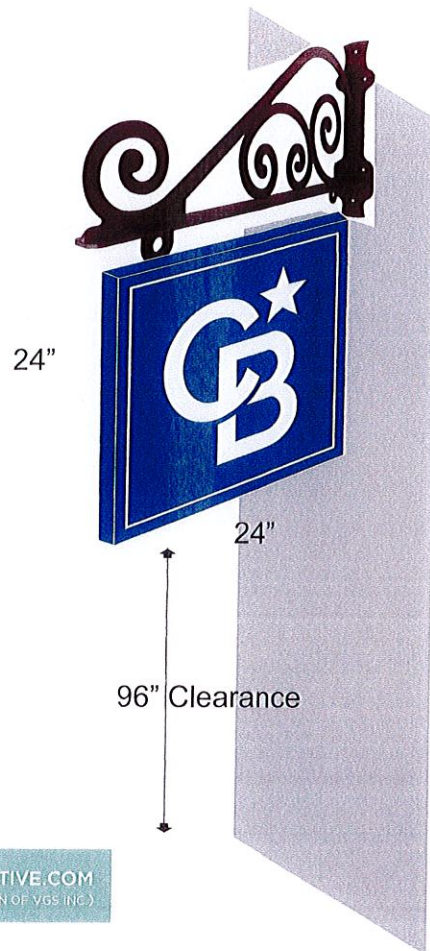
For Office Use Only

Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			



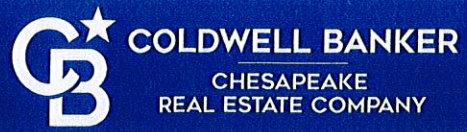
2" thick HDU Foam...Painted per logo specs.
Logo and text 1/2 deep carved...filled white

mechanically fastened to building front with
aluminum angle and expansion bolts

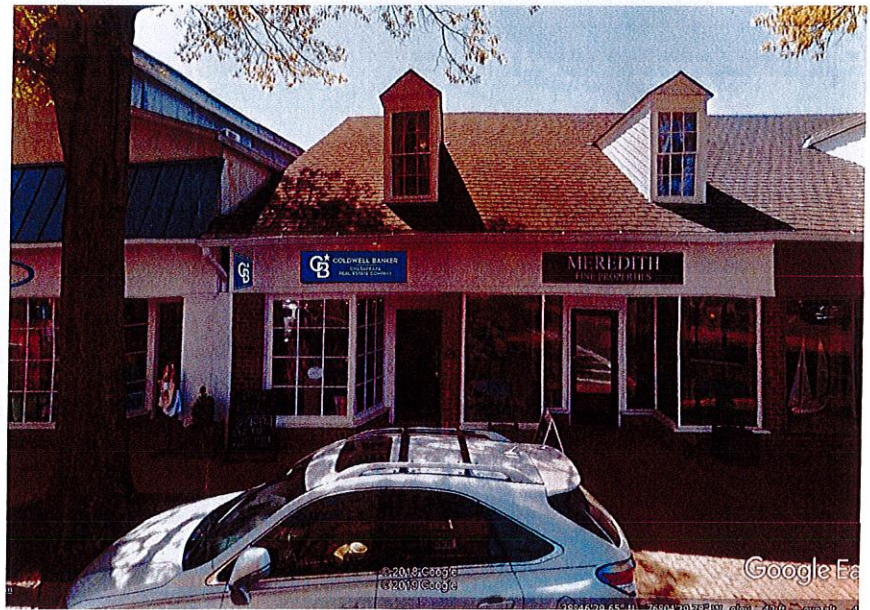
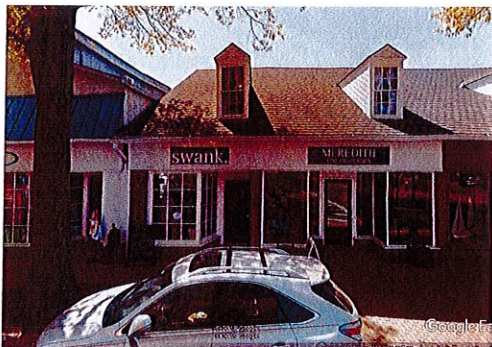


330 WASHINGTON AVE | P 201.528.2700 | STUDIO D CREATIVE.COM
CARLSTADT, NJ 07072 | F 201.528.0890 | (STUDIO D IS A DIVISION OF VGS INC.)

ZONING REVIEW APPROVED
BY [Signature]
DATE 11/5/19



EXISTING



330 WASHINGTON AVE
CARLSTADT, NJ 07072

P 201.528.2700
F 201.528.0890

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S T U D I O 

EXTERIOR ELEVATION



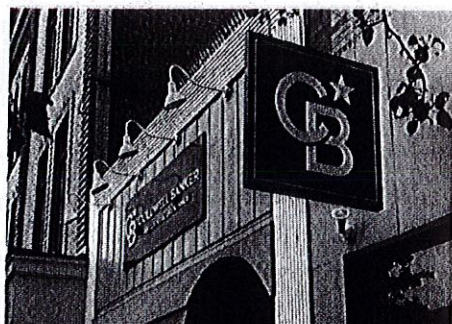
**COLDWELL
BANKER**

CHESAPEAKE REAL ESTATE

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EXTERIOR SIGNAGE



INTERIOR SIGNAGE



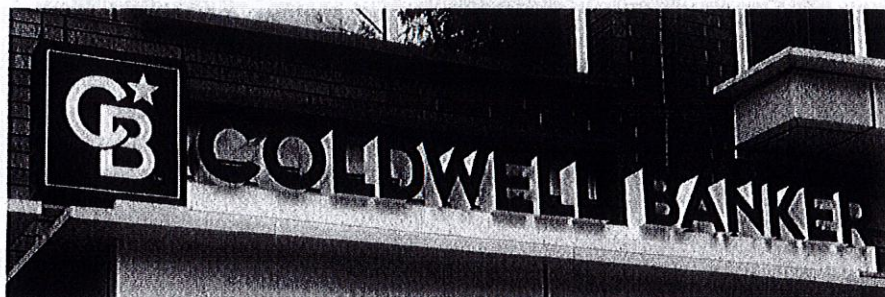
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J.T. Mitchell's Glass & Mirror Inc.
 216E Log Canoe Circle
 Stevensville, MD 21666
 410-643-8551

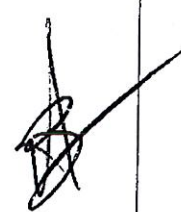
Voice: 410-643-8551
 Fax: 410-643-8627

QUOTATION

Quote Number: 10580
 Quote Date: Oct 2, 2019
 Page: 1

Quoted To:
LAURIE RENSHAW
410-829-0435

Customer ID	Good Thru	Payment Terms	Sales Rep
RENSHAW LAURIE	11/1/19	C.O.D.	

Description	Amount
JOB: 17 N. HARRISON ST EASTON REMOVE EXISTING PLATE GLASS AND TRIM AND INSTALL 1/4" CLEAR TEMPERED GLASS CUT OUT GLASS STOP AND INSTALL 1/2" QUARTER ROUND ON EACH SIDE OF THE TEMPERED GLASS. PAINTING BY OTHERS WILL BE REQUIRED UPON COMPLETION.	
1) 39-1/4 X 74-1/8 X 1/4" CLEAR TEMPERED	205.83
1) 54-3/8 X 74-1/8 X 1/4" CLEAR TEMPERED	288.17
1/2" QUARTER ROUND	98.00
INSTALLATION MATERIAL (URETHANE)	53.85
LABOR	1,560.00
	
Subtotal	2,205.85
Sales Tax	
TOTAL	2,205.85

RECEIVED

NOV 01 2019

TOWN OF EASTON



Town of Easton

Building Inspection Division
14 South Harrison Street
Easton, Maryland 21601
Telephone 410-822-2526
Fax 410-822-8738

Certificate of Occupancy Update & Signage Application

for Commercial and Industrial Buildings

APPLICANT INSTRUCTIONS: Complete all parts of this application, the Building Inspection Division can answer questions, regarding the completion of this application. This application is for the update of a Certificate of Occupancy only when no change occurs in the classification of the occupancy or the use within that classification. Additional Applications are required for construction activity. This application may need to be accompanied by a code analysis prepared by a registered design professional.

Signage Application should be accompanied by two sets of the signage construction documents prepared or detailing information provided within the application.

Office Use Only

Received Date 11/1/19 (5) DH

Building Permit Number 19-14644

Total Permit Fees \$ 150 x 2

Part 1: Property Information

11/1/19 Update Application Date

☐ Tax Map

17 N. Harrison Street Project's Address

☐ Grid

Project's Subdivision (if any)

☐ Parcel

Easton MD 21601 Project's City, State and Zipcode

☐ Lot☐ Zoning

Part 2: Owner - Tenant Information

Owner

Garrett Fitzgerald Name

Address

City, State and Zip Code

E-Mail Address and Telephone Number

Tenant Information

For a Multiple Occupancy Building Provide Tenants information by attaching additional sheets

Coldwell Banker Chesapeake/Laurie Renshaw Name

17 N. Harrison Street Address

Easton MD 21601 City, State and Zip Code

Irenshaw@cbchesapeake.com / 410-822-9000 E-Mail Address and Telephone Number

1500

Occupied Square Footage

Part 3: Certification

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

The applicant further certifies: (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property without making the appropriate applications and acquiring the required permits." and (3) "That the Town Officials shall have the authority to enter areas covered by this application prior to issuance of the updated Certificate of Occupancy".

Laurie A. Renshaw

Signature of Applicant

Laurie A. Renshaw

Printed Name of Applicant

410-822-9000

Telephone Number

Irenshaw@cbchesapeake.com

E-Mail Address

Connection with Application

17 N. Harrison Street, Easton MD 21601

Mailing Address of Applicant

Revised May 2019

SWANK		Name
		Address
		City, State and Zip Code
		E-Mail and Telephone
	Occupancy and Use Type	Occupied Square Footage

Occupancy Design ☐ Single Occupancy ☐ Multiple Occupancies	Occupancy Separation ☐ Single Occupancy ☐ Non-Separated ☐ Separated	Fire Protection ☐ No Sprinklers ☐ Partially Sprinklered ☐ Fully Sprinklered	Number of Fire Areas ☐ Single Fire Area ☐ _____ Fire Areas
--	--	--	--

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous					
Total Building Floor					

Construction Type	Structural Frame	Bearing Walls Exterior/Interior	Non Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
		/	/		

Real Estate Office

_____ Former Tenant Vacating Date	_____/_____/_____ Tenant Anticipated Occupancy Date	
--	--	---

Part 10: Signage Information & Grid

Sign Application Type:

☐ Check if Application is for the replacement, restoration or re-facing of an existing sign.

- ☐ Sidewalk ☐ Freestanding ☒ Wall ☐ Roof ☐ Freestanding ☒ Projecting/Suspending ☐ Master Sign Plan
☐ Marquee ☐ Institutional ☐ Awning or Canopy ☐ Directory ☐ Multiple Tenancy ☐ Other

☐ Check if signage selected above is to feature electronic or digital enhancements

Signage Contractor Information

_____ Name
 _____ Contact
 _____ Address
 _____ City, State and Zip Code
 _____ Telephone Number
 _____ E-Mail Address

Sign Information

1. Length of façade sign serves 14' 1a. Square Footage ☐
 2. Location Zoning Classification _____
 3. Location Zoning Classification _____
 4. Historic District? ☒ Yes ☐ No
 5. Temporary Signage? ☐ Yes ☒ No
 5a. Display Date _____ 5b. Consecutive Days ☐
 6. Signage Installation Completion Date _____
 7. Cost of Sign _____

Summary of Request (consider proposed signage special approvals, location, height, width, area, illumination, material(s) and color(s), lettering, number of faces, footer detail, total height from surface of road, nearest dimension from walking surface below, visibility triangle, reader-board, method of construction or attachment, clearance from objects, landscaping, electronic/digital display, etc.)

*See Attached ~*HDC Approved**

Additional Information Required

1. Attach site plan(s) and other details as necessary or required.
2. Attach dimensioned drawing of the proposed sign or use grid below to sketch.
3. Include any relevant approvals/details.
4. If the applicant is other than the owner, include a letter of certification from the owner.

Office Use Only

Building Inspection Division

General Information
☐ Received Date ____/____/____

☐ Permit Number _____
☐ Permit Fee \$ _____

Approval
☐ Date ____/____/____

☐ BID Initials _____

Planning and Zoning

General Information
☒ Not Applicable

☐ County Receipt Received

Approval
☒ Date 11/5/19
☒ Town Impact 78
☒ P&Z Initials 78

Planning Commission

Application
☒ Not Applicable

☐ Yes - In Review
☐ Yes - Approved

Approval
☒ Date 11/5/19
☐ PC Initials _____

Historic District Commission

Application
☐ Not Applicable

☐ Yes - In Review
☒ Yes - Approved

Approval
☒ Date 10/28/19
☐ HDC Initials 78
 Revised May 2019



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

Historic District Commission Staff Report

Meeting Date: 2/12/2024

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

Property Address: 12 Talbot Lane

Application Number: 2024-1114

Request: Pre-fabricated Shed

Executive Summary:

The applicant is proposing to install a 10' by 16' pre-fabricated shed in the back corner of a property within the Historic District.

Staff supports a Commission **approval** of this application with a condition. Based on Guideline 11b, landscaping should be used to screen the proposed shed from view. Staff recommends conditioning approval upon the submittal of a landscape plan to staff for review.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

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

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application with a condition regarding screening. Given that this is a corner lot, it is difficult to place a new outbuilding in a location that is not visible from a public right of way. The Commission may wish to condition an approval upon the submittal of a landscape plan that uses native plantings to help screen the shed from view.



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

RECCOMENDED CONDITION:

1. The applicant shall submit a landscape plan that utilizes native plantings to screen the shed from view.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101002910		12 TALBOT LANE		MASON, FRANK E III			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
NATIONAL FOLK							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THIS GABLE FRONT AND WING DWELLING INCORPORATES A GOOD DEAL OF MODERN MATERIAL INCLUDING NEW (AND IN SOME CASES ENLARGED) WINDOWS, FRONT DOOR, REBUILT PORCH AND ASBESTOS WALL SHINGLES.							

RECEIVED

JAN 22 2024



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #: 2024-1114 HD 24-10
Date Received: 01/22/2024
Fee Paid: \$75.00
HDC Meeting Date: 02/12/2024
Date Property Posted: 02/05/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 12 Talbot Lane
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Jay Beach LLC
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Zachary A. Smith
 TELEPHONE NO. 410-819-8989 EMAIL zachsmith@alrwlaw.com

Description of Proposal (include additional sheets, as necessary)

Install 10' x 16' pre-fab shed. Shed will be painted white with blue trim to match the primary structure. Siding material is made of wood.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

01-22-24

Zachary A. Smith

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.
- NA ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

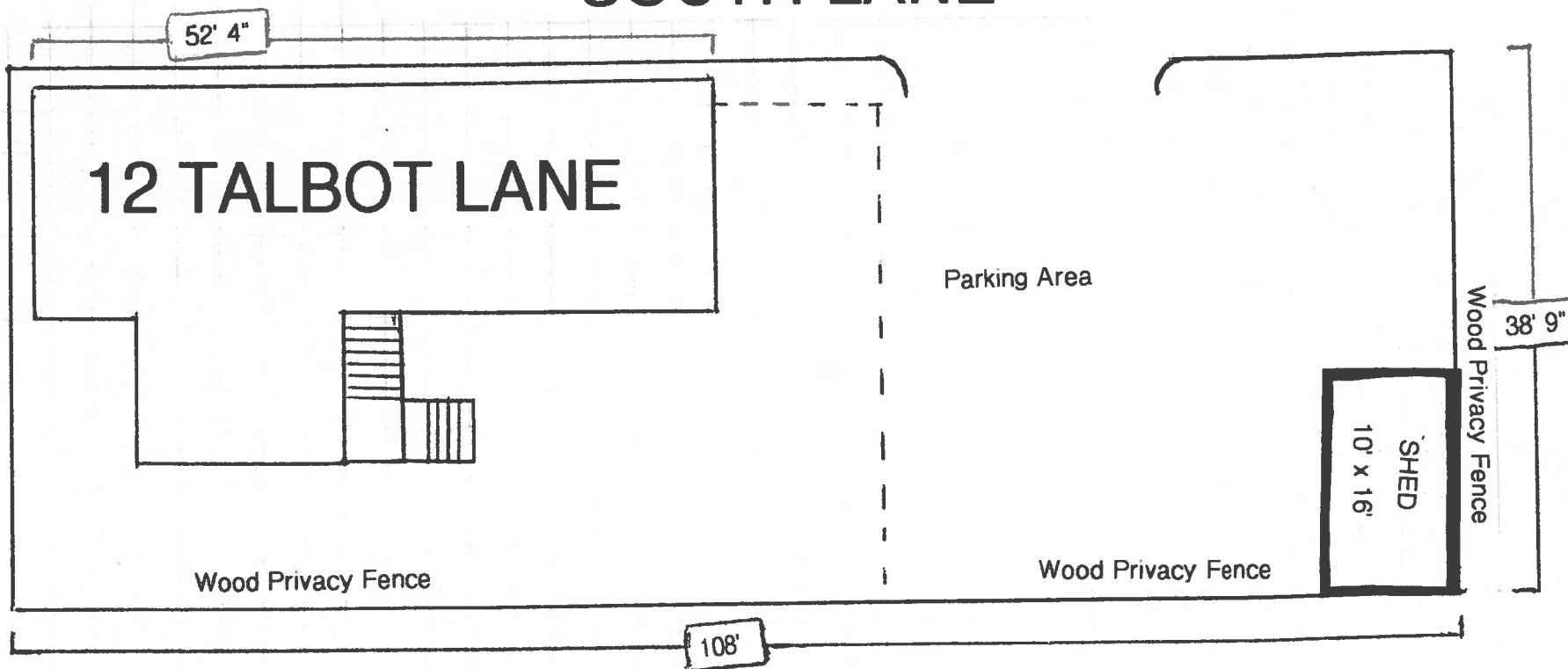
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

001

POST OFFICE PARKING LOT

TALBOT LANE

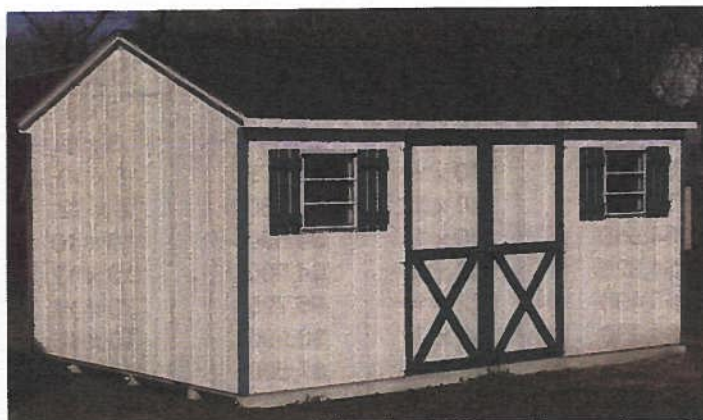
SOUTH LANE



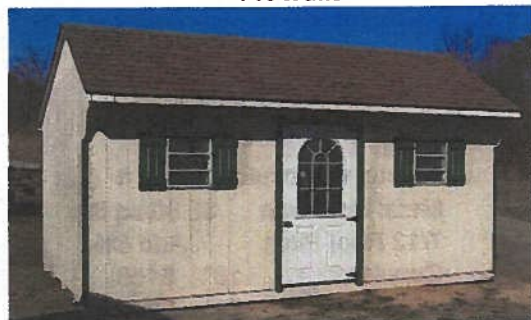


MINI BARN

4 ft walls



A-FRAME WORKSHOP



QUAKER STYLE (6 ft walls)

Attactive 14" overhang



QUAKER STYLE (6 ft walls)

with optional porch



DUTCH BARN

6 ft walls



SINGLE CAR with SIDE DOOR & 2 WINDOWS
(A-Frame Roof also available)

TJ's Amish Buildings

20780 Dover Bridge Road
Preston, MD 21655-1601

Phone (410) 673-1064

www.tjsamish.com



Bridges

Picnic Tables, Wishing Wells, Lighthouses, Bird
Houses, Lawn Furniture, Windmills



Gazebos



**Run-In Sheds
and Horse Barns**

Chicken Coops, Rabbit
Hutches, Canine Cabins and
Dog Houses

We Move Buildings!
Foundations, Pads & Buildings
Built on Site!

**Customers Responsible For Egress
and Ingress**

410-673-1064

2023 T.J. FARMS Wood Buildings**OPEN EVERY DAY!****MINI-BARN**

SIZE	COST
6 x 8	\$2,350
8 x 8	\$2,500
8 x 10	\$2,720
8 x 12	\$3,040
10 x 10	\$3,250
10 x 12	\$3,500
10 x 14	\$3,700
10 x 16	\$3,900
12 x 16	\$4,630
12 x 20	\$5,190
12 x 24	\$6,165
12 x 28	\$7,125
12 x 32	\$8,465
12 x 36	\$9,720

A-FRAME

SIZE	COST
8 x 10	\$3,250
8 x 12	\$3,490
10 x 10	\$3,920
10 x 12	\$4,160
10 x 14	\$4,550
10 x 16	\$4,820
12 x 16	\$5,490
12 x 20	\$6,330
12 x 24	\$6,860
12 x 28	\$8,265
12 x 32	\$9,235
14 x 20	\$7,785
14 x 24	\$8,770
14 x 28	\$9,885
14 x 32	\$11,505
14 x 36	\$13,090

DUTCH BARN

SIZE	COST
8 x 10	\$3,385
8 x 12	\$3,690
10 x 10	\$4,175
10 x 12	\$4,350
10 x 14	\$4,590
10 x 16	\$4,900
12 x 16	\$5,795
12 x 20	\$6,590
12 x 24	\$7,590
12 x 28	\$8,550
12 x 32	\$9,670
14 x 20	\$7,480
14 x 24	\$8,890
14 x 28	\$10,600
14 x 32	\$11,800
14 x 36	\$13,315

QUAKER SHED

SIZE	COST
6 x 8	\$2,850
8 x 8	\$3,120
8 x 10	\$3,430
8 x 12	\$3,670
10 x 10	\$3,960
10 x 12	\$4,380
10 x 14	\$4,610
10 x 16	\$5,000
12 x 16	\$5,790
12 x 20	\$6,860
12 x 24	\$7,690
12 x 28	\$8,360
12 x 32	\$9,275
12 x 36	\$10,220

GARAGE

SIZE	COST
12 x 16	\$7,430
12 x 20	\$8,050
12 x 24	\$8,810
12 x 28	\$9,940
12 x 32	\$11,640
14 x 20	\$9,710
14 x 24	\$10,870
14 x 28	\$12,790
14 x 32	\$14,185
14 x 36	\$14,990
14x40	\$16,625

Options:**Floors:**

Plywood Floor Upgrade Add 2%
 Electric Package \$80 per box 1 automatic
 Treated Plywood Flr \$1.80/sq ft
 Upgrade to Dbl Floor \$1.60/sq ft
 Joists 12" On-Center \$.90/sq ft

Ceilings:

Plywood Roof Upgrade Add 10%

Shelves:

16" \$12.00 per ft
 24" \$16.00 per ft

Partition (w/door):

8' - \$287 12' - \$385
 10' - \$347 14' - \$460

Terms and Conditions:

*Buyer responsible for site preparation
 and any permits that may be required.

10% deposit required at time of order

We accept cash, check or credit card

Free delivery/set up in our local area

We build C&R and concrete pads!

WE MOVE SHEDS!

2021 Prices subject to change w/o notice
 in cases of errors or omissions

Doors:

3' \$193 4' \$216 5' \$230 6' \$257 7' \$294 8' \$343

4' Lofts

8' - \$170 10' \$210 12' \$250 14' \$320

Slab Doors:

Single Door \$225
 9 or 11 Lite Sgl \$275
 Double Door \$450
 9 or 11 Lite Dbl \$550
 Pre-Hung Door \$510

DD \$950

Garage Doors: (9'x7')

Non-insulated \$1,500
 Insulated \$1,650
 Glass Windows \$290
 Carriage Upgrao \$500
 Carriage door \$2,000
 Glass Windows \$290
 Tread Plate \$48

Windows:

List price
 18"x24" w/shutters \$130
 24"x36" w/shutters \$175
 Window Upgrade \$45
 [Take off standard window option 50% off list price]

Vents:

End Vent \$70 a pair
 Ridge Vent \$120/ 10" sec

Windowboxes \$70 each**Classic Options**

Wood Corners \$60/shed
 1x6 Face board \$2/ft
 8" Gable/Eave Overhangs \$80 each
 Classic Gable Vents \$60 each
 Painted doors \$42/per door
 Transom Door windows \$95/per door
 12" Strap Hinges \$21/door
 Carriage Door trim \$22/door
 1x4 Window trim \$50/window
 Z shutter \$65/per window
 Tread plate \$26 All entry doors

Roof

Metal w/o insul \$4.50/sq ft
 Metal Roof w/In \$5.80/sq ft
 7/12 Roof Pitch Add 8%
 Cupolas: 18" \$150 24" \$230

Walls

1' Higher Wall Add 20%
 6" higher wall Add 14%

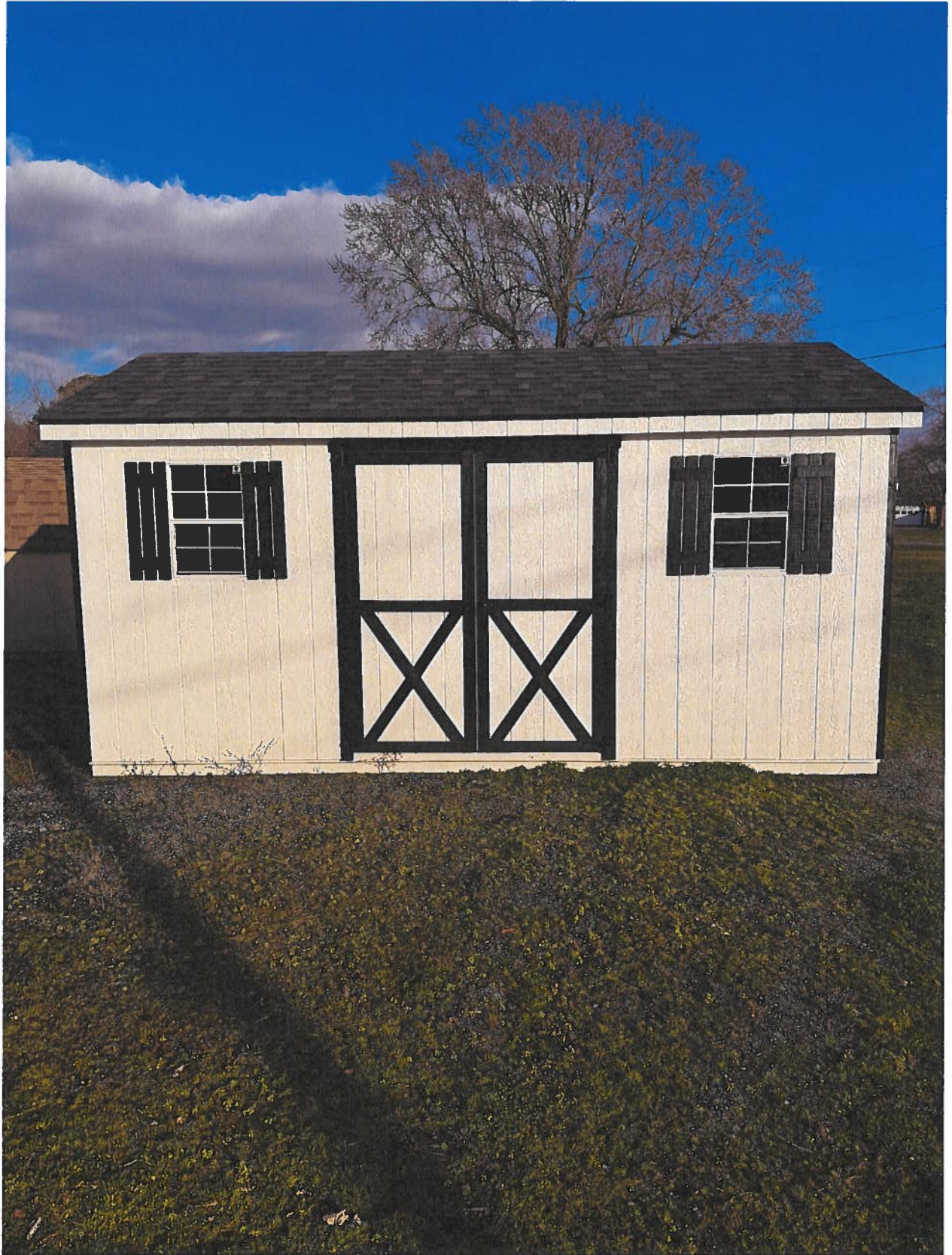
Ramps:

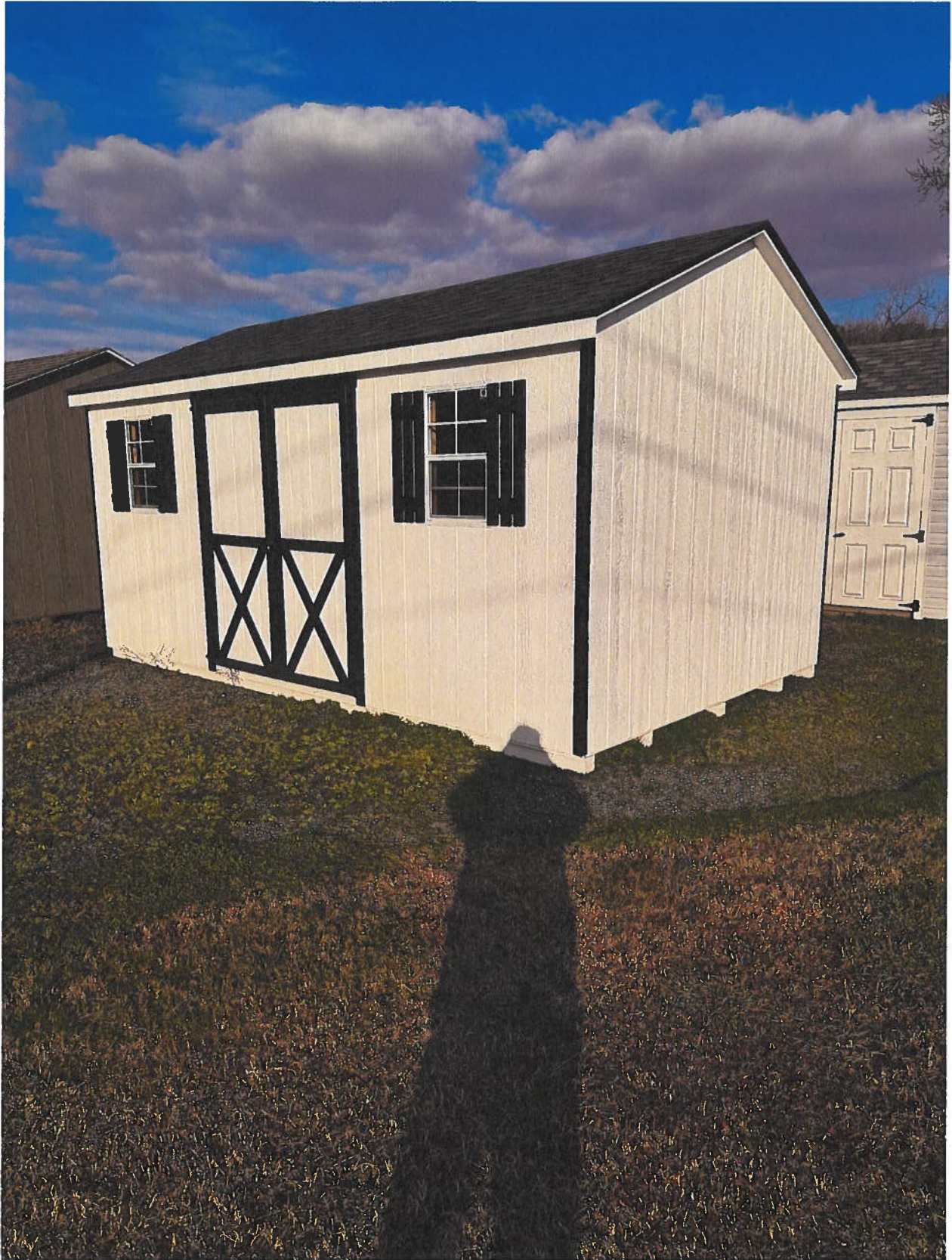
4' \$156.00 6' - \$192.00
 5' \$174.00 9' - \$315.00

Standard Price* Includes:

Double door
 2 - 18" x 24" Windows
 LP Techshield Roof
 LP Smartside
 LP Smartwood Flooring
TAR PAPER ON EVERY ROOF!
 Local Delivery and set-up*

*Mini-Barn 1-18"x24" wind/sh
 *Garage is special package









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

Historic District Commission Staff Report

Meeting Date: 2/12/2024

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

Property Address: 310 South Street

Application Number: 2024-1109

Request: New Construction

Executive Summary:

The applicant is proposing construct a new single-family dwelling unit on a vacant lot at the corner of South Street and Locust Street. This project was originally approved by the Commission on April 11th 2022. The proposed structure is a two-story single-family structure with Hardi Plank siding, a three-tab fiberglass shingle roof, composite windows, and a fiberglass door. The applicant is also proposing to install a small outbuilding with materials that match the primary structure. Staff supports a Commission **approval** of this application as the scope of work remains unchanged from what was originally approved by the Commission in 2022.

Historic District Guidelines:

Guideline 94. Style

- 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



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

- 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.



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

- 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 (Doors)

- 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 115. Roof Form

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

Guideline 116 Roof Material

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

Guideline 117. Gutters and Downspouts

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 126. Arrangement (Windows)

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

Guideline 127. Window Type

- 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.



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

- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted. The architectural style of the proposed structure is simple and harmonizes the homes in this area. The proposed structure has a similar front setback to the existing homes on South Street creating a unified streetscape. The proposed materials are consistent with the design guidelines for new construction.

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.

January 26, 2024

Mr. Nicholas Johnson, HDC Coordinator
Town of Easton Dept of Planning and Zoning
16 South Harrison St.
Easton, MD 21601

Re: 310 South St; Tax Map 104, Parcel 1864, Lot 10
Request to Re- Approve previously Approved HDC Application

Dear Mr. Johnson:

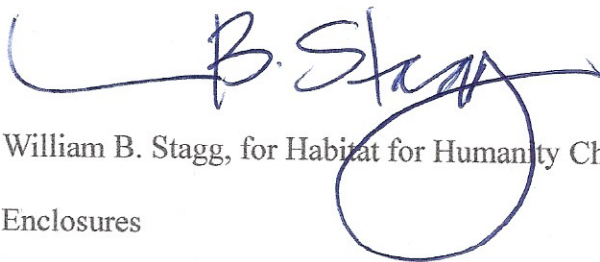
On behalf of Habitat for Humanity Choptank, Inc. (Habitat), owner and developer of 310 South St, I enclose a HDC Application, 2 copies of house elevations, 2 copies of a red-line site plans, and the requisite \$75.00 Application fee. Please advertise and schedule HDC review of this application for their February 12 agenda.

In 2022 Habitat representatives secured HDC approval for this exact application and proposed house design. However, that approval expired, and we request your approval of the same application and house design again. Habitat discovered a small error in the original site plan application and is processing a PRD review and approval of a revised, western side yard BRL to decrease it from 6' to 5' to accommodate the house. This error resulted from Habitat not realizing that the side lot lines are not parallel and in fact taper together towards the back of the lot resulting in the house being 6" over the original proposed 6' side yard BRL. We anticipate Planning Commission approval of this amendment on February 15, 2024.

We have also confirmed with a review of the Building Codes and discussions with the Permit Office that there are no Code violations or changes to the proposed house architecture required due to this 5' side yard BRL.

Thank you for reviewing this submission and do not hesitate to contact me with any questions or for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Stagg", with a large circular flourish underneath.

William B. Stagg, for Habitat for Humanity Choptank, Inc.

Enclosures

Cc Jim Thomas, Habitat with enclosures
JoAnn Hansen, Director, Habitat with enclosures



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

RECEIVED

JAN 29 2024

TOWN OF EASTON

Application #:	2024-1109
Date Received:	01/29/2024
Fee Paid:	\$75.00
HDC Meeting Date:	02/12/2024
Date Property Posted:	02/05/2024

HD 24-14

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 310 SOUTH ST.
☐ Contributing ☒ Non-Contributing YEAR BUILT: VACANT NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME HABITAT FOR HUMANITY CHOPTANK INC
TELEPHONE NO. 443-262-2320 EMAIL jthomas@habitatchoptank.org

Applicant or Agent

NAME Bill Stagg
TELEPHONE NO. 410-310-1034 EMAIL bstagg21601@gmail.com

Description of Proposal (include additional sheets, as necessary)

Construction of new house on Vacant Lot.
2 STORY RESIDENCE - 1230 S.F. LIVING AREA
This exact project was previously approved in
2022 but approval expired.
Construction of 4'x8' SHED

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. NONE
- Disclose any tax credits and or grants being considered for the project. NONE

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

B. Stagg
1/29/24
WILLIAM B. STAGG

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 **NONE**
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
ON PLANS
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work. **NO**
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s) **NONE**

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 **MAY 2024 - APRIL 2025**
- ☒ 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. **NOT INCLUDED**

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☒ Attach all documentation supporting request

STORAGE SHED

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

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

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

Renovations

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

Windows

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

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

Roofing

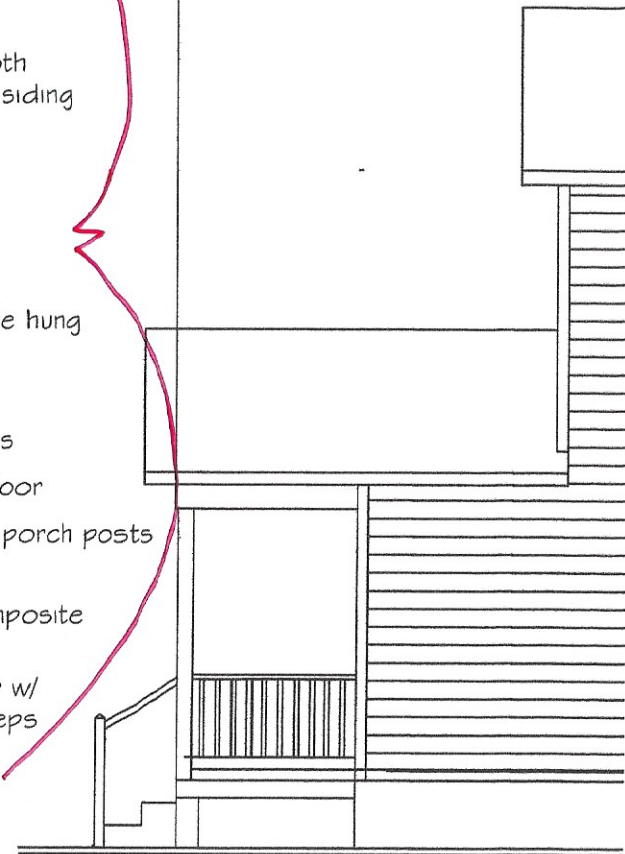
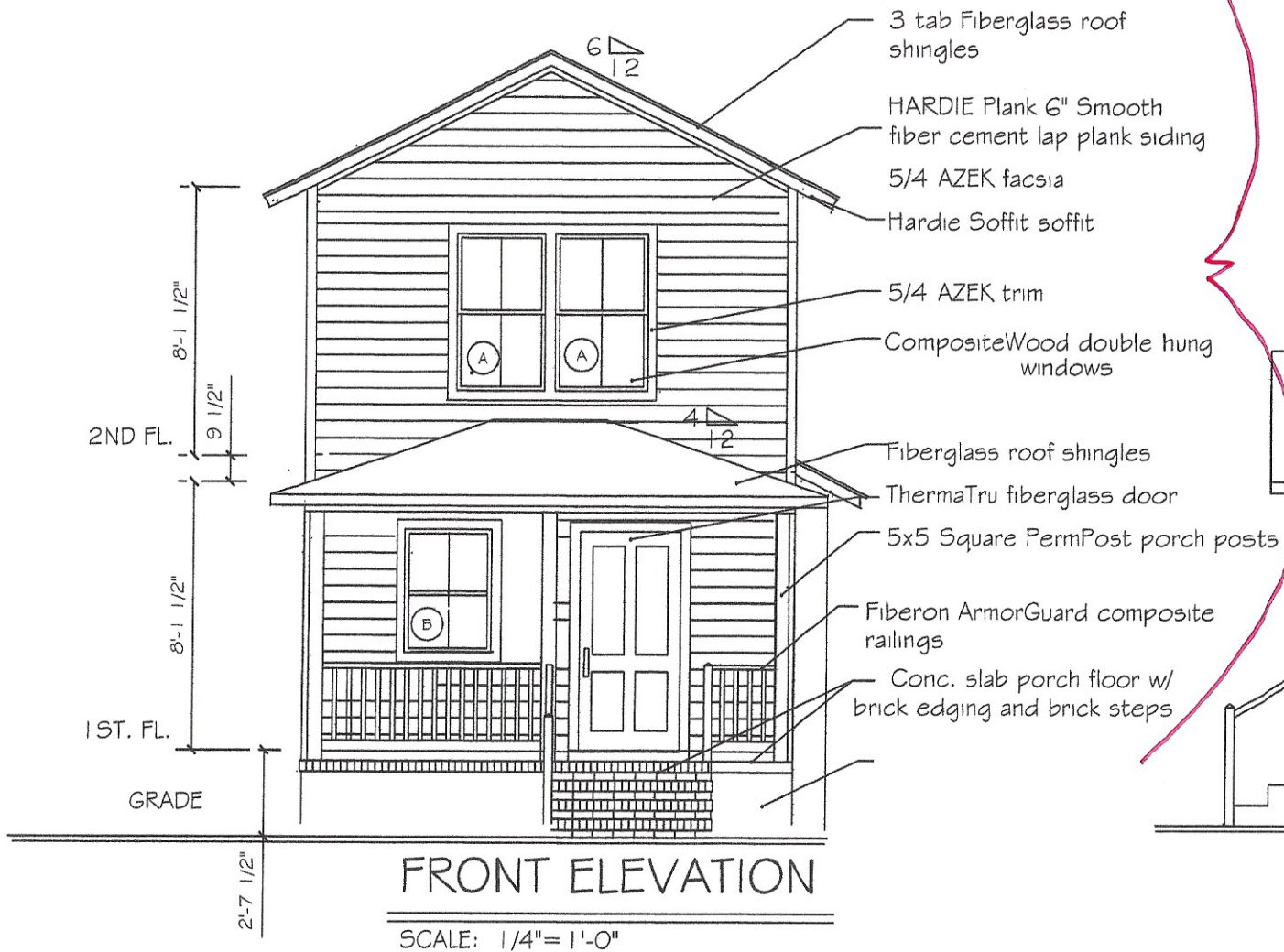
Note: National Register Buildings are held to the highest of standards.

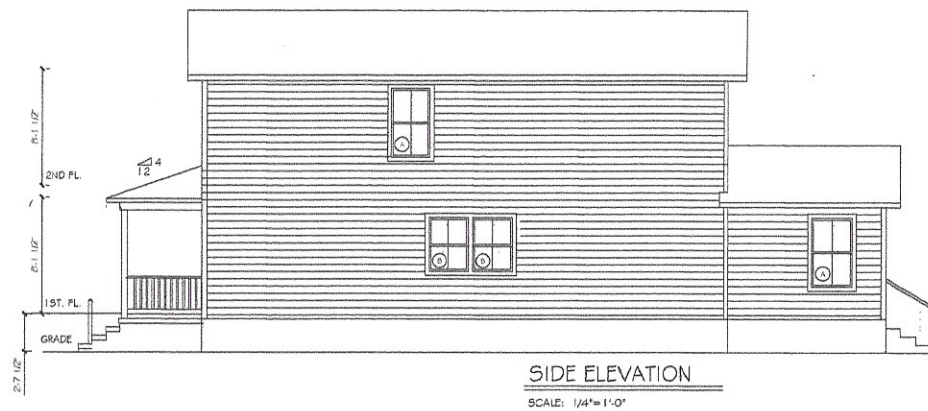
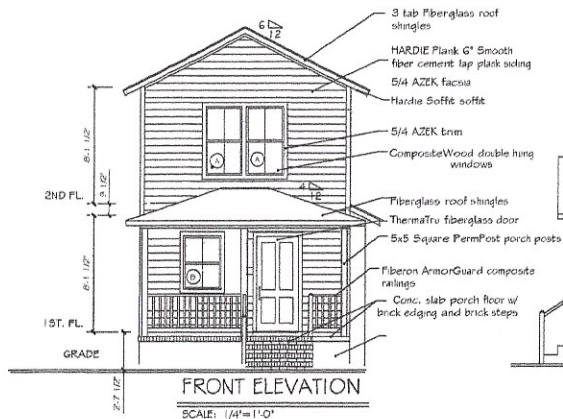
- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if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

Signs

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

REFERENCE FOR
MATERIAL SPECS





HABITAT for HUMANITY
 CHOPTANK
 29349 W. MAPLE AVE. SUITE 3, TRAPPE, MD. 21673

TRANQUIL
 WATERS
 DESIGN

HILL DISTRICT RESIDENCE
 310 SOUTH STREET
 EASTON
 TALBOT CO., MARYLAND

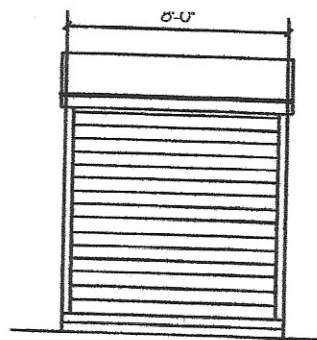
P.O. BOX 547
 ST. MICHAELS MD. 21663
 804-761-0483 PHONE
 tranquilwatersdesign@gmail.com

DATE ISSUED
 JAN. 27, 2024
 REVISIONS

JOB: 310 SOUTH ST.

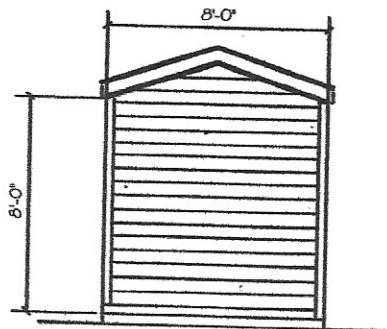
A3

ELEVATIONS



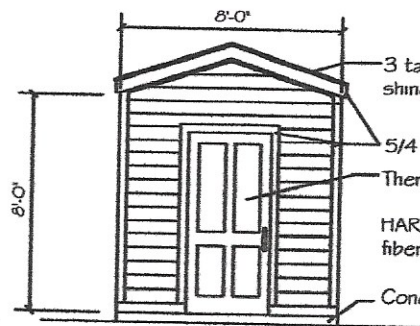
SIDES

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



REAR

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

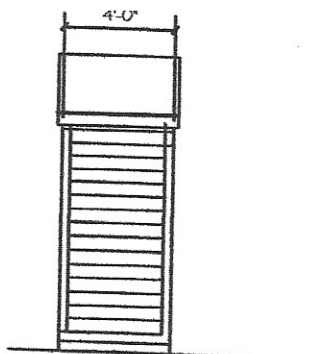


FRONT

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

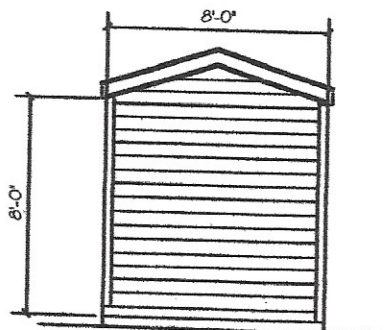
- 3 tab Fiberglass roof shingles
- 5/4 AZEK fascia & trim
- ThermaTru fiberglass door
- HARDIE Plank 6" Smooth fiber cement lap plank siding
- Conc. slab

TYPICAL SHED DESIGN FOR 35, 40 &
119 S. LOCUST LANE



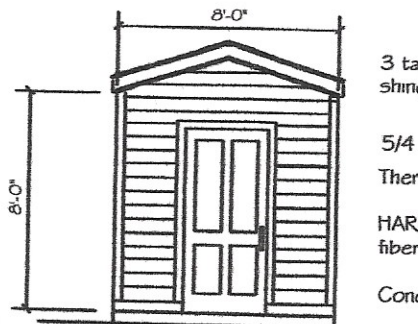
SIDES

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



REAR

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



FRONT

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

- 3 tab Fiberglass roof shingles
- 5/4 AZEK fascia & trim
- ThermaTru fiberglass door
- HARDIE Plank 6" Smooth fiber cement lap plank siding
- Conc. slab

TYPICAL SHED DESIGN FOR 310 SOUTH ST. &
108 S. LOCUST LANE

HABITAT FOR HUMANITY CHOPTANK

bstagg21601@gmail.com

From: Nicholas Johnson <njohnson@eastonmd.gov>
Sent: Thursday, January 25, 2024 3:52 PM
To: bstagg21601@gmail.com
Subject: Re: 310 South St
Attachments: HABITAT - 310 SOUTH ST.- Fronr and Rear Elevations Revised.pdf; HABITAT - Typical Shed Design.pdf; 2022-03-24 HDC Application.pdf; HABITAT - 310 SOUTH ST.SITE PLANI.pdf; 310 SOUTH STREET SIDES.pdf

Here is what we have on file. This project appeared before the HDC at their March 28th meeting and April 11th meeting. At the March meeting, the Commission tabled the application and had the following comments;

- The sliding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.
- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

These comments were subsequently addressed and the application was approved at the following meeting.

On Thu, Jan 25, 2024 at 2:54 PM <bstagg21601@gmail.com> wrote:

Nick, would it be too much trouble for you to email me the prior application and any other narrative Habitat provided then so I don't say something stupid this time? If not I can stop by and pick up a hard copy

--
Nicholas Johnson



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

Meeting Date: 4/11/2022
Application Number: 2022-000630
Location: 310 South Street
Applicant: Habitat for Humanity
Request: New Single-Family Dwelling

Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **310 South Street**, a empty lot in the Historic District.

It was discussed that the proposed windows, sample provided in the meeting, are acceptable for use on a non-contributing new build in the Historic District.

Upon motion by Mr. Demby, seconded by Mr. Sebastian and carried unanimously, **2022-000630** was approved.

Historic District Guideline References:
New Construction

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/6/2022
Date



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

Historic District Commission Staff Report

Meeting Date: 2/12/2024

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

Property Address: 302 S Aurora Street

Application Number: 2024-1123

Request: Roof Replacement

Executive Summary:

The applicant is proposing to remove the existing asphalt shingle roof and the underlying cedar shake roof and install a new architectural shingle roof. A metal roof will also be installed on the existing shed. The main structure is identified as a contributing structure to the Historic District and the shed is considered non-contributing.

The Commission must determine whether architectural shingles are an appropriate substitute material for both the existing asphalt shingle roof and the underlying cedar shake roof. Guideline 70b and the standards for evaluating replacement materials may be used as a basis for the Commission's decision.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.
- e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.

Guideline 70. Roof Material

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



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

- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5” (inches) or less for the rib seam height, the maximum panel width should be 16” (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6” (inches).**

Factors to consider when evaluating the use of substitute materials on a historic building include:

- 1. Is the existing material historic? Is it a character defining feature of the building?
- 2. Will the new materials cover or replace existing historic fabric?
- 3. Will the new product be physically compatible with the surrounding building materials?
- 4. Will the product realistically match the original feature or material in size, proportion, detail, profile, texture, and finish?
- 5. Is the new product durable as compared to the historic material in the same environment?

DRAFT MOTIONS:

- 1. I move that the Historic District Commission approve the application based on the following findings...

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			
2101019392		302 S AURORA ST		LODOR, NANCY L			
YEAR BUILT		PHYSICAL CONDITION					
1910		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE/ COLONIAL REVIVAL				1 STORY RIGHT SIDE BLOCK			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY HIPPED ROOF DWELLING 12/1 WINDOWS MAY BE ORIGINAL. GLAZED AND PANELED DOOR ALSO APPEARS HISTORIC. NICELY EXECUTED PEDIMENTED PORTICO IS ORIGINAL. NONCONTRIBUTING SHED.							



RECEIVED

JAN 29 2024

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

Application #: 2023 -1123
Date Received: 01/29/2024
Fee Paid: \$75.00
HDC Meeting Date: 02/12/2024
Date Property Posted: 02/05/2024

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

302 South Aurora St. Easton MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Clay Saunders

TELEPHONE NO.

302-858-8765

EMAIL

Saunders.Clay@gmail.com

Applicant or Agent

NAME

José Javier Izquierdo

TELEPHONE NO.

410-310-9258

EMAIL

bahomesbuilders@gmail.com

Description of Proposal (include additional sheets, as necessary)

Remove one layer of asphalt shingles and one of cedar shakes on main house and shed.
Install 1/2" CDX roof plywood sheathing on main house and shed because no existing plywood sheathing.
Install new architectural shingles in main house and 26 gauge metal roof on shed.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Jan 29/2024
José Javier Izquierdo

Revised 4.4.2022

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

HERITAGE® shingles have a fiberglass mat construction with a random-cut sawtooth design.

Two layers of mat are coated with asphalt, surfaced with mineral granules and then laminated together. Also includes a self-sealing strip of asphalt.

- Wood-shake look and beauty
- Shadowtone feature adds dimension, depth of appearance and curb appeal
- Limited Lifetime Warranty*
- 10-year Full Start® non-prorated warranty period
- 10-year Algae Cleaning Limited Warranty

USES: For application to roof decks with inclines of 2 inches per foot or greater.

- For slopes between 2" and up to but less than 4" per foot—see "Low Slope Application" section of the Application Instructions.
- For slopes equal to or greater than 21" per foot—see "Mansard Roof or Steep Slope Roof" section of the Application Instructions.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

*Limited Lifetime only applies to single-family structures. See TAMKO's Limited Warranty for complete details.

COLORS

CLASSIC COLORS

- Olde English Pewter*
- Rustic Black
- Rustic Cedar
- Rustic Redwood
- Virginia Slate
- Weathered Wood



*Olde English Pewter is rated by the Cool Roof Rating Council.

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355 and FL35321
Miami-Dade County Product Control Approved	

(CONTINUED ON NEXT PAGE)

WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. Chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with those products.



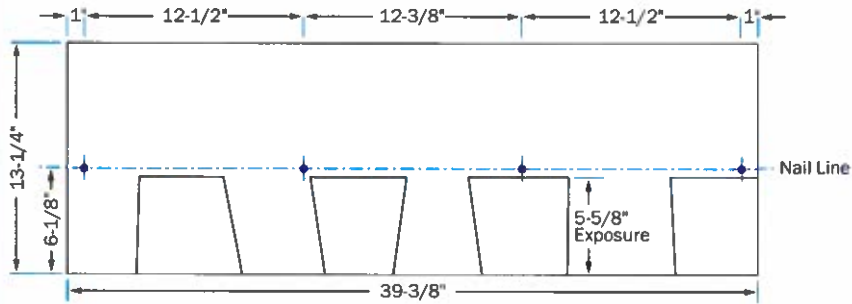
IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. **Applicator safety is of utmost importance.**

WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known human carcinogens" by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as "known" or "probable human carcinogen". The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

PRODUCT DATA



Shingle size†	13-1/4" x 39-3/8"
Exposure	5-5/8"
Each bundle contains	Minimum of 20 shingles
20 shingles covers††	30.76 sq. ft.
One Sales Square covers††	98.4 sq. ft.
Bundles per Sales Square	3
Shingles per Sales Square	64 (1 bundle of 20 shingles and 2 bundles of 22 shingles)

† Subject to manufacturing variation

†† When applied according to application instructions



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com













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

Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. Its hidden fasteners give superior leak prevention and protection from rain and snow.

Horizon-Loc also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

Choose Horizon-Loc for the ultimate protection from rain and snow, plus the perfect balance of fade protection, rust blocking, and dent resistance.

BEST LEAK
PREVENTION

PANEL-LOC PLUS

PRIME
CentralGuard

HORIZON-LOC

PRIME
CentralGuard

LEAK PREVENTION

	PANEL-LOC PLUS	HORIZON-LOC
Fasteners	Exposed	Hidden from elements

FADE PROTECTION

	PANEL-LOC PLUS	HORIZON-LOC
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓✓	✓✓

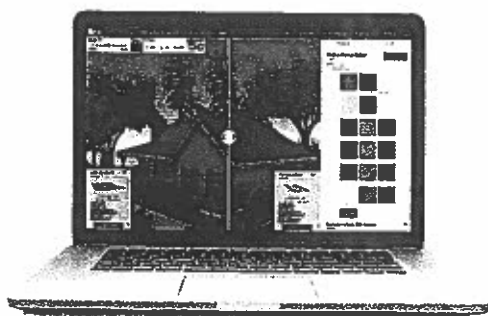
RUST BLOCKING

	PANEL-LOC PLUS	HORIZON-LOC
Advanced Rust Blocking	✓	✓
Perforation Warranty	20-YEAR	20-YEAR
Substrate Thickness	1.60 mil	1.60 mil

DENT RESISTANCE

	PANEL-LOC PLUS	HORIZON-LOC
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

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



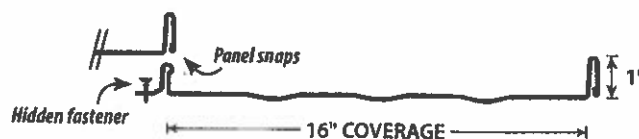
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Explore our new roofing visualizer.

Upload a photo, or use our sample 3-D models to find the perfect color for your roof. You'll receive a summary with a cost range based on the information you provide.

Find the roofing visualizer at centralstatesmfg.com.

Horizon-Loc™



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Galvalume® is a registered trademark of BIEC International, Inc.







**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.*

**PLANNING & ZONING
HISTORIC DISTRICT COMMISSION**

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

Attendance:

Commission Members:

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

Staff:

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

Absent:

Commission Members:

Michael Stuart

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 22, 2024 agenda to table the annual election for Chair and Vice Chair, and the Discussion Item for the abandoned property at 324 South Street to the February 12, 2024 meeting.

Vice Chairperson Brophy moved to approve the January 22, 2024 Agenda Summary with the proposed amendment. Commissioner Pezor seconded the motion.

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

3. Old Business —

a. **File No.:** 2023 - 1087

Applicant: Deborah Patterson and Charles Freeman

Location: 45 Pennsylvania Avenue, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1085

Zoning: CB

Request: At their December 11, 2023 meeting, the Commission granted approval for the replacement of two (2) existing doors; an in-kind replacement of the cedar shake siding, and to move and replace an existing door. The applicant is now proposing the replacement of eleven (11) of the existing windows with a combination of wood and fiberglass-clad wood two-over-two windows. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 89. Maintain Historic Windows*
- ii. *Guideline 90. Make sensitive Replacements (Windows)*
- iii. *Appendix B.2 Composite/Fiberglass and Fiberglass-Clad Windows*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Deborah Patterson and Charles Freeman

Public Comment — None

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

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

b. **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: At their January 8, 2024 meeting, the Commission granted approval for the replacement of the existing hanging sign with a new wooden hanging sign. The applicant is now seeking approval for installation of a new door

entrance wall plaque. 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:

Mike Starling, WHCP Radio

Public Comment — None

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

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

c. **File No.:** 2023 - 941
Applicant: C.M. Dayton Architect, P.A.
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0628, Lot 1
Zoning: CB

Request: At their May 22, 2023 meeting, the Commission granted approval to remove an existing door from the front façade; the replacement of the existing windows with new Marvin Ultimate double hung windows; to remove and shift the existing door at the south elevation; and to demolish the rear enclosure to construct a new addition. The applicant is now requesting a Certificate of Appropriateness extension for the previously approved scope of work, and approval for the installation of a new gutter and downspout. 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 100. Rear Additions*
- ii. *Guideline 103. Materials*
- iii. *Guideline 129. Partial Demolition*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Joshua Startt, Christine M. Dayton Architect, P.A.

Public Comment — None

Commissioner Pezor moved to approve the application for the Certificate of Appropriateness extension, and for the installation of half-round style gutters. Commissioner Greer seconded the motion.

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

d. File No.: 2022 - 701

Applicant: Laurence and Kelly Pezor

Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0747

Zoning: R-7A

Request: At their June 27, 2022 meeting, the Commission granted approval for the construction of a new garage. The applicant is now seeking approval for various changes in material and scale. The windows are proposed to be Anderson E Series; the chimney will have Hardie Smooth Shingle Siding with Azek corners; the horizontal siding on the first floor will be a Hardie Smooth Lap Siding; and the cupola will be larger than what was previously approved based on historic drawings of the property.

Historic District Guideline references:

i. New Construction Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Kelly Pezor

Public Comment — None

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

Vote	4 - 0 - 1 - 1
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	1 - Pezor
ABSENT:	1 - Stuart

4. New Business —

a. File No.: 2024 - 1106
Applicant: Affordable HVAC Services Inc.
Location: 203 Brookletts Avenue, Easton, MD 21601
Tax Map 104, Grid 0Ea, Parcel 1889
Zoning: R-10A

Request: The applicant is proposing to install two (2) new outdoor HVAC units on the western side of the building. The units will be screened by existing plantings and an existing fence. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Emmitt Cole, Affordable HVAC Services Inc.

Public Comment — None

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

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

b. File No.: 2024 - 007
Applicant: Chesapeake Community Development LLC

Location: 521 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1039
Zoning: CB

Request: The applicant is proposing to construct a two-story mansion apartment on the corner of Park Street, August Street, and Powells Alley. The proposed structure is approximately 3,330 square feet, with a height of 26 feet. The applicant is also requesting approval for the removal of healthy trees within the Historic District.

Historic District Guideline references:

- i. *Guideline 20. Preserve Historic Landscaping*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement*
- x. *Guideline 109. Energy and Sustainability*
- xi. *Guideline 110. Exterior Lighting*
- xii. *Guideline 112. Proportion*
- xiii. *Guideline 115. Roof Form*
- xiv. *Guideline 116. Roof Material*
- xv. *Guideline 117. Gutters and Downspouts*
- xvi. *Guideline 121. General Guidelines for Utilities for New Construction*
- xvii. *Guideline 122. Trash and Refuse Containers*
- xviii. *Guideline 123. Mechanical Equipment*
- xix. *Guideline 126. Arrangement*
- xx. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Virginia Richardson, Rauch Engineering Inc.
Ross Benincasa

Public Comment — None

Commissioner Greer moved to approve the application with the condition that: 1) all trash and recycling receptacles shall be screened on three sides; and 2) minor revisions to the the proposed site and structure that are consistent with the Historic

District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission. Commissioner Bateman seconded the motion.

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

- c. Annual Election for Chair and Vice Chair — The annual election for Chair and Vice Chair was tabled to the February 12, 2024 meeting.

5. Discussion Item —

- a. Abandoned Property at 324 South Street - Demolition by Neglect — The discussion regarding the abandoned property at 324 South Street was tabled to the February 12, 2024 meeting.

6. Decision Summary Review —

Commissioner Pezor moved to approve the January 8, 2024 Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

- 9. Adjournment —** Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:59 p.m.

RECEIVED

FEB 05 2024



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

TOWN OF EASTON

Application #:	2024 - 1125
Date Received:	02/05/2024
Fee Paid:	\$25.00
HDC Meeting Date:	02/12/2024
Date Property Posted:	-

HD 24-16

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	523 Goldsborough St Easton MD 21601		
☐ Contributing	☐ Non-Contributing	YEAR BUILT: circa 1890	NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME	Jeffrey S. Mallory and M. Rachel Miller		
TELEPHONE NO.	312.287.9501	EMAIL	jm@m-3-LLC.com

Applicant or Agent

NAME	same as above		
TELEPHONE NO.		EMAIL	

Description of Proposal (include additional sheets, as necessary)

Remove existing asphalt shingles on roof. Replace with Timberline HDX asphalt shingles, color Hunter Green. Existing shingles are approximately 30 years old. The new shingle color to match the shingle color on the garage (approx. 15 years old); the garage roof will not be replaced. Existing trim, fascia, soffit and gutters, and metal roof over porch to remain as is.
--

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
- 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.

(See attached for fence pickets)

* Withdrawn

Staff Approval \$25

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

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

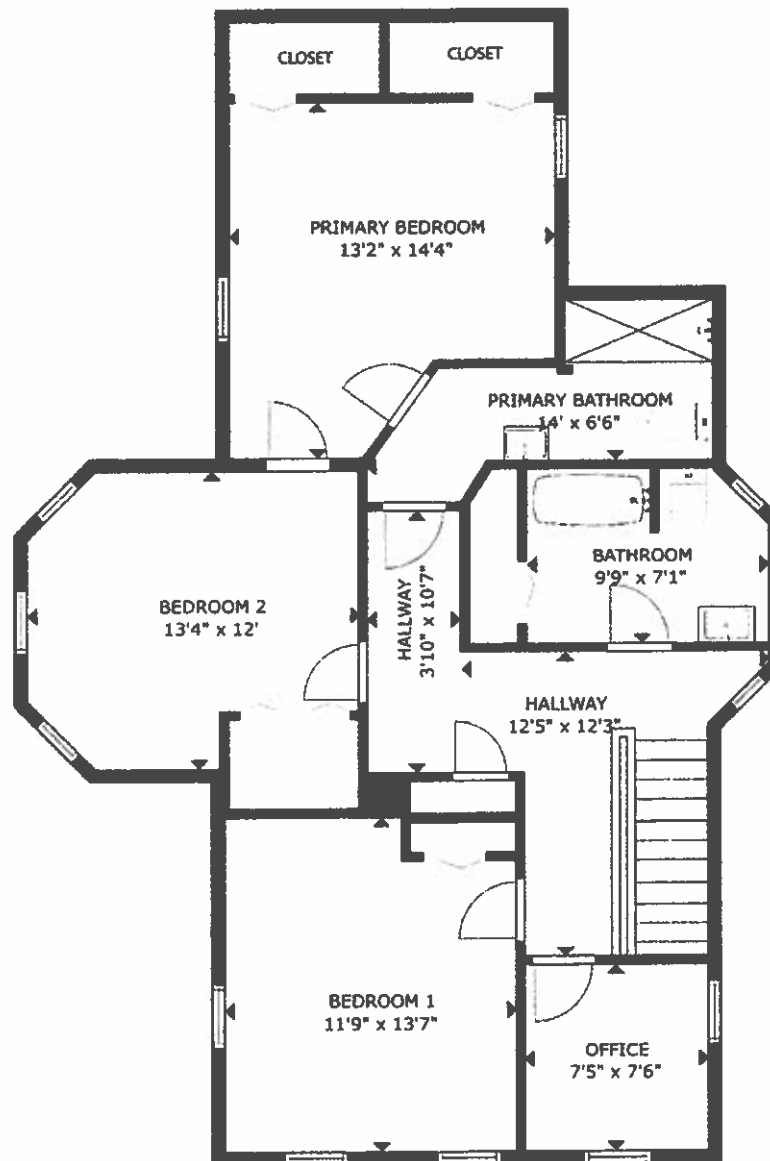
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

2-5-2024
Jeffrey S. Mallory

Revised 4.4.2022



FLOOR 2

523 GOLDSBOROUGH ST
EASTON, MD 21601

GROSS INTERNAL AREA
 FLOOR 1: 947 sq ft, FLOOR 3: 925 sq ft
 TOTAL: 1872 sq ft

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



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

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

Roof
 COATING YOU'LL EVER NEED.

50

GacoFlex

Roof
 of Coating
 red
 Coating
 Well & Large Projects

Use the product that's right for your project

50

into this!

G



LANDMARK PRO
 The Ultimate Choice

CedarRoof

Timberline HDZ



Timberline HDZ® Shingles

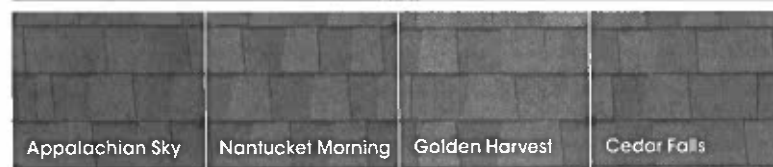
Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

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

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

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

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

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

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

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

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









