



Historic District Commission MEETING AGENDA

Monday, February 26, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for February 26, 2024.

Old Business

- 1) **Application Number:** 2023 - 981
Applicant: VP Construction
Location: 15 S. Higgins Street
Tax Map: 104, Grid 000, Parcel 1601
Zoning District: CB
Request: Amendment to a Previously Approved Fence Installation.
- 2) Annual Election for Chair and Vice-Chair.

New Business

- 1) **Application Number:** 2024 - 1131
Applicant: Mid-Shore Exteriors
Location: 207 S. Aurora Street
Tax Map 105, Grid 0EA, Parcel 2143
Zoning District: R-10A
Request: In-Kind Membrane Roof Replacement.
- 2) **Application Number:** 2024 - 1126
Applicant: George Gordon
Location: 204 S. Harrison Street
Tax Map 105, Grid 000, Parcel 2113
Zoning District: R-10A
Request: Fence Replacement.
- 3) **Application Number:** 2024 - 1135
Applicant: Rise Up Coffee Roasters
Location: 14 N. Hanson Street
Tax Map 104, Grid 0EA, Parcel 1165
Zoning District: CB

Request: Roof Replacement.

- 4) **Application Number:** 2024 - 1127
Applicant: Ashley R. Chenault
Location: 324 South Street
Tax Map 104, Grid 0EA, Parcel 1845
Zoning District: R-7A
Request: In-Kind Roof, Siding, and Window Replacement.

Discussion Item

- 1) Preliminary Renovation for Face to Faith Ministries at 33 West Street.

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the February 12, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2022 - 767
Applicant: Christine M. Dayton Architect, P.A.
Location: 100 N. West Street
Tax Map 104, Grid 000, Parcel 1260
Zoning District: CB
Request: In-Kind Stair Replacement.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 2/26/2024

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

Property Address: 15 S Higgins Street

Application Number: 2023-981

Request: Fence

Executive Summary:

The applicant is proposing an amendment to an application previously approved by the Historic District on July 24, 2023 to install additional fencing along the northern property line. The proposed fencing is a mixture of a six-foot-tall privacy style fence and a four-foot-tall fence with an additional two feet of lattice.

Staff supports a Historic District Commission **approval** of the application as submitted. The proposed fencing height and location appears to be consistent with the Zoning Ordinance. The Zoning Ordinance limits the height of fencing in rear and side yards to eight (8) feet in height and four (4) feet in front yards. However, the Zoning Ordinance also allows an additional two feet of non-solid lattice to be affixed to the top of any legal fence. The material and style of the proposed fence is consistent with what was previously approved by the Commission.

Historic District Guidelines:

Guideline 14. Perimeter 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



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

visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in 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 location and height of the fence appears to be consistent with the Town's Zoning Ordinance. The proposed style of fencing is consistent with what was previously approved for this property and other properties within the Historic District.

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 AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023 -981
Date Received: 02/13/2024
Fee Paid: -
HDC Meeting Date: 02/26/2024
Date Property Posted: 02/19/2024

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 15 S Higgins St., Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME 15 S Higgins St, LLC

TELEPHONE NO. 703-434-0001 EMAIL tim.vpbuidls@gmail.com

Applicant or Agent

NAME Tim Vanvonno

TELEPHONE NO. 703-434-0001 EMAIL tim.vpbuidls@gmail.com

Description of Proposal (include additional sheets, as necessary)

Per attached site survey drawings
Extend existing 6' fence to front right corner of house and add 4' fence (with 2' lattice above) from right corner of the house to the driveway apron

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

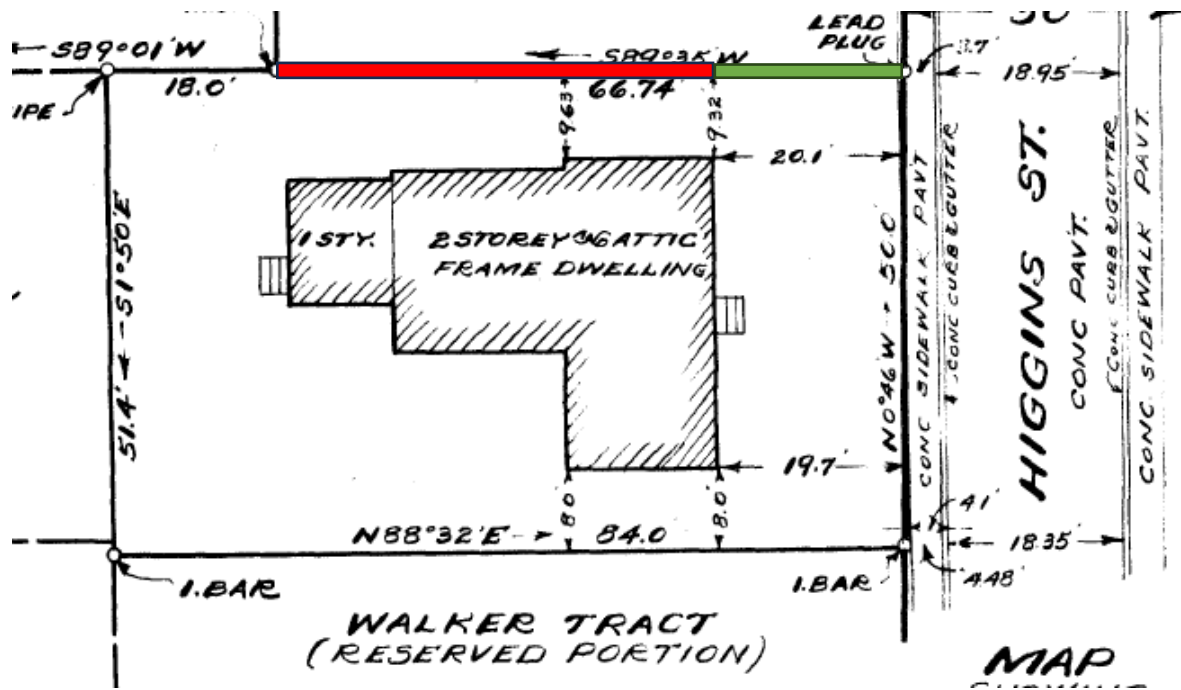
02/12/2024

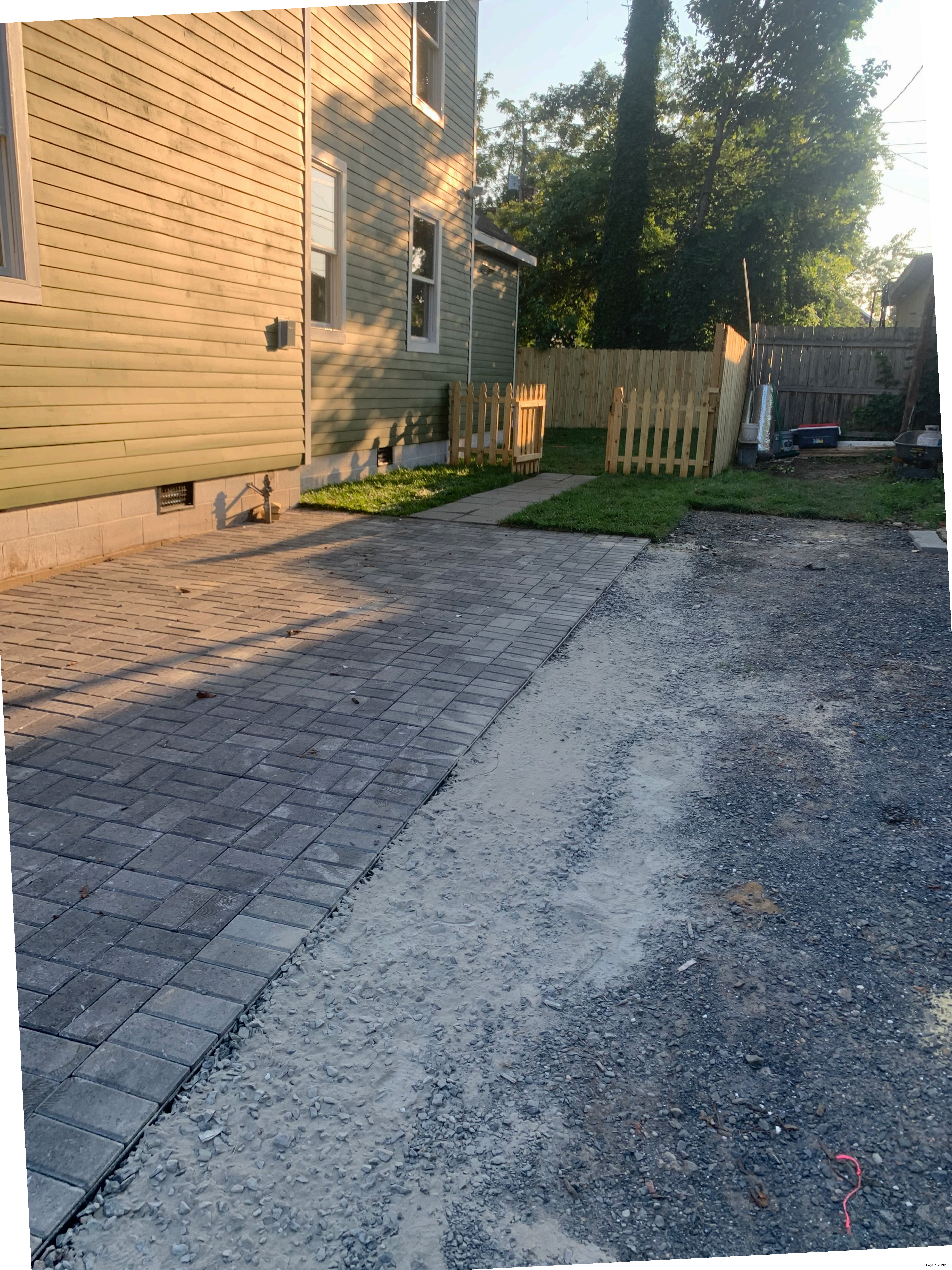
K. Tim Vanvonno

Revised 4.4.2022

Six ft high fence in red

Four ft high fence, additional two feet of lattice optional in
green







Proposed Materials

6' Fence Sections --

[https://](https://www.homedepot.com/p/Outdoor-Essentials-6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Dog-Ear-Fence-Panel-158083/203733689)

www.homedepot.com/p/Outdoor-Essentials-6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Dog-Ear-Fence-Panel-158083/203733689

Best Seller

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

★★★★★ (909) Questions & Answers (283)

3.7k



Specifications

Dimensions

Actual backer rail length (in.)	96 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	2.5 in	Actual panel height (in.)	72 in
Actual panel thickness (in.)	2.25 in	Actual panel width (in.)	96 in
Nominal backer rail length (in.)	96 in	Nominal backer rail thickness (in.)	2 in
Nominal backer rail width (in.)	3 in	Nominal panel height (ft.)	6 ft
Nominal panel width (ft.)	8 ft		

Details

Chemical retention (lb./cu. ft.)	.04 lb/ft3	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	2.25 in
Number of pickets for panels	17	Number of rails for panels	3
Panel Assembly	Assembled Panel	Panel Design	Privacy
Panel Top Shape	Flat	Picket Top Style	Dog-Eared
Pressure treatment chemical	MCA - Micronized Copper Azole	Product Weight (lb.)	130 lb
Recommended Fastener	Nails	Structure Type	Ornamental

Warranty / Certifications

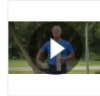
Manufacturer Warranty	See store for details	
-----------------------	-----------------------	--

Proposed Materials

3.5' Fence Sections --
[https://
www.homedepot.com/
p/3-1-2-ft-x-8-ft-
Pressure-Treated-Pine-
Spaced-French-Gothic-
Fence-
Panel-320037/304045604](https://www.homedepot.com/p/3-1-2-ft-x-8-ft-Pressure-Treated-Pine-Spaced-French-Gothic-Fence-Panel-320037/304045604)

3-1/2 ft. x 8 ft. Pressure-Treated Pine Spaced French Gothic Fence Panel

★★★★★ (143) Questions & Answers (27)



Specifications

Dimensions

Actual backer rail length (in.)	96.0 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	2.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.25 in	Actual panel width (in.)	96 in
Nominal backer rail length (in.)	96.0	Nominal backer rail thickness (in.)	2.0
Nominal backer rail width (in.)	3.0	Nominal panel height (ft.)	3.5 ft
Nominal panel width (ft.)	8.01 ft		

Print

Details

Chemical retention (lb./cu. ft.)	.06 lb/ft3	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	3.0 in
Number of pickets for panels	14.0	Number of rails for panels	2.0
Panel Assembly	Assembled Panel	Panel Design	Spaced Picket
Panel Top Shape	Flat	Picket Top Style	French Gothic
Pressure treatment chemical	MCA - Micronized Copper Azole	Product Weight (lb.)	75 lb
Recommended Fastener	Screws	Structure Type	Ornamental

Warranty / Certifications

Manufacturer Warranty	See store for details	
-----------------------	-----------------------	--



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

Monday, July 24, 2023 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:
[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Agenda-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

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

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

2. Agenda Summary Review —

**Vice Chairperson Brophy moved to approve the July 24, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business —

a. Applicant: Frances Forster
File No.: 2023 - 923
Location: 204 S. Hanson Street, Easton, MD 21601
Tax Map 105, Parcel 2136
Zoning: R-10A

and an unspecified material. This is a non-contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Laurence Claggett

Public Comment — None

Vice Chairperson Brophy moved to table the application. Commissioner Greer seconded the motion.

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

4. New Business —

a. Applicant: VP Construction

File No.: 2023 - 981

Location: 15 S. Higgins Street, Easton, MD 21601
Tax Map 104, Parcel 1601

Zoning: CB

Request: The applicant is proposing to install a six-foot-tall wooden privacy fencing along portions of the rear and side yards. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Tim Vanvonno

Public Comment — None

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

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

b. Applicant: Ryan D. Showalter Esq.
File No.: 2023 - 980
Location: 101 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 12589
Zoning: CB

Request: The applicant is proposing to install a new externally lit hanging sign on the front porch of the structure. The proposed sign is constructed of PVC, with raised letters. Illumination of the sign will be by two new gooseneck lamps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 30. Lighting for Signs*
- iii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Ryan D. Showalter Esq.

Public Comment — None

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

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



RECEIVED

JUL 11 2023

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

Application #:	2023-981
Date Received:	07/11/2023
Fee Paid:	\$75.00
HDC Meeting Date:	07/24/2023
Date Property Posted:	07/17/2023

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 15 S HIGGIN ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME 15 S HIGGINS ST, LLC
TELEPHONE NO. 7034340001 EMAIL TIM.VPBUILD@GMAIL.COM

Applicant or Agent

NAME TIM VANVONNO
TELEPHONE NO. 7034340001 EMAIL TIM.VPBUILD@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

ADD FENCING TO REAR YARD, LEFT FRONT + RIGHT SIDE
REAR PER ATTACHED SITE/SURVEY DRAWINGS

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

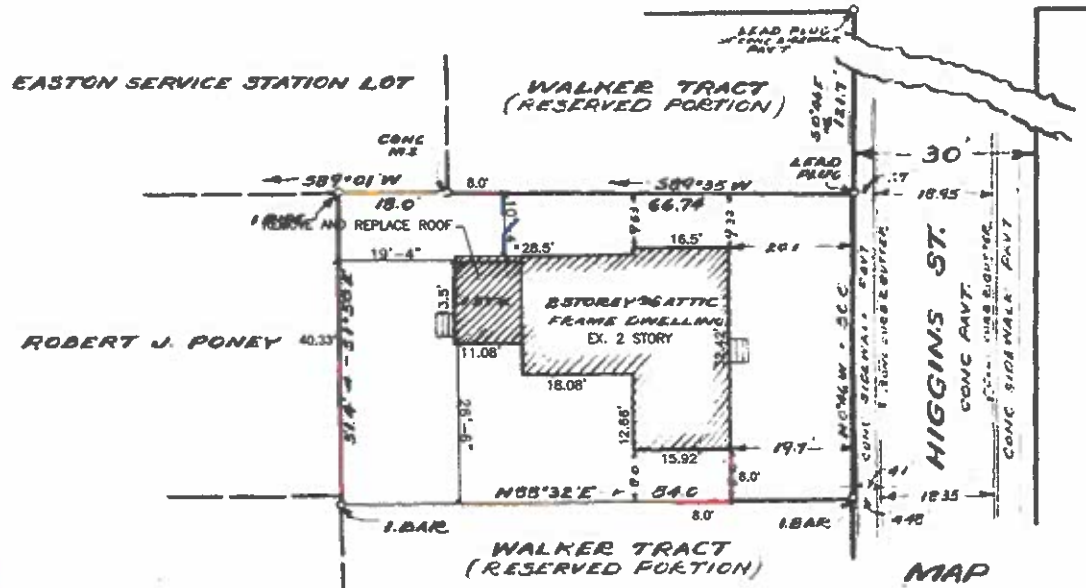
7.7.2023

K. TIM VANVONNO

Revised 4.4.2022

15 S Higgins St., Easton, MD 21601 -- Fence Permit Submission -- 07_10_23

SITE PLAN (Existing & Proposed)



ADDRESS: 15 S HIGGINS ST
EASTON, MD 21601

MAP: 0104
LOT AREA: 4,268 SF

SCOPE OF WORK:
-INTERIOR ALTERATIONS
-REMOVE AND REPLACE ROOF ON REAR ONE STORY



Proposal Details--

- 6' Tall Fence Proposed (RED):**
- 8' section along North (right) side of property
 - Entire West (rear) side of property (To be built in front of the current chain link fence to avoid property line issues)
 - 8' section extended from existing fence along South (left) side of property
 - 8' section connecting the SE (front left) corner to the house

- 3.5' Tall Fence Proposed (BLUE):**
- 10.33' section connecting the North (right) corner to the house

- Proposed Gate (BLUE):**
- 3.5'H x 3'W gate in center of the proposed 3.5' tall fence section

****Existing Fence (YELLOW)**

SITE PLAN

SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23081 EXPIRATION DATE: 04/24/2023

15 S HIGGINS ST
EASTON, MD 21601
RENOVATION AND STAIR ADDITION

C1

SITE PLAN

ARENCO, LLC
ARCHITECTURAL ENGINEERING CONSULTANTS
12430 MILL CREST
FULTON, MD 20759

SCALE: 1" = 20' WORK REQUEST: R22-107 SHEET: 1 OF 1 DRAWING NO.: R22-107-01

FILE DATE:

FILE NAME:

FORM 45-23-0

Existing Right Fence Location



Existing Rear Fence Location



Existing Left Fence Location



Proposed Materials

6' Fence Sections --

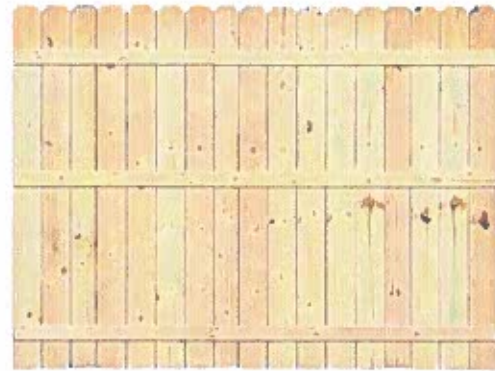
<https://www.homedepot.com/p/Outdoor-Essentials-6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Dog-Ear-Fence-Panel-158083/203733689>

Product Gallery

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

★★★★★ 159 Questions & Answers (283)



Specifications

Dimensions

Actual backer rail length (in.)	96 in.	Actual backer rail thickness (in.)	1.5 in.
Actual backer rail width (in.)	2.5 in.	Actual panel height (in.)	72 in.
Actual panel thickness (in.)	2.25 in.	Actual panel width (in.)	96 in.
Nominal backer rail length (in.)	96 in.	Nominal backer rail thickness (in.)	2 in.
Nominal backer rail width (in.)	3 in.	Nominal panel height (ft.)	6 ft.
Nominal panel width (ft.)	8 ft.		

Details

Chemical retention (lb./cu. ft.)	.04 lb./ft ³	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	2.25 in.
Number of pickets for panels	17	Number of rails for panels	3
Panel Assembly	Assembled Panel	Panel Design	Privacy
Panel Top Shape	Flat	Picket Top Style	Dog-Eared
Pressure treatment chemical	MCA - Micronized Copper Azole	Product Weight (lb.)	130 lb.
Recommended Fastener	Nails	Structure Type	Ornamental

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------

Proposed Materials

3.5' Fence Sections --
[https://
www.homedepot.com/
p/3-1-2-ft-x-8-ft-
Pressure-Treated-Pine-
Spaced-French-Gothic-
Fence-
Panel-320037/304045604](https://www.homedepot.com/p/3-1-2-ft-x-8-ft-Pressure-Treated-Pine-Spaced-French-Gothic-Fence-Panel-320037/304045604)

3-1/2 ft. x 8 ft. Pressure-Treated Pine Spaced French Gothic Fence Panel

★★★★☆ (143) Questions & Answers (27)



Specifications

Dimensions

Actual backer rail length (in.)	96.0 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	2.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.25 in	Actual panel width (in.)	96 in
Nominal backer rail length (in.)	96.0	Nominal backer rail thickness (in.)	2.0
Nominal backer rail width (in.)	3.0	Nominal panel height (ft.)	3.5 ft
Nominal panel width (ft.)	8.0 ft		

Print

Details

Chemical retention (lb./cu. ft.)	.06 lb-ft3	Color Family	Brown
Color/Finish	Wood	Contact Type Allowed	Above Ground
Features	Paintable, Pressure Treated, Stainable	Fencing Installation Type	No Dig
Fencing Product Type	Wood Fence Panels	Includes	No Additional Items Included
Material	Wood	Nominal panel thickness (in.)	3.0 in
Number of pickets for panels	14.0	Number of rails for panels	2.0
Panel Assembly	Assembled Panel	Panel Design	Spaced Picket
Panel Top Shape	Flat	Picket Top Style	French Gothic
Pressure treatment chemical	MCA - Microzined Copper Azole	Product Weight (lb.)	75 lb
Recommended Fastener	Screws	Structure Type	Ornamental

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------



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

RECEIVED

FEB 07 2024

Application #: 2024 - 1131
 Date Received: 02/07/2024
 Fee Paid: \$75.00
 HDC Meeting Date: 02/26/2024
 Date Property Posted: 02/19/2024

HD 24-20

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

207 South Aurora St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

James Pitchford

TELEPHONE NO.

202-744-8095

EMAIL

james.pitchford@gmail.com

Applicant or Agent

NAME

Mid-Shore Extensors

TELEPHONE NO.

410-613-7939

EMAIL

info@midshoreextensors.com

Description of Proposal (include additional sheets, as necessary)

In kind like and same replacement
 Replace rolled low slope roof. Remove existing rolled roof and shingles tying into low slope rear porch area. Inspect all plywood, install new flashing, ice/water shield, starter strip and new architectural shingles on area tying into low slope area. Install Liberty Base and cap sheet on low slope area. Clean up and remove all debris.

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

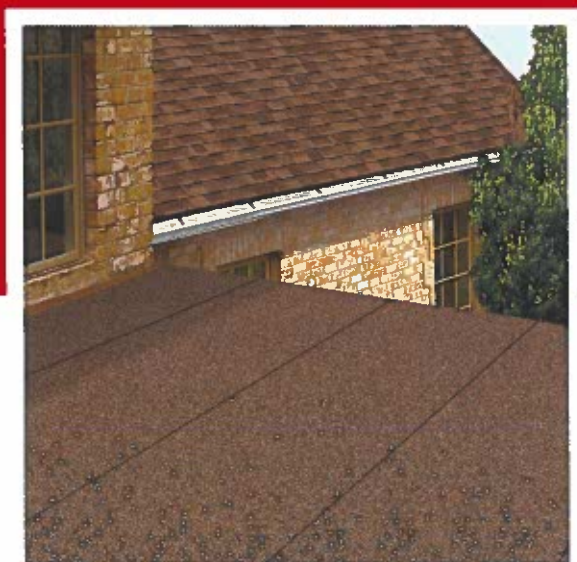
Printed Name of Applicant or Agent

Revised 4.4.2022



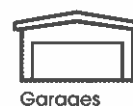
LIBERTY™ SBS Self-Adhering Roofing System

Help protect your low-slope roof and use no special tools when installing a granule-surfaced self-adhering roofing system



- Provides durable protection for the low-slope areas of your property such as porches, garages, car ports, and sheds
- Installs quickly and easily without the hassles of bulky equipment or unpleasant odor
- Applied without torches, open flames, hot asphalt, or messy solvent-based adhesives

LIBERTY™ SBS Self-Adhering Roofing System



Benefits:

- **Self-adhering base/ply sheet and cap sheet** provide convenient peel and stick installation, eliminating open flames on your roof
- **No torches, kettles, or dangerous chemicals**
- **No fumes or odors** caused by hot asphalt or solvent-based adhesives
- **Seven popular colors** to complement your Timberline® or other GAF asphalt shingle roof (see below)
- **Minimal set-up and clean-up time** can speed up installation as compared with mopped SBS systems
- **No need to stage expensive equipment**
- **Utilizes similar technology to GAF RUBEROID® SBS modified bitumen membranes**
- **Versatile installation options** available. Perfect for primed low-slope roof areas ½:12 - 3:12. May be installed on slopes up to 6:12, if necessary.
- **Up to 15-Year Limited Warranty** covering manufacturing defects available for select systems¹
- **System guarantees covering material defects and workmanship errors are also available for purchase** for approved systems installed by GAF certified contractors. Contact GAF for specific requirements.²

Complementary Color Options:



Note: These blended colors are designed to complement your shingles, not to be an exact match. Because of the small size of these samples, it's difficult to reproduce the actual color effect. Please be sure to see a full-size roll before making or installing a final color selection.

System Details:

Specifications (approximate)³

- **LIBERTY™ SBS Self-Adhering Base/Ply Sheet**
 - Roll size: 2 squares⁴ (216 sq. ft. [20.1 m²]) excludes laps
 - Roll width: 39.375" (1.0 m)
 - Roll length: 66' (20.1 m)
 - Approx. roll weight: 82 lb. (37.2 kg)
 - Roll thickness: 0.068" (1.73 mm)
- **LIBERTY™ SBS Self-Adhering Cap Sheet**
 - Roll size: 1 square⁴ (112 sq. ft. [10.4 m²]) excludes laps
 - Roll width: 39.375" (1.0 m)
 - Roll length: 34' (10.4 m)
 - Approx. roll weight: 96.4 lb. (43.7 kg)
 - Roll thickness: 0.157" (4.0 mm)

Codes & Standards:

- **UL Listed to ANSI/UL790⁵**



- **FM Approved⁶**



- **Miami-Dade County Product Control approved**



- **Texas Dept. of Insurance Report RC-121**



- **State of Florida Approved**

Base/Ply Sheet:

- **UL Evaluation Report UL ER1306-02**
- **Meets or exceeds ASTM D4601, Type II**
- **Meets or exceeds ASTM D1970**

Cap Sheet:

- **Meets or exceeds ASTM D6164 - Type I, Grade G**

¹Exclusions apply. See *Limited Warranty on LIBERTY™ SBS Self-Adhering Materials* for complete coverage and restrictions.

²Exclusions apply. See *System Pledge™ Roof Guarantee* and *RUBEROID®/GAFGLAS® Diamond Pledge™ NDL Roof Guarantee* for complete coverage and restrictions.

³Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.

⁴Installed coverage will be lower and depend on quantity and width of side and end laps.

⁵Refer to UL Product iQ for actual assemblies.

⁶Refer to FM RoofNav.com for actual assemblies.

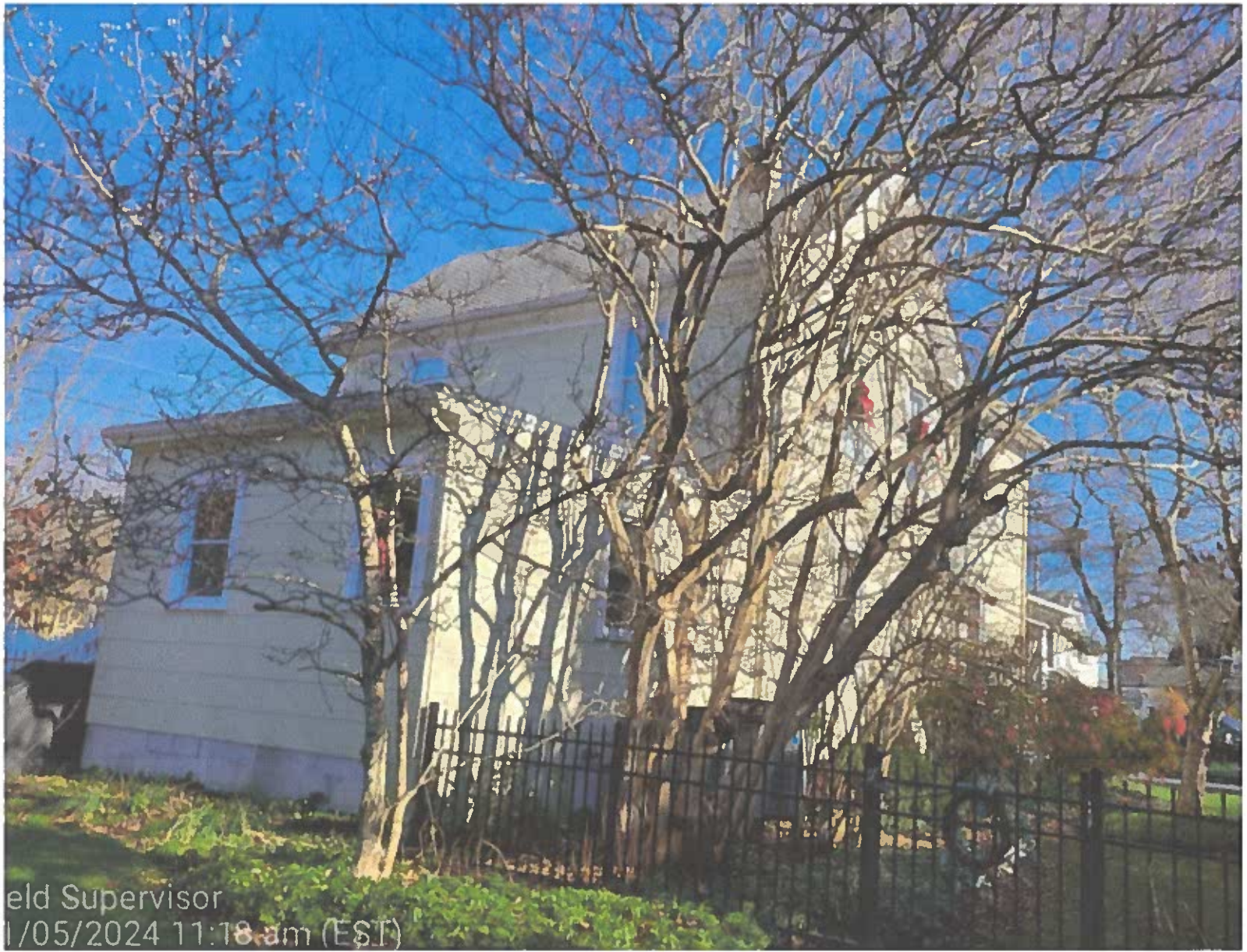




Field Supervisor
01/05/2024 11:18 am (EST)
James Pitchford / 2312-4925888-02
207 South Aurora Street Easton, MD 21601



Field Supervisor
01/04/2024 01:28 pm (EST)
James Pitchford / 2312-4925888-02
207 South Aurora Street Easton, MD 21601





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

Historic District Commission Staff Report

Meeting Date: 2/26/2024

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

Property Address: 204 S Harrison Street

Application Number: 2024-1126

Request: Fence

Executive Summary:

The applicant is proposing to replace an existing damaged wood privacy fence fronting Wilson Alley. The new fence will be a six feet tall wooden privacy fence in the same location as the existing fence. Staff supports a Commission **approval** of this application as submitted.

Historic District Guidelines:

Guideline 14. Perimeter 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 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 location and height of the fence appears to be consistent with the Town's Zoning Ordinance. The proposed



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

location of the fence is consistent with the established rear setback along Wison Alley and the style and material of the fence is consistent with other fences found within the Historic District.

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.



RECEIVED

FEB 06 2024

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

Application #: 2024 - 1126 HD 24-17
Date Received: 02/06/2024
Fee Paid: \$75.00
HDC Meeting Date: 02/26/2024
Date Property Posted: 02/19/2024

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 204 S. HARRISON STREET
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ELIZABETH CASQUEIRO / GEORGE GORDON
TELEPHONE NO. 202 270-9270 EMAIL oge.gordon@architects.com

Applicant or Agent

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>REPLACE STORM DAMAGED FELVE AT WILSON ALLEY</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

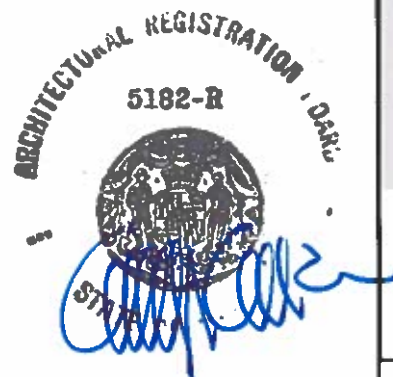
<u>George Gordon</u>
<u>20</u> <u>16 FEBRUARY 2024</u>
<u>GEORGE GORDON</u>

Revised 4.4.2022

Casqueiro/Gordon Residence

204 S. Harrison Street
Easton, Maryland 21601

Fence Replacement

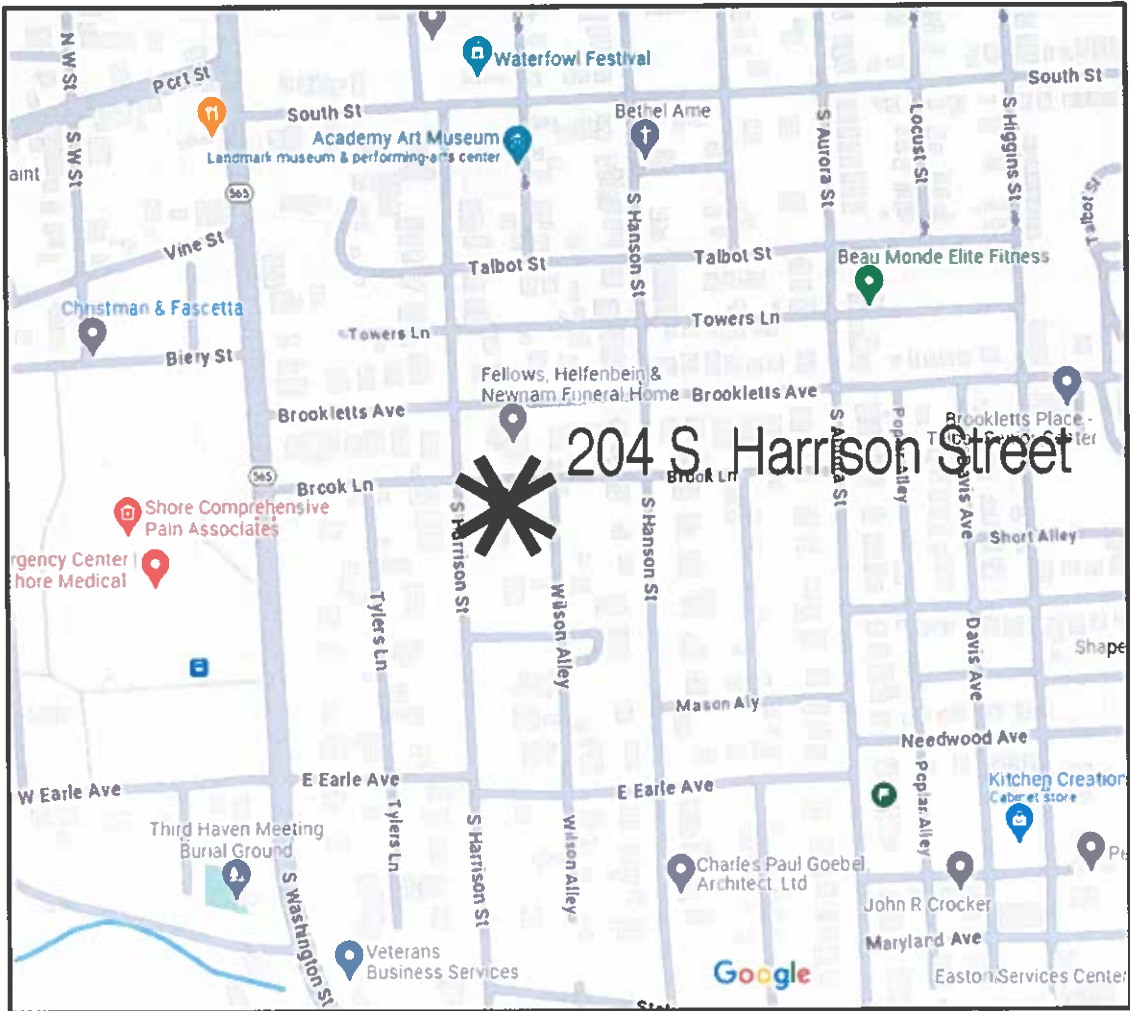


GORDON
architects
A Professional Corporation

1032 WISCONSIN AVE, NW
WASHINGTON, DC 20007
TELEPHONE: 202.333.9270
www.gordonarchitects.com

THIS DRAWING, THE DESIGNS INDICATED, THE FORMAT AND THE ARRANGEMENTS ARE THE PROPERTY OF GORDON ARCHITECTS AND PROTECTED BY COPYRIGHT LAW

LOCATION MAP



WORK DESCRIPTION

WORK CONSISTS OF REPLACEMENT OF WIND DAMAGED FENCE AT WILSON ALLEY WITH NEW FENCE.

SYMBOLS

- PLAN DETAIL REFERENCE
- DETAIL REFERENCE SHEET NUMBER
- ELEVATION REFERENCE
- DETAIL REFERENCE SHEET NUMBER
- SECTION REFERENCE
- DETAIL REFERENCE SHEET NUMBER
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW BRICK WALL
- NEW CMU WALL
- NEW STUD WALL

INDEX OF DRAWINGS

- ARCHITECTURE:
- 0001 COVER SHEET
 - 0002 SURVEY
 - 0003 EXIST. & PROPOSED PHOTOS
 - AOO1 FENCE PLANS
 - AOO2 FENCE ELEVATION & DETAILS

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION / FABRICATION OF ANY ITEMS.
- CONTRACTOR SHALL REQUEST CLARIFICATION IN THE EVENT THAT IF HE DISCOVERS ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE DRAWINGS, NOTES, AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, INCLUDING EXISTING WATER, SEWER, AND STORM MAINS PRIOR TO BEGINNING HIS WORK AND SHALL MAKE CERTAIN THAT ALL CONNECTIONS CAN BE MADE.
- CONTRACTOR SHALL COORDINATE ALL TRADES.
- ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
- ALLEY AND / OR STREETS / SIDEWALK SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF PROJECT.
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
- MECHANICAL FASTENING TO STOREFRONT / WINDOW SYSTEM IS NOT PERMITTED.
- PROPERLY SEAL ALL EXTERIOR PENETRATIONS TO PREVENT MOISTURE INFILTRATION INTO BASE BUILDING ELEMENTS.
- ANY ROOF CURBS, OR PENETRATIONS MUST BE A MINIMUM OF 18" OF FLASHING, AND SUBMITTED FOR LANDLORD REVIEW.
- NO PLUMBING IS PERMITTED IN THE LANDLORD DEMISING PARTITION. CONTRACTOR IS TO FURR OUT DEMISING WALL FOR ALL PLUMBING PIPES AND VENT STACKS WHEN NECESSARY.
- NO MECHANICAL FASTENERS ARE PERMITTED ON THE CURTAIN WALL OR WINDOW SYSTEMS.

APPLICABLE CODES

MBPS Residential Code 2021

Casqueiro/Gordon Residence
204 S. Harrison Street
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE
1	Fence Permit Filing	6 Feb. 2024

Cover Sheet

SCALE: AS NOTED

PROJECT NUMBER GA 2402

DATE: 5 February 2024

0001

Casqueiro/Gordon Residence
204 S. Harrison Street
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE
1	Fence Permt Filing	6 Feb. 2024

Property Survey
Sheet

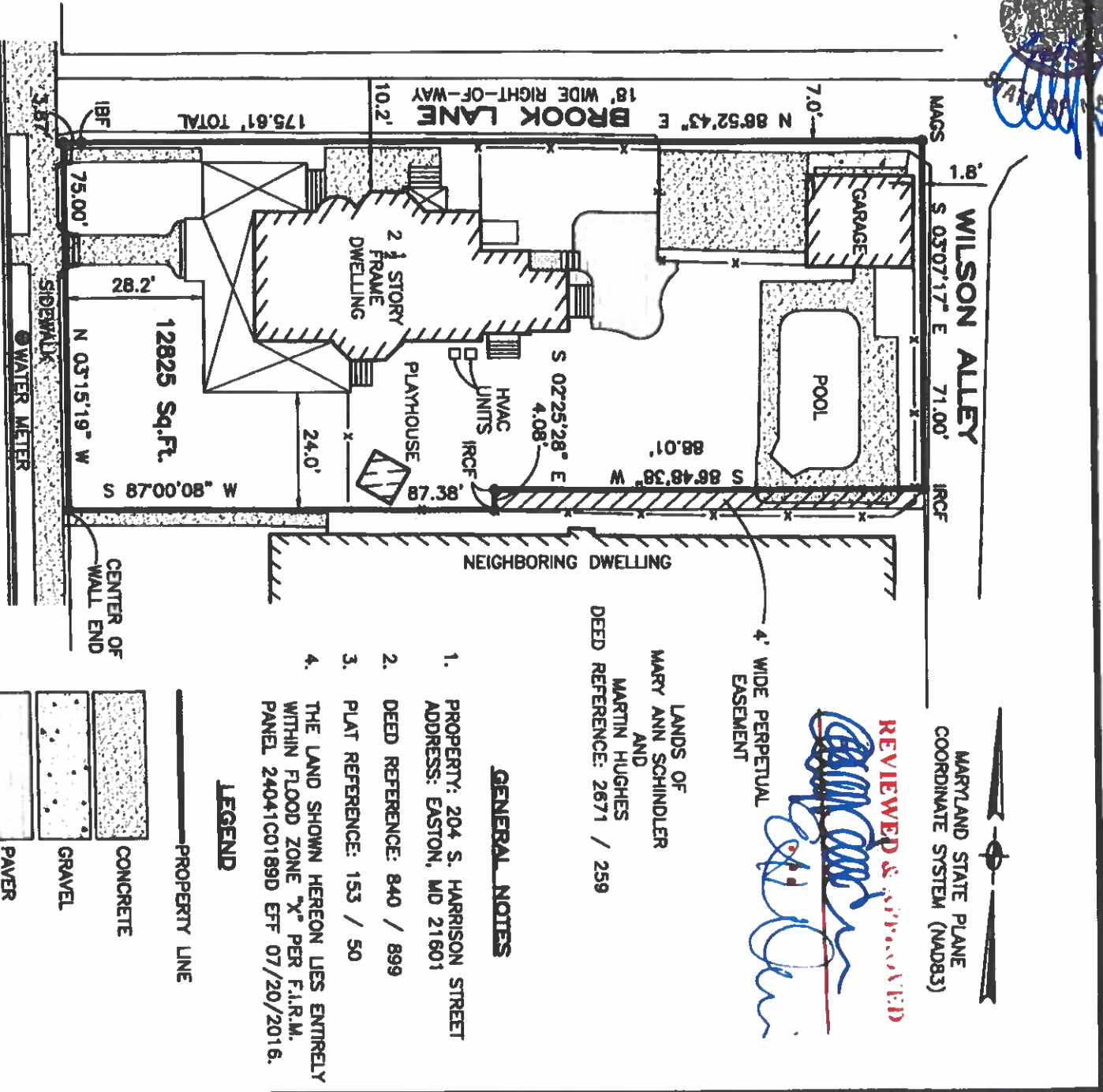
SCALE: AS NOTED

PROJECT NUMBER GA 2402

DATE: 5 February 2024

0002

5182-B



LANDS OF
MARY ANN SCHINDLER
AND
MARTIN HUGHES
DEED REFERENCE: 2671 / 259

GENERAL NOTES

1. PROPERTY: 204 S. HARRISON STREET
ADDRESS: EASTON, MD 21601
2. DEED REFERENCE: 840 / 899
3. PLAT REFERENCE: 153 / 50
4. THE LAND SHOWN HEREON LIES ENTIRELY
WITHIN FLOOD ZONE "X" PER F.A.R.M.
PANEL 24041C0189D EFF 07/20/2016.

LEGEND

- PROPERTY LINE
- CONCRETE
- GRAVEL
- PAVER
- PAVEMENT
- IRCF DENOTES IRON ROD AND CAP FOUND
- IBF DENOTES IRON BAR FOUND
- MAGS DENOTES MAG NAIL SET

S. HARRISON STREET

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY
RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH
IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF
PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR
LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2021.



CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

PLAT SHOWING

THE LANDS OF
STACEY E. RADCLIFFE
AND
DAVID M. LEFFINGWELL
TAX MAP: 105, GRID: 00, PARCEL 2113
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

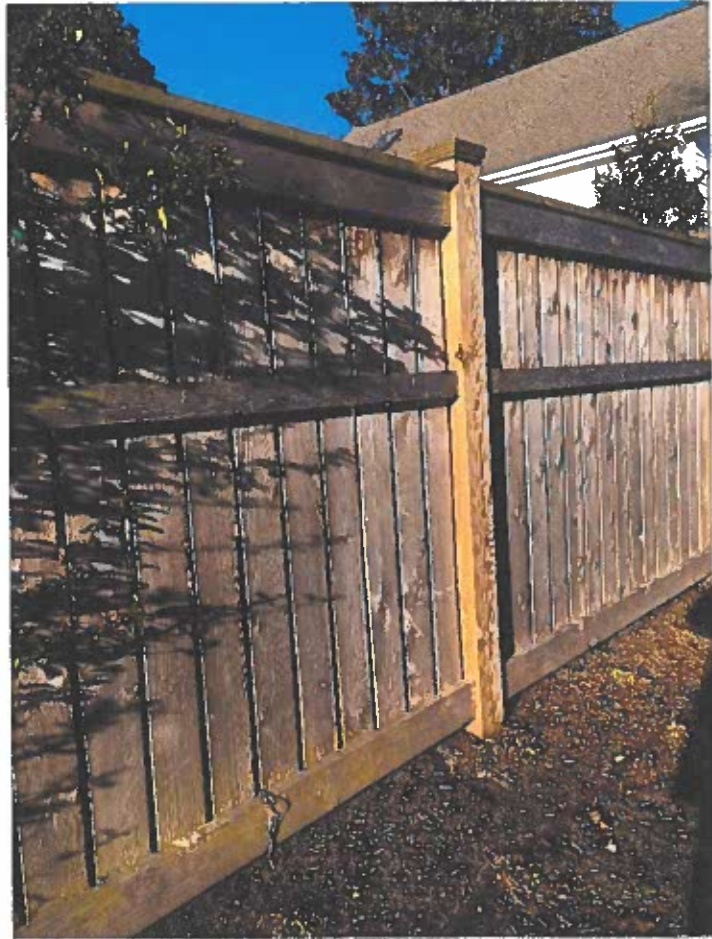
Date: 08/03/20 Scale: 1" = 30' Proj.No.: 2825



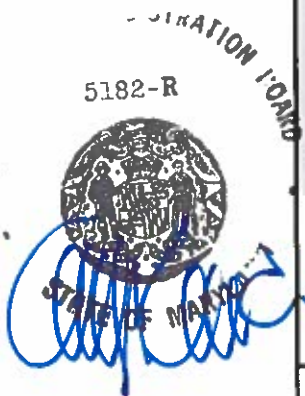
DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS
EASTON, MARYLAND (410) 770-4744
SAUSBURT, MARYLAND (410) 543-9081
MILFORD, DELAWARE (302) 424-1441



Existing Damaged Fence



Proposed Fence Design



GORDON
architects
A Professional Corporation

1032 WISCONSIN AVE, NW
WASHINGTON, DC 20007
TELEPHONE: 202.333.9270
www.gordonarchitects.com

THIS DRAWING, THE DESIGNS INDICATED, THE FORMAT AND THE ARRANGEMENTS ARE THE PROPERTY OF GORDON ARCHITECTS AND PROTECTED BY COPYRIGHT LAW.

Casqueiro/Gordon Residence
204 S. Harrison Street
Easton, Maryland 21601

REVIEWS / REVISIONS		
NO.	DESCRIPTION	DATE
1	Fence Permit Filing	6 Feb. 2024

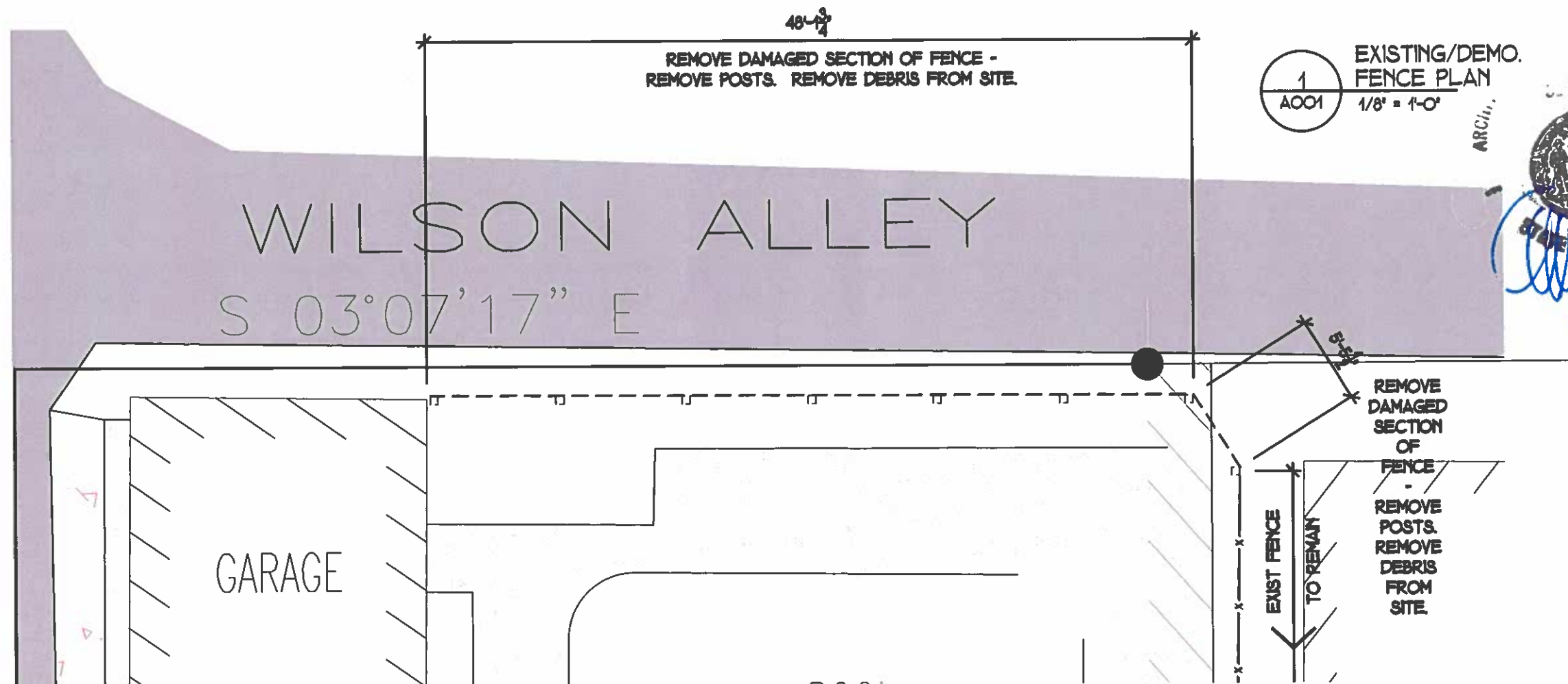
Fence
Photos
Exist/Proposed

SCALE: AS NOTED

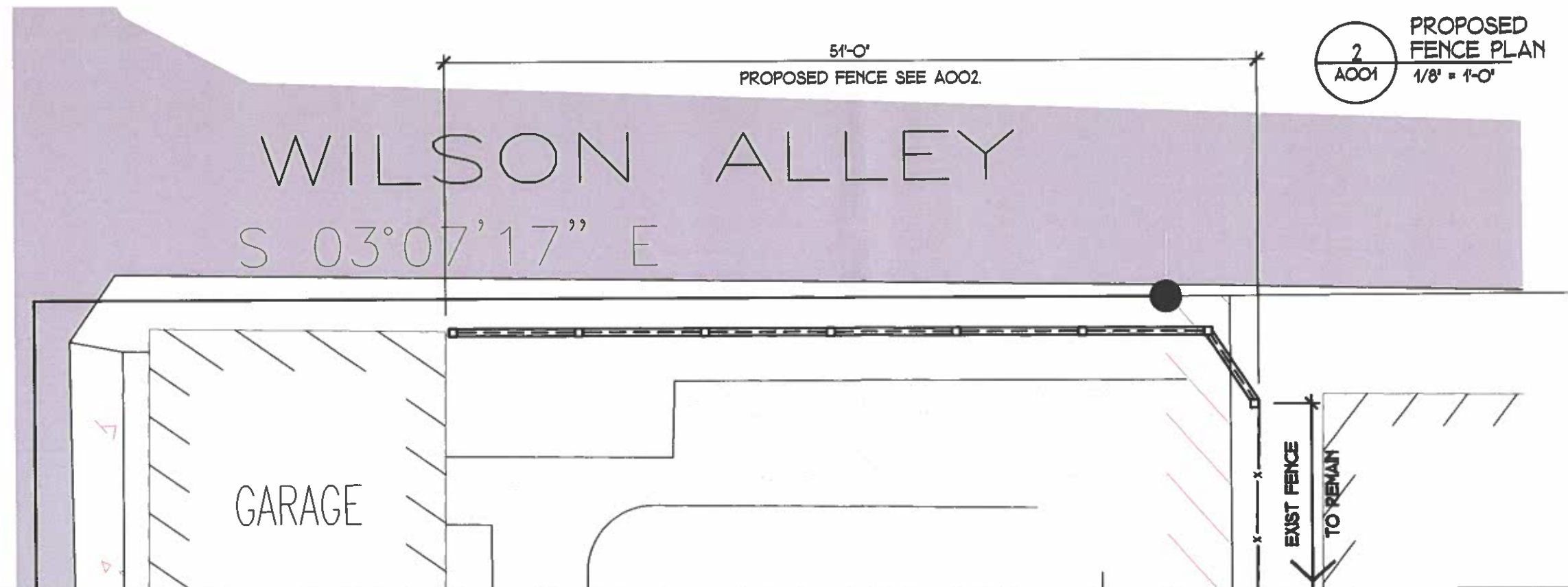
PROJECT NUMBER GA 2402

DATE: 5 February 2024

0003



1
A001
EXISTING/DEMO.
FENCE PLAN
1/8" = 1'-0"



2
A001
PROPOSED
FENCE PLAN
1/8" = 1'-0"

GORDON
architects

A Professional Corporation

1032 WISCONSIN AVE. NW
WASHINGTON, DC 20007
TELEPHONE: 202.333.9270
www.gordonarchitects.com

THIS DRAWING, THE DESIGNS
INDICATED, THE FORMAT AND THE
ARRANGEMENTS ARE THE PROPERTY
OF GORDON ARCHITECTS AND
PROTECTED BY COPYRIGHT LAWS

Casqueiro/Gordon Residence
204 S. Harrison Street
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE
1	Fence Permit Filing	6 Feb. 2024

Fence
Plan
Exist/Proposed

SCALE: AS NOTED

PROJECT NUMBER GA 2402

DATE: 5 February 2024

A001

GENERAL FENCE NOTES:
FENCE POSTS: 6X6 PRES. TREAT. WD. UC4B

FENCE MAJOR TRIM: 2X6 PRES. TREAT WD. SEVERE RATING

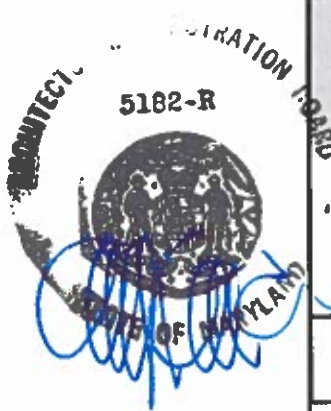
FENCE INFILL PANELS: 1X6 PRES TREAT WD. SEVERE RATING

SET 2X4 INTERMEDIATE TRIM IN THE CENTER OF THIS
PANEL - 2X4 TO REMAIN LEVEL THROUGH RUN OF
FENCE

SET TOP OF FENCE LEVEL AT 6'-0" ABOVE LOWEST POINT OF GRADE

SET POSTS IN
CONCRETE - 2'-0" MIN
DEPTH. (TYP.)

EXISTING GARAGE TO REMAIN



GORDON
architects
A Professional Corporation

1032 WISCONSIN AVE, NW
WASHINGTON, DC 20007
TELEPHONE: 202.333.9270
www.gordonarchitects.com

THIS DRAWING, THE DESIGNS
INDICATED, THE FORMAT AND THE
ARRANGEMENTS ARE THE PROPERTY
OF GORDON ARCHITECTS AND
PROTECTED BY COPYRIGHT LAWS

Casqueiro/Gordon Residence
204 S. Harrison Street
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE
1	Fence Permit Filing	6 Feb. 2024

Fence
Plan &
Elevations

SCALE: AS NOTED

PROJECT NUMBER GA 2402

DATE: 5 February 2024

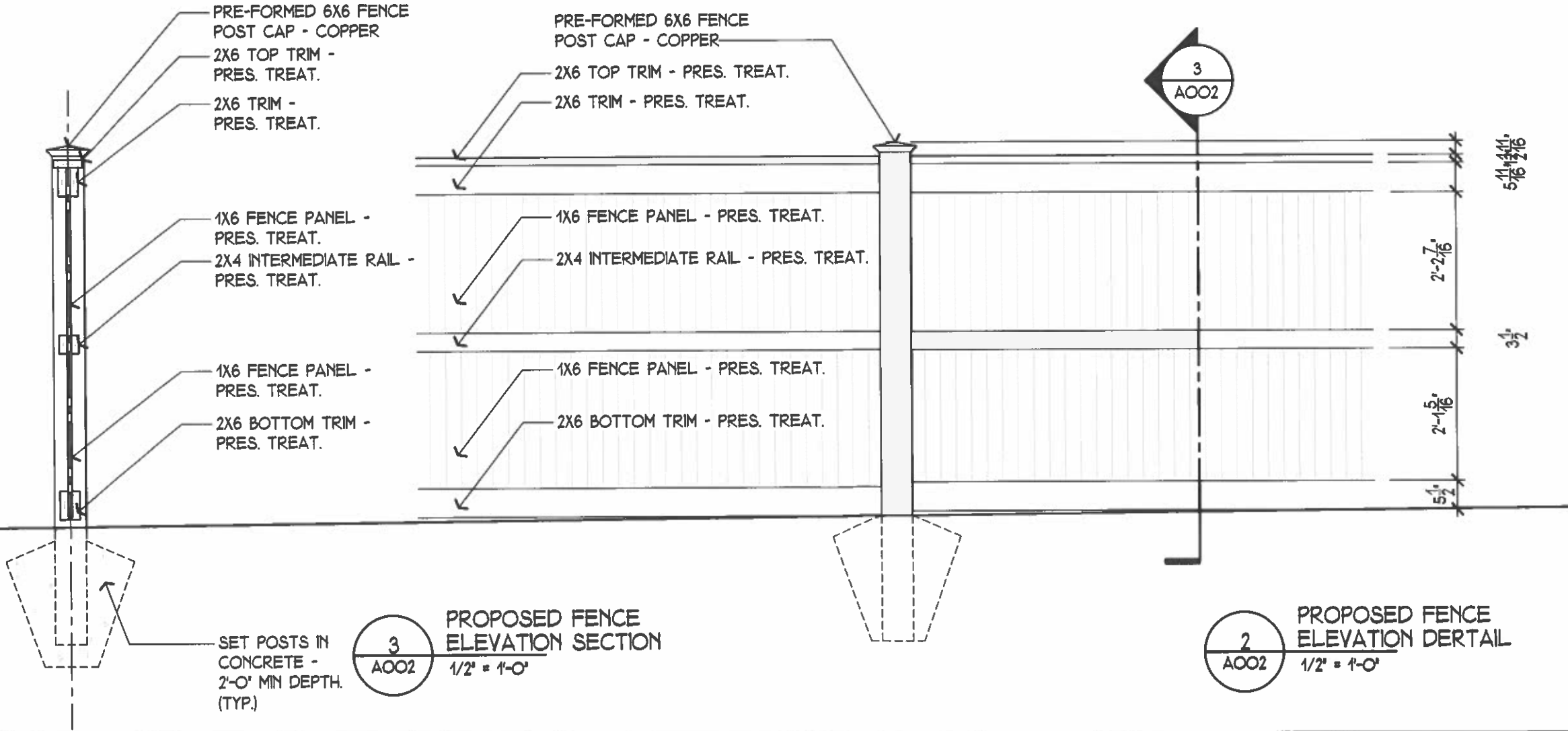
A002

1
A002
PROPOSED FENCE
ELEVATION
1/8" = 1'-0"

3
A002

2
A002
PROPOSED FENCE
ELEVATION DETAIL
1/2" = 1'-0"

3
A002
PROPOSED FENCE
ELEVATION SECTION
1/2" = 1'-0"





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

Historic District Commission Staff Report

Meeting Date: 2/26/2024

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

Property Address: 14 N Hanson Street

Application Number: 2024-1135

Request: Roof Replacement

Executive Summary:

The applicant is proposing to replace the existing three-tab asphalt shingle roof with a new synthetic slate roof. This is considered a contributing structure to Easton's Historic District.

Staff supports a Commission **approval** of this application as submitted if the Commission finds that slate is a roofing material that is consistent with the building's architectural style.

Historic District Guidelines:

Guideline 70. Roof Material

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

Slate

Slate was a common roof material for substantial residential buildings in the nineteenth and early twentieth centuries. It comes in many shapes, with rectangular, diamond, and hexagonal the most popular. Although predominantly gray in color, slate roofs may also be red or green.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted if the Commission finds that slate is consistent with the building's architectural style. The Guideline's state that slate was a popular roofing material in the nineteenth and early twentieth century which is when this



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

building was constructed. This type of synthetic slate has been approved for use within Easton's historic district, most notably on Foxley Hall and the Talbot County Courthouse.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application as submitted based on the finding that slate is a roofing material consistent with the building's architectural style.

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

RECEIVED

FEB 13 2024



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

TOWN OF EASTON

Application #: 2024 - 1135
Date Received: 02/13/2024
Fee Paid: \$200.00
HDC Meeting Date: 02/26/2024
Date Property Posted: 02/19/2024

HD 24-21

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

14 North Hansen Street, Easton, MD

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Rise Up Coffee / Contact: Ozzie Jimenez

TELEPHONE NO.

443-496-0748

EMAIL

ozzie@riseupcoffee.com

Applicant or Agent

NAME

David Burtis, Monarch Roofing

TELEPHONE NO.

410-541-5383

EMAIL

david@monarchroofers.com

Description of Proposal (include additional sheets, as necessary)

Removal of old 3-tab shingles, inspect and replace sub straight as necessary, Install new roofing system including new underlayment, all necessary flashings and Davinci composite slate roofing tiles.

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

David Burtis
2/15/23
David Burtis

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

BUILDING PRODUCTS LISTING PROGRAM

Customer: Westlake DaVinci Roofscapes, LLC
Class: Composite Roof Panels
Location: 13890 West 101st Street, Lenexa, KS 66215
Website: www.davinciroofscapes.com

Listing No. B1050
Project No. B1050-1, Ed. 7
Effective Date: June 31, 2012
Last Revised Date: May 26, 2022
Expires: <N/A>

Standards: ASTM E108 *Standard Test Methods for Fire Tests of Roof Coverings.*
UL 790 *Standard Test Methods for Fire Tests of Roof Coverings.*
CAN/ULC S107 *Standard Methods of Fire Tests of Roof Coverings.*
UL 2218 *Impact Resistance of Prepared Roof Covering Materials.*

Products: Westlake DaVinci Roofscapes composite roof coverings are polymeric products available in the following models:

- DaVinci Shake
- DaVinci Slate
- Select Shake
- Bellaforte Shake
- Bellaforte Slate
- DaVinci Single-Width Shake
- DaVinci Single-Width Slate
- Diamond Shake
- Fancy Shake
- Province Slate

Markings: Listed products are identified with the following information:

- Address of manufacture
- Product Name
- Date of Manufacture
- Standards "UL2218", "ASTM E108", "UL 790" or "CAN/ULC S107".
- QAI logo shown here:



Ratings: The following outlines roof-fire classified assemblies determined in accordance with ASTM E108, UL 790, CAN/ULC S107 and UL 2218:

Assembly 1: Class C Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	Approved Underlayment ^{1,2}	DaVinci Shake DaVinci Slate Bellaforte Shake Bellaforte Slate DaVinci Single-Width Shake DaVinci Single-Width Slate Select Shake Province Slate	10 8 12 12 10 8 10 8

Assembly 2: Class A Re-Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	Approved Underlayment ^{1,2}	Approved Class A Asphalt Shingle ¹ Covered with: DaVinci Shake DaVinci Slate Bellaforte Shake Bellaforte Slate DaVinci Single-Width Shake DaVinci Single-Width Slate Select Shake Province Slate	 10 8 12 12 10 8 10 8

Assembly 3: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of 30 lbs ASTM D226 asphalt felt ^{1,2} and 1 layer minimum 0.1 inches thickness 0.66 lbs/ft ² ASTM D3909 compliant cap stock with joints offset a minimum 6 inches.	Bellaforte Shake Bellaforte Slate Province Slate	12 12 8

Assembly 4: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of Fontana VulcaSeal G40 ^{1,2}	DaVinci Shake DaVinci Single-Width Shake Select Shake	10 10 10

Assembly 5: Class Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of 30 lbs ASTM D226 asphalt felt ^{1,2} over substrate	DaVinci Slate DaVinci Single-Width Slate	6 6

Assembly 6: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer ELK VersaShield™ ^{1,2}	DaVinci Shake DaVinci Slate DaVinci Single-Width Shake DaVinci Single-Width Slate Select Shake	10 8 10 8 10

Assembly 7: Class A Roofing Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of SOLARHIDE™ ^{1,2}	DaVinci Shake DaVinci Slate Bellaforte Shake Bellaforte Slate DaVinci Single-Width Shake DaVinci Single-Width Slate Select Shake Province Slate	10 8 12 12 10 8 10 8

Assembly 8: Class A Roofing Applications, Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	2 layers of Fontana VulcaSeal G40 ^{1,2} with joints offset a minimum of 6 inches.	DaVinci Slate DaVinci Single-Width Slate Bellaforte Shake Bellaforte Slate Province Slate	7.5 7.5 12 12 8

Assembly 9: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of MB Technology 35 lbs SBS ^{1,2}	Fancy Shake Diamond Shake	8 5

Assembly 10: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	1 layer of Grace Ice/Water Shield 200 with 1 layer Soprema Self-Adhered Cap Sheet ^{1,2} with joints offset a minimum 6 inches.	Fancy Shake Diamond Shake	7 5

Assembly 11: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12mm) Exposure 1 Plywood	2 layer of MB Technology 35 lbs SBS ^{1,2} with joints offset a minimum 6 inches.	Davinci Shake DaVinci Single-Width Shake Select Shake	10 10 10

Assembly 12: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 7/16" (11 mm) Exposure 1 Oriented Strandboard (OSB)	1 Layer of SOLARHIDE™ Roofing Underlayment ^{1,2}	DaVinci Slate DaVinci Single-Width Slate	8 8

Assembly 13: Class A Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 7/16" (11 mm) Exposure 1 Oriented Strandboard (OSB)	2 layers of Polystick XFR ^{1,2} with joints offset minimum 6 inches.	DaVinci Shake DaVinci Slate DaVinci Single-Width Shake DaVinci Single-Width Slate	10 8 10 8

Assembly 14: Class B Roofing Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 7/16" (11 mm) Exposure 1 Oriented Strandboard (OSB)	1 Layer of SOLARHIDE™ Roofing Underlayment ^{1,2}	DaVinci Shake DaVinci Slate Bellaforte Shake Bellaforte Slate Fancy Shake Diamond Shake DaVinci Single-Width Shake DaVinci Single-Width Slate Select Shake Province Slate	10 8 12 12 8 5 10 8 10 8

Assembly 16: Impact Resistant (Class 4) Applications: Unlimited Slope

SHEATHING	UNDERLAYMENT	APPROVED ROOF COVERING(s) ³	Maximum Exposure (inches)
Minimum 15/32" (12 mm) Exposure 1 Plywood	Unrestricted	DaVinci Shake DaVinci Slate Bellaforte Shake Bellaforte Slate Fancy Shake Diamond Shake DaVinci Single-Width Shake DaVinci Single-Width Slate ³ Select Shake Province Slate	10 8 12 12 8 5 10 8 10 8

Note 1: Underlayment and Asphalt Shingles are listed Class A components of a listed roof deck assembly by an Approved Agency. The third-party program in which products are certified, carry a label, and are listed in the directory of a recognized accreditation body. These underlayment and asphalt shingle components are to meet Class A Classification when tested to ASTM E108, UL 790 or CAN/ULC S107.

Note 2: Underlayment and Asphalt Shingle components are to be installed in accordance with the manufacturer's published installation instructions.

Note 3: These products are listed and labeled under QAI's certification program.

The materials, products or systems listed herein have been qualified to bear the QAI Listing Mark under the conditions stated with each Listing. Only those products bearing the QAI Listing Mark are considered to be listed by QAI. No warranty is expressed or implied, and no guarantee is provided that any jurisdictional authority will accept the Listing found herein. The appropriate authorities should be contacted regarding the acceptability of any given Listing. Visit the QAI Online Listing Directory located at www.qai.org for the most up to date version of this Listing and to validate that this QAI Listing is active. Questions regarding this listing may be directed to info@qai.org. Please include the listing number in the request.



MULTI-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle(6",7",9",10",12" W x 18" L)	-	-	28	42	56	Aberdeen	Brownstone Cool Roof
8" Exposure PER SQUARE	6:12 or greater/Straight	6.4 BU/SQ	-	266	359	Brownstone	Castle Gray Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	6.8 BU/SQ	-	283	381	Canyon	Slate Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.3 BU/SQ	-	304	409	Castle Gray	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.5 BU/SQ	-	354	476	European	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.5 BU/SQ	-	354	476	Evergreen	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	any pitch	5 LF/BU	20	18	40	Slate Black	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	any pitch	5 LF/BU	20	21	40	Slate Gray	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Smokey Gray	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Sonora	
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20	Vineyard	
Turret Accessory / 4" W x 18" L	-	13 LF/BU	40	21	80	Weathered Green	
9" Wide Accessory (per 6" EXP)	-	12.8 BU/SQ	20	28	40		
10" Wide Accessory (per 6" EXP)	-	11.6 BU/SQ	20	30	40		

SINGLE-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (12"W x 18"L)	-	-	22	41	44	Brownstone	Brownstone Cool Roof
8" Exposure PER SQUARE	6:12 or greater/Straight	6.6 BU/SQ	-	275	291	Canyon	Castle Gray Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	7.1 BU/SQ	-	294	313	Castle Gray	Slate Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.6 BU/SQ	-	315	335	European	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.8 BU/SQ	-	367	388	Evergreen	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.8 BU/SQ	-	367	388	Slate Black	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	-	5 LF/BU	20	18	40	Slate Gray	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	-	5 LF/BU	20	21	40	Smokey Gray	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Sonora	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40		
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20		

PROVINCE SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle / 12"W x 11.5"L	-	-	10	13	40	Brownstone	Brownstone Cool Roof
8" Exposure PER SQUARE	3:12 or greater/Straight	15 BU/SQ	-	193	600	Castle Gray	Castle Gray Cool Roof
Hip/Ridge One-PC Hinged (per 12" EXP)	recommended / 3:12 to 12:12	10 LF/BU	10	12	20	European	Slate Gray Cool Roof
Hip/Ridge One-PC Hinged (per 8" EXP)	optional reduced exp / 3:12 to 12:12	6.66 LF/BU	10	12	20	Slate Black	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	greater than 12:12	5 LF/BU	20	18	40	Slate Gray	
Rake One-PC / 4"W x 15.5" L	-	13.33 LF/BU	20	21	40	Smokey Gray	
Transition / 12" W x 11.5" L	-	10 BU/SQ	10	13	40		
Starter / 12" W x 3.5" L	-	20 LF/BU	20	17	40		
Step Flashing - Bronze 4"X6"X14"	-	20 LF/BU	20	15	-		
Step Flashing - Gray 4"X6"X14"	-	20 LF/BU	20	15	-		



MULTI-WIDTH SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (4", 6", 7", 8", 9" W x 22" L)	-	-	24	38	48	Aged Cedar	Mountain Cool Roof
10" Exposure PER SQUARE*	3:12 or greater/Straight	8 BU/SQ	-	300	384	Autumn	Tahoe Cool Roof
9" Exposure PER SQUARE*	3:12 or greater/Straight or Staggered	9 BU/SQ	-	333	432	Black Oak	Weathered Gray Cool Roof
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	-	8.33 LF/BU	20	27	40	Chesapeake	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	16	20	Mossy Cedar	
Valley / 12" W x 22" L	-	4.16 LF/BU	10	22	20	Mountain	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	New Cedar	
Solid Accessory / 12" W x 22" L	-	10 PCS/BU	10	42	20	Tahoe	
						Weathered Gray	

SINGLE-WIDTH SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (9" W x 22" L)	-	-	22	41	44	Aged Cedar	Mountain Cool Roof
10" Exposure PER SQUARE*	3:12 or greater/Straight	7 BU/SQ	-	297	308	Autumn	Tahoe Cool Roof
9" Exposure PER SQUARE*	3:12 or greater/Straight or Staggered	7.8 BU/SQ	-	330	344	Black Oak	Weathered Gray Cool Roof
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	-	8.33 LF/BU	20	27	40	Chesapeake	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	16	20	Mossy Cedar	
Valley / 12" W x 22" L	-	4.16 LF/BU	10	22	20	Mountain	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Tahoe	
Solid Accessory / 12" W x 22" L	-	10 PCS/BU	10	42	20	Weathered Gray	

SELECT SHAKE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (8", 10" W x 22" L)	-	-	22	41	44	Aged Cedar	Mountain Cool Roof
10" Exposure PER SQUARE	3:12 or greater/Straight	7 BU/SQ	-	284	308	Autumn	Tahoe Cool Roof
9" Exposure PER SQUARE	3:12 or greater/Straight	7.8 BU/SQ	-	316	344	Black Oak	Weathered Gray Cool Roof
Hip/Ridge One-PC Hinged (per 12" EXP)	-	10 LF/BU	10	14	20	Chesapeake	
Hip/Ridge Two-PC 6" Wide (per 10" EXP)	greater than 12:12	8.33 LF/BU	20	27	40	Mossy Cedar	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Mountain	
						Tahoe	
						Weathered Gray	

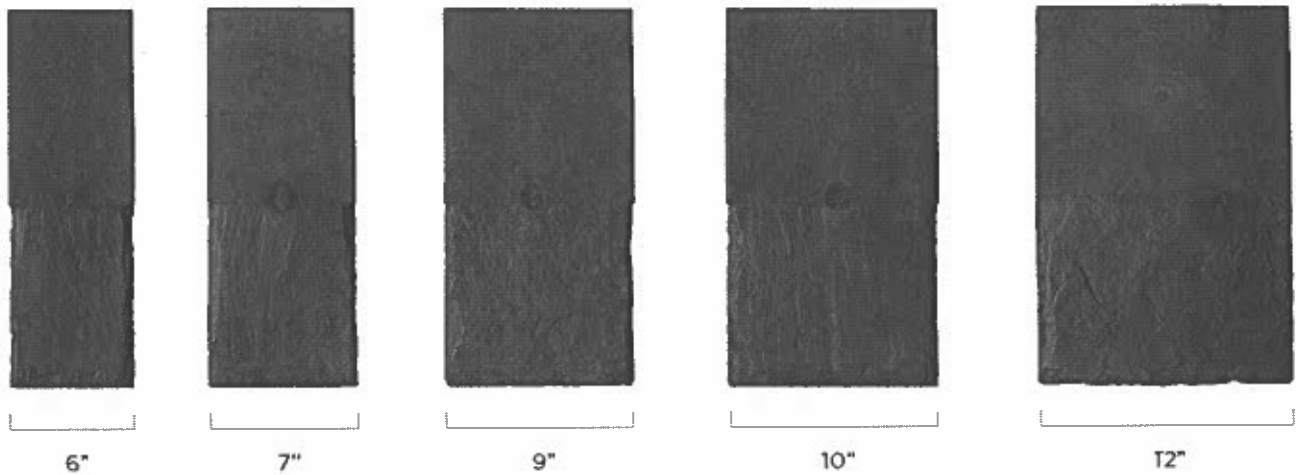
HAND SPLIT SHAKE SIDING	PC/BDL	Coverage	Pieces	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (8", 10" W x 18" L)	-	-	22	36	44	Aged Cedar	
8" Exposure PER SQUARE	Straight	8.7 BU/SQ	-	313	383	Bark	
7" Exposure PER SQUARE	Straight or Staggered	10 BU/SQ	-	360	440	Black Oak	
6" Exposure PER SQUARE	Straight or Staggered	11.4 BU/SQ	-	410	502	Granite	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Mossy Cedar	

FANCY SHAKE	Pitch/Coursing	Coverage	Pieces	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (5", 7", 12" W x 18" L)	-	-	30	37	60	Autumn	Weathered Gray Cool Roof
7" Exposure PER SQUARE	3:12 or greater/Straight or Staggered	8.2 BU/SQ	-	304	492	Chesapeake	
6" Exposure PER SQUARE	3:12 or greater/Straight or Staggered	9.6 BU/SQ	-	356	576	Mountain	
Hip/Ridge Two-PC 5" wide (per 6" EXP)	-	5.83 LF/BU	20	16	40	Tahoe	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Weathered Gray	

MULTI-WIDTH SLATE

DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof.





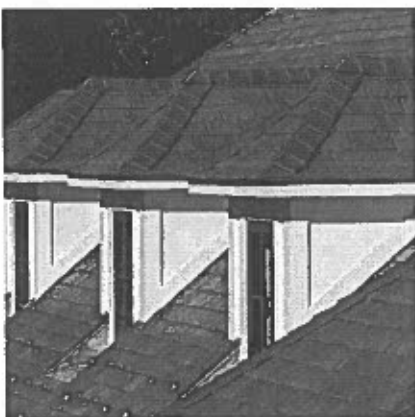
WHAT'S BEHIND THE BEAUTY IS GENIUS

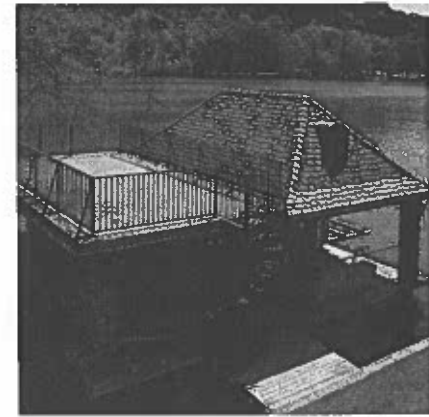
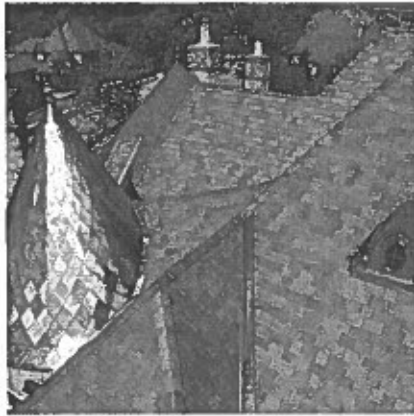
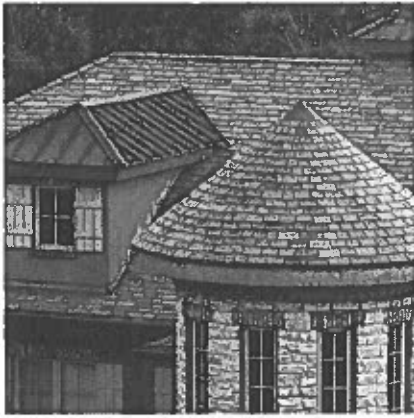
It's hard to beat Mother Nature, but DaVinci has done it. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer.

Constructed of a composite material made of virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

- Available in 12", 10", 9", 7" and 6" widths
- 1/2" tile thickness
- Can be installed at 6", 7", 7-1/2", and 8" exposure
- Modeled from actual slate for natural, non-repeating beauty
- Resistant to fading, rotting, cracking, and pests
- Lifetime Limited Material Warranty
- Tiles arrive at the job site bundled and pre-sorted by color and size, eliminating sorting and guesswork at the site

ADVANTAGES OF MULTI-WIDTH SLATE





SEE MORE MULTI-WIDTH SLATE INSPIRATION



MADE IN THE
USA

DaVinci tiles are proudly manufactured in Lenexa, Kansas. [Read More](#)

ADDRESS

13690 W. 101ST STREET
LENEXA, KS 66215

LET'S BEGIN

CONTACT US
CALL 800-328-4024



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

Historic District Commission Staff Report

Meeting Date: 2/26/2024

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

Property Address: 324 South Street

Application Number: 2024-1127

Request: Exterior Alterations

Executive Summary:

The applicant is proposing exterior alterations including the installation of a new asphalt shingle roof, replacement of deteriorated asbestos siding with new fiber cement siding, and the installation of new vinyl windows. The structure was condemned by the Town in 2021 and notices were sent to the property owner on September 30, 2021 and May 16, 2023. This is a contributing structure to the Historic District and is a part of the historic neighborhood known as "The Hill."

Staff supports a **continuation** of this application for no more than 50 days. The proposed vinyl windows are inconsistent with Guideline 90f and Appendix B.2. The Commission must also determine if fiber cement siding that mimics the existing asbestos is an appropriate replacement material.

Historic District Guidelines:

Guideline 70. Roof Material

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

Guideline 78. Substitute Materials for Siding

- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.



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

Guideline 79. Fiber Cement Siding

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

Guideline 90. Make Sensitive Replacements

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

Appendix B.2 Common Substitute Materials

Vinyl windows are made of PVC (polyvinyl chloride) and are commonly marketed as replacement windows. Vinyl windows are problematic for use in historic districts because as they are not typically available in proportions or finishes that are needed to match the original



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

windows in historic buildings. Because of the way the product is made, vinyl windows tend to have narrow stiles and rails which do not match the thicker proportions found on historic wood windows. Vinyl windows are not paintable and are the least durable of the window types listed here. They are susceptible to sun damage and tend to fade and warp with UV exposure. These units have a typical lifespan of only ten to fifteen years.

Vinyl windows are not appropriate for use in the historic district.

STAFF RECCOMENDATION:

Staff supports a Commission **continuation** of this application for no longer than 50 days pending the receipt of revised window specifications. The proposed vinyl windows are inconsistent with Guideline 90f and Appendix B.2. Aluminum-clad, Fiberglass-clad, or composite windows may be more appropriate for this structure as it is considered contributing. The Commission must also determine if fiber cement siding that mimics asbestos is an appropriate replacement material.

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application for no more than 50 days pending the submission of revised window specifications.

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			
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.							

RECEIVED

FEB 07 2024



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

TOWN OF EASTON

Application #: 2024 - 1127 HD 24-18
Date Received: 02/07/2024
Fee Paid: \$75.00
HDC Meeting Date: 02/26/2024
Date Property Posted: 02/19/2024

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 324 South Street, Easton, Maryland 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Ashley R. Chenault
TELEPHONE NO. 410-463-5223 EMAIL chenaultashley@icloud.com

Applicant or Agent

NAME Ashley R. Chenault
TELEPHONE NO. 410-463-5223 EMAIL chenaultashley@icloud.com

Description of Proposal (include additional sheets, as necessary)

See attached proposal narrative.

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	Ashley R. Chenault
Date	February 6, 2024
Printed Name of Applicant or Agent	Ashley R. Chenault

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition *N/A*

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

Renovations

- ☒ 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 *N/A*

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

Landscaping & Trees *N/A*

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

Fence

- ☐ 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 *N/A*

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

- ☐ 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.

Description of Proposal

The objective is to restore the exterior facade of the home to include: repair side window, repair 2 back doors, replace broken siding, replace roof

Roof Materials

Timberland HDZ Singles, fiberglass asphalt construction.

Cobra Snow Country Advance Premium Exhaust Vent for Roof Ridge to achieve balanced ventilation.

Weather blocker premium starter strip shingles.

FeltBuster synthetic roofing felt.

Specifications attached.

Color considerations based on availability: Birchwood, Fox Hollow Gray, Oyster Gray, White, Pewter Gray, Williamsburg Slate, Slate



Siding

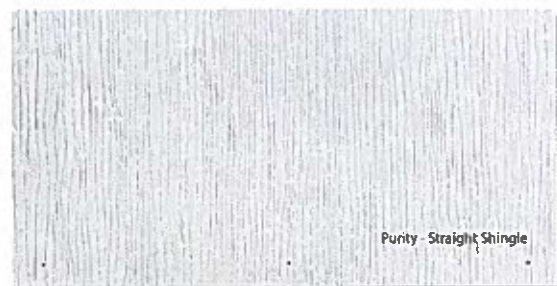
WeatherSide Fiber – Cement Siding

Material : Fiber Cement

Color: White

Contains no asbestos

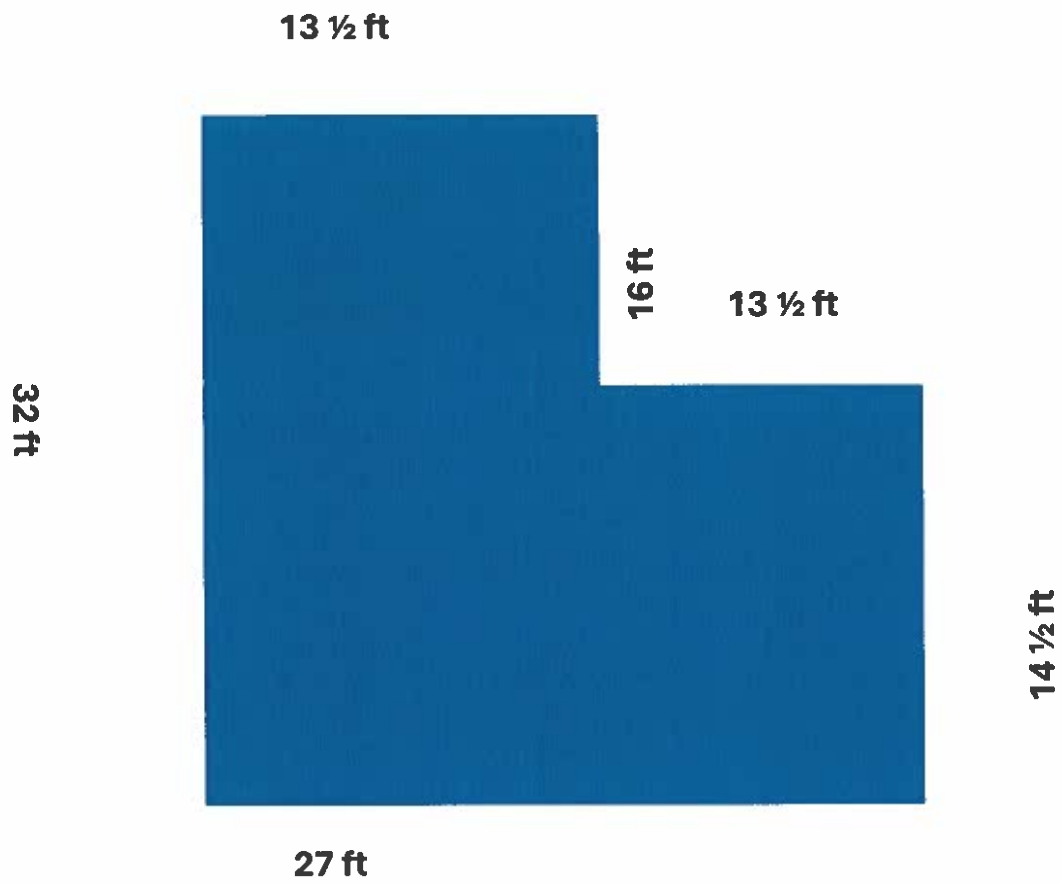
Specifications attached.



Window

Welded Vinyl Single Hung 3800 Series

Specifications attached.







↓
window to be replaced

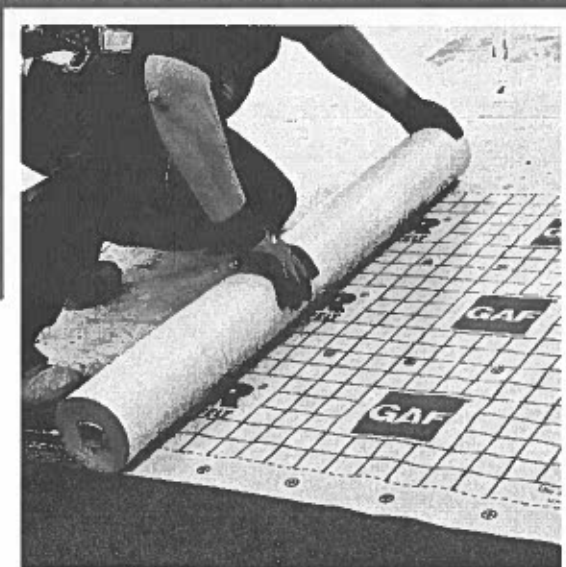


Surrounding properties



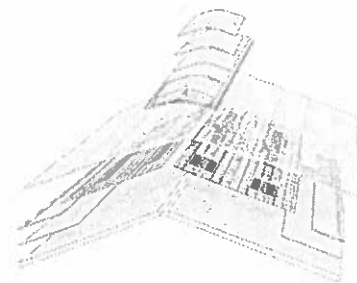
FeltBuster® Synthetic Roofing Felt

Help protect your home and roof system from damaging moisture with roof deck protection



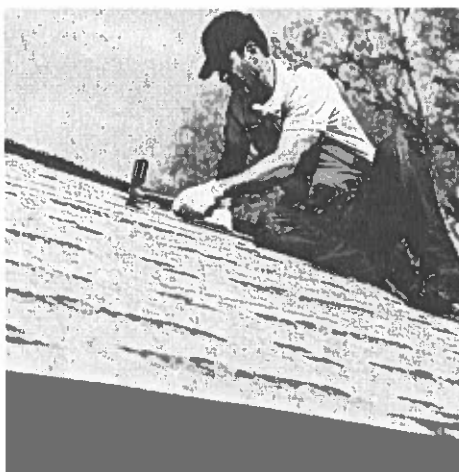
- Provide a critical layer of extra protection between your shingles and the roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to your roof structure
- A durable, long-lasting upgrade over conventional asphalt felts that can tear or degrade over time
- Avoid water absorption that can lead to ugly wrinkling that "telegraphs" through the shingles

FeltBuster® Synthetic Roofing Felt



Benefits:

- **Special spunbond surface provides excellent traction** for installers versus typical asphalt felts
- **Tough, synthetic construction** helps resist tearing underfoot and in high winds
- **Competitively priced per square** with typical asphalt felts (price varies by market)
- **Non-asphaltic polypropylene construction delivers long-lasting performance** and won't rot or degrade like conventional asphalt felts
- **Super-lightweight 10-square roll is easy to handle on the roof**
- **Medium-gray surface is cooler to work with** versus conventional black asphalt felts and the leading black low-cost synthetic underlayment
- **Eligible for up to a Lifetime[†] Limited Warranty** when used on Lifetime[†] Shingle roofs. It's also an eligible accessory product in the Roof Deck Protection category of GAF residential enhanced warranties.



Product Details:

Nominal Specifications:

For use with asphaltic shingles

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 23 lb. (10.4 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 90 days[‡]

Code Approvals:

- Meets or exceeds the physical requirements of ASTM D226, Type II, ASTM D8257, and ASTM D4869, Types III and IV
- Miami-Dade County Product Control approved
- State of Florida approved
- CSA A220.1
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment
- Meets or exceeds ICC-ES Acceptance Criteria AC188
- ICC-ES Evaluation Report (ESR-2808)

[†] 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 this 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.

[‡] 90-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is NOT related to withstanding water, snow, or wind. While FeltBuster® Synthetic Roofing Felt is water resistant, it is **NOT WATERPROOF**. **DO NOT USE FeltBuster® Synthetic Roofing Felt as a temporary roof to protect property or possessions.**

Note: Always install FeltBuster® Synthetic Roofing Felt using plastic cap nails or plastic cap staples. Do NOT use nails or staples without caps.



To learn more about the Lifetime[†] Roofing System visit gaf.com/Lifetime

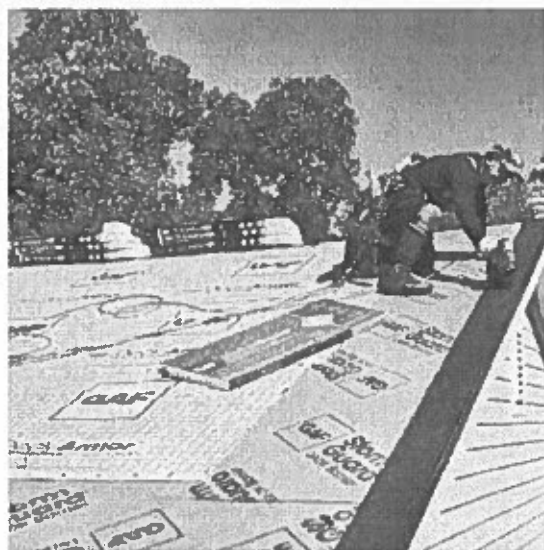


We protect what matters most™



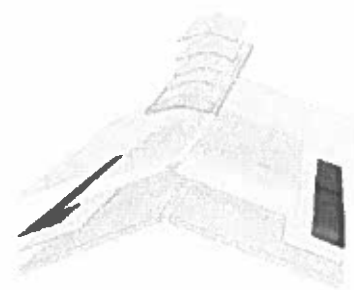
WeatherBlocker™ Premium Starter Strip Shingles

Help prevent shingle blow-off and reduce waste



- An extra-wide starter strip specifically designed to be compatible with all GAF shingles
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- A cost-effective alternative to using cut-up 3-tab shingles as the starter course

WeatherBlocker™ Premium Starter Strip Shingles



Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the roof edges at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- Straighter roof edges with no messy black cement
- At least 42% more coverage per bundle (versus typical 3-tab shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strip shingles and follow special installation instructions¹
- Eligible for up to a Lifetime² limited warranty when installed on Lifetime² Shingle roofs. They're also an eligible accessory product in the Starter Strip category of GAF residential enhanced warranties.

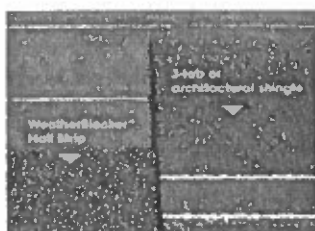
Installation:



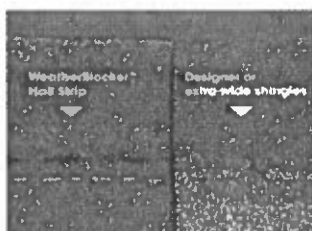
Easy to separate the strips in half, with the pre-perforated design



Installs at the eaves and rakes to reduce the risk of shingle blow-off



3-Tab & Laminated Shingles: When up to an 8.5" (216 mm) width starter strip meets the need, simply tear the starter shingle in half along the perforations



Designer & Extra-Large Shingles: When up to a 17" (432 mm) width starter strip meets the need, simply install the entire starter shingle



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime

Product details:

For use with all asphalt shingles

- Full sheet: 17" x 40" (432 x 1,016 mm)
- Half sheet: 8.5" x 40" (216 x 1,016 mm)

Packaging:

- Bundle count: 15 pieces (full sheet), 30 pieces (half sheet)

Coverage:

- 100 lineal ft. (31 lm) per bundle when used as half sheets
- 50 lineal ft. (15 lm) per bundle when used as full sheets

Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved
- ICC-ES ESR-1475
- ASTM D3462¹
- ASTM D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A²

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 construction types, 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/LPS 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 installers not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LPS for qualifying GAF products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

² Refer to UL Online Certification Directory for actual assemblies.



We protect what matters most™





TimberlineHDZ
High Definition® Lifetime Shingles



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

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

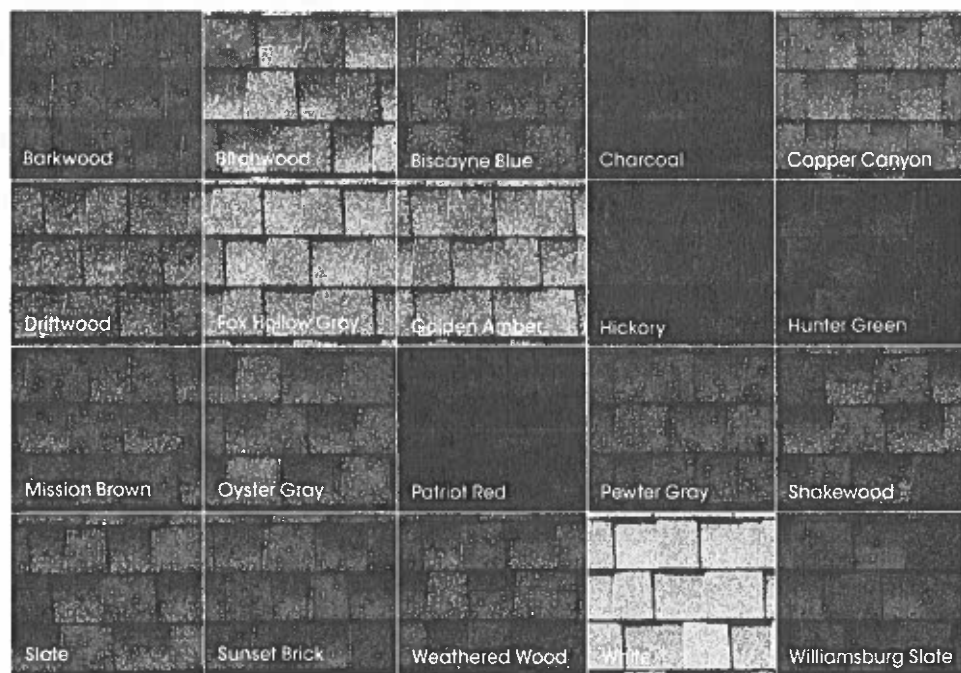


Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation²
- **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.³ 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 Colors®



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 1/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection** Limited Warranty
- **Hip/Ridge:** TimberTex™, TimberCrest™, Seal-A-Ridge®, Z-Ridge®, Ridglass®⁴
- **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 D3462¹
- 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/ALRS 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/ALRS for qualifying GAF products.

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 foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 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.

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

⁴ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

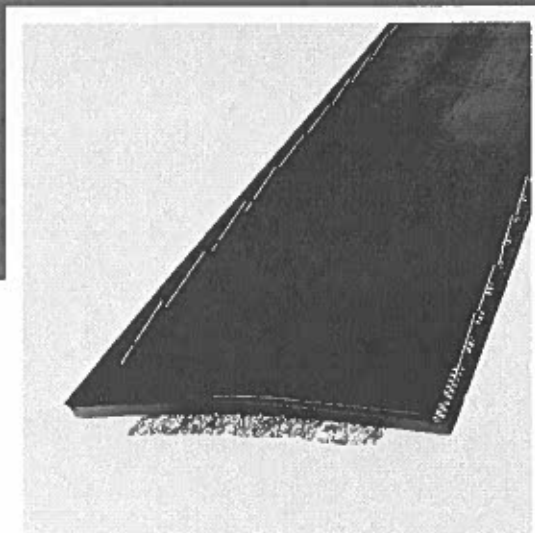
⁵ Harvest Blend colors are only available on TimberTex™ Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

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.



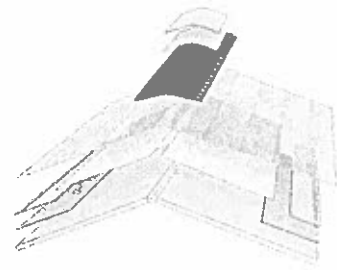
Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge

Remove excess heat and moisture from your attic and protect your roof system from premature deterioration



- Improve energy efficiency by reducing attic heat and your summer air-conditioning load
- Limit the growth of harmful mold and mildew
- Minimize peeling of paint inside and out

Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge



Benefits:

- Allows heat and moisture to escape at the most effective location—the ridge
- Shingle-over design blends into the ridge line
- Engineered for durability with high-impact UV-resistant polymers
- External baffles with crush-resistant internal structure
- Snow Guard™ Filter helps resist snow, pine needle, and insect infiltration while avoiding dust clogging — meets the requirements of ICC Dust Exposure testing¹
- Includes 3" (76 mm) corrosion-resistant ring shank nails included for proper fastening of the vent and cap shingles
- Unique EasyTear® Sizing Feature allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- Passes the 110 mph wind-driven rain test²
- Eligible for up to a Lifetime¹ limited warranty. It's also an eligible accessory product in the Attic Ventilation category of GAF residential enhanced warranties.

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended length of Cobra® SnowCountry® Advanced Premium Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation at or near the ridge exceed the amount of intake ventilation at or near the soffit. Visit gaf.com/ventcalculator for more details.



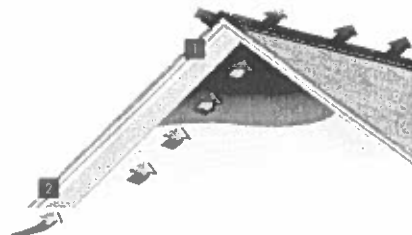
To learn more about the Lifetime¹ Roofing System visit gaf.com/Lifetime

Product details:

- For use in colder climates
- 11.5" (292 mm) width — for 12" (305 mm) width ridge cap shingles
- 9" (229 mm) width — for 10" (254 mm) width ridge cap shingles
- 18 sq. inches per lineal foot (38,100 mm² per lineal meter) of net free ventilating area
- Hand nail installation with included 3" (76 mm) ring shank nails
- For roof pitches 3:12 to 16:12

Code Approvals & Standards

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Listed to ANSI/UL 790 Class C³



1. Warm, moist air escapes attic through Cobra® SnowCountry® Advanced Exhaust Vent for Roof Ridge (installed under ridge cap shingles)
2. Fresh air enters attic through intake vent at the soffit or eave

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 Tested in accordance with ICC AC132, Section 4.2.

³ Under controlled laboratory testing conducted by GAF.

⁴ Refer to UL Online Certification Directory for actual assemblies.



We protect what matters most™



©2022 GAF. 5-22 • 105 • 25-9-2022



GAF
Safety Data Sheet
SDS # 2095
SDS Date: March 2023

SECTION 1: PRODUCT AND COMPANY INFORMATION

PRODUCT NAME: TimberTex® Premium Ridge Cap Shingles
Ridglass® Premium Ridge Cap Shingles
Seal-A-Ridge® Ridge Cap Shingles
Seal-A-Ridge® AS ArmorShield® SBS-Modified IR Ridge Cap Shingles
Z® Ridge Distinctive Ridge Cap Shingles
TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TRADE NAME: Asphalt / Fiberglass Shingles

MANUFACTURER: GAF

ADDRESS: 1 Campus Drive, Parsippany, NJ 07054

**24-HOUR EMERGENCY
PHONE (CHEMTREC):** 800 – 424 – 9300

INFORMATION ONLY: 877 – GAF – ROOF

APPROVED BY: Corporate EHS

SECTION 2: HAZARDS IDENTIFICATION

As defined in the OSHA Hazard Communication Standard, 29 CFR 1910.1200, the products listed below are considered articles and do not require an SDS. In addition, articles are not included in the scope of the Globally Harmonization System (GHS). As such, the GHS labeling elements are not included on this SDS. All components listed for this product are bound within the product. When handled as intended and under normal conditions of use, there is no evidence that any of the ingredients are released in amounts that pose a significant health risk. Although these products are not subject to the OSHA Standard or GHS labeling elements, GAF would like to disclose as much health and safety information as possible to ensure that this product is handled and used properly. This SDS contains valuable information critical to the safe handling and proper use of the product. This SDS should be retained and be made available for employees and other users of this product. In addition, the recommendations for handling and use of these products should be included in worker training programs.

ADDITIONAL HAZARD IDENTIFICATION INFORMATION:

PRIMARY ROUTE OF EXPOSURE: Occasional nuisance dust, Inhalation

**SIGNS & SYMPTOMS OF
EXPOSURE**

Eyes: May cause irritation to the eyes.

Skin: May cause irritation to the skin.

Ingestion: This product is not intended to be ingested. If ingested, it may cause temporary irritation to the gastrointestinal (digestive) tract.

Inhalation: May cause irritation to the respiratory tract.

ACUTE HEALTH HAZARDS: NIOSH has found that studies of workers exposed to asphalt fumes have repeatedly found irritation of the serous membranes of the conjunctivae (eye irritation) and the mucous membranes of the upper respiratory tract (nasal and throat irritation).

CHRONIC HEALTH HAZARDS: Studies in humans have found that exposure to respirable crystalline silica (quartz) can cause silicosis, a fibrosis (scarring) of the lungs. Silicosis is a serious and irreversible disease; it may be progressive even after exposure has ceased; it can lead to disability and death. Human studies also have found that silicosis is a risk factor for tuberculosis, and that occupational exposure to respirable crystalline silica is associated with chronic obstructive pulmonary disease, including bronchitis and emphysema. Some studies show excess numbers of cases of scleroderma, connective tissue disorders, lupus, rheumatoid arthritis, chronic kidney diseases and end-stage kidney disease in workers exposed to respirable crystalline silica.

CARCINOGENICITY: IARC has determined that occupational exposure to oxidized asphalt and its emissions is probably carcinogenic to humans (Group 2A). IARC concluded that available data from cancer studies in humans points to an association between exposures to oxidized asphalts during roofing and lung cancer and tumors in the upper aero-digestive tract. In addition, IARC found sufficient evidence of carcinogenicity in experimental animals for extracts and fume condensates of oxidized asphalts.

NIOSH has concluded that the collective data from human, animal, genotoxicity and exposure studies provide sufficient evidence that roofing asphalt fumes are a potential occupational carcinogen.

Occupational exposure to respirable crystalline silica is classified as a known carcinogen in humans. IARC has determined that respirable crystalline silica is carcinogenic to humans (Group 1), based on findings of sufficient evidence of carcinogenicity in both humans and experimental animals. NTP has classified respirable crystalline silica as a known human carcinogen based on sufficient evidence of carcinogenicity from studies in humans indicating a causal relationship between exposure to respirable crystalline silica and increased lung cancer rates in workers exposed to crystalline silica dust. NIOSH has determined that respirable crystalline silica is a potential occupational carcinogen.

IARC has determined that occupational exposure to Titanium Dioxide is possibly carcinogenic to humans (Group 2B). IARC concluded lung tumors were observed in rats following high dose exposure by inhalation and in female rats exposed by intra-tracheal instillation. Other studies have shown no tumors in rats following inhalation exposure and no tumors in mice or rats following oral exposure.

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

CHEMICAL NAME	CAS #	%	OCCUPATIONAL EXPOSURE LIMITS		
			OSHA	ACGIH	OTHER
Granules	-	20 – 45	NE	NE	NE
Limestone	1317-65-3	25 – 45	5 mg/m ³ – resp. 15 mg/m ³ – total	3 mg/m ³ – resp. 10 mg/m ³ – total	REL: 5 mg/m ³ – resp. 10 mg/m ³ – total
Oxidized Asphalt	64742-93-4	10 – 30	NE	0.5 mg/m ³ (inhalable fraction, as benzene-soluble aerosol)	5 mg/m ³ – ceiling (15 min. fumes)
Crystalline Silica	14808-60-7	0 – 10	50 µg/m ³	0.025 mg/m ³	REL: 0.05 mg/m ³ – resp.
Fiberglass Mat	65997-17-3	1 – 3	1 f/cc – resp.	1 f/cc – resp.	REL: 5 mg/m ³ – total fibers
Titanium Dioxide	13463-67-7	0 – 4	15 mg/m ³ – total	10 mg/m ³ – total	REL: lowest feasible concentration

NE = Not Established

SECTION 4: FIRST AID MEASURES**FIRST AID PROCEDURES**

EYES: Hold eyelids open and wash with gentle stream of water for at least 15 minutes preferably at eyewash fountain.

SKIN: Wash affected area thoroughly with soap and water.

INHALATION: Remove to fresh uncontaminated air.

INGESTION: Not expected to be ingested.

NOTES TO PHYSICIANS OR FIRST AID PROVIDERS: No information available

SECTION 5: FIRE FIGHTING PROCEDURES

SUITABLE EXTINGUISHING MEDIA: Water spray, Alcohol foam, Carbon Dioxide, or Dry chemical.

HAZARDOUS COMBUSTION PRODUCTS: Carbon dioxide and carbon monoxide.

RECOMMENDED FIRE FIGHTING PROCEDURES: NIOSH-approved self contained breathing apparatus is recommended for smoke protection.

UNUSUAL FIRE & EXPLOSION HAZARDS: N/A

SECTION 6: ACCIDENTAL RELEASE MEASURES

ACCIDENTAL RELEASE MEASURES: Pick up large pieces. Avoid creating dusts during clean up.

SECTION 7: HANDLING AND STORAGE

HANDLING AND STORAGE: No specific handling or storage requirements.

OTHER PRECAUTIONS: None

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

ENGINEERING CONTROLS / VENTILATION: N/A

RESPIRATORY PROTECTION: N/A under normal use conditions. In circumstances where dust or fumes are generated and may exceed recognized allowable exposure levels, appropriate NIOSH approved respiratory protection is recommended.

EYE PROTECTION: Safety glasses with side shields

SKIN PROTECTION: Cotton or leather gloves are recommended when handling.

OTHER PROTECTIVE EQUIPMENT: None

WORK HYGIENIC PRACTICES: Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

APPEARANCE & ODOR:	Granule coated shingle; no appreciable odor.		
FLASH POINT:	> 550 °F	LOWER EXPLOSIVE LIMIT:	No data
METHOD USED:	No data	UPPER EXPLOSIVE LIMIT:	No data

RCRA HAZARD CLASS: None

SECTION 14: TRANSPORTATION INFORMATION

DOT

Not regulated as dangerous goods.

IATA

Not regulated as dangerous goods.

IMDG

Not regulated as dangerous goods.

SECTION 15: REGULATORY INFORMATION

U.S. FEDERAL REGULATIONS

TSCA: This product and its components are listed on the TSCA 8(b) inventory.

CERCLA: None

SARA None

311 / 312 HAZARD CATEGORIES: None

313 REPORTABLE INGREDIENTS: None

CALIFORNIA PROPOSITION 65: This product contains silica and titanium dioxide, chemicals known to the State of California to cause cancer.

Other state regulations may apply. Check individual state requirements. The following components appear on one or more of the following state hazardous substances lists:

Chemical Name	CAS #	CA	MA	MN	NJ	PA	RI
Limestone	1317-65-3	No	Yes	Yes	No	Yes	Yes
Oxidized Asphalt	64742-93-4	No	No	No	No	No	No
Crystalline Silica	14808-60-7	Yes	Yes	Yes	Yes	Yes	Yes
Fiberglass Mat	65997-17-3	Yes	No	Yes	Yes	No	Yes
Titanium Dioxide	13463-67-7	No	Yes	Yes	Yes	Yes	Yes

SECTION 16: OTHER INFORMATION

ADDITIONAL COMMENTS: None.

DATE OF PREVIOUS SDS: August 2018

CHANGES SINCE PREVIOUS SDS: Product name changes.

This information relates to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is to the best of our knowledge and belief accurate and reliable as of the date compiled. However, no representation, warranty or guarantee, expressed or implied, is made as to its accuracy, reliability, or completeness. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for his particular use. We do not accept liability for any loss or damage that may occur from the use of this information. Nothing herein shall be construed as a recommendation for uses which infringe valid patents or as extending a license of valid patents.



WeatherSide™
Fiber-Cement Siding

Specially designed to replicate the look of old asbestos siding



- Virtually identical in size and shape to many old asbestos siding shingles that are no longer available
- WeatherSide™ Fiber-Cement Siding contains NO asbestos
- Great for siding small additions, changing windows, or for making small repairs without the hassles and expense of installing new siding on the entire house



We protect what matters most™

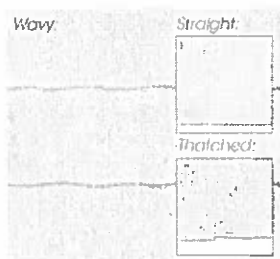
WeatherSide™ Fiber-Cement Siding



Benefits:

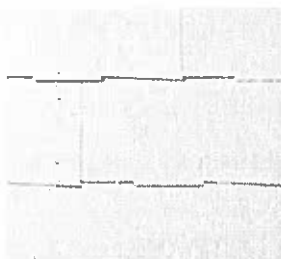
- **Distinct design**, unavailable in other siding products, helps to closely replicate the look of older, no-longer-available asbestos siding
- **After properly removing and disposing of the old siding** in accordance with local, state, and federal regulations regarding asbestos-containing products¹, **simply nail in place and paint**
- Unlike some other fiber-cement siding products, **no caulking is required at the joints**
- **Pre-primed from the factory** and ready to paint the color of your choice
- **Durable fiber-cement construction** helps resist warping, rotting, expansion/contraction, UV degradation, and termite damage
- **UL Classified to ANSI/UL723**
- **Non-Combustible** in accordance with ASTM E136
- Backed by a **25-year limited warranty**¹

Siding Shingle Selector:



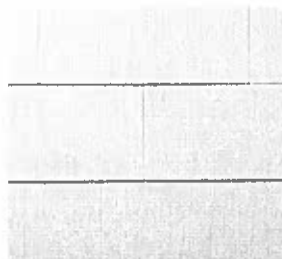
Purity Shingle

Textured surface with Straight, Wavy, or Thatched edge.



Emphasis™ Shingle

Extra-thick wood grain look with Thatched edge



Profile™ Shingle

Striated surface with Straight edge.

Approx. Specs	Purity Straight™/Wavy™	Purity Thatched™	Emphasis™	Profile™ 9	Profile™ 12	Profile™ 14
Size	12 in. x 24 in.	12 in. x 24 in.	14 5/8 in. x 26 5/8 in.	9 x 32 in.	12 x 24 in.	14 1/8 in. x 32 in.
Exposure	11 in.	10 1/2 in.	13 in.	8 in.	11 in.	13 5/8 in.
Thickness	1 1/4 in.	1 1/4 in.	1 1/2 in.	1 1/4 in.	1 1/4 in.	1 1/4 in.
Pcs./Bundle	18	19	11	19	18	11
Bundles/Sq.	3	3	4	3	3	3
Sq./Pallet	20	20	10	15	20	15
Lb./Sq.	168	186	268	177	165	171

Product Details:

Siding Standards & Code Approvals:

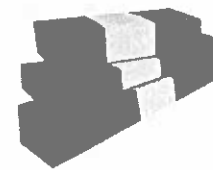
- UL Classified to ANSI/UL723
- ASTM E136 non-combustible
- Meets or exceeds ASTM C1186
- State of Florida approved
- Meets or exceeds the requirements of the Texas Department of Insurance (excludes Profile™ 14)
- Miami-Dade County Product Control Approved (excludes Emphasis™ and Profile™ 14)

Matching Accessories:

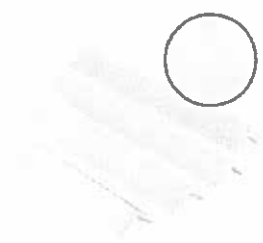
WeatherSide™ Fiber-Cement Siding accessories offer faster, easier, more accurate installation, and include:



1 1/2" Hot-Dipped Galvanized Siding Nails



Backer Strips (9", 12", and 14")



Individual Pre-Primed Corners with Woodgrain Surface (9", 12", 14", and Emphasis™)



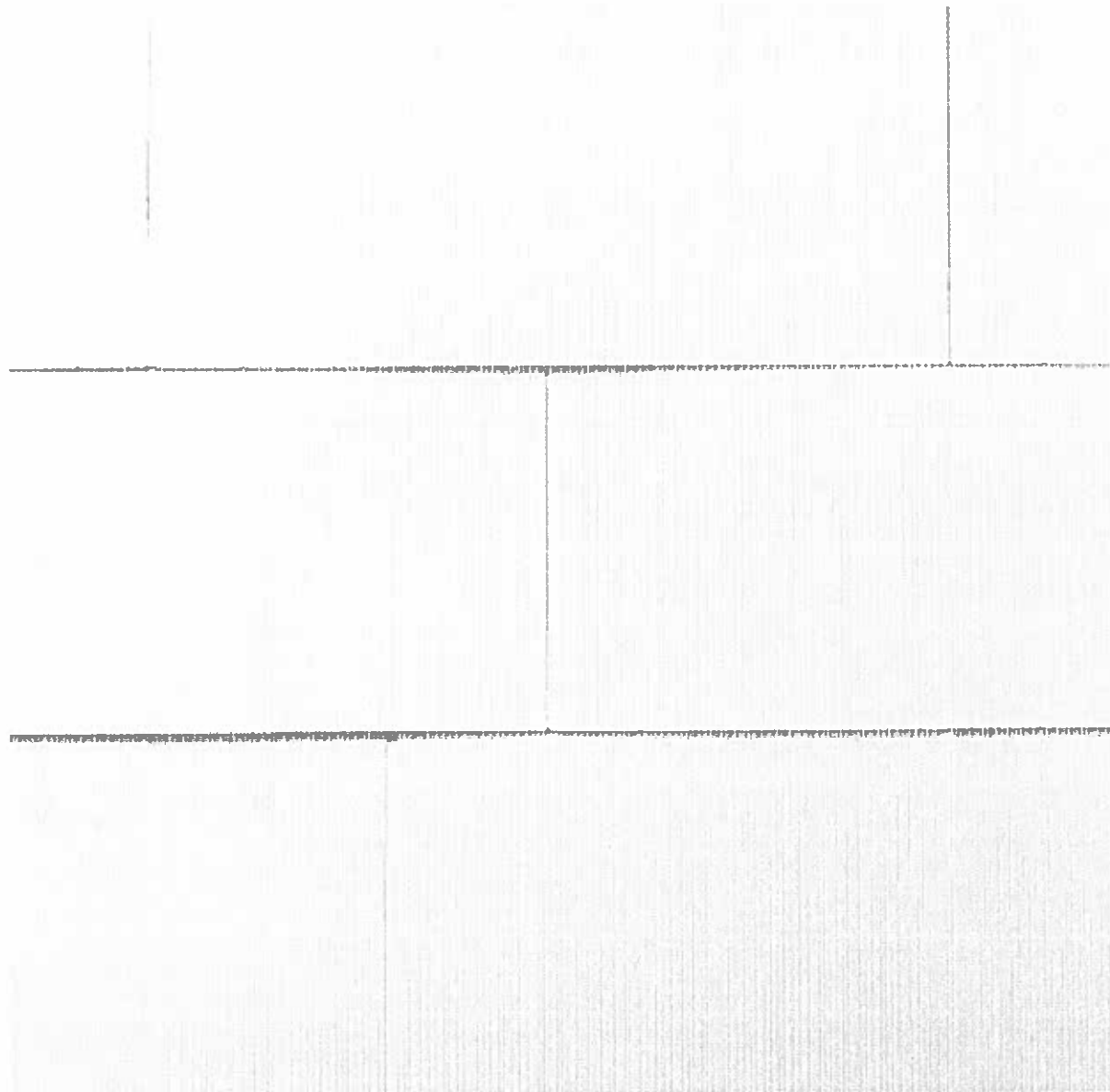
Visit gaf.com/WeatherSide

¹ See WeatherSide™ Fiber-Cement Siding Limited Warranty for complete coverage and limitations.
² If your project involves the handling, removal, and/or disposal of asbestos-containing products, always use a licensed asbestos abatement professional.

We protect what matters most™



Home » Products » Sidings & Trims » **GAF Cement Siding 12" x 24"**



GAF Cement Siding 12" x 24"

Replacement for asbestos shingle siding.

- Wavy edge and Straight edge
- Size: 12" x 24"
- Thickness: 11/64"
- Exposure: 11"
- Material: Fiber cement
- Color: White
- Contains no asbestos
- 33 sq. ft. area coverage – 18 pieces to a bundle
- Siding won't warp, dent, rot, shrink, or expand and resist termites
- Fire-proof, durable, and resistant to freeze-thaw conditions
- Tough and durable, even for commercial applications
- Paintable

Call 918-627-1926 for lead times, pricing, and availability.

Description

Elevate Your Home's Appeal with GAF Siding

Discover Superior Elegance: GAF Fiber Cement Siding Shingles

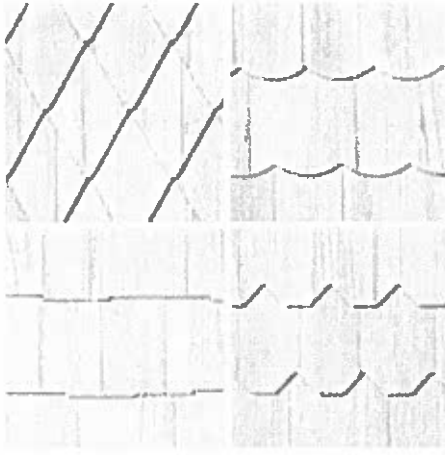
Unveil the epitome of sophistication with our GAF Fiber Cement Siding Shingles. Crafted to redefine your home's exterior, these shingles seamlessly blend aesthetics and durability. Elevate your curb appeal and make a lasting impression with the timeless elegance of GAF.

Exceptional Durability, Timeless Beauty

This siding stands as a testament to enduring quality. Engineered for longevity, these shingles resist the test of time, providing a durable shield against the elements. Yet, durability doesn't compromise beauty. Each shingle is a masterpiece, promising a timeless allure that enhances your home's visual charm.

Email/Call/Come See Us!

Related products



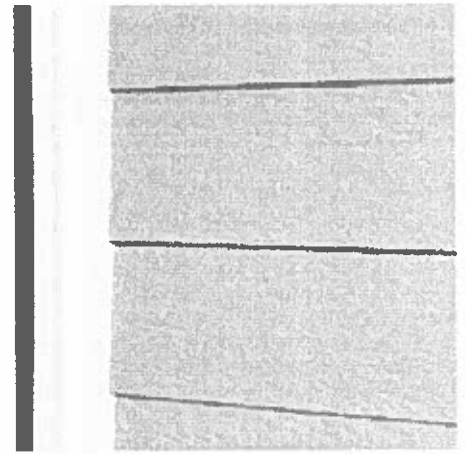
Sidings & Trims

Hardboard Siding



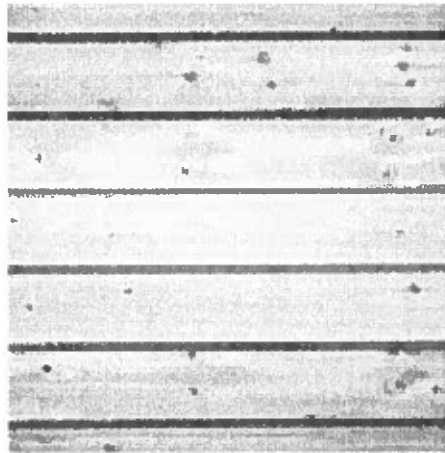
Sidings & Trims

Hardie Cement Siding



Sidings & Trims

SmartSide Siding



Sidings & Trims

Wood Siding

[Credit Applications](#)

[Hardware Catalog](#)

[Special Orders](#)

[Jim's Gems](#)

[Useful Links](#)

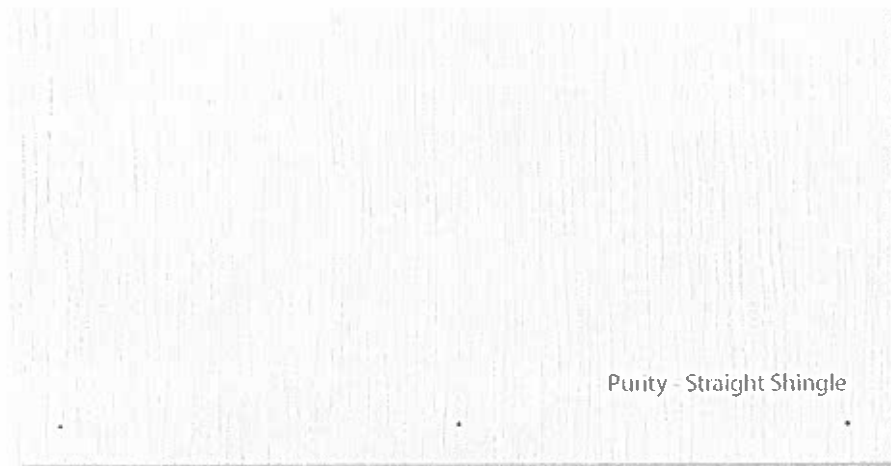
Copyright ©2024

M&M Lumber Co

Riverside Digital

Marketing / Gurustu

[Back to Parent](#)



WeatherSide™ Purity™ Fiber-Cement Siding

Straight, wavy or thatched edge fiber-cement siding shingles with classic textured surface.

Material Type

Straight

Wavy

Thatched

Document Quicklinks

Data Sheet

About WeatherSide™ Purity™ Fiber-Cement Siding

- **Classic Look:** Virtually identical in size and shape to many old asbestos siding shingles that are no longer available.
- **Factory Pre-primed:** Allows you to paint and match your existing siding or trim!
- **Safe:** WeatherSide™ Fiber-Cement Siding contains NO asbestos.

Expand to read more 

Key Benefits

Specially designed to replicate the look of old asbestos siding



Find a contractor

Jump to
Features & Benefits



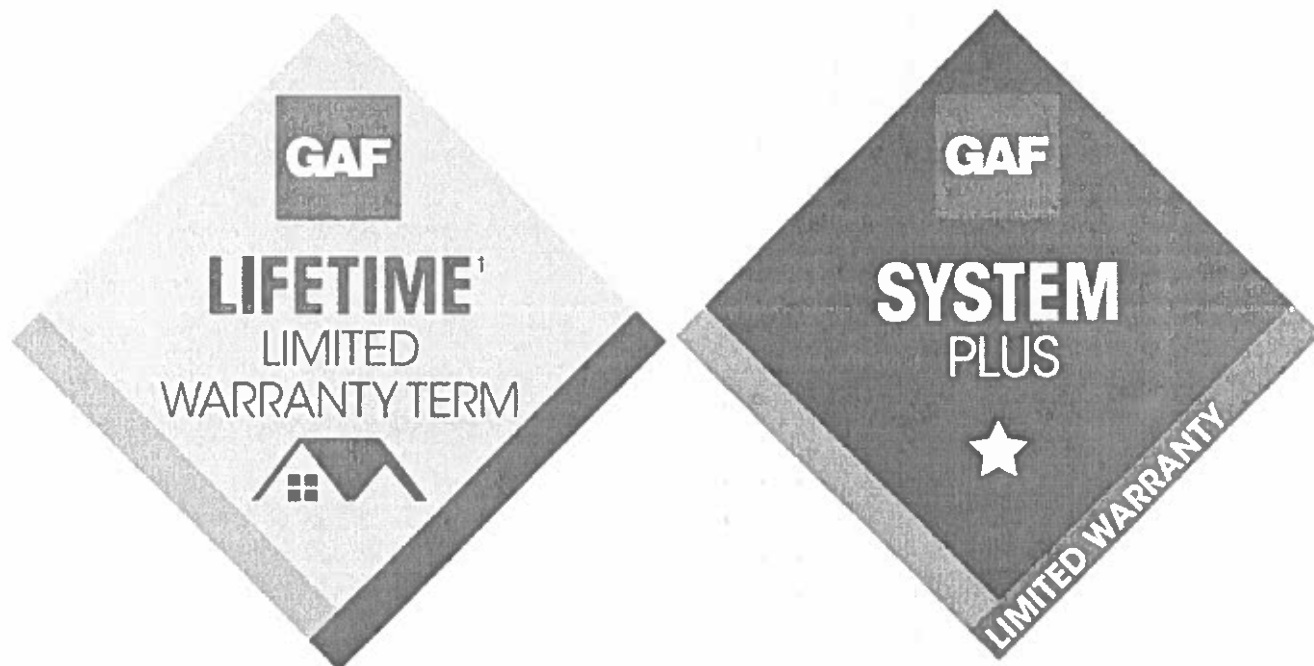
Durable Fiber-Cement Construction

Helps resist warping, rotting, expansion/contraction, UV degradation, and termite damage



Pre-primed From the Factory

and ready to paint the color of your choice



Get automatic Lifetime Protection on your entire GAF roofing system

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get a Lifetime limited warranty on your shingles and all qualifying GAF accessories*.

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty, and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria,

Product Documentation

[View All Documents](#)

Weather Side SDS - 1030

Safety Data Sheets



PDF 

WeatherSide Installation Instructions RESFC601

Installation Instructions and Guides



PDF 

WeatherSide™ Fiber-Cement Siding - RESFC200

Data Sheets



PDF 

WeatherSide™ Installation Instructions TRILINGUAL- RESFC601

Installation Instructions and Guides

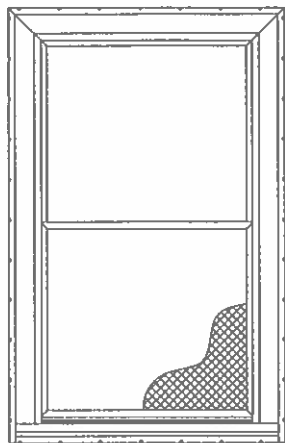


PDF 





Series 3800



INTERIOR VIEW

Features

- Frame Depth- 3 $\frac{1}{4}$ "
- Glazing Pocket Depth - $\frac{3}{4}$ " & 1"
- Integral Nailing Fin
- Inverted Block & Tackle Balance System
- Continuous Head & Sill on Twin & Triple units

Options

- Low-E and Argon filled glass units available
- Simulated Divided Lites
- Extension Jambs 4 $\frac{9}{16}$ - 6 $\frac{9}{16}$
- Window opening control device
- Nail Fin factory trimmed
- AAMA 450 certified Aluminum Structural mullion

PRODUCT
SPECS

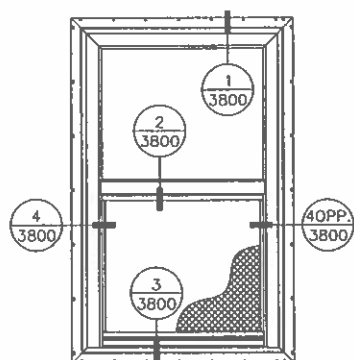
SERIES	PRODUCT TYPE	FRAME DEPTH	AAMA RATING	ENERGY STAR RATING
3800	SINGLE HUNG	3 1/4"	LC-50	ENERGY STAR RATING



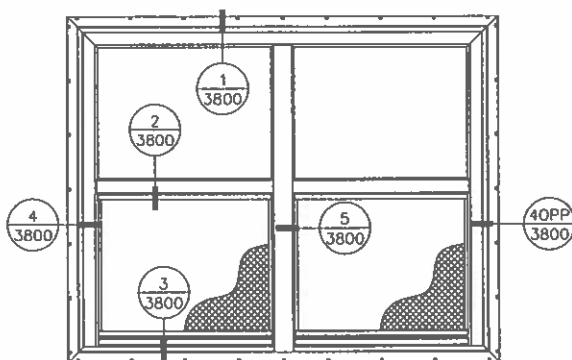
UNITED
WINDOW & DOOR

ELEVATIONS

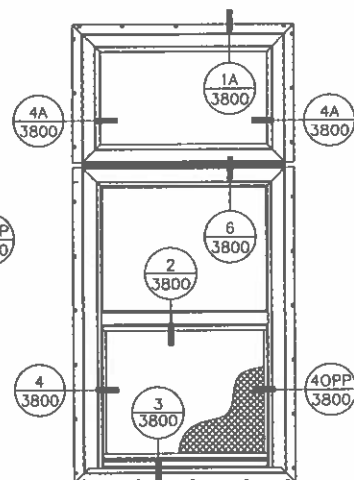
New Construction / Replacement
Welded Vinyl Single Hung 3800 Series



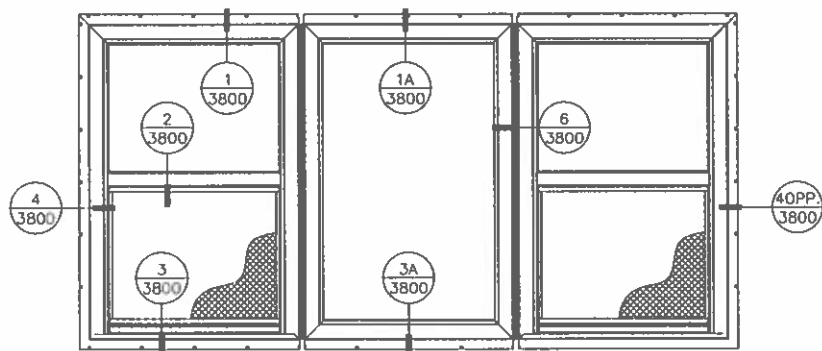
Series
3800SH



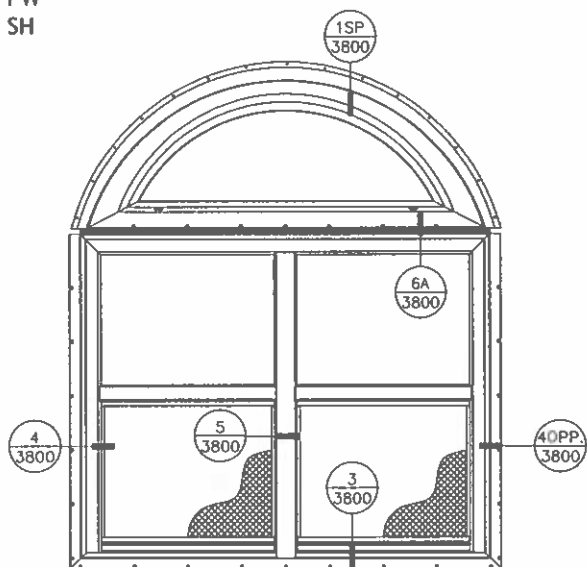
Series
3800-2 SH



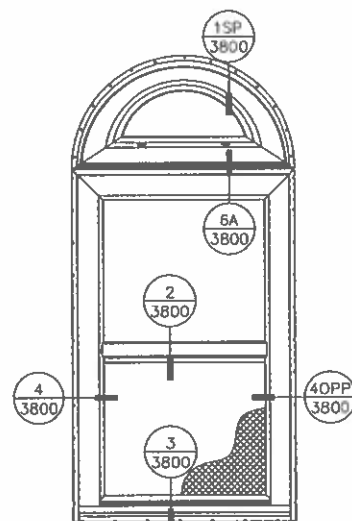
Series
3800 PW
3800 SH



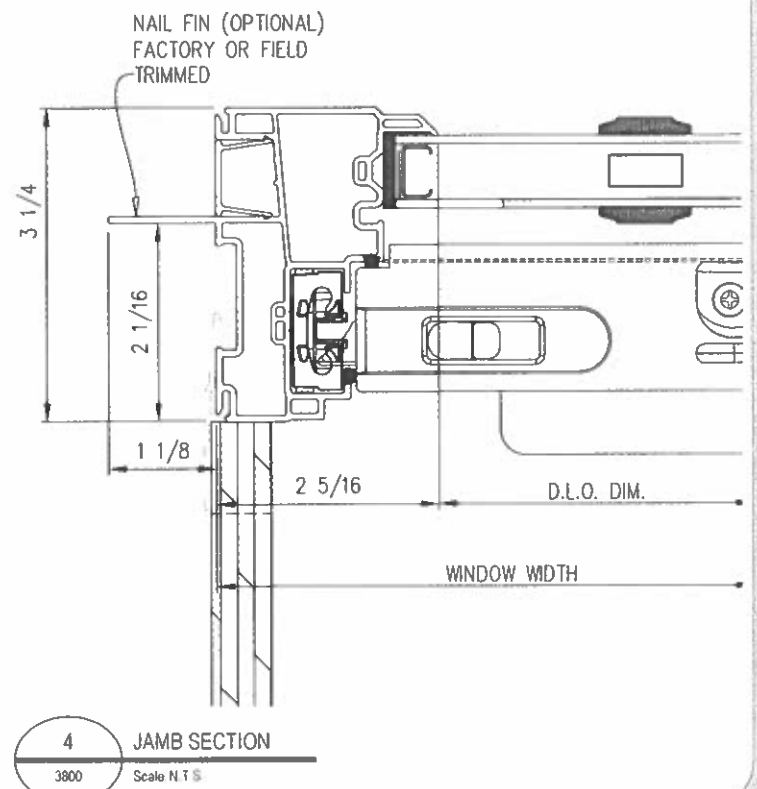
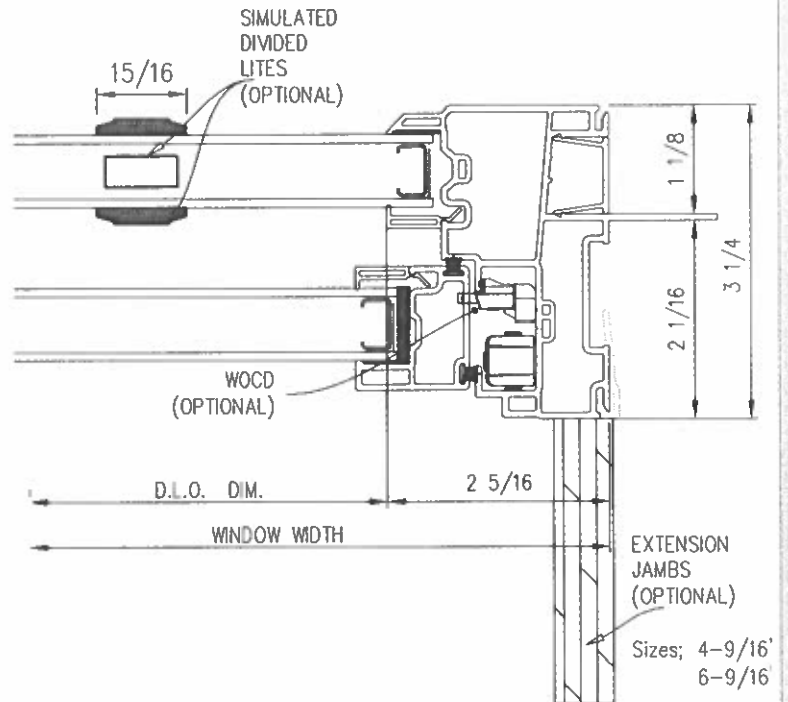
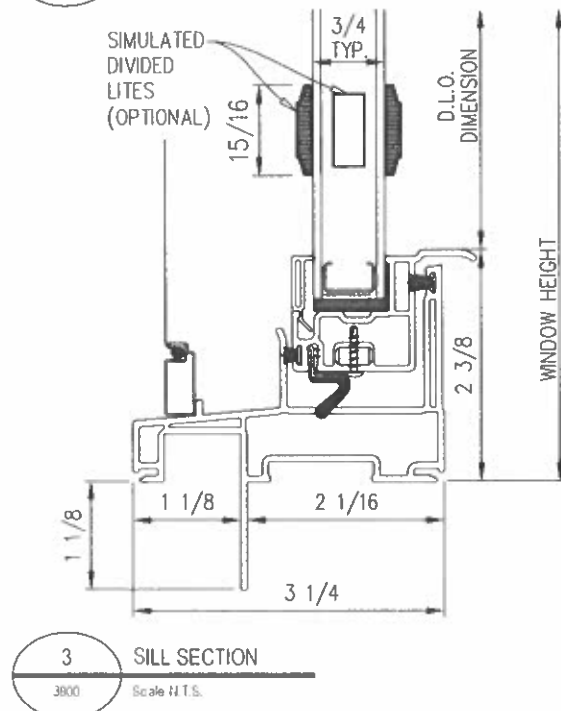
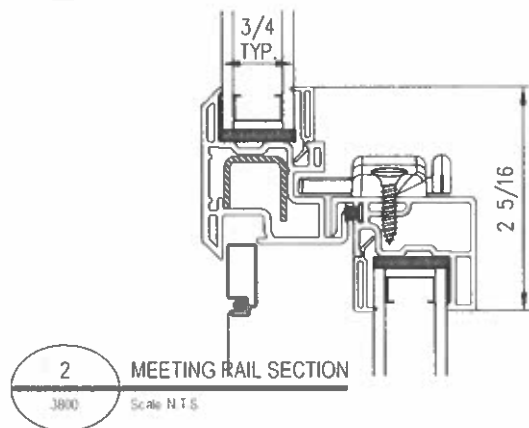
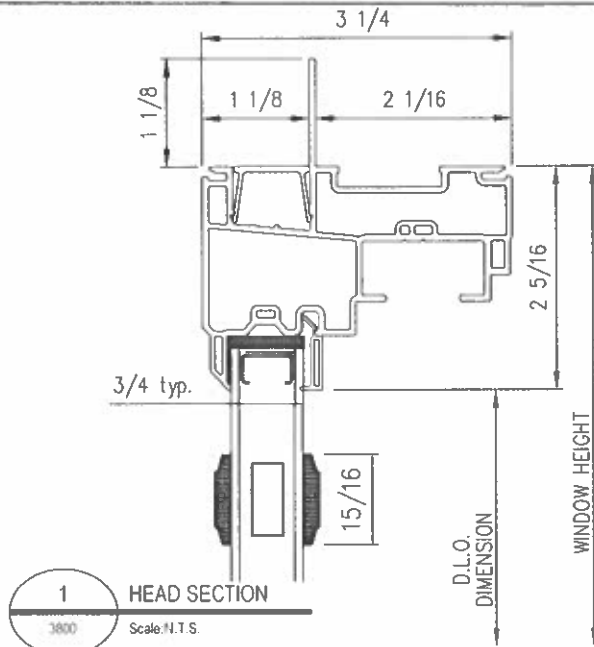
Series
3800 SH
3800 PW
3800 SH

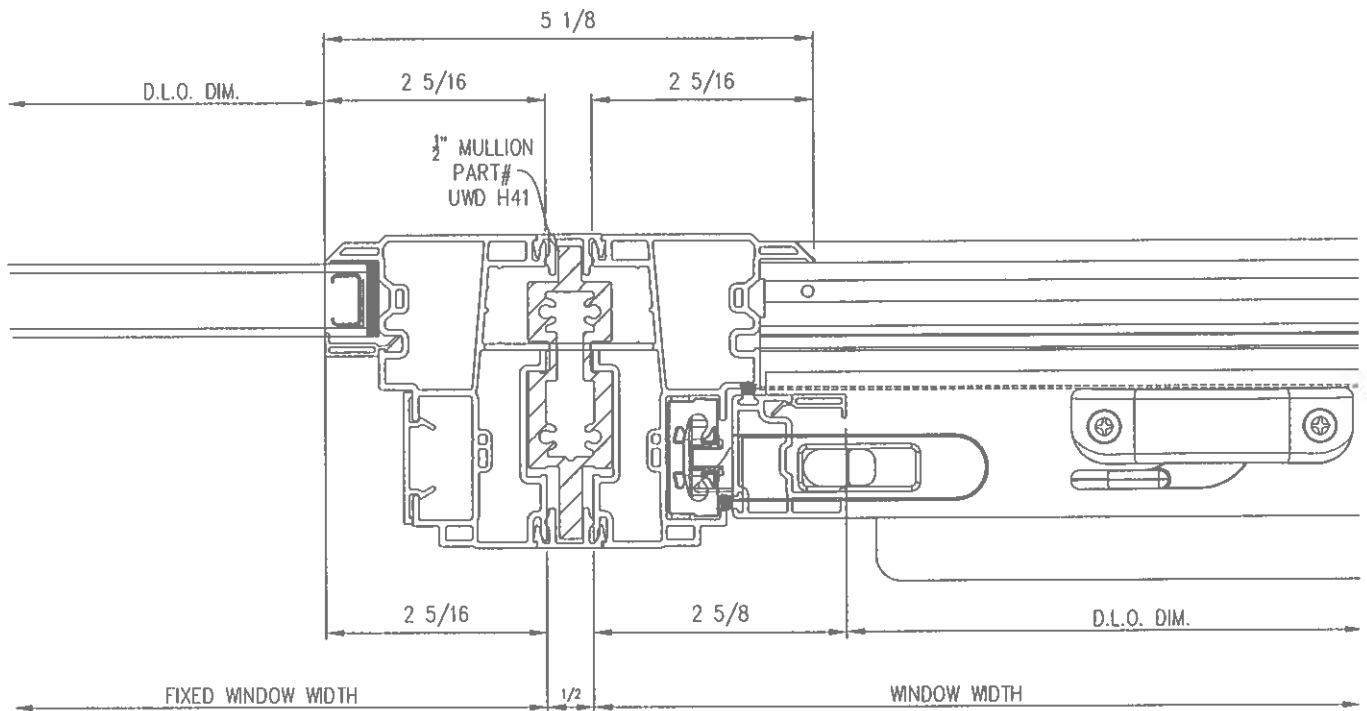


Series
3800 CT
3800-2 SH

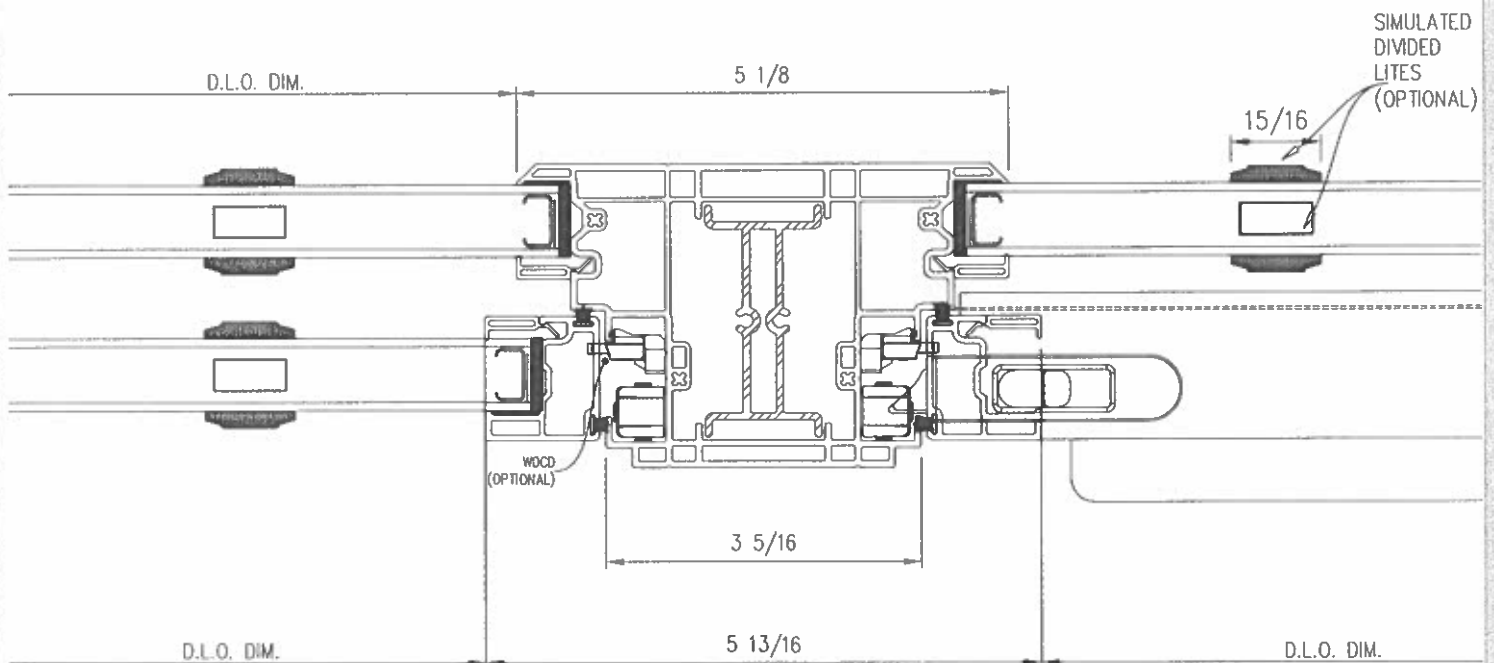


Series
3800 CT
3800 SH

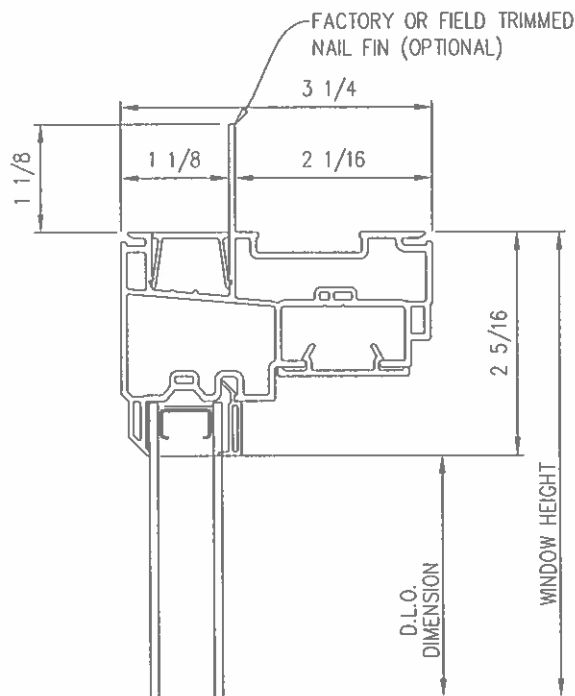




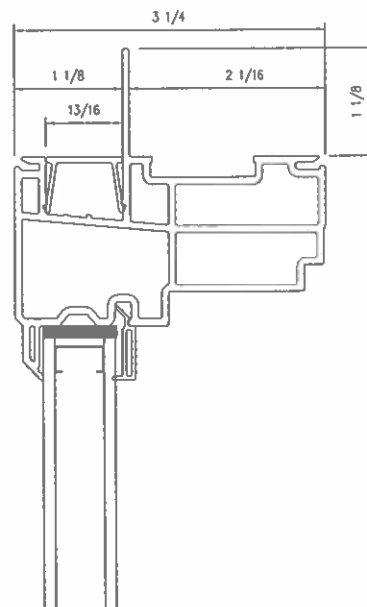
6 MULLION V-SECTION
3800 Scale: N.T.S.



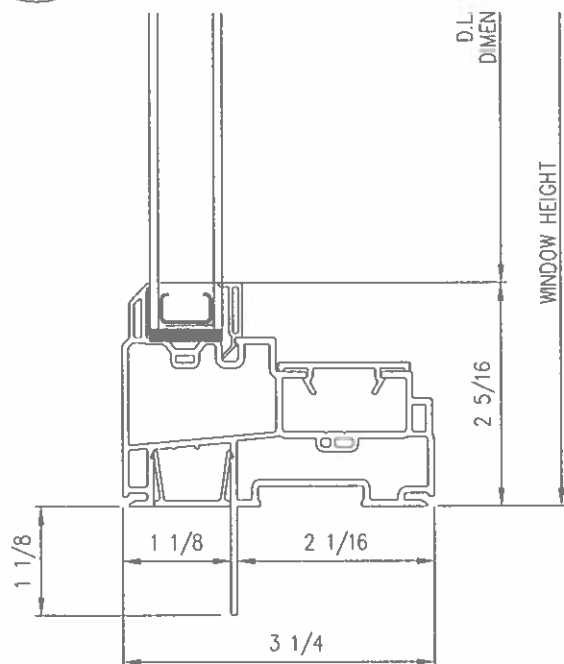
5 COMMON-JAMB SECTION
3800-2 SH Scale: N.T.S.



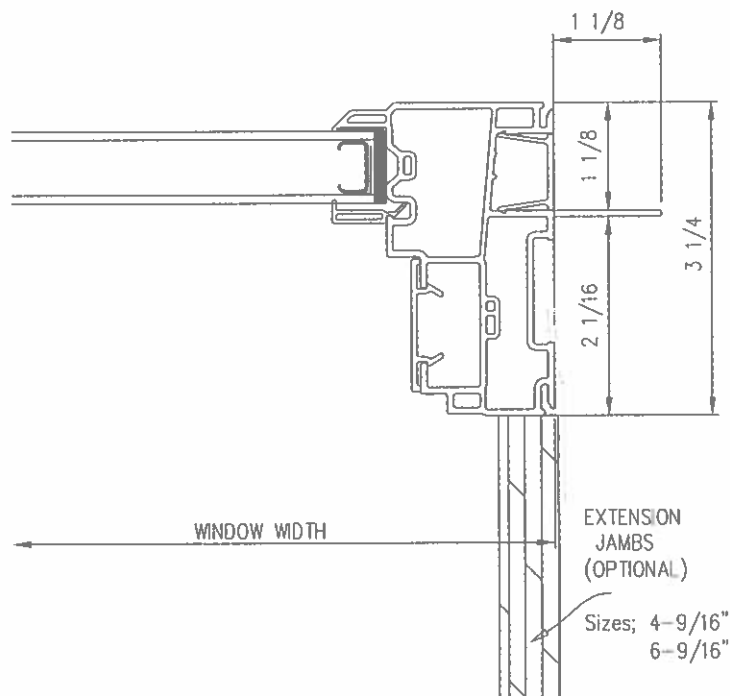
1A HEAD PW SECTION
3800 Scale N.T.S.



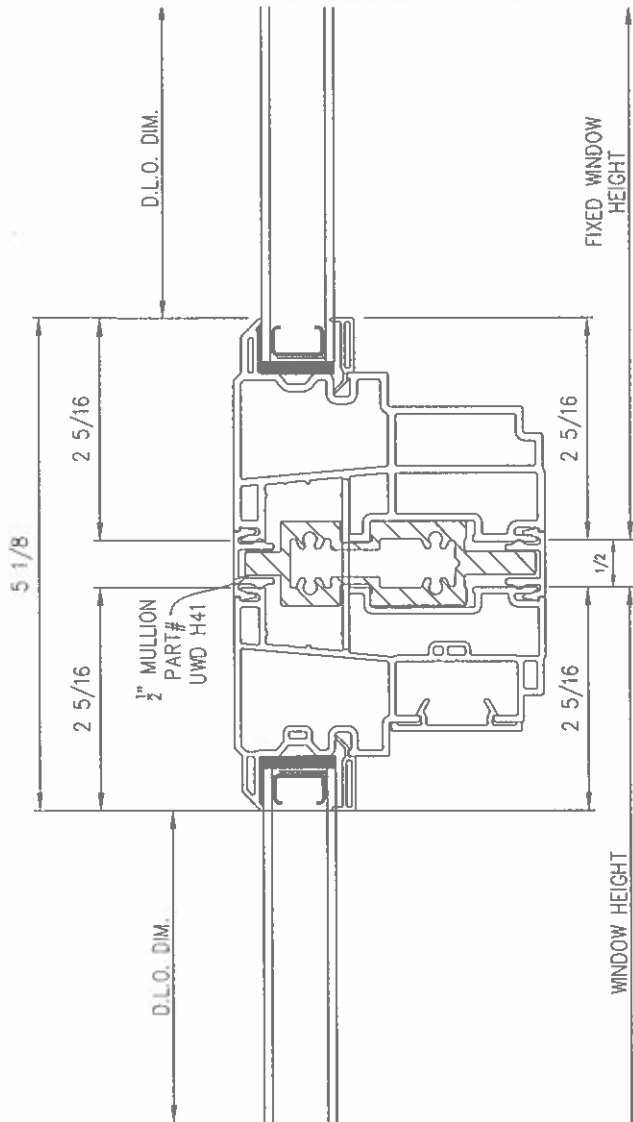
1SP HEAD CT SECTION
3800 Scale N.T.S.



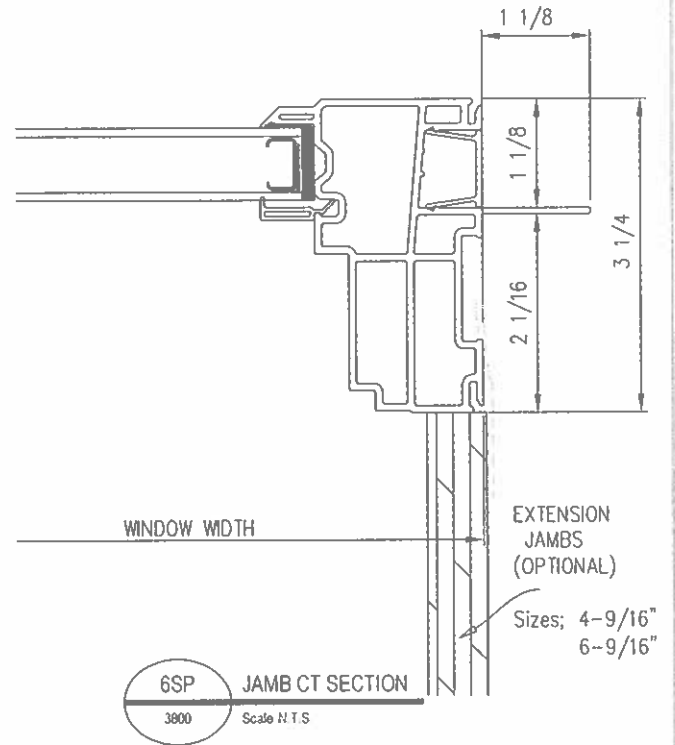
3A SILL PW SECTION
3800 Scale N.T.S.



4A JAMB PW SECTION
3800 Scale N.T.S.



6A MULLION H- SECTION
3800-1V Scale N.T.S.



6SP JAMB CT SECTION
3800 Scale N.T.S.

3800 - 3900 Single Hung Window

Product Performance:

AAMA 101 Results:

Window Size	Configuration	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
40" x 60"	Single-Sheetrock Pass thru	Class LC-PG35-H	0.15	5.43
72" x 72"	Twin-Sheetrock Pass thru	Class LC-PG35-H	0.20	5.43
44" x 75"	Single	Class LC-PG30-H	0.22	4.6
40" x 84"	Single	Class LC-PG40-H	0.26	6.06
36" x 74"	Single	Class LC-PG50-H	"	7.52
72" x 62"	Twin	Class LC-PG50-H	"	"
72" x 74"	Twin	Class LC-PG50-H	0.3	7.52
108" x 74"	Triple	Class LC-PG50-H	0.27	7.52
60" x 60"	Fixed	Class CW-PG50-FW	0.01	7.52
44" x 74"	Fixed	Class CW-PG50-FW	0.01	7.52
105" x 84"	Twin Fixed-Structural Mull	Class LC-PG50-FW	0.07	12.12

Performance Grade is a numeric designator that defines the performance of a product upon the completion of three tests, structural performance under wind load, resistance to water penetration and resistance to air leakage. The Performance Grade of a window unit is limited by the lowest performance rating of the three tests. The results apply to all window units smaller or equal to the window unit tested.

Product Dimensions:

Vinyl Wall Thickness:	0.065"
Typ. Glass Thickness:	3/4"
Jamb Depth:	3.25"
Mullion Adder:	1/2"
Nail Fin Setback:	1.125"

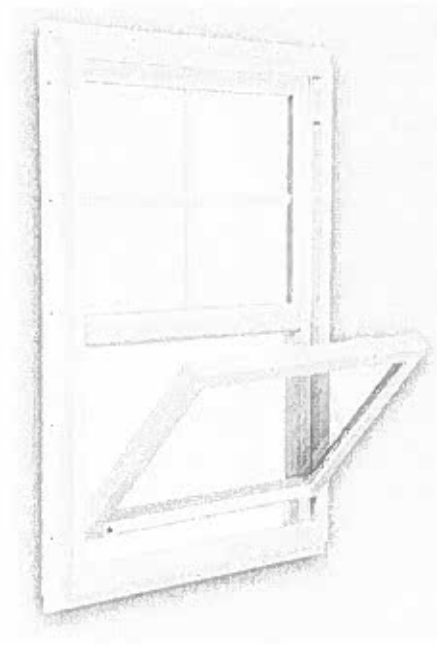
Rough Opening:

Window Width + 1/2"
Window Height + 1/2"

Size Restrictions:

	Min:	Max:
Width	18"	48"
Height	25"	84"

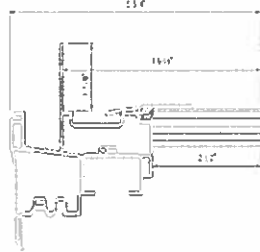
(Max. United Inches 144")



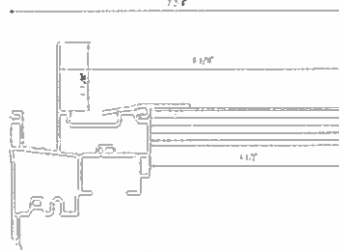
3800-3900 Single Hung Window

Wood Extension jamb: 4-9/16

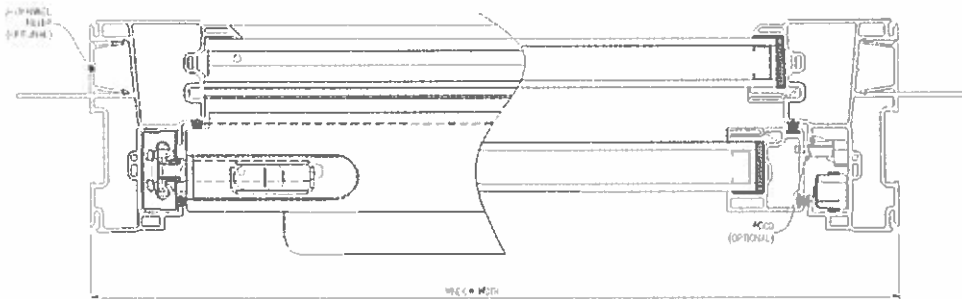
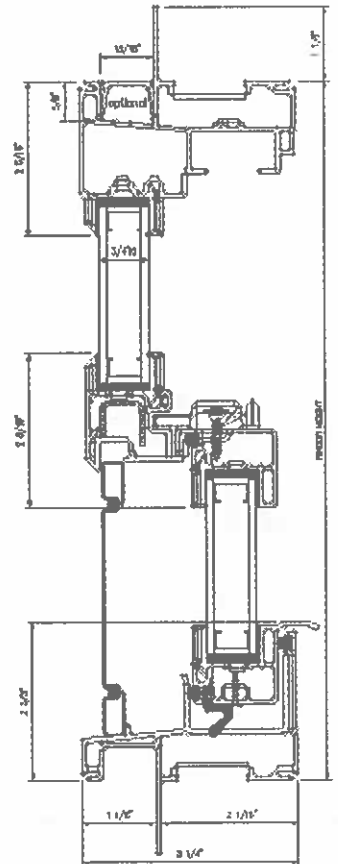
6-9/16



SERIES 3800-3900

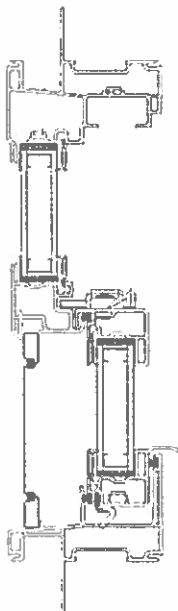


Series 3800
Vertical Diagram

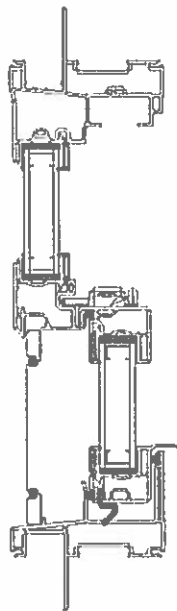


Series 3800 Horizontal Diagram

Vertical Diagrams

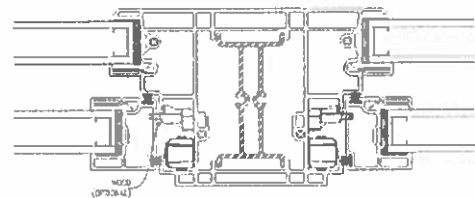


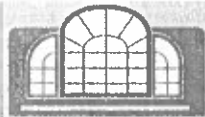
3800 SERIES



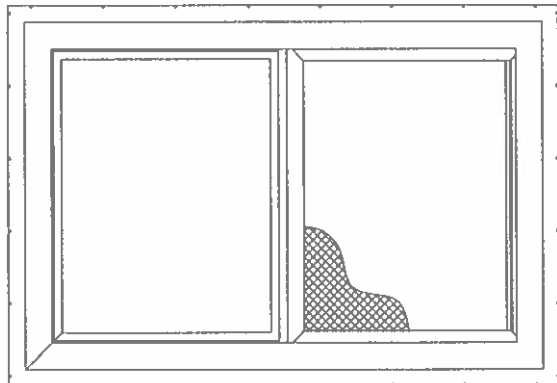
3900 SERIES

3800-3900 Intermediate Jamb





Series 3800



INTERIOR VIEW

Features

- Frame Depth- 3 $\frac{1}{4}$ "
- Glazing Pocket Depth - 3/4"
- New Construction Application
- Integral J-Channel

Options

- Low-E and Argon filled glass units available
- Simulated Divided Lites
- Extension Jambs 4 $\frac{9}{16}$ - 6 $\frac{9}{16}$
- Sash Limiter
- Nail Fin factory removed
- Exterior Lamination Black & Bronze

PRODUCT
SPECS

SERIES

PRODUCT TYPE

FRAME DEPTH

AAMA RATING

ENERGY STAR RATING

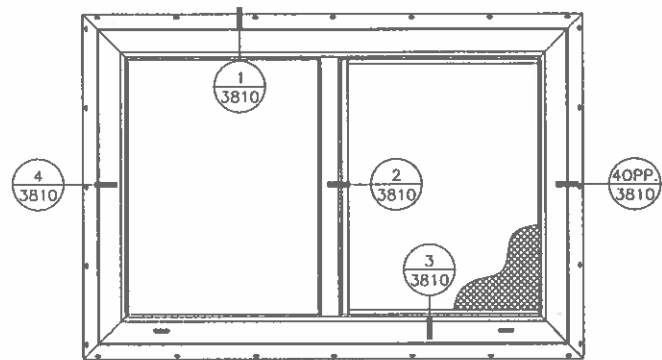
3800

HORIZONTAL
SLIDER

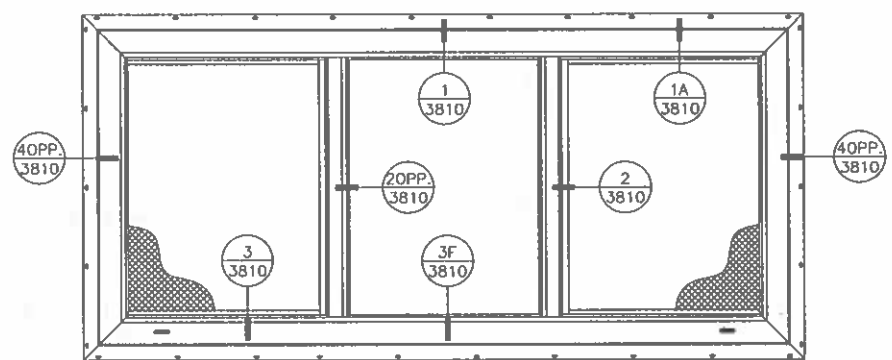
3 $\frac{1}{4}$ "

R-25

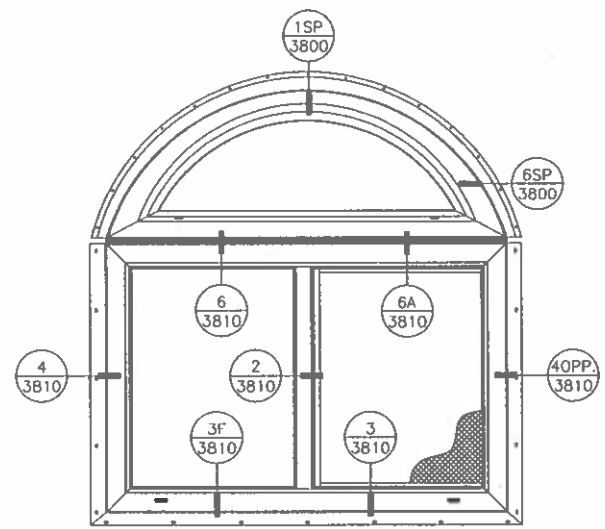
ENERGY STAR RATING



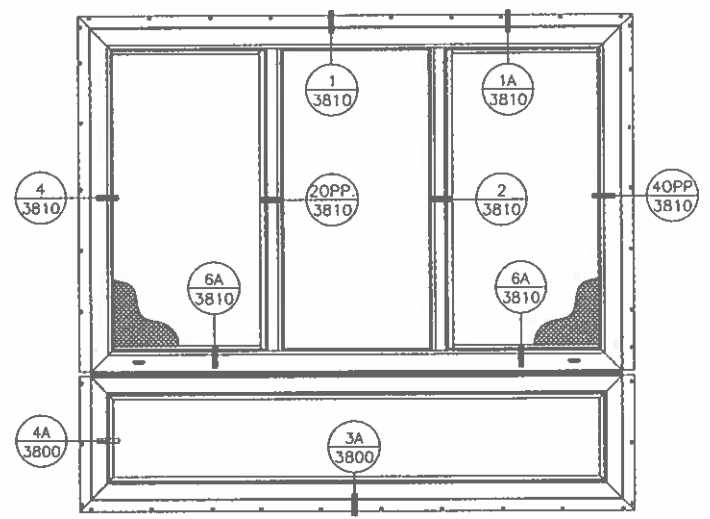
Series
3810 HS



Series
3810-3 HS



Series
3800 CT
3810 HS



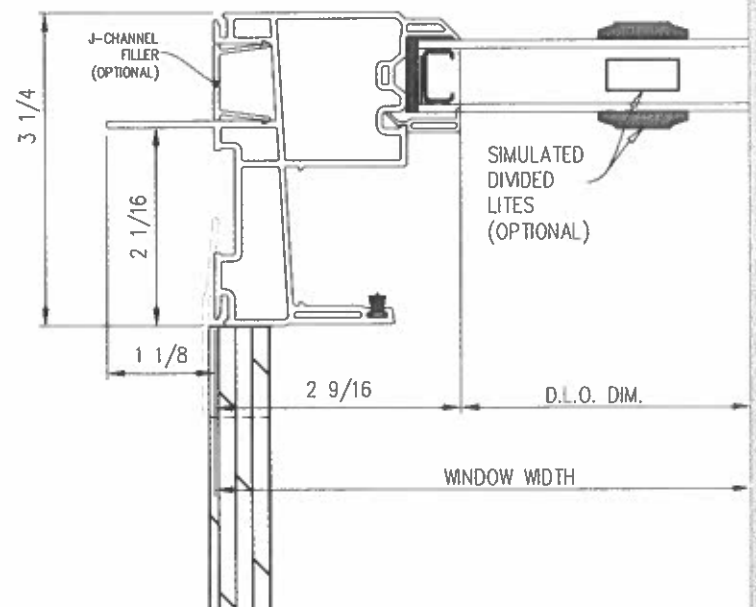
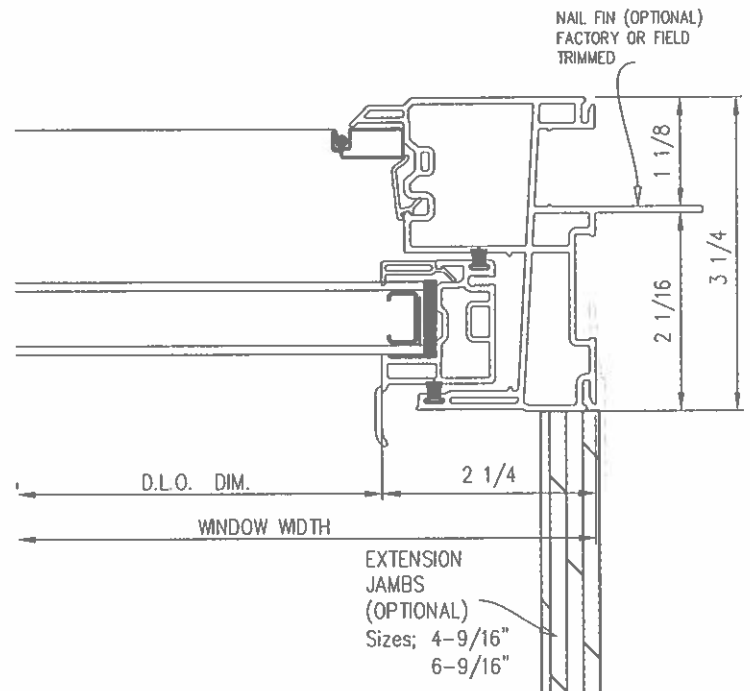
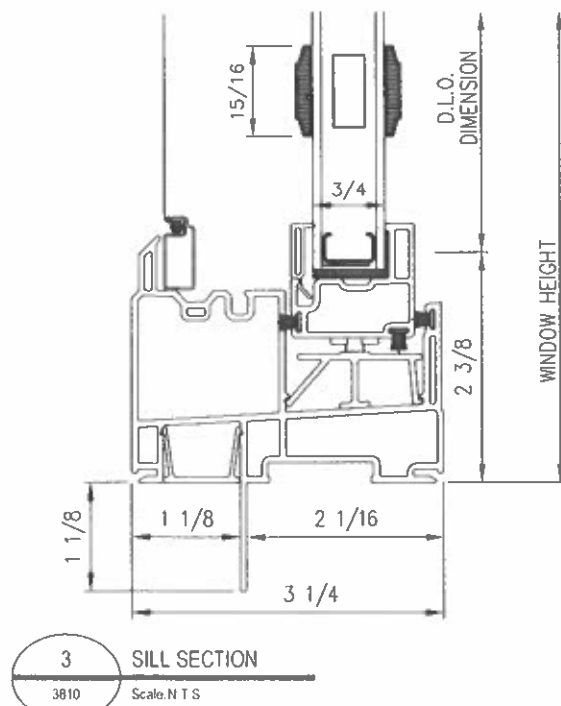
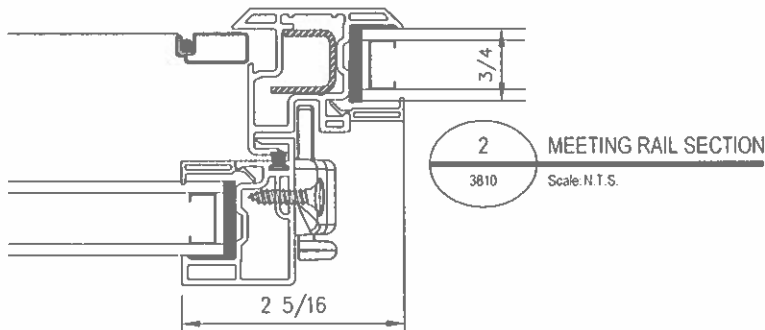
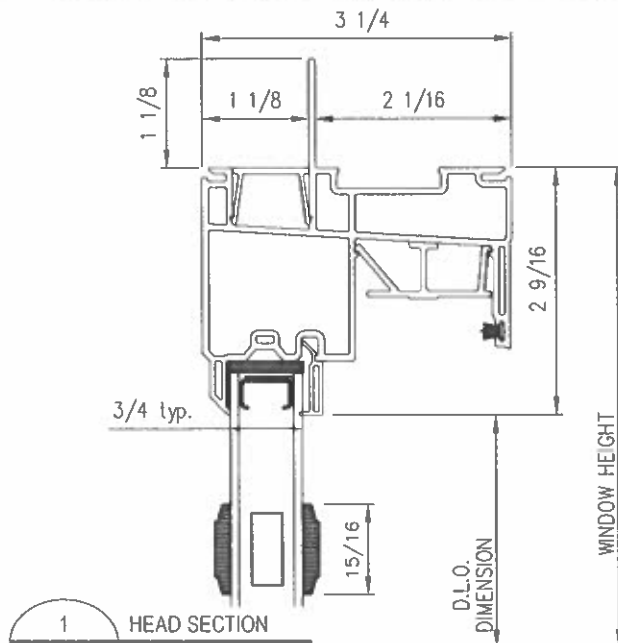
Series
3810 HS
3800 FW



UNITED
WINDOW & DOOR

Product
Details

New Construction / Replacement Welded Vinyl Horizontal Slider 3800 Series

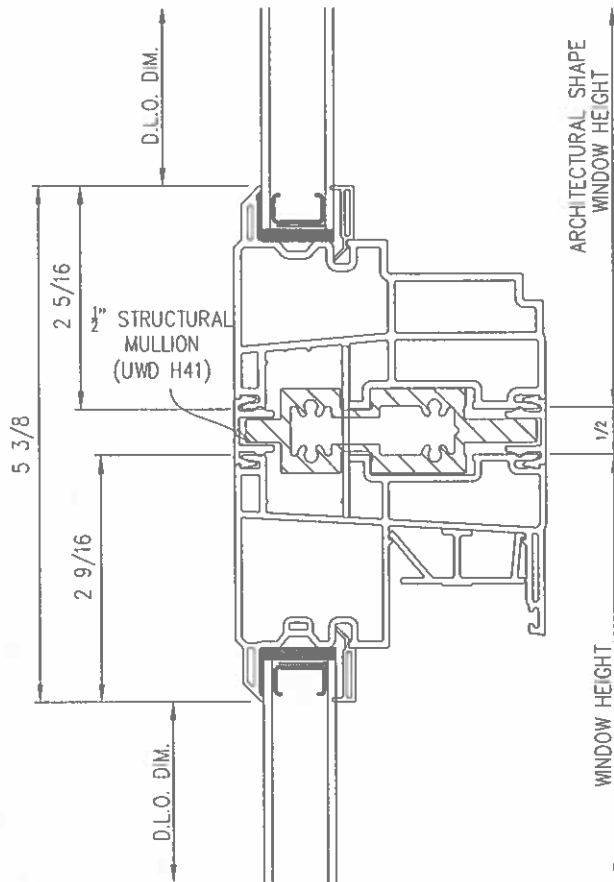




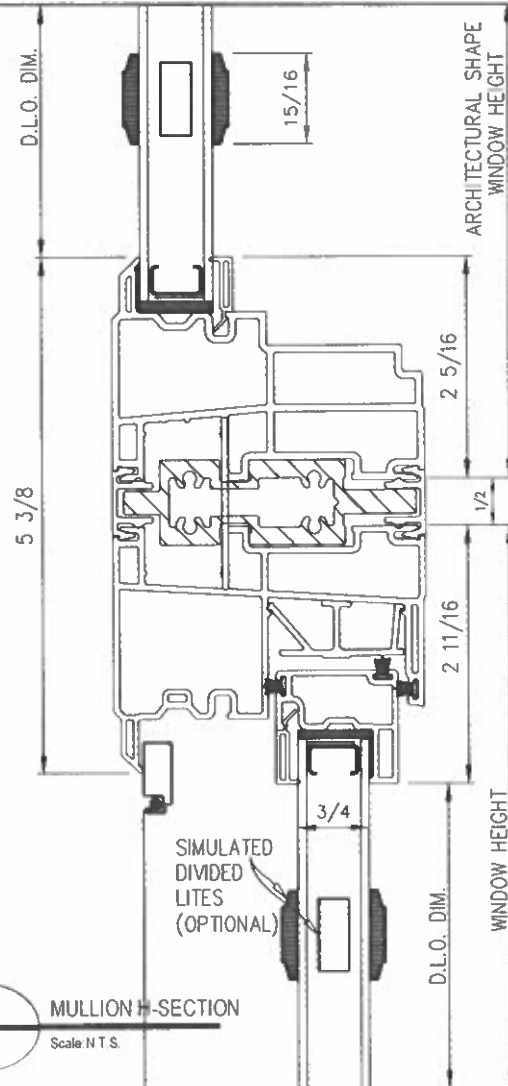
UNITED
WINDOW & DOOR

Product
Details

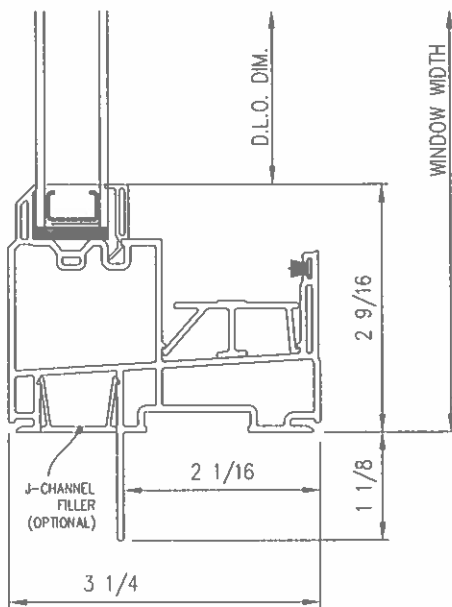
New Construction / Replacement
Welded Vinyl Horizontal Slider 3800 Series



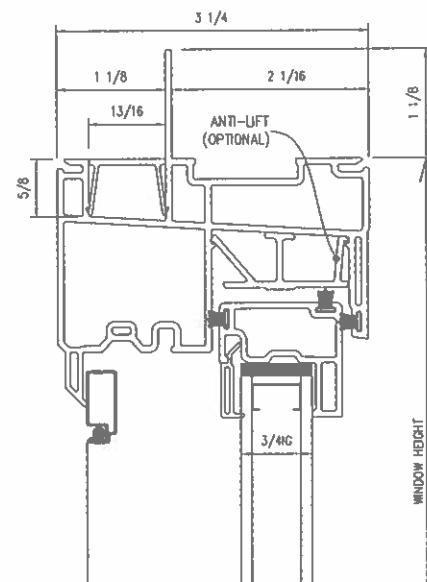
6 MULLION H-SECTION
3810 Scale: N.T.S.



6A MULLION H-SECTION
3810 Scale: N.T.S.



3F Fixed Slider-SILL SECTION
3810 Scale: N.T.S.



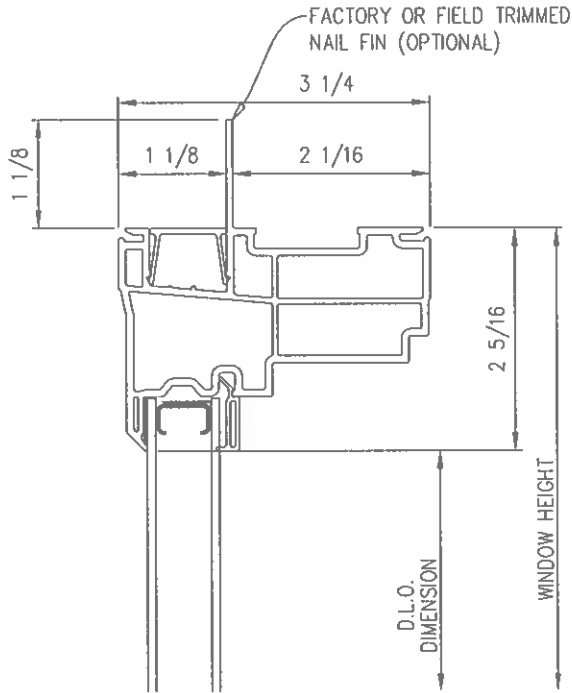
1A HEAD SECTION
3810 Scale: N.T.S.



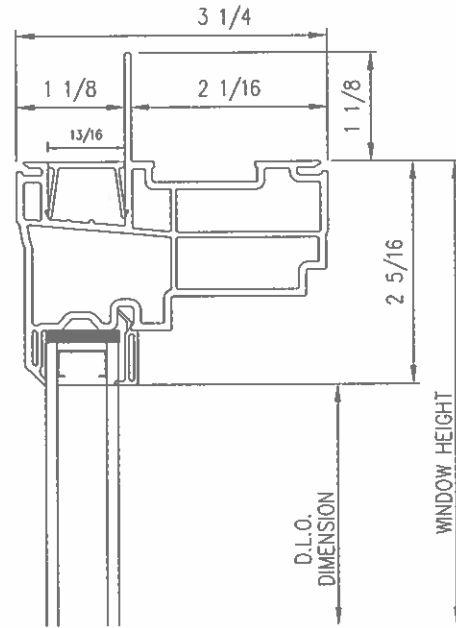
UNITED
WINDOW & DOOR

Product
Details

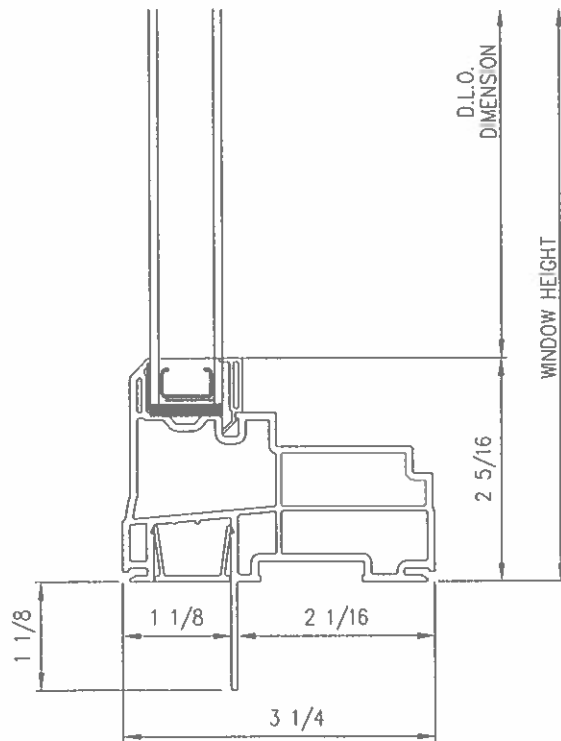
New Construction / Replacement
Welded Vinyl Horizontal Slider 3900 Series



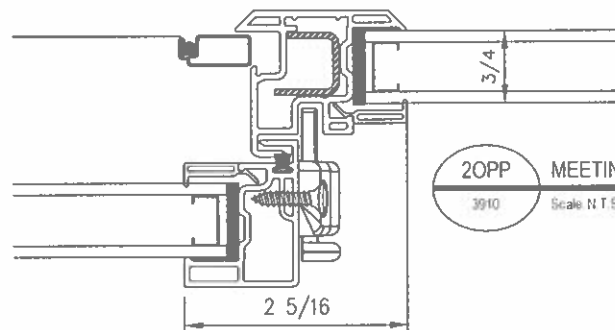
1A HEAD PW SECTION
3900 Scale: N.T.S.



1SP HEAD CT SECTION
3900 Scale: N.T.S.



3A SILL PW SECTION
3900 Scale: N.T.S.



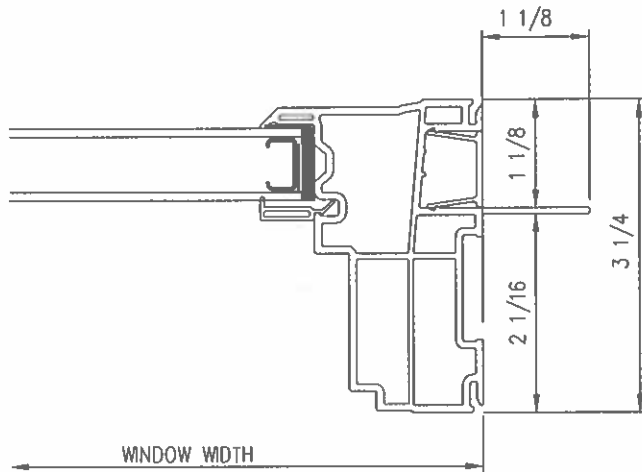
2OPP MEETING RAIL SECTION
3910 Scale: N.T.S.



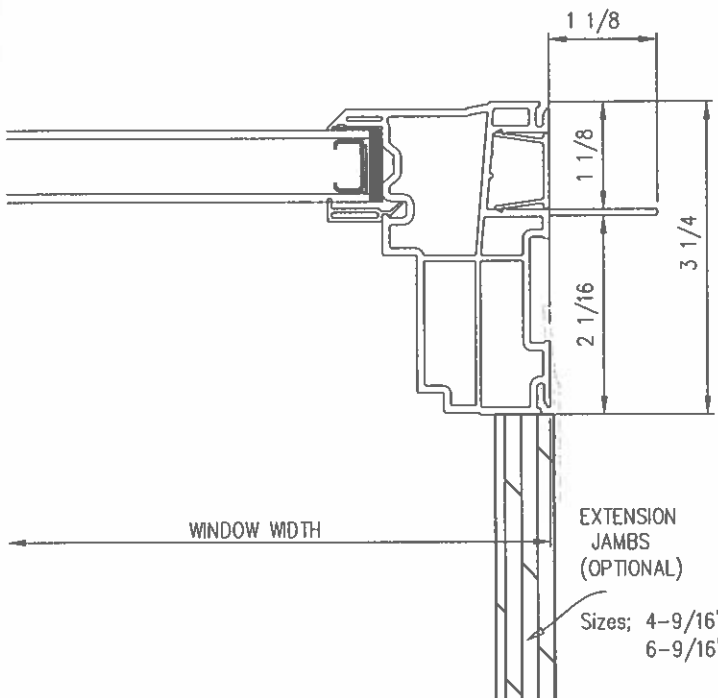
UNITED
WINDOW & DOOR

Product
Features

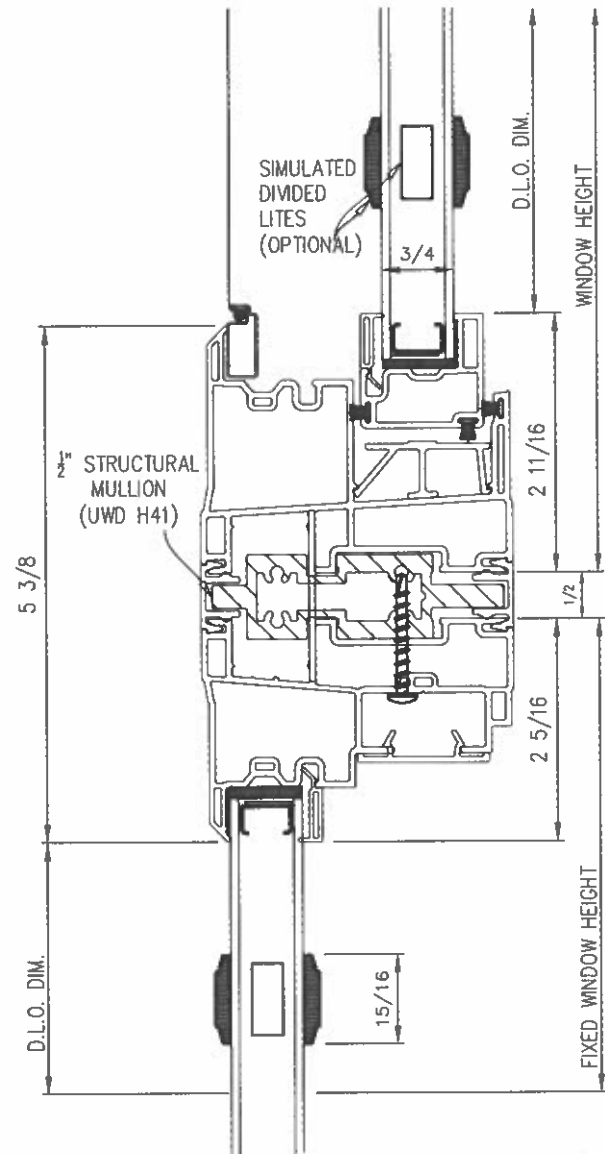
New Construction / Replacement
Welded Vinyl Horizontal Slider 3900 Series



6SP JAMB CT SECTION
3900 Scale: N.T.S.



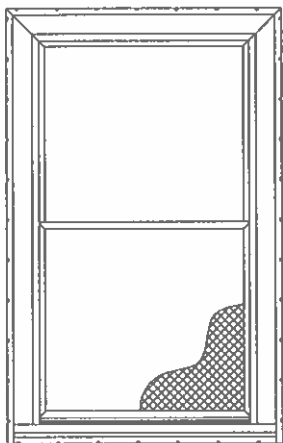
4A JAMB PW SECTION
3900 Scale: N.T.S.



6A MULLION H-SECTION
3910 Scale: N.T.S.



Series 3900



INTERIOR VIEW

Features

- Frame Depth- 3 $\frac{1}{4}$ "
- Glazing Pocket Depth - 3/4"
- Brick mold Face
- Integral Nailing Fin
- Inverted Block & Tackle Balance System
- Continuous Head & Sill on Twin & Triple units
- 3/0 x 5/0 SH meets Egress

Options

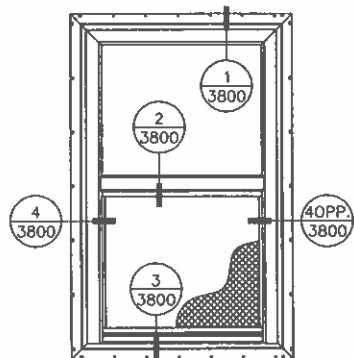
- Low-E and Argon filled glass units available
- Simulated Divided Lites
- Extension Jambs 4 $\frac{9}{16}$ - 6 $\frac{9}{16}$
- Vent Latch
- Sash limiter w/ custodial tilt latch
- Window opening control device
- Nail Fin factory removed
- AAMA 450 certified Aluminum Structural mullion
- Exterior; Lamination (Black & Bronze)
- STC, OITC sound rated



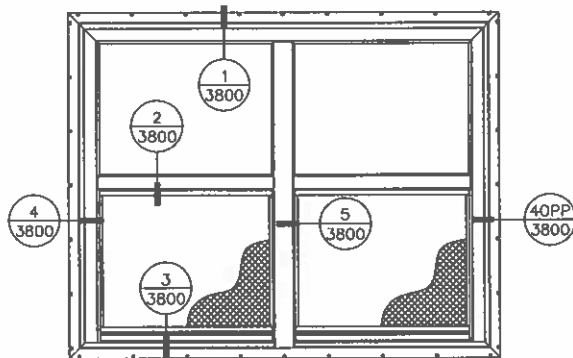
UNITED
WINDOW & DOOR

ELEVATIONS

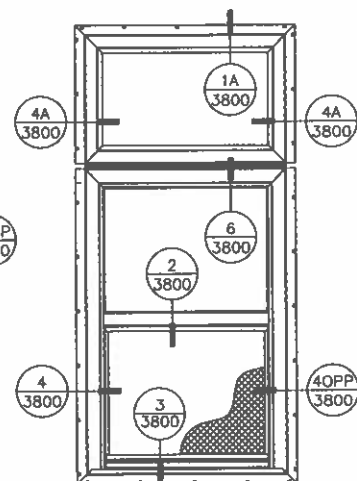
New Construction / Replacement
Welded Vinyl Single Hung 3900 Series



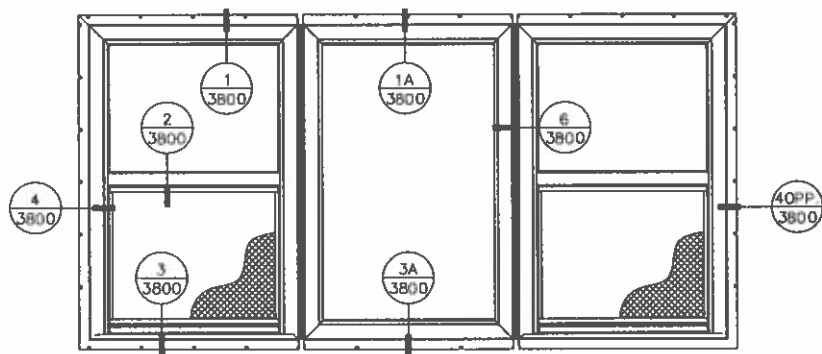
Series
3900SH



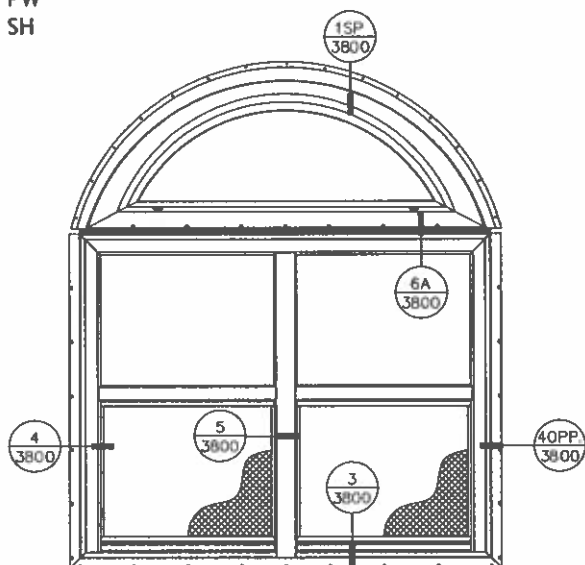
Series
3900-2 SH



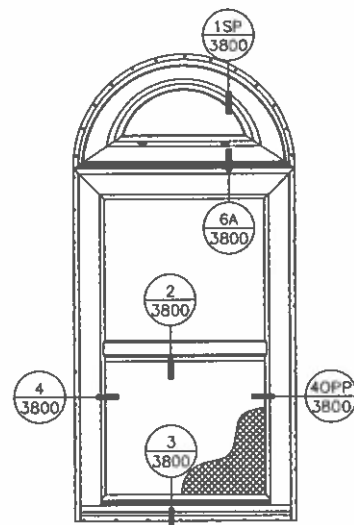
Series
3900 PW
3900 SH



Series
3900 SH
3900 PW
3900 SH



Series
3900 CT
3900-2 SH



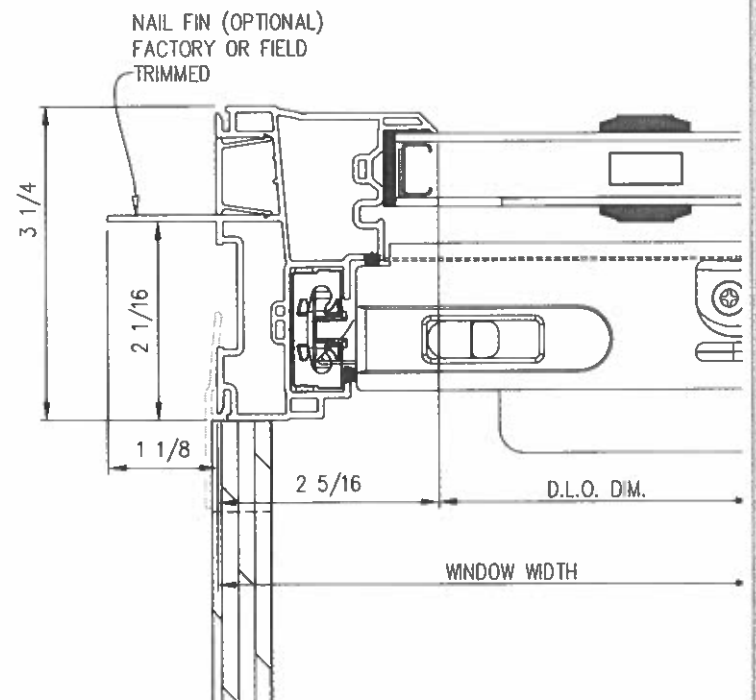
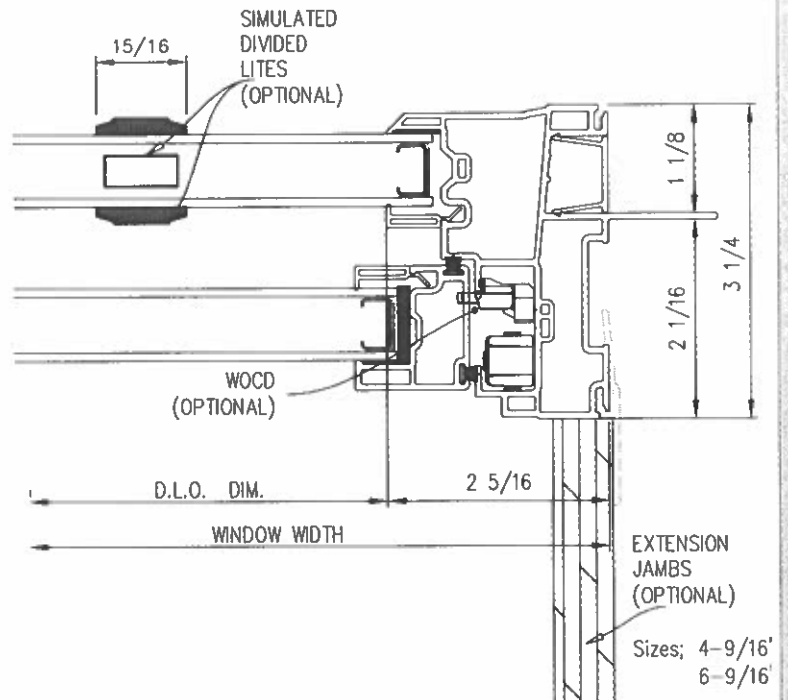
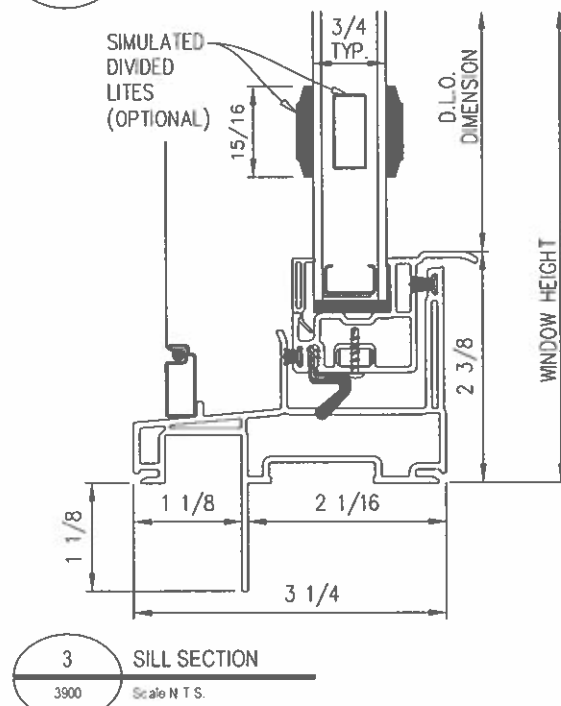
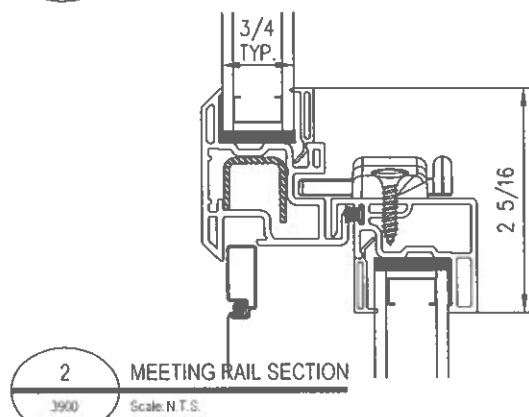
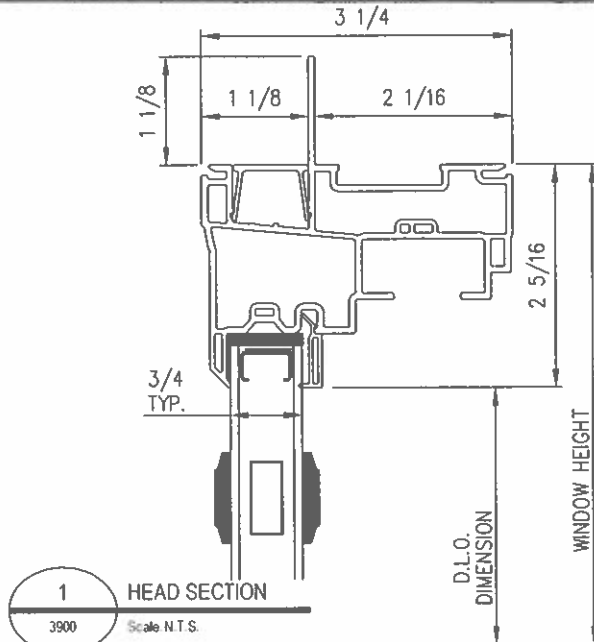
Series
3900 CT
3900 SH



UNITED
WINDOW & DOOR

Product
Details

New Construction / Replacement Welded Vinyl Single Hung 3900 Series

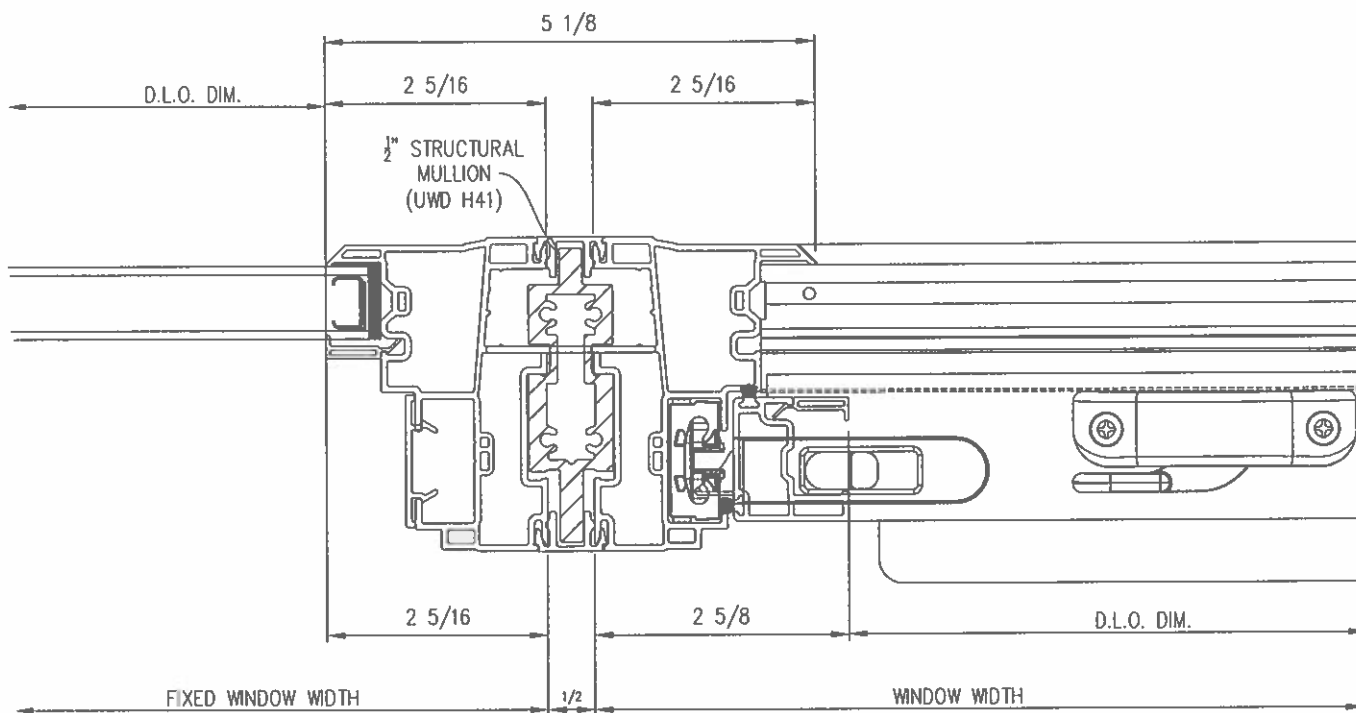




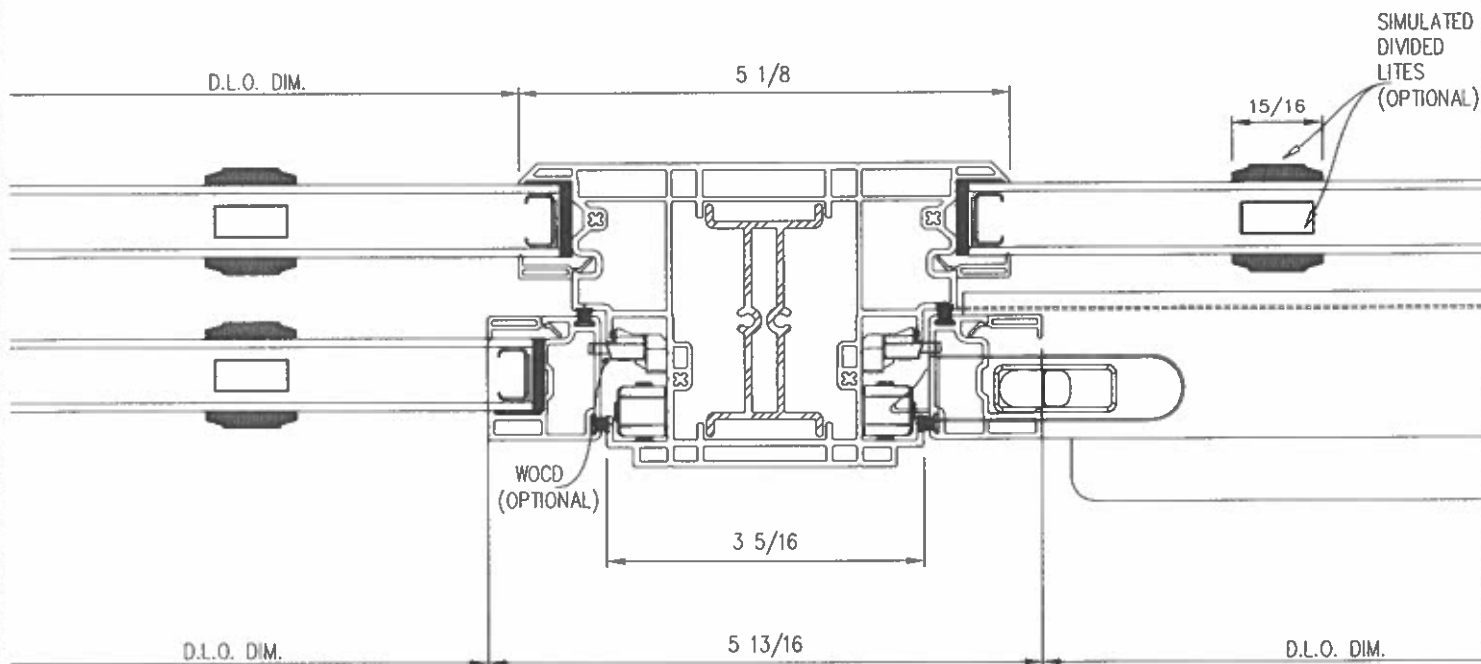
UNITED
WINDOW & DOOR

Product
Details

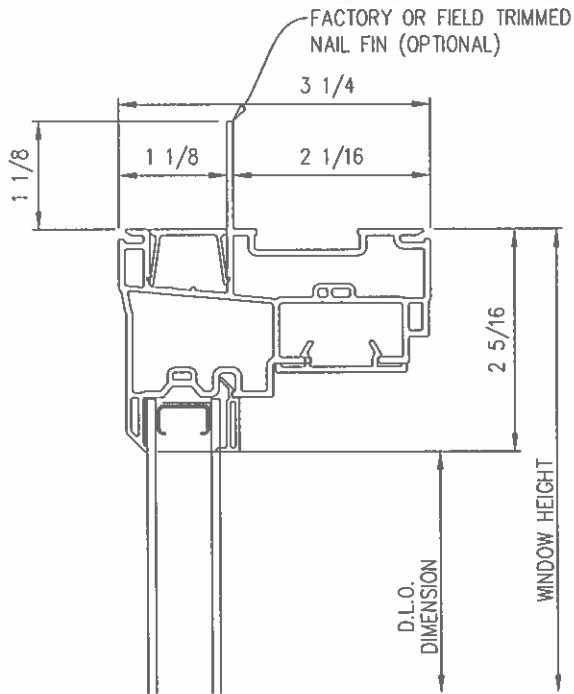
New Construction / Replacement
Welded Vinyl Single Hung 3900 Series



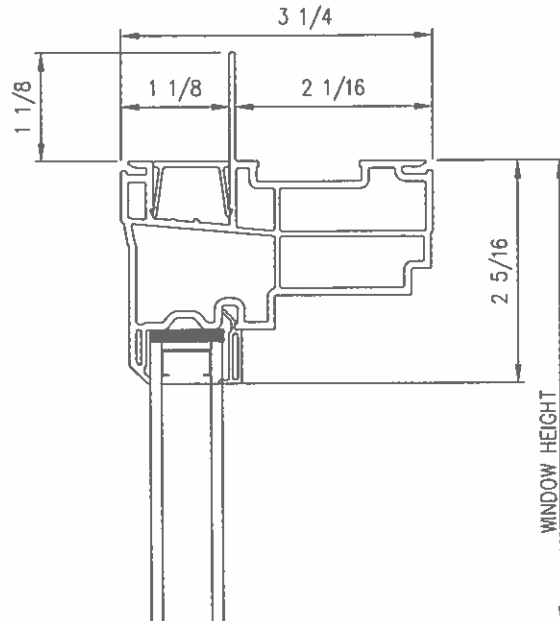
6 MULLION V-SECTION
3900 Scale N.T.S.



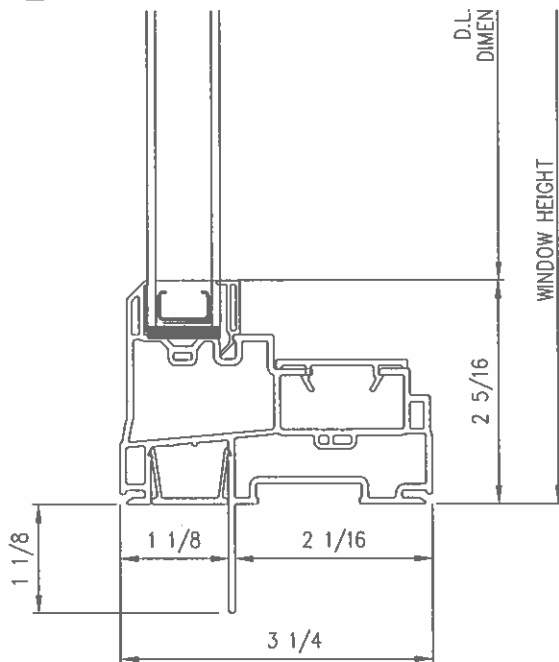
5 COMMON-JAMB SECTION
3900-2 SH Scale N.T.S.



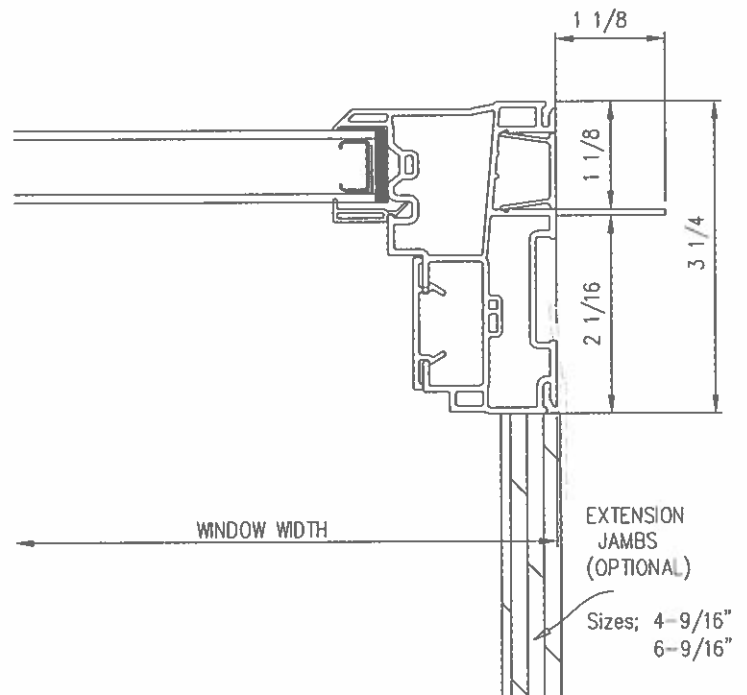
1SP HEAD CT SECTION
3900 Scale N.T.S.



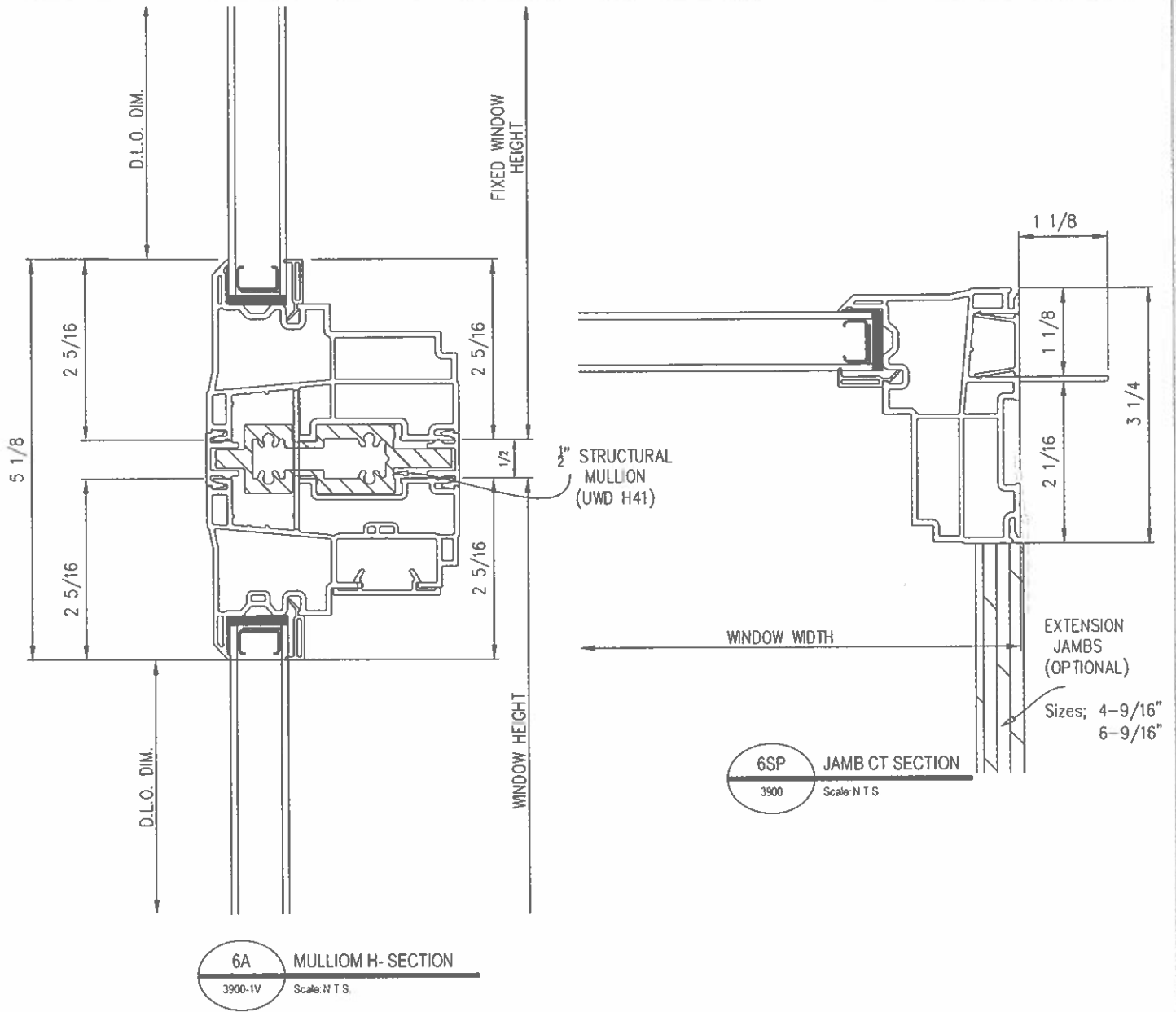
1A HEAD PW SECTION
3900 Scale N.T.S.



3A SILL PW SECTION
3900 Scale N.T.S.

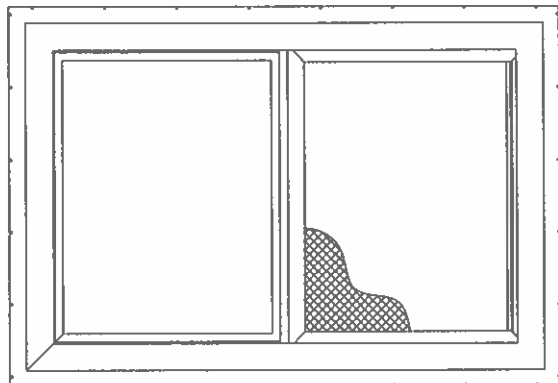


4A JAMB PW SECTION
3900 Scale N.T.S.



Series 3900

Features



INTERIOR VIEW

- Brickmould Frame Depth- 3 $\frac{1}{4}$ "
- Glazing Pocket Depth - 3/4"
- New Construction Application
- Integral J-Channel

Options

- Low-E and Argon filled glass units available
- Simulated Divided Lites
- Extension Jambs 4 $\frac{9}{16}$ - 6 $\frac{9}{16}$
- Sash Limiter
- Nail Fin factory removed
- Exterior Lamination Black & Bronze

PRODUCT
SPECS

SERIES

PRODUCT TYPE

FRAME DEPTH

AAMA RATING

ENERGY STAR RATING

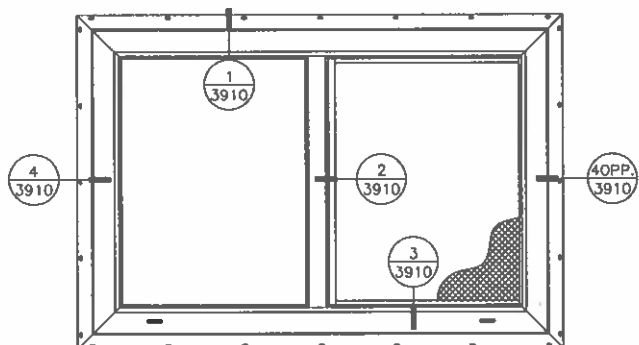
3900

HORIZONTAL
SLIDER

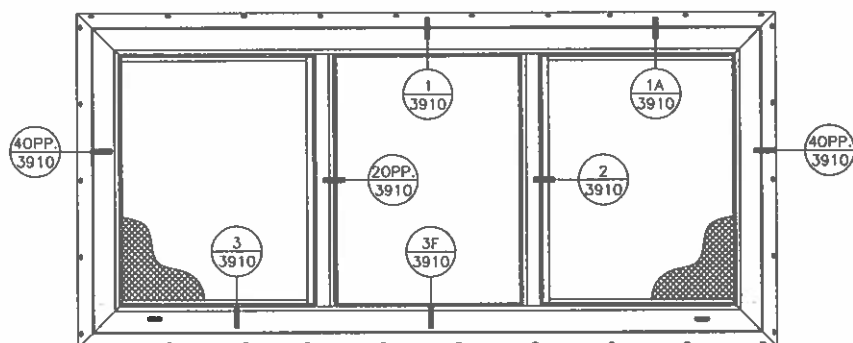
3 $\frac{1}{4}$ "

R-25

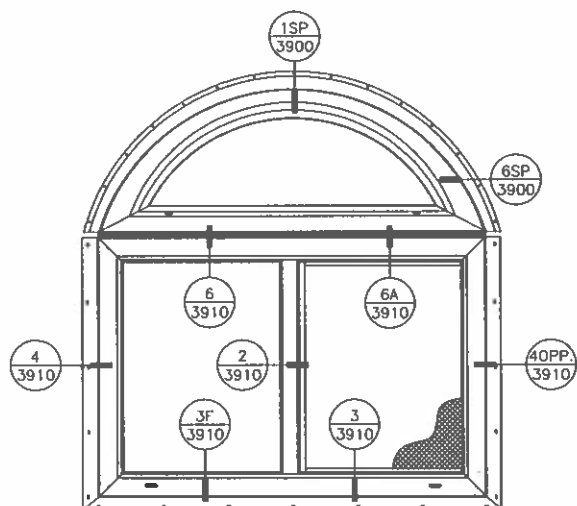
ENERGY STAR RATING



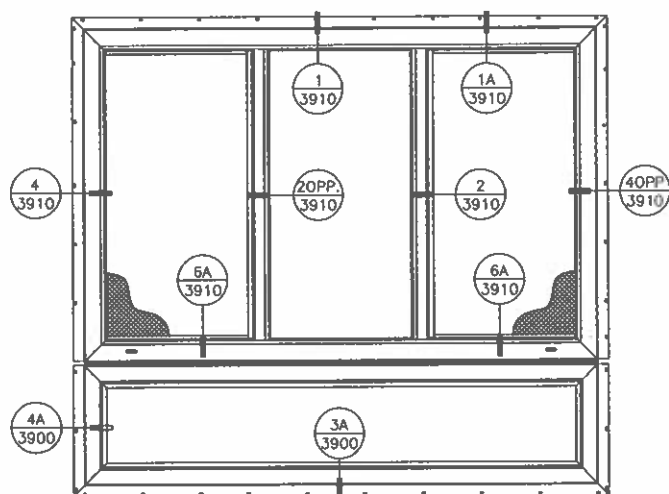
Series
3910 HS



Series
3910-3 HS



Series
3900 CT
3910 HS



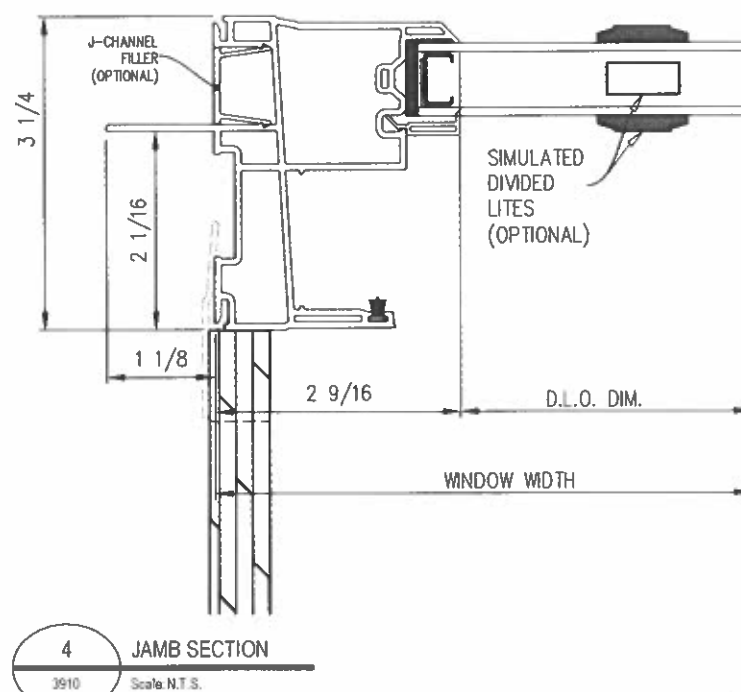
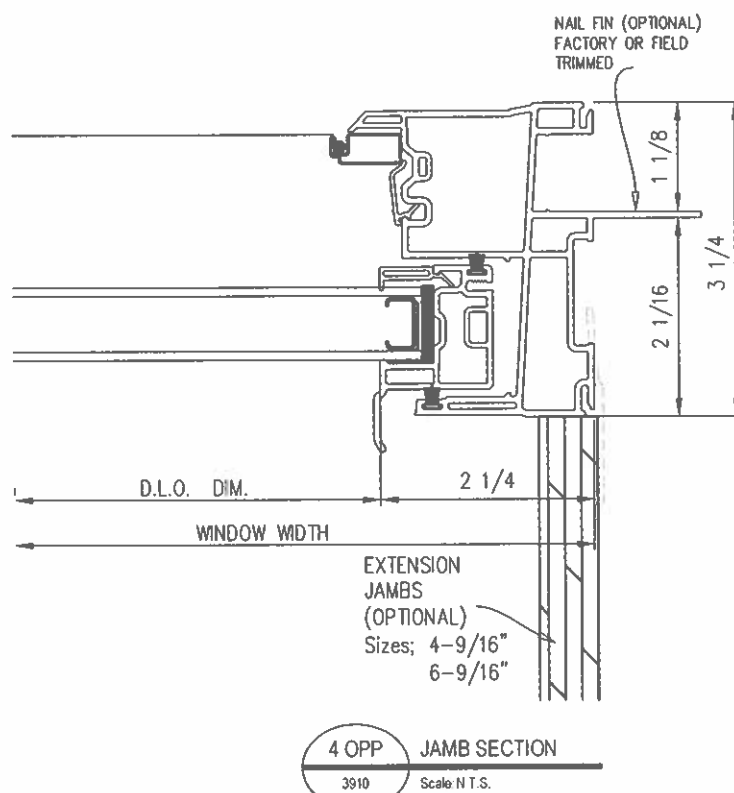
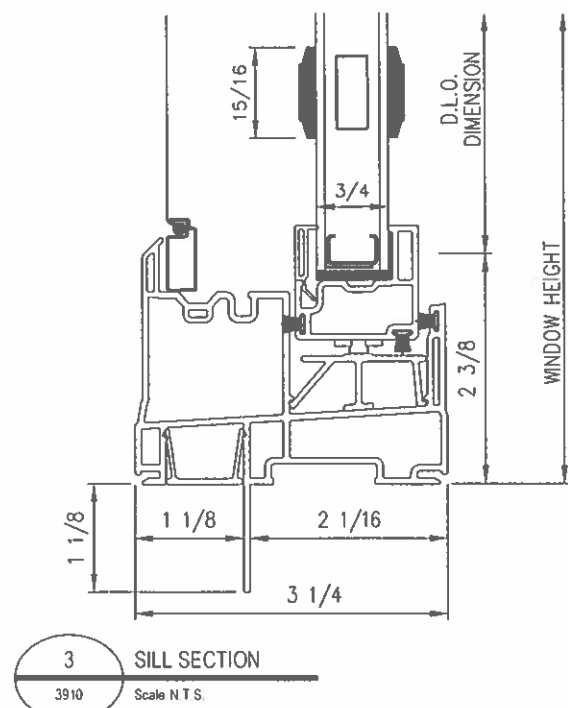
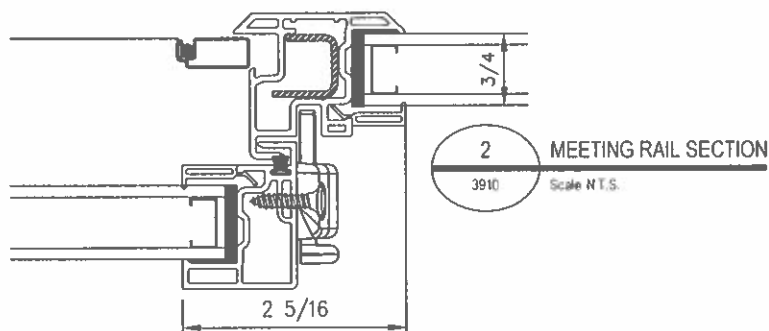
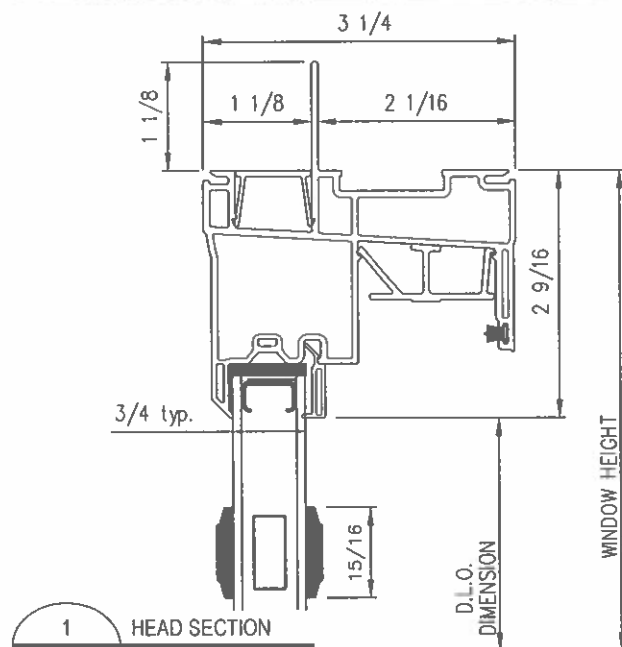
Series
3910 HS
3900 FW



UNITED
WINDOW & DOOR

Product
Details

New Construction / Replacement Welded Vinyl Horizontal Slider 3900 Series

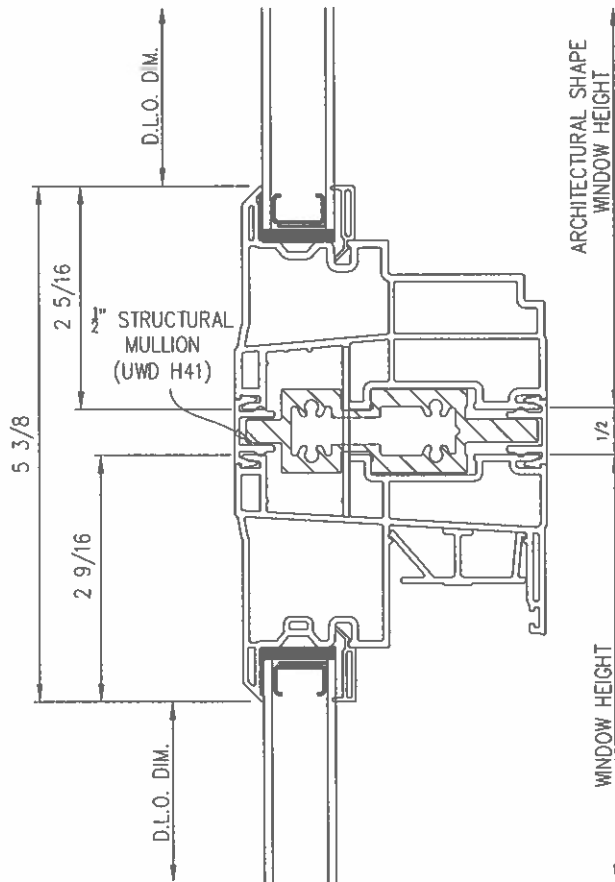




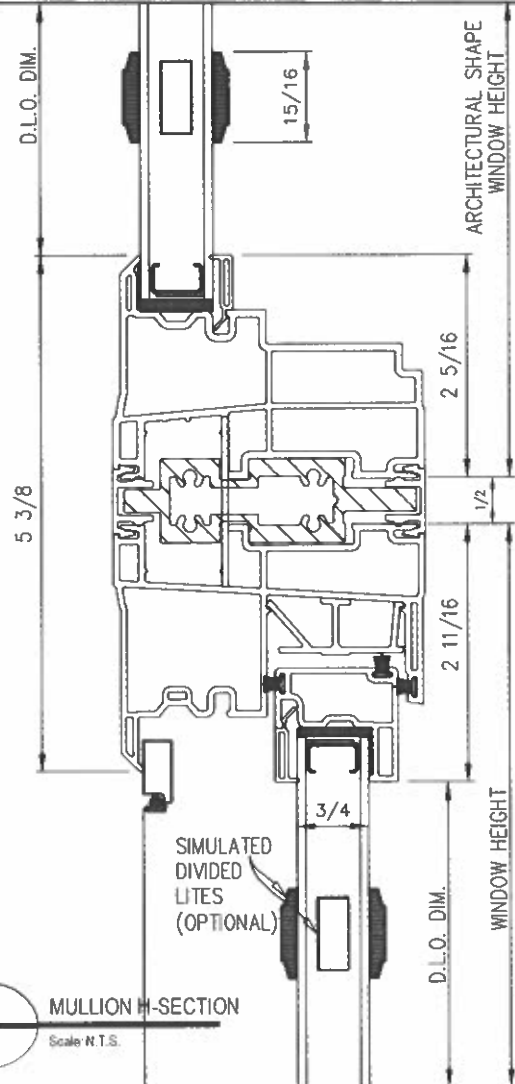
UNITED
WINDOW & DOOR

Product
Details

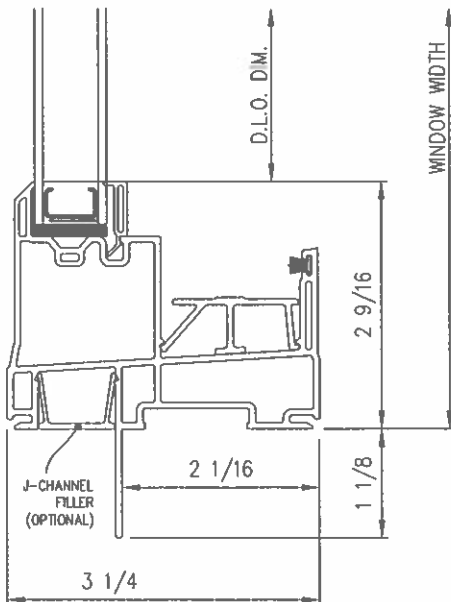
New Construction / Replacement Welded Vinyl Horizontal Slider 3900 Series



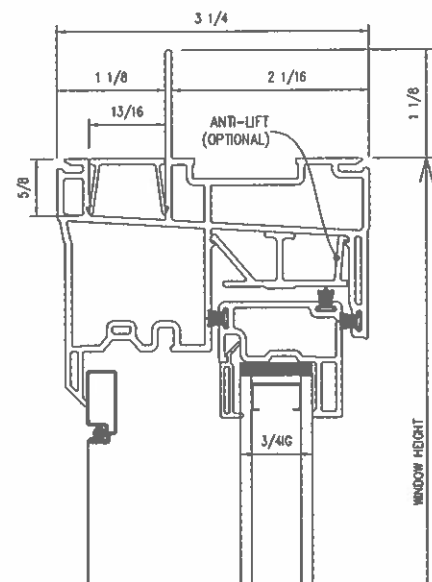
6 MULLION H-SECTION
3910 Scale N.T.S.



6A MULLION H-SECTION
3910 Scale N.T.S.



3F Fixed Slider-SILL SECTION
3910 Scale N.T.S.



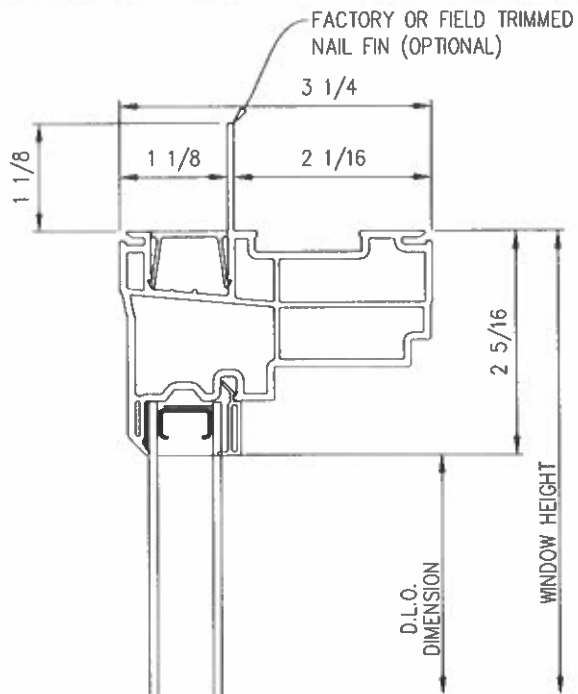
1A HEAD SECTION
3910 Scale N.T.S.



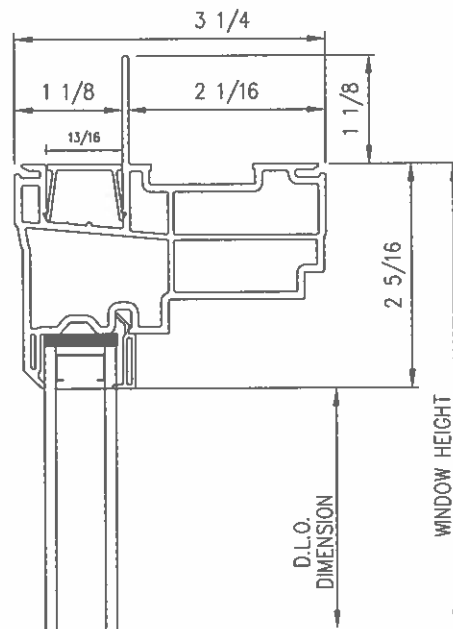
UNITED
WINDOW & DOOR

Product
Details

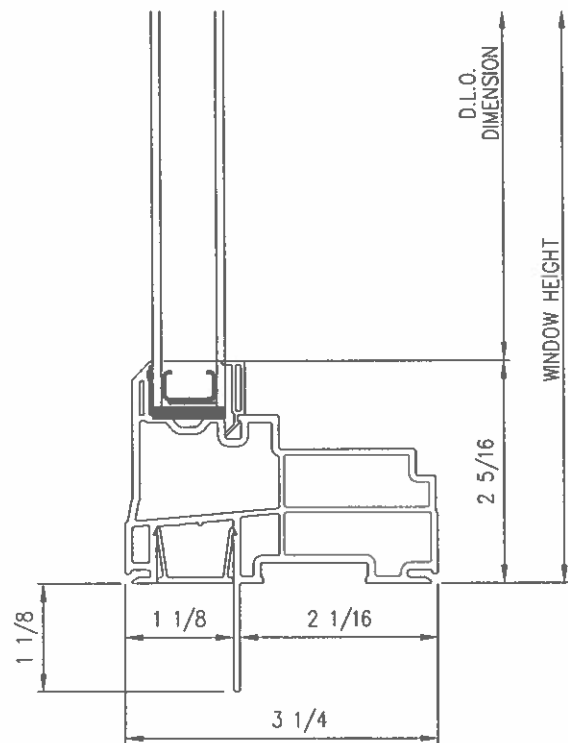
New Construction / Replacement
Welded Vinyl Horizontal Slider 3900 Series



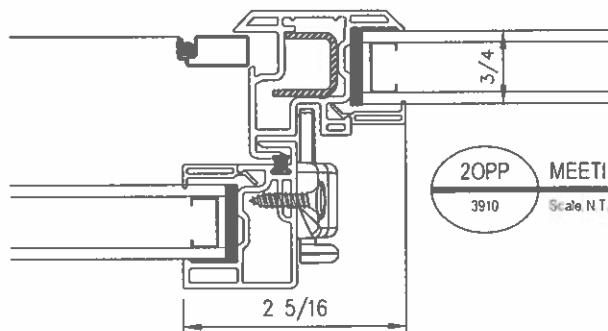
1A HEAD PW SECTION
3900 Scale N.T.S.



1SP HEAD CT SECTION
3900 Scale N.T.S.



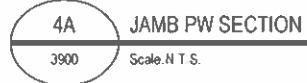
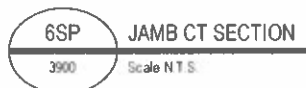
3A SILL PW SECTION
3900 Scale N.T.S.



2OPP MEETING RAIL SECTION
3910 Scale N.T.S.



New Construction / Replacement
Welded Vinyl Horizontal Slider 3900 Series



United Window & Door – Series 3800/3900

New Construction Single Hung window Specification

Part 1 GENERAL

1.1 INCLUSIONS

1. All windows as called for in this specification will be furnished with all necessary hardware and parts as herein specified and shall be manufactured by United Window and Door Manufacturing, Inc.

1.2 RELATED SECTIONS

As required

1.02 QUALITY ASSURANCE

A. General.

1. Provide independent third party notice of product certification showing products to be in full compliance with AAMA/WDMA/CSA 101/I.S.2/A440-17:
 - a. Vinyl single hung window to be United Series 3900 Class LC-PG50 36" x 74".
 - b. Optional vinyl single hung window United Series 3900 Class LC-PG40 40" x 84".

B. Test Units.

1. Perform all tests listed in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-17 and others.

C. Test Procedures.

1. Air Infiltration Test- With the window in the closed and locked position test in accordance to ASTM E283 at a static pressure of 1.56 psf (25 mph). Air infiltration shall not exceed maximum of 0.26 cfm per square foot of frame area.
2. Water Resistance Test- With the window in the closed and locked position test in accordance with ASTM E547 at the static pressure of 7.52psf. There shall be no uncontrolled water leakage as defined in ASTM E547.
3. Uniform Load Test- with the window in a closed and locked position test in accordance to ASTM E330. When tested in positive and negative loads there shall be no glass breakage, permanent damage to fasteners, hardware, or any other parts that would render the window inoperable.

1.4 REFERENCES

A. American Society of Testing Materials (ASTM):

1. ASTM C 509-15 Specification for Elastomeric Cellular Preformed Gasket and Sealing Material.
2. ASTM B 633-15 Specification for Electrodeposited Coatings of Zinc on Iron or Steel.
3. ASTM C 1036-11 Specifications for Flat Glass.
4. ASTM E 283-12 Specifications for rate of Air leakage through exterior windows & doors.
5. ASTM E 331-16 Specification for water penetration of exterior windows & doors under static air pressure difference.

B. American Architectural Manufacturers Association (AAMA):

1. AAMA 701/702-11 Voluntary Specification for Pile Weather- Stripping.
2. AAMA 800-16 Voluntary Specification and Test methods for Sealants.
3. AAMA 902-11 Voluntary Specification for sash balances.

1.5 SUBMITTALS

A. Shop Drawings: Submit shop drawings as required.

B. Product Data: submit product data as required.

C. Product Samples: submit product samples as required.

1. Submit full window include glazing system, quality of construction and specified finish.

D. Quality Control:

1. Certification: submit performance test results reported by independent laboratory or manufacturer's statement of qualification indicating compliance with specified performance and design requirements.

1.6 DELIVERY, STORAGE AND HANDLING

A. Comply with provisions of job specification.

B. Store units upright in a clean, well ventilated area free of dust and corrosive fumes. Windows must not be stored above 120 degrees F.

C. Windows may not be stored in direct sunlight or covered with plastic sheet.

D. Protect finish surfaces from lime, mortar run-off, weld splatter, acids, roofing tar, solvents or other items that could cause damage to the finish.

United Window & Door – Series 3800/3900

New Construction Single Hung window Specification

1.7 WARRANTY

- A. The installer shall assume full responsibility that the installation is in accordance with the specifications, contract document and United window & Door specifications.
- B. Manufacturer's Warranty: furnish United Window & Door Lifetime Limited Warranty.

Part 2 PRODUCTS

2.1 MATERIALS

- 1. The vinyl extrusions will be AAMA certified.
- 2. All vinyl extrusions will be free of defects impairing strength or durability.

2.2 COMPONENTS

- A. Mainframe and sash:
 - 1. Mainframe will have a nominal exterior wall thickness of .065".
 - 2. Sashes will have a nominal exterior wall thickness of .060".
- B. Weather Stripping:
 - 1. Weather stripping and compression seals must be of high quality, proven to be capable of meeting or exceeding the environmental exposure and performance requirements of the application.
 - 2. Woolpile and finseal weather stripping shall conform to AAMA 701/702-11.
 - 3. Closed cell elastomeric compression seals shall conform to ASTM C509.
- C. Fasteners:
 - 1. All screws and other fastening devices incorporated shall be of aluminum, stainless steel, or other non corrosive material compatible with the vinyl extrusions. Cadmium or zinc plated steel shall be in accordance with ASTM B 766 or ASTM B 633-15. Nickel or chrome plated shall be in accordance with ASTM B 456-11 type SC.
- D. Insect Screens:
 - 1. Insect screen frames will be of aluminum extruded box shape, for strength and durability, and be manufactured in accordance to United Window and Door approved design. Insect screens will be color matched to the window color. The screens will incorporate fiberglass screen cloth of 18 x 16 mesh held in the frame by vinyl screen spline.

E. Glass and glazing materials

1. Insulated glass:

- a. The assembled insulated glass unit shall be ¾" thickness high performance. The assembly will conform to ASTM E2190-10.
- b. Tempered glass will conform to ASTM C 1048-12e1.
- c. Annealed glass will conform to ASTM C 1036-11e1.

2. Glazing Materials:

- a. The insulated glass unit will be secured to the vinyl sash or frame by a silicone ductile bedding compound.

F. Hardware

- 1. Hardware having component parts which are exposed will be aluminum, stainless steel or other non-corrosive material compatible with the vinyl extrusions. Cadmium or zinc plated steel shall be in accordance with ASTM B 766 or ASTM B 633-15. Nickel or chrome plated shall be in accordance with ASTM B456-11 type SC.

G. Sash Counter Balance Mechanism

- 1. Sash balances shall be of appropriate size and capacity to hold sash stationary in any open position. Operating force of the sash will be in accordance with ANSI/AAMA/WDMA/ 101/I.S.2/NAFS-02 and have operating force of 17 lbs or less.
- 2. Balances will be of the block and tackle type and easily accessible for repair or replacement in the field. Balances will be in accordance with AAMA 902-94

H. Window Locks

- 1. Sashes shall be capable of being locked by installed sweep type lock. Locks and mounting screws will be same as or similar to the window color.
- 2. When in locked position shall conform to ASTM F 588- 14 Resistance of Window Assemblies to Forced Entry Excluding Glazing.

Part 3 EXECUTION

3.1 EXAMINATION

A. Verification of conditions

- 1. Before installation verify all openings are plumb, square and of proper dimensions. Report frame defects or unsuitable conditions to the General contractor before proceeding.

B. Acceptance

- 1. Beginning of installation means acceptance of existing conditions.

3.2 Installation

- A. The window will be secured to the rough opening in accordance with manufacturer's instructions and/or accepted industry practice.

United Window & Door – Series 3800/3900

New Construction Single Hung window Specification

1. All windows will be installed level and plumb.
 2. A permanent weather tight seal must be applied between the window flange and the building exterior wall at the time of installation.
 3. The windows are to be secured to the opening with 1 ½" or longer fasteners through every other pre-punched hole in the flange.
- B. Install sealant and related backing materials at perimeter of assembly in accordance to Section 07900 Joint Sealers. Do not use foam sealant.

3.3 ADJUSTING AND CLEANING

- A. Adjust operable sash to work freely with all hardware functioning properly. Readjust at completion of project if directed to do so.
- B. Remove all visible labels except permanent identification, warning, or instructional labels.
- C. Leave windows in a wiped clean condition.

3.4 PROTECTION

- A. Cover windows during spray painting or other construction operations that might cause damage.



looking west down Blake Street on south side of FTF Facility



looking northwest standing in Blake street on south side of exist residence to be demolished : 107 Blake street



looking northwest standing in Blake street on south side of FTF Facility



existing adjacent facility on opposite side of Blake Street



existing SOUTH facade of face to faith facility



looking north at FTF Facility on sw corner of blake and west streets



looking north standing across West Street opposite FTF Facility

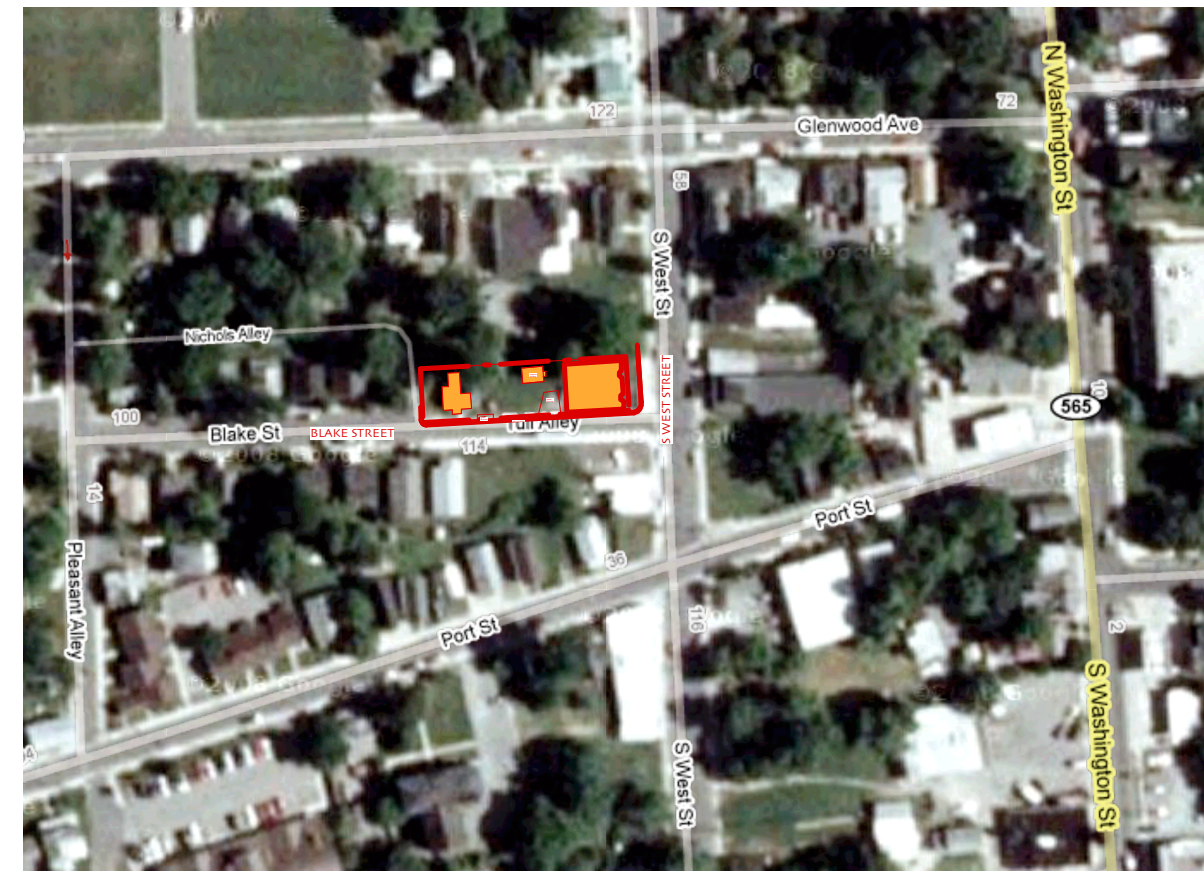
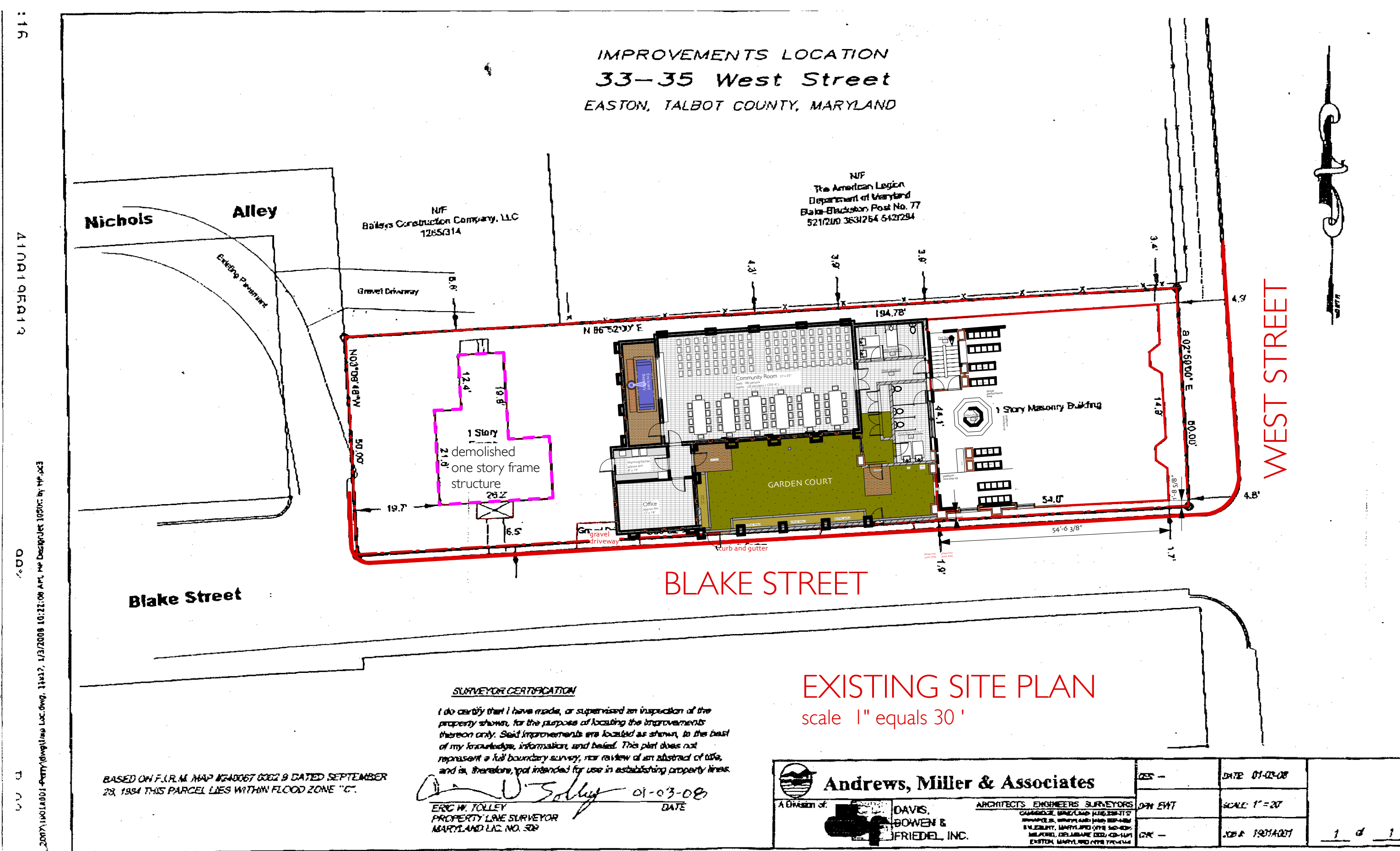


looking northeast standing in front door of FTF Facility

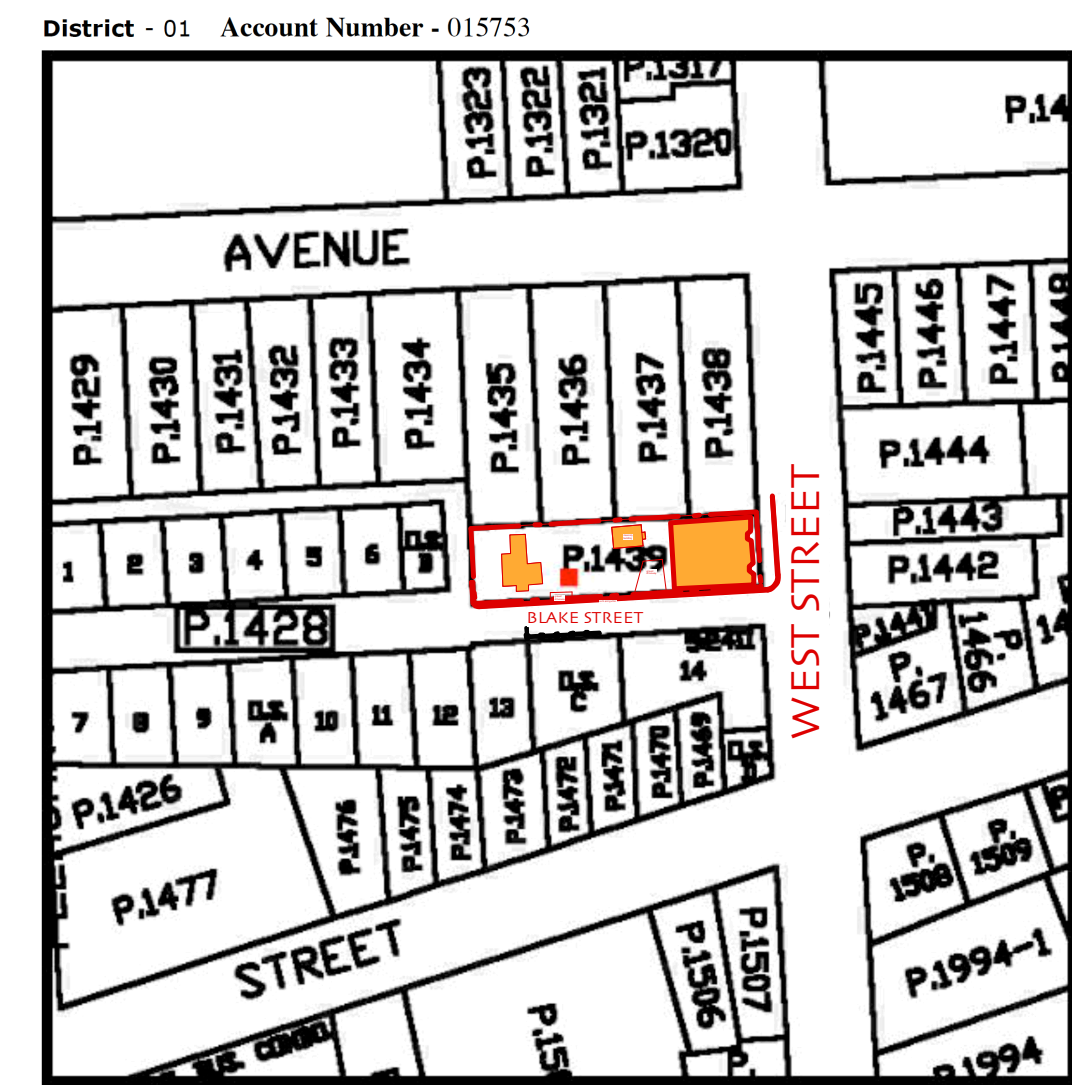
STREETSCAPE PHOTOS OF SITE : EXISTING CONDITIONS



STREETSCAPE PHOTOS OF SITE : EXISTING vs. PROPOSED



Satellite View of Church and Vicinity



Tax Map of Church Property

PROJECT DESCRIPTION:

The Easton Face to Faith CHURCH, an interdenominational church with a strong local congregation and following of about 40 total members, has been functioning as a rental property on West Street in Easton for almost ten years. The Church came up for sale recently and was purchased by the church and its members.

The property was formerly a retail facility, from reports of those who have lived in Easton a long time, was always a commercial property, a laundrette and a package store in the 60's.

The Church property at 33 West Street one property with two address numbers, 33 and 35 West Street, and wishes to consolidate the main space to create a central Chapel / Sanctuary, with a new multipurpose space for informal community meetings, a meal that would be prepared outside but brought in on Sundays, a small office area and a handicapped accessible bathroom facility.

The overall building configuration could approximate a traditional central church, with servant/ accessory buildings creating an enclosed courtyard, similar to an historic open cloister arrangement, reminiscent of ancient churches all over the world.

The exterior treatment of the church tries to make the unmistakable image of a church but within the context of a retail/ work area that was used for warehouses and commercial enterprises. The church will have very little ostentatious finishes, simple brick and brick shapes used to create a traditional church facade. All facade and exterior wall materials will be masonry. Roof will be metal, with new central two story space much like an adaptation of a warehouse with a clerestory structure.

GENERAL BUILDING ENVELOPE REQUIREMENTS:

ZONING:
Existing Zoning in the area is CR a mixed use area with some residential and some commercial applications. This designation is generally used outside of the central business districts, but where commercial and residential uses are compatible in nature. Minimum lot size for the CR zone is 5,000 sf, and our lot is 15,500 sf (approx.), well over the minimum which means that the lot is a conforming lot.

BUILDING HEIGHT:
the building maximum allowances are 50' by zoning ordinance. The historic district commission will have something to say about this, they will want to see buildings next to each other stay pretty much similar, but if we can prove that there are two story buildings in the area, we should not have problems in the height considerations.

FRONT SETBACK REQUIREMENTS
If this lot were empty, the setback would be 35'-0", or "existing" which means that the city would like to see new building match the existing front setbacks of other buildings already constructed on the block.

EXISTING SITE PLANS AND DETAILS

Drawing scale 3/16" equals 1'-0"

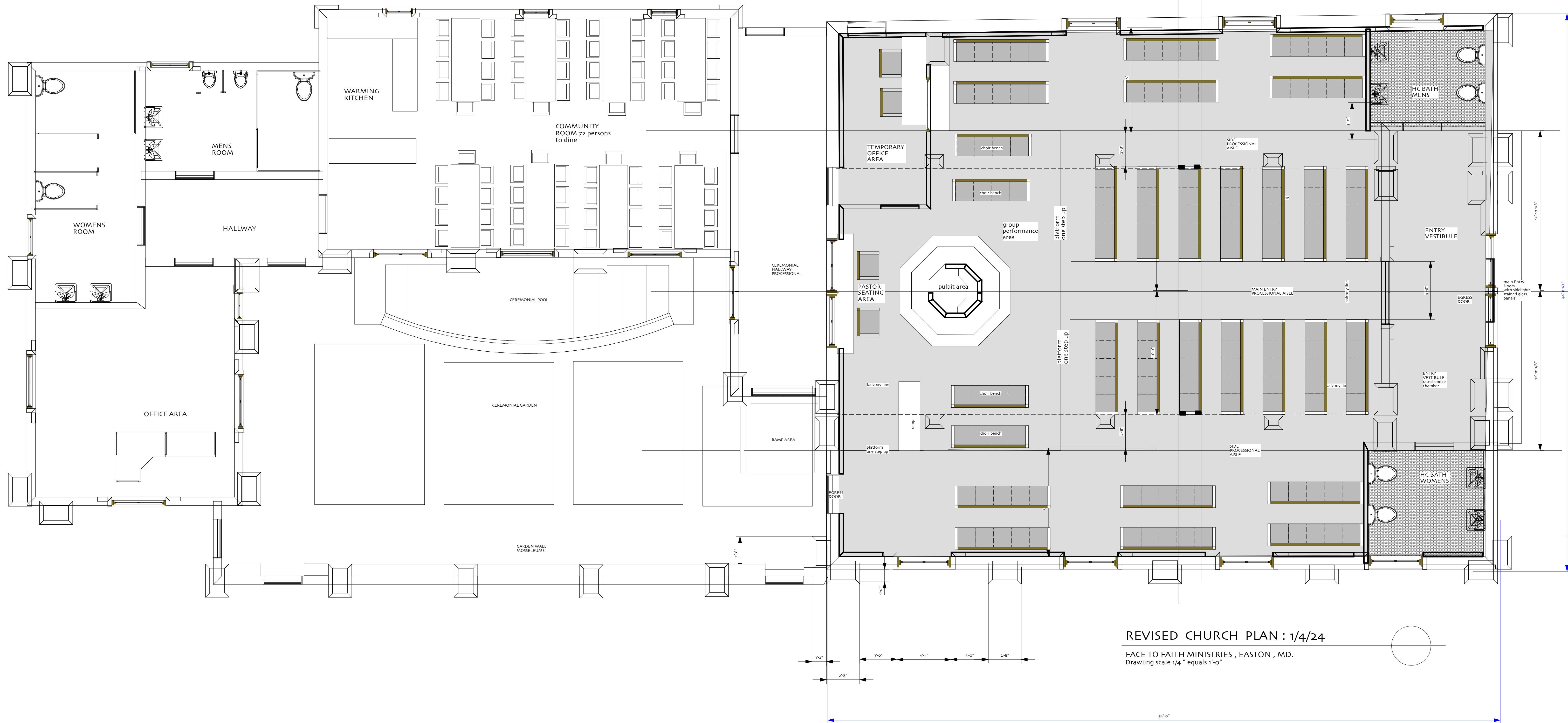


plans prepared by:
JAY . CORVAN . AIA
Architect
29893 Tarbuton Mill Rd. Trappe, Maryland 21073
410.830.7957 telefax 410.476.5701

NEW WEST STREET CHURCH FACILITY
for FACE TO FAITH MINISTRIES
33 WEST STREET, EASTON, MARYLAND 21601

printed 1/10/10

S.1



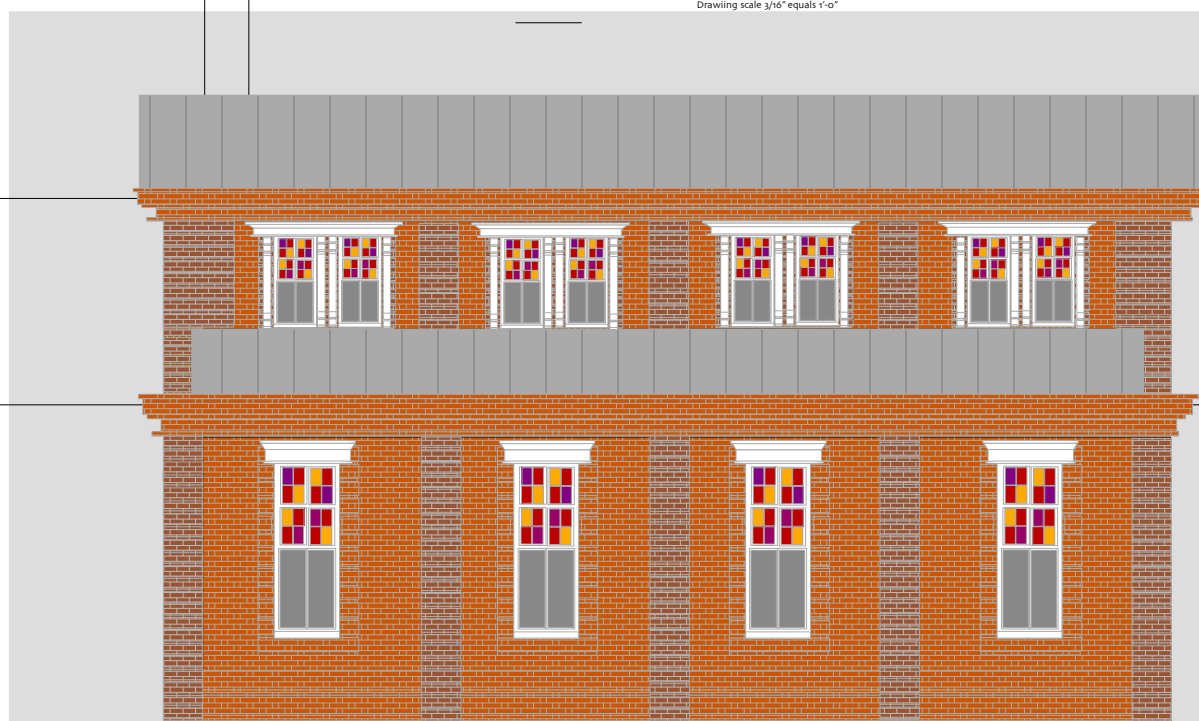
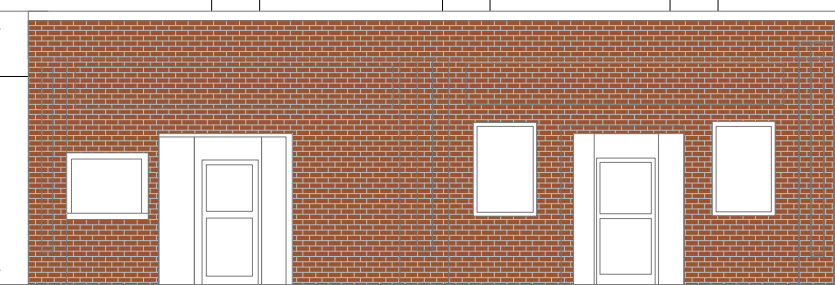
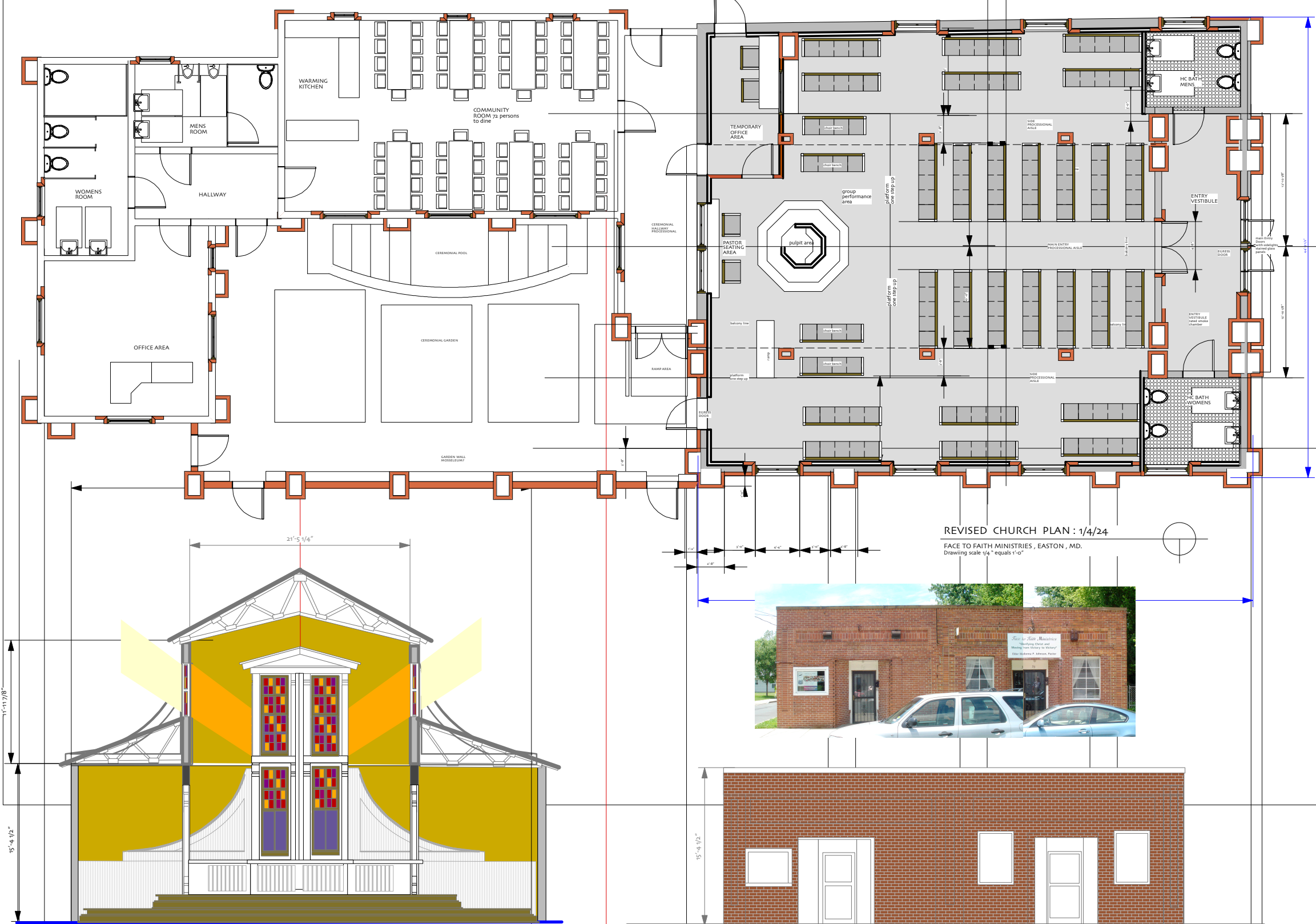
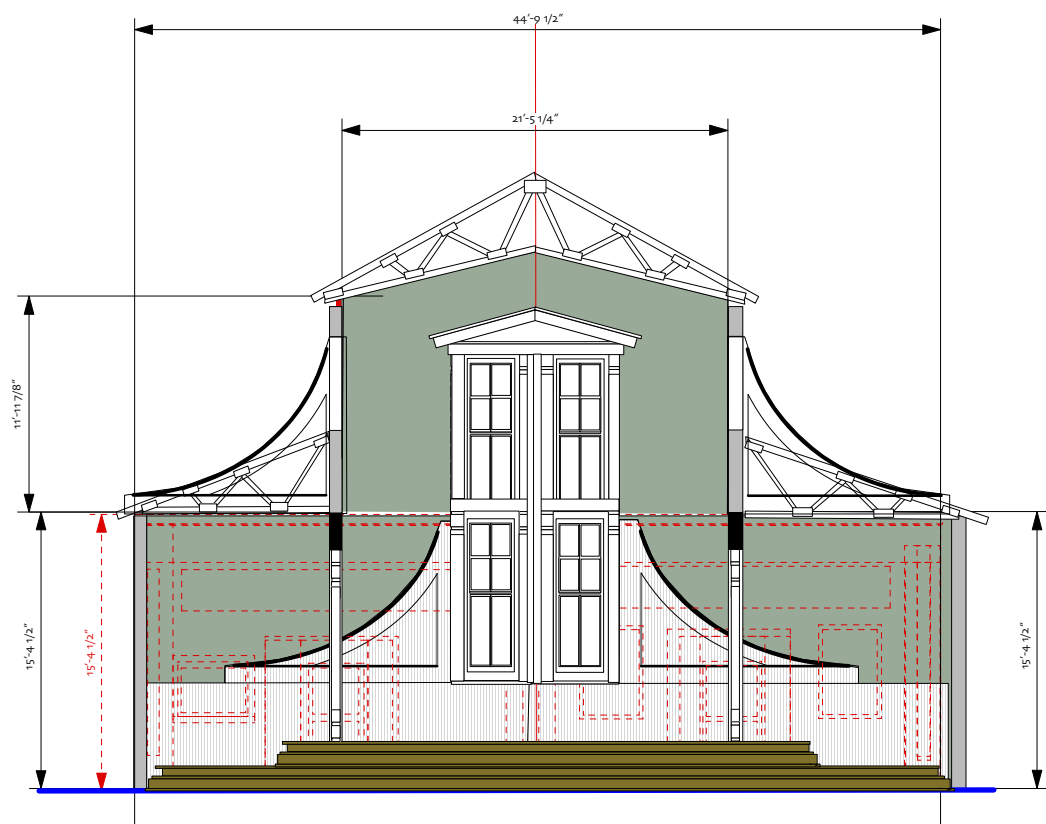
REVISED PLAN :
ASSEMBLY HALL
NEW MAXIMUM
SEATING FOR 150 PERSONS

REVISED CHURCH PLAN : 1/4/24
FACE TO FAITH MINISTRIES , EASTON , MD.
Drawing scale 1/4" equals 1'-0"



plans prepared by:
JAY . CORVAN . AIA
Architect
29893 Tarbuton Mill Rd, Trappe, Maryland 21673
410.820.7957 Telefax 410.476.5701

NEW WEST STREET CHURCH FACILITY
for FACE TO FAITH MINISTRIES
33 WEST STREET , EASTON , MARYLAND 21601



PROPOSED WEST STREET FRONT ELEVATION
Face to Faith Church
33-35 West Street
Easton, Md.

REVISED PLANS . ELEVATIONS . SECTIONS A.1
Drawing scale 3/8" equals 1'-0"

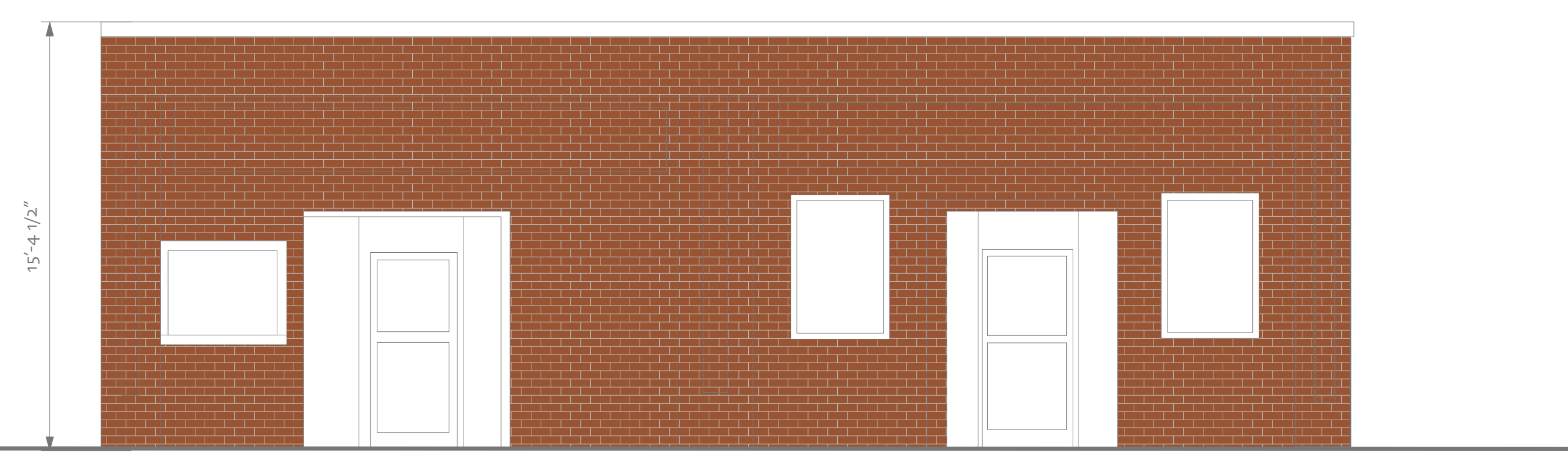


Plans prepared by:
JAY . CORVAN . AIA
ARCHITECT
30000 Old Baltimore Road, Suite 200
Easton, MD 21829
410.326.2022
jay@jaycorvan.com

NEW WEST STREET CHURCH FACILITY
33 WEST STREET, EASTON, MARYLAND 21829



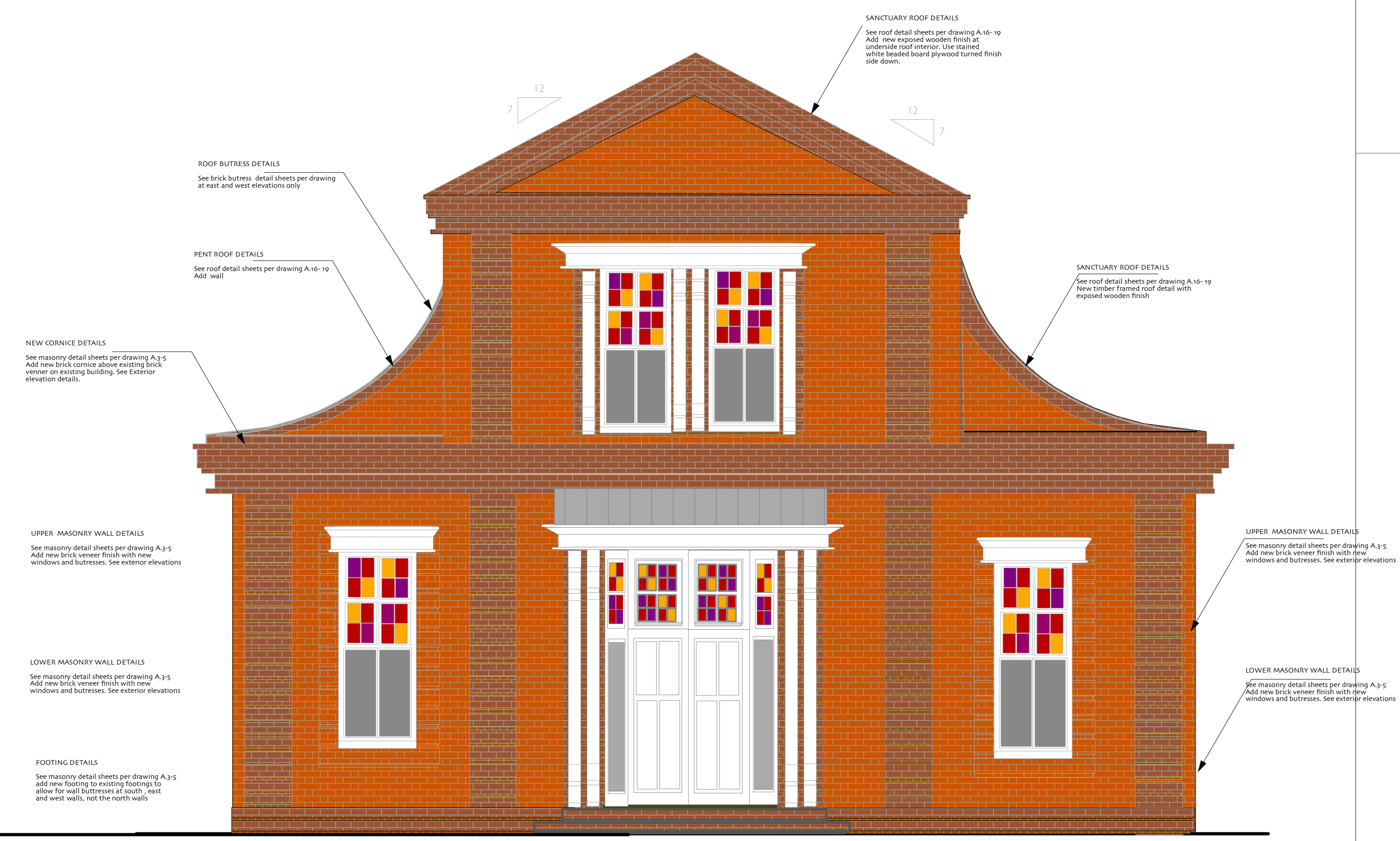
PROPOSED NEW ROOF SECTION: CD
and Interior Elevation of Back wall
Drawing scale 3/16" equals 1'-0"



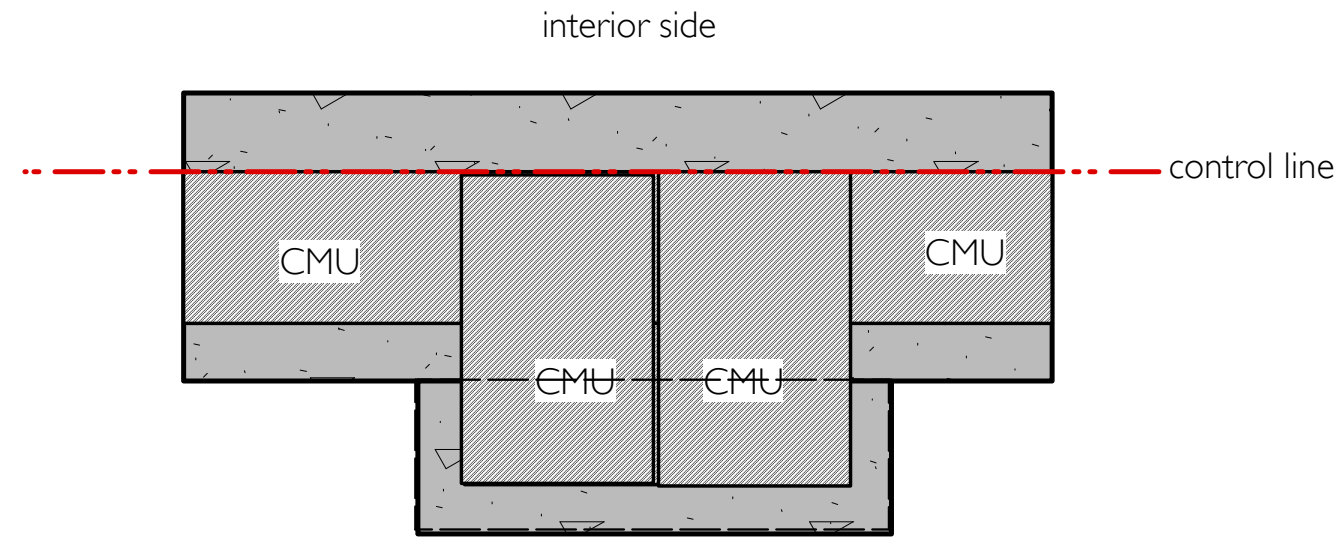
EXISTING ELEVATION OF CHURCH



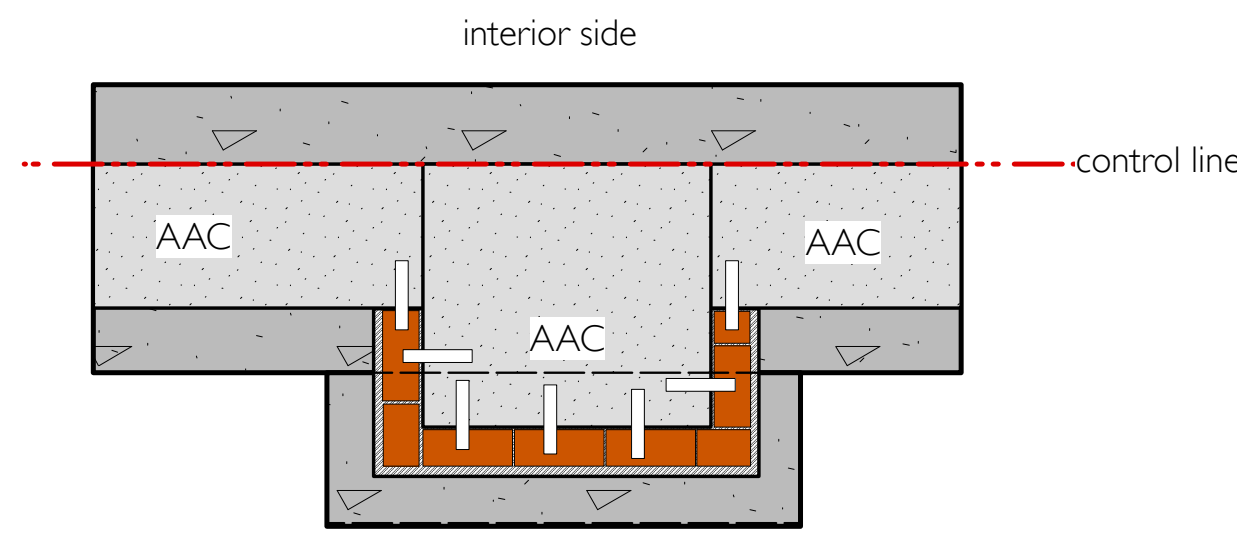
PROPOSED WEST STREET SIDE ELEVATION
Face to Faith Church
33-35 West Street
Easton, Md.



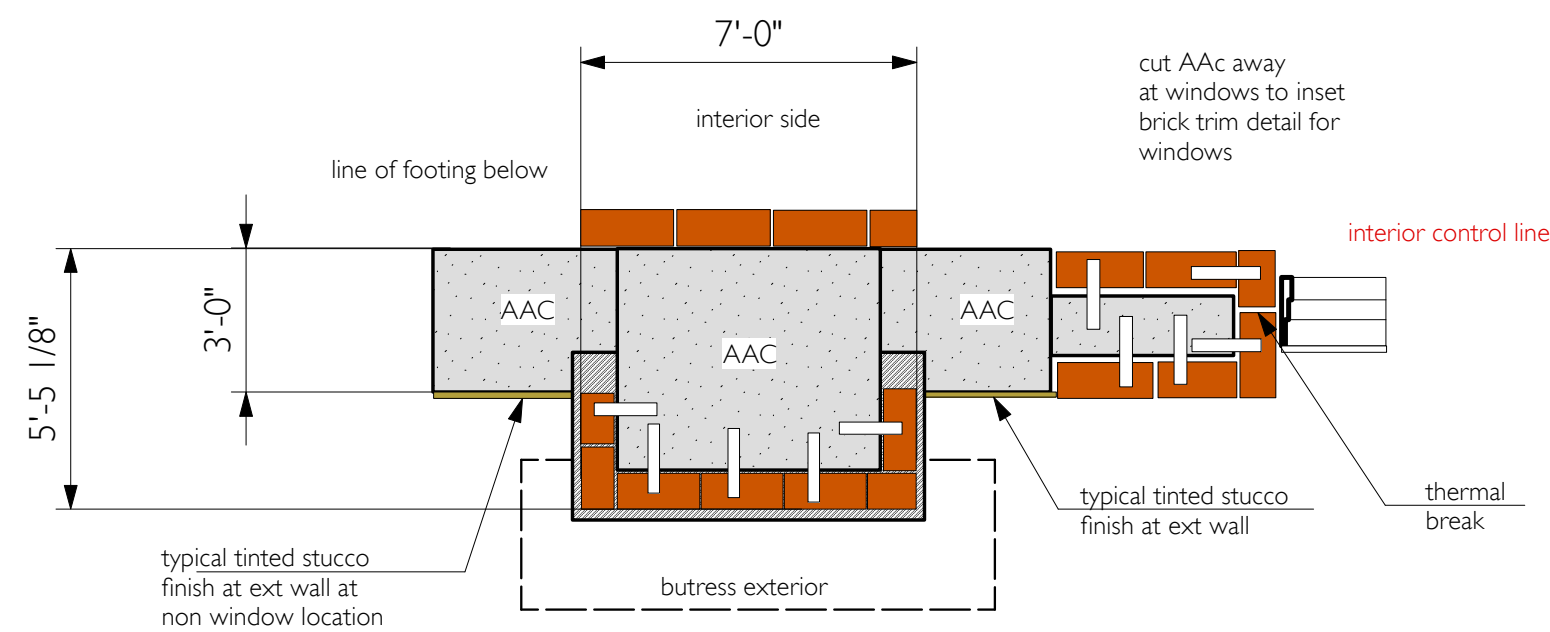
PROPOSED WEST STREET FRONT ELEVATION
Face to Faith Church
33-35 West Street
Easton, Md.



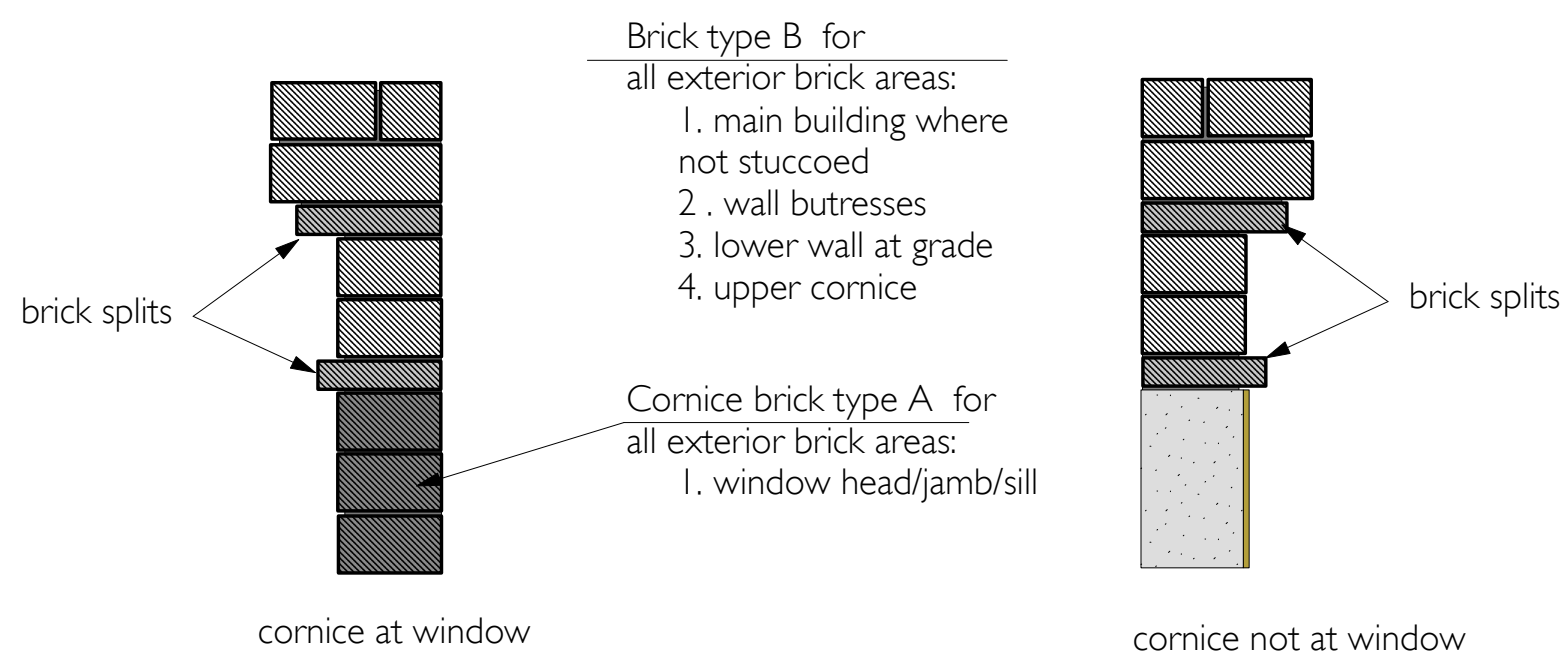
3
A.20
TYPICAL LOWER WALL at BUTTRESS



4
A.20
TYPICAL MIDDLE WALL at BUTTRESS



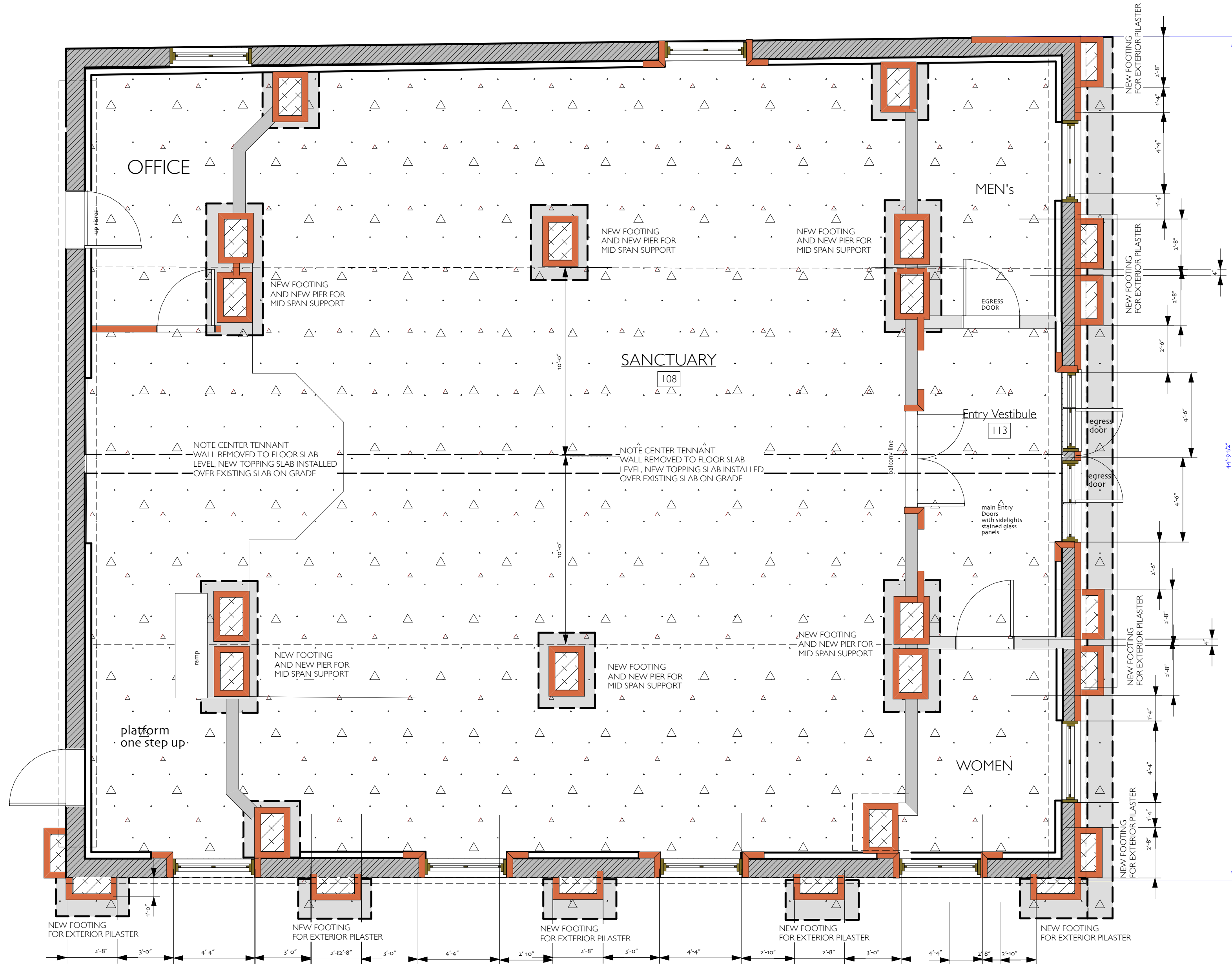
5
A.20
TYPICAL MIDDLE WALL at WINDOW



6
A.20
TYPICAL CORNICE BRICK DETAILS

PROPOSED MASONRY DETAILS

Drawing scale 1/4" equals 1'-0"



PROPOSED CHURCH FOUNDATION PLAN

FACE TO FAITH MINISTRIES, EASTON, MD.

Drawing scale: Graphic

DIVISION 02. CONCRETE

03000 - General

Contractor shall review construction documents and provide labor and materials pertaining to concrete as required in said documents and as specified herein, while complying with all applicable building codes.

03050 - Concrete Specifications

All concrete work shall be designed on the basis of "Strength Design" in accordance with ACI 318-99R "Building Code Requirements for reinforced Concrete". Concrete work shall be proportioned in accordance with ACI 301 "Specifications for Structural Concrete" and ACI 211.1 "Recommended Practices for Selecting Proportions for Normal Weight Concrete". Concrete slab repairs shall be constructed of a minimum 3000 psi concrete, 28 day test, with a 4" minimum slump and maximum, air-entrained to 5 - 8%.

03030 - Footings

The contractor to provide new footing at entryway as shown on the drawings. See Plan Sheets A-3, A-4 and A-5. Footing Details.

03220 - Welded Wire Mesh

Welded wire fabric to be 6X6 W14 X W14 shall conform to ASTM A105 and be located in the center of the depth. Install on 8mil vapor barrier.

03500 - Cementitious Decks and Underlayment

Install Cementitious backer-board under ceramic tile, marble and stone finishes. Use straight edge as guide to score sheet's face with carbide tipped scoring knife and snap upward along the score line. All floor finishes to be same elevation when finished. Underlayment to be considered and adjusted for finish material thickness.

Floor Installation - Install over interior wood or concrete sub-floors. Ensure sub-floor is structurally sound. Ensure the sub-floor is not damaged. Replace any loose, warped or damaged boards. Make certain sub-floor is clean and flat. Exterior grade plywood or hardwood sub-floor should be at least 1 1/4" thick (5/8" minimum) in order to provide for a structurally solid, movement free foundation. In addition, the space between the joints should not exceed 1/8" on center. Stagger joints. Do not align with plywood joints. Never allow all four corners of sheets to meet at one point. Apply a dry set mortar or modified thinset to sub-floor per manufacturer's recommendations. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Provide expansion joints where required.

Wall Installation - Ensure framing is structurally sound. Nominal 2" x 4" wood or minimum 20 gauge metal studs must be straight properly aligned and spaced a maximum of 16" on center. Sheets may be installed vertically or horizontally. Score and snap sheets to required sizes and make necessary cut outs. All joint ends and edges must be supported by a structural framing member or added blocking. In wet areas, install a moisture barrier (such as 15 lb Felt) between studs and backer-board. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Set fastener heads flush with the surface, without overdriving. Provide expansion joints where required.

03540 - Cementitious Underlayment

Sub-floor shall be structurally sound. Clean sub-floor to remove mud, oil, grease, and other contaminating factors before the installation of the underlayment. Fill cracks and voids with a quick setting patching or caulking material. Allow joints to continue at the same width. Application shall not begin until the building is enclosed, including roof, windows, doors and other penetrations.

Portland Cement Underlayment - Fill large cracks, holes and voids 36-48 hours prior to underlayment placement. Contraction and control joints must be maintained through the underlayment. Mark their location for later saw cutting. Mix primer and install per manufacturers recommendations. Apply an even coat removing any puddles. Very porous surfaces may require a second coat of primer once the first coat has dried to fully seal the floor. Allow primer to dry to touch completely. Keep primed surface clean and protected from abrasion. Mix Cementitious underlayment per manufacturers recommendations. Spread out using gauged spreader tool set to the desired depth. Use spiked roller to dispense air bubbles. Repeat mixing and pouring until installation is complete. Use smoother for touchups. To avoid low spots between pours, pour into leading edge of previous pour before initial set and spread.

03600 - Grouts

Concrete surfaces to receive grout shall be prepared by removing defective concrete, dirt, oil, grease and other foreign matter to achieve sound, clean concrete surfaces.

DIVISION 02. SITE WORK

02000 - General

Contractor shall review construction documents and provide necessary site work as follows:

Protection and storage of all salvaged materials, construction of temporary and structural demolition walls The general contractor is responsible for the installation of temporary shoring, and bracing required during the construction process. See Plan Sheet D-1

02100 - Protection and Salvage

It is the Owners intent to protect specific surfaces and re-use as many of the existing elements within the structure. All doors, door hardware, windows, shutters, and all electrical fixtures, will be kept and evaluated by the owner and architect. The architect will provide a door and window schedule with specific recommendations for each unit. See Door & Window Schedule.

The architect or owner will also provide hardware and fixture schedules for salvaged items if any.

Before any demolition or other work begins all floors, stairs, hand railings, stair treads and stair parts, doors, windows, trims, walls and displays are to be protected.

Plaster surfaces shall remain where it is possible. Some areas do need the plaster removed. All other areas to be kept as original plaster or drywall if possible. The architect will provide a complete Finish Schedule.

02200 - Site Preparation

The area of demolition shall be maintained within the limits shown on the appropriate site plan and Plans D-1. Protect all walls, displays and property adjacent to all construction activities.

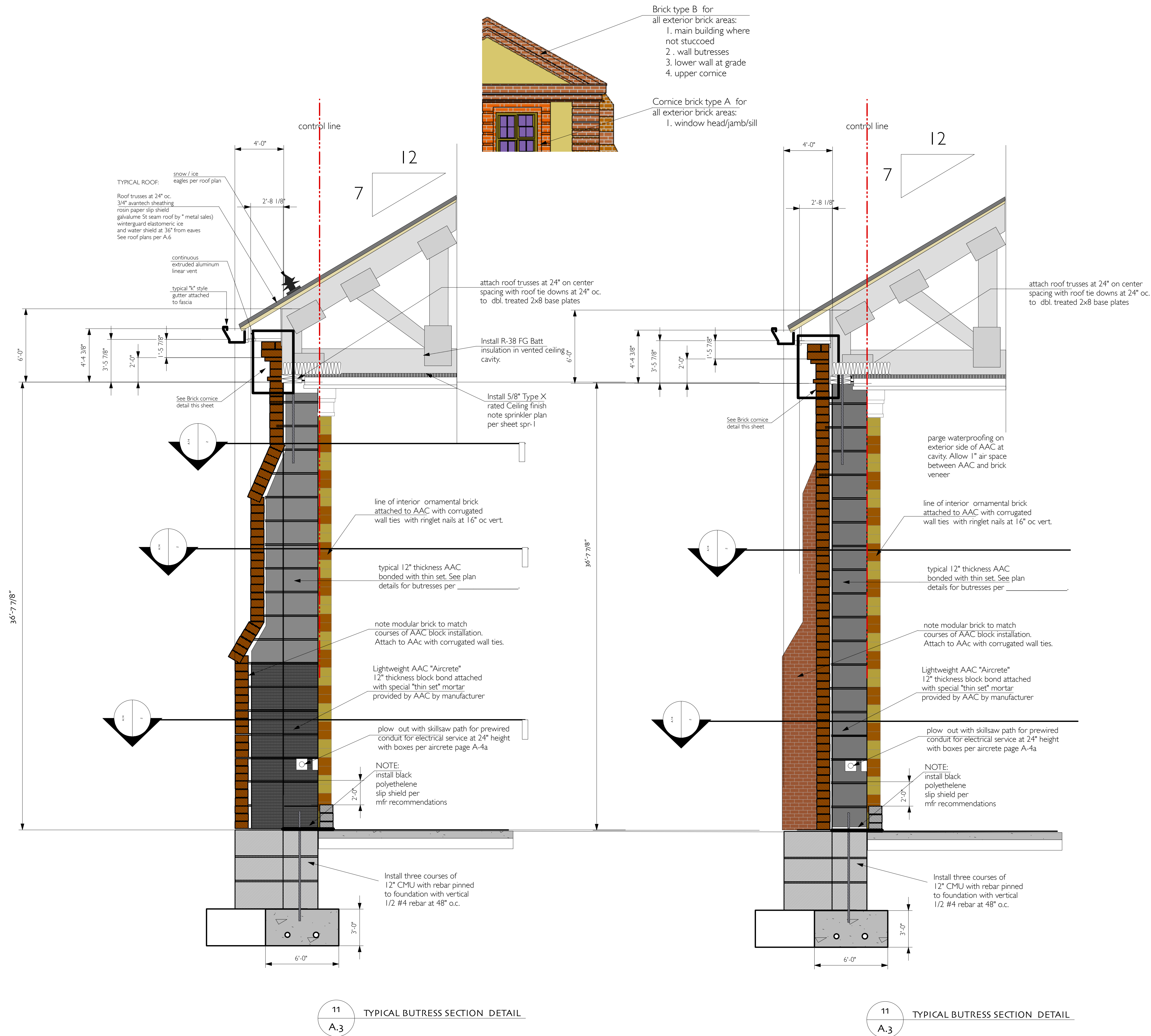
02220 - Site Demolition

Provide all labor, materials and equipment to perform the required demolition of existing walls, decks, and slabs. Construct demolition walls for temporary support as required to stabilize and support the existing structure. The contractor to be solely responsible for his method and execution of the temporary support systems to be used of the existing structure.

Remove entry wall and chimney on second floor. New bath floor will require the existing slab to be cut and removed to provide for drain piping as shown on Plan Sheets D-1. Apply all salvage and protective measures as stated in Section 02100.

02500 - Utility Services

Install necessary utility services, such as electricity, water, gas, sanitary sewerage and support structures. All conduits and sleeves to be placed and secured to sub-grade to prevent any movement, before backfilling operations or concrete is applied. Coordinate requirements with local utility providers. All utilities shall be located underground from street to building, unless otherwise stated.



11
A.3 TYPICAL BUTRESS SECTION DETAIL

11
A.3 TYPICAL BUTRESS SECTION DETAIL



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

Monday, February 12, 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)
 [\(eastonmd.gov\)](https://www.eastonmd.gov)

Attendance:

Commission Members:

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

Absent:

Commission Members:

Dudley Greer

Staff:

Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Staff:

Nicholas Johnson, Town Planner - Current

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 February 12, 2024 agenda to table the annual election for Chairperson and Vice Chairperson to the February 26, 2024 meeting.

Vice Chairperson Brophy moved to approve the February 12, 2024 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

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

3. New Business —

a. **File No.:** 2024 - 1110

Applicant: Erin F. Crouch

Location: 102 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1946

Zoning: R-7A

Request: The applicant is proposing to install a gas meter to the far right corner of the house. The meter will be painted to match the color of the siding. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 82. General Guidelines for Utilities*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Erin F. Crouch

Public Comment — None

Commissioner Stuart moved to approve the application with the condition that the utility shall be painted to match the exterior surface to which it is applied. Vice Chairperson Brophy seconded the motion.

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Greer

b. **File No.:** 2024 - 1111

Applicant: Robert Wenneson and Cynthia Lilley

Location: 304 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2269

Zoning: R-10A

Request: The applicant is proposing an in-kind fence replacement. The fencing will be a wooden picket style fencing, and will incorporate a total perimeter that includes: 65' of 4' tall fencing, 8' of fencing that ascends from 4' tall to 5.5' tall, 102' of 5.5' tall fencing, and 42' of 6.5' tall fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Robert Wenneson

Public Comment — None

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

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

- c. File No.: 2024 - 1112**
Applicant: Coldwell Banker Chesapeake
Location: 17A N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1198
Zoning: CB

Request: The applicant is requesting approval for the installation of a sign that was previously approved by the Commission at their October 28, 2019 meeting. The signage is moving to the unit next door, and will maintain its current location and appearance. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 25. General Guidelines for Signage

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Laurie Renshaw, Coldwell Banker Chesapeake

Public Comment — None

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

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

ABSENT: 1 - Greer

d. File No.: 2024 - 1114

Applicant: Armistead, Lee, Rust & Wright, P.A.

Location: 12 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1538

Zoning: CB

Request: The applicant is proposing to install a 10' by 16' pre-fabricated shed in the back corner of the property located at 12 Talbot Lane. The primary structure is contributing to the Historic District.

Historic District Guideline references:

i. Guideline 11. Erect New Outbuildings Sensitively

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Zachary A. Smith Esq.

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that the applicant shall submit a landscape plan that utilizes native plantings to screen the shed from view. Commissioner Bateman seconded the motion.

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Greer

e. File No.: 2024 - 1109 / 2022 - 630

Applicant: Habitat for Humanity Choptank, Inc.

Location: 310 South Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1864, Lot 10

Zoning: R-7A

Request: At their April 11, 2022 meeting, the Commission granted approval for the construction of a new single-family dwelling unit with Hardi Plank siding, a three-tab fiberglass shingle roof, composite windows, and a fiberglass door. The applicant is now requesting a Certificate of Appropriateness for the previously approved scope of work, and approval for the construction of a small outbuilding with materials that match the primary structure. This is a non-contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 94. Style*
- ii. *Guideline 95. Siting*
- iii. *Guideline 96. Orientation, Alignment, and Setback*
- iv. *Guideline 97. Form, Massing, Height, and Scale*
- v. *Guideline 103. Materials*
- vi. *Guideline 105. Exterior Color*
- vii. *Guideline 106. Details and Ornamentation*
- viii. *Guideline 107. Placement (Doors)*
- ix. *Guideline 115. Roof Form*
- x. *Guideline 116. Roof Material*
- xi. *Guideline 117. Gutters and Downspouts*
- xii. *Guideline 126. Arrangement (Windows)*
- xiii. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

William B. Stagg, Habitat for Humanity

Jim Thomas, Habitat for Humanity

Public Comment — None

Vice Chairperson Brophy moved to approve the amended application subject to the Planning Commission's approval of the reduced side-yard setback. Commissioner Stuart seconded the motion.

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Greer

f. File No.: 2024 - 1123

Applicant: Bay American Home Builders LLC

Location: 302 S. Aurora Street, Easton, MD 21601

Tax Map 105, Grid 0EA, Parcel 2242

Zoning: R-7A

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

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Jose Javier Izquierdo

Public Comment — None

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

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

4. Old Business —

- a. Annual Election for Chair and Vice-Chair — The annual election for Chair and Vice Chair was tabled to the February 26, 2024 meeting.

5. Discussion Item —

- a. Abandoned Property at 324 South Street - Possible Demolition by Neglect — A contributing structure to the Historic District and located within the Historic African American Community known as “The Hill”, this property was found to have a dwelling that is unfit for human occupancy, and was condemned by the Town in September 2021. Since the property’s condemnation in 2021, there is no record of any building permits or Certificate of Appropriateness for repair work to the structure.

Ms. Ashley Chenault, the owner of 324 South Street, was present and spoke to the condition of the structure and planned renovations. The Commission and the applicant held an in-depth discussion regarding the scope of work necessary in order to restore the structure, and appropriate replacement materials for contributing structures within the Historic District. The Commission recommended that the structural issues be addressed prior to any exterior renovations. An application to replace the roof, siding and windows of the

structure is scheduled to appear on the February 26, 2024 Historic District Commission agenda. The Commission did not make a determination on whether to issue a written notice to the property owner requiring corrective action in accordance with the Demolition by Neglect process.

6. Decision Summary Review —

Commissioner Bateman moved to approve the January 22, 2024 Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2024 - 1125
Applicant: Jeffrey S. Mallory and M. Rachel Miller
Location: 523 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0764
Zoning: CB

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

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

8. Consent Docket — None

9. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:37 p.m.

DOOR THRESHOLDS

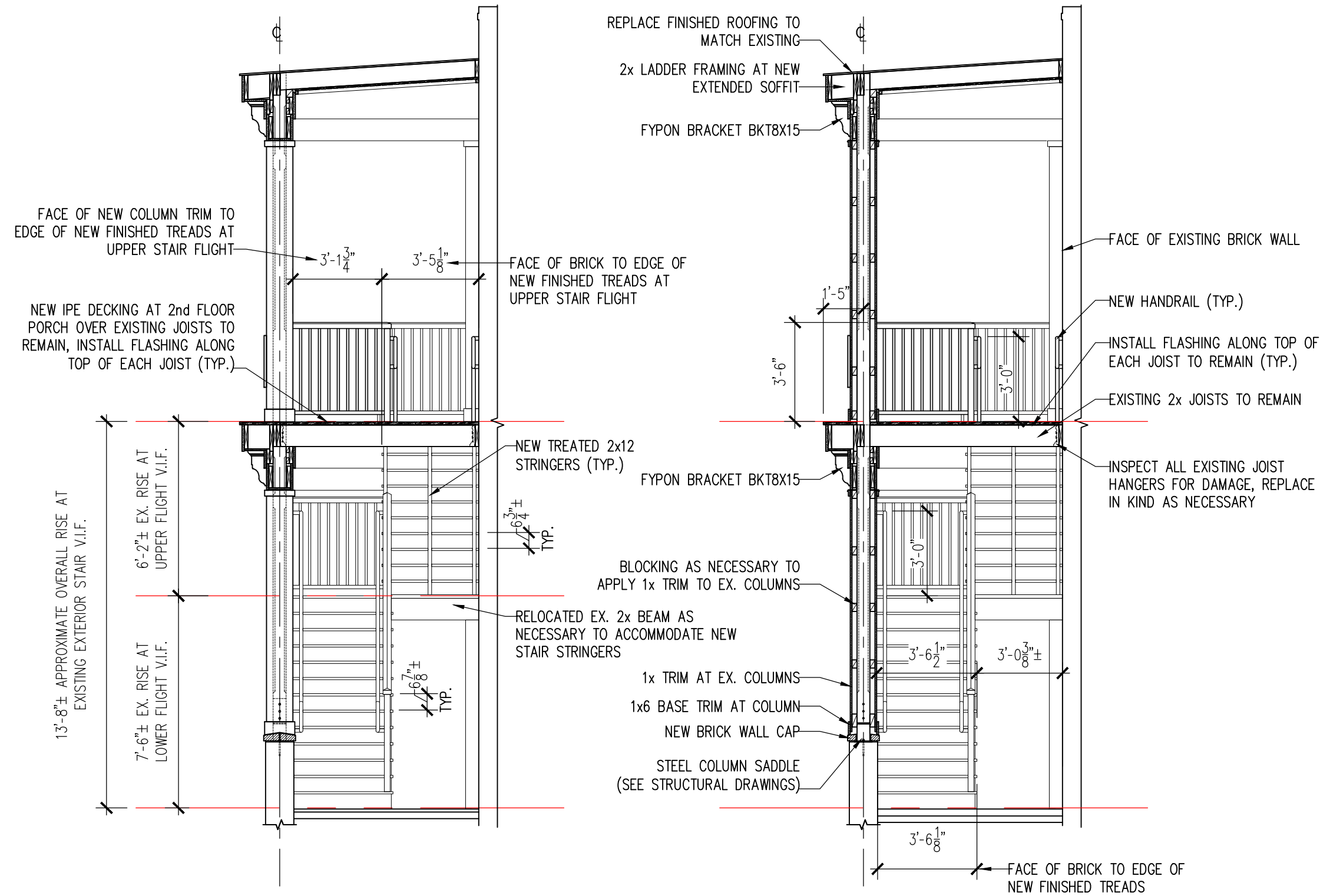
MAXIMUM CHANGE IN FLOOR ELEVATION ON EACH SIDE OF A DOOR SHALL NOT EXCEED $\frac{1}{2}$ " (TYPICAL). LANDINGS SHALL BE LEVEL, EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). THRESHOLDS AT DOORWAYS SHALL NOT EXCEED $\frac{1}{2}$ " IN HEIGHT.

EGRESS LIGHTING

ILLUMINATION OF MEANS OF EGRESS SHALL BE CONTINUOUS DURING BUSINESS OCCUPANCY AND SHALL BE A MINIMUM OF ONE FOOT CANDLE AT THE FLOOR.

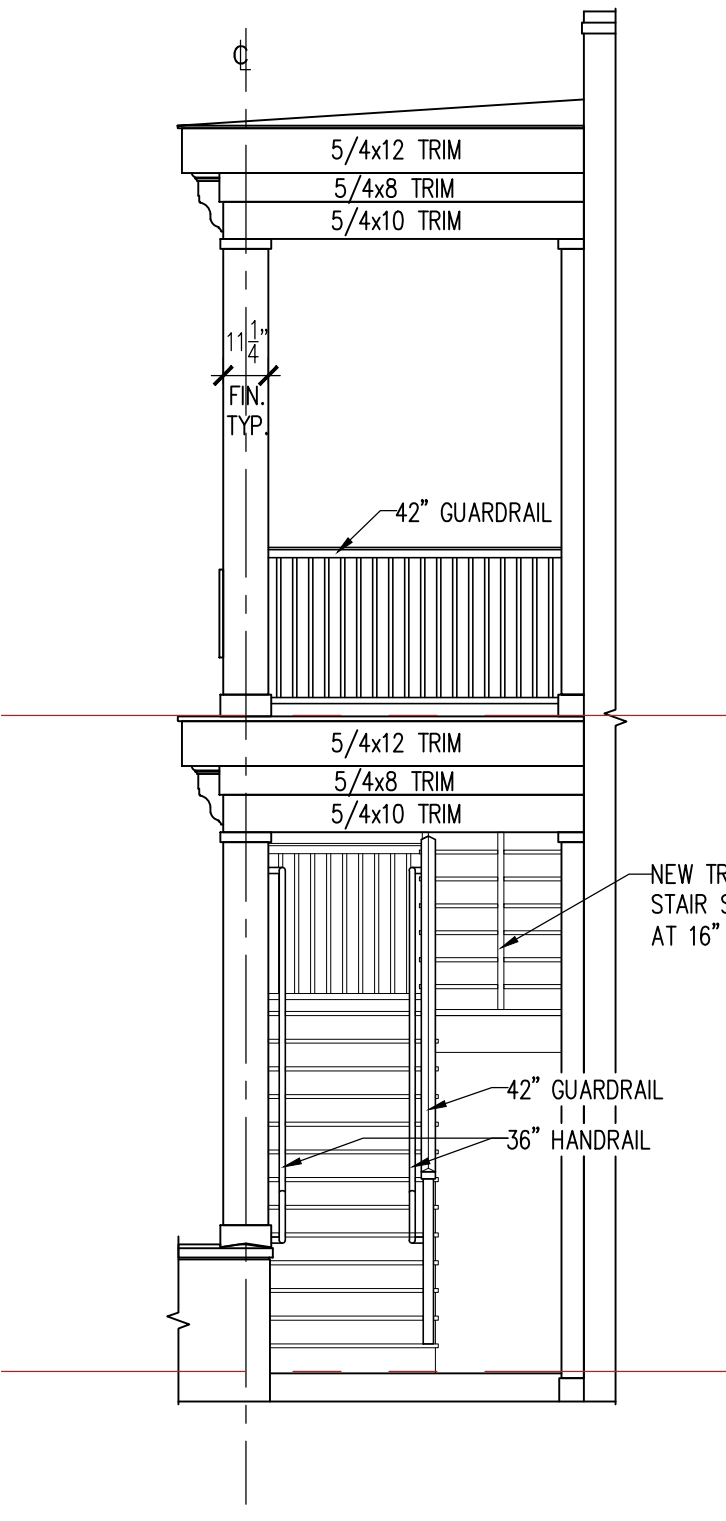
HAND & GUARD RAILS

NOTE: SEE SHEET T1 FOR HANDRAIL AND GUARDRAIL CODE REQUIREMENTS (HEIGHT, SPACING, EXTENSIONS, ETC.).

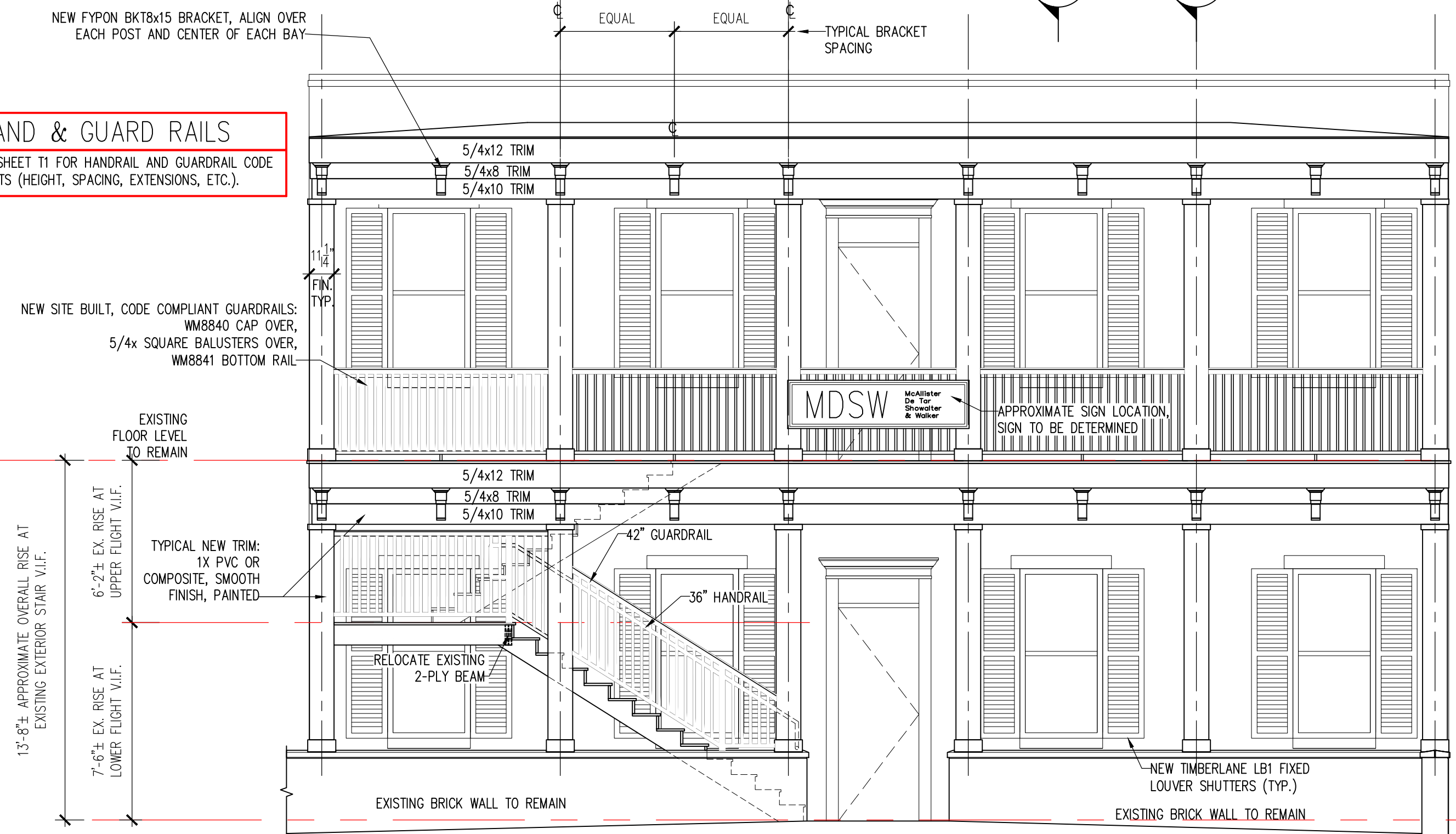


H PORCH SECTION
1/4"=1'-0"

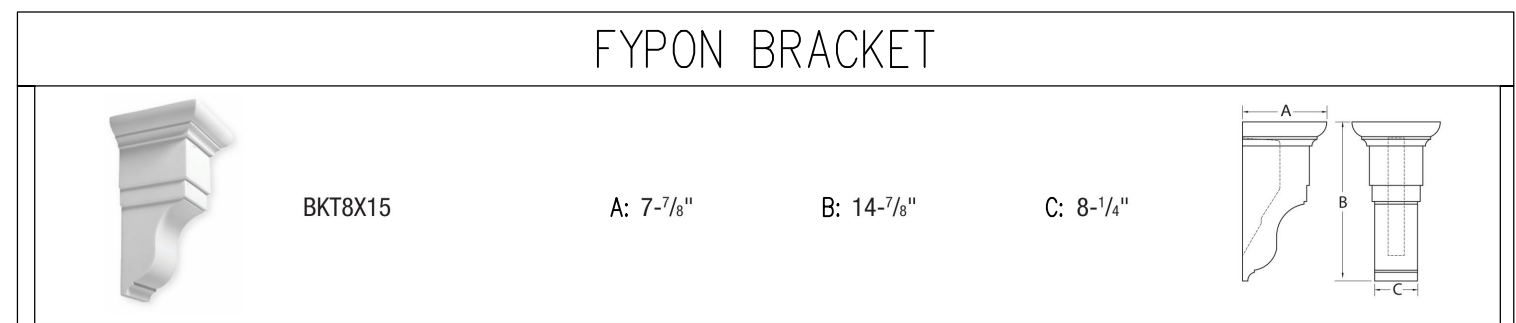
G PORCH SECTION
1/4"=1'-0"



4 SIDE ELEVATION
1/4"=1'-0"



3 PROPOSED FRONT (WEST ST.) ELEVATION
1/4"=1'-0"



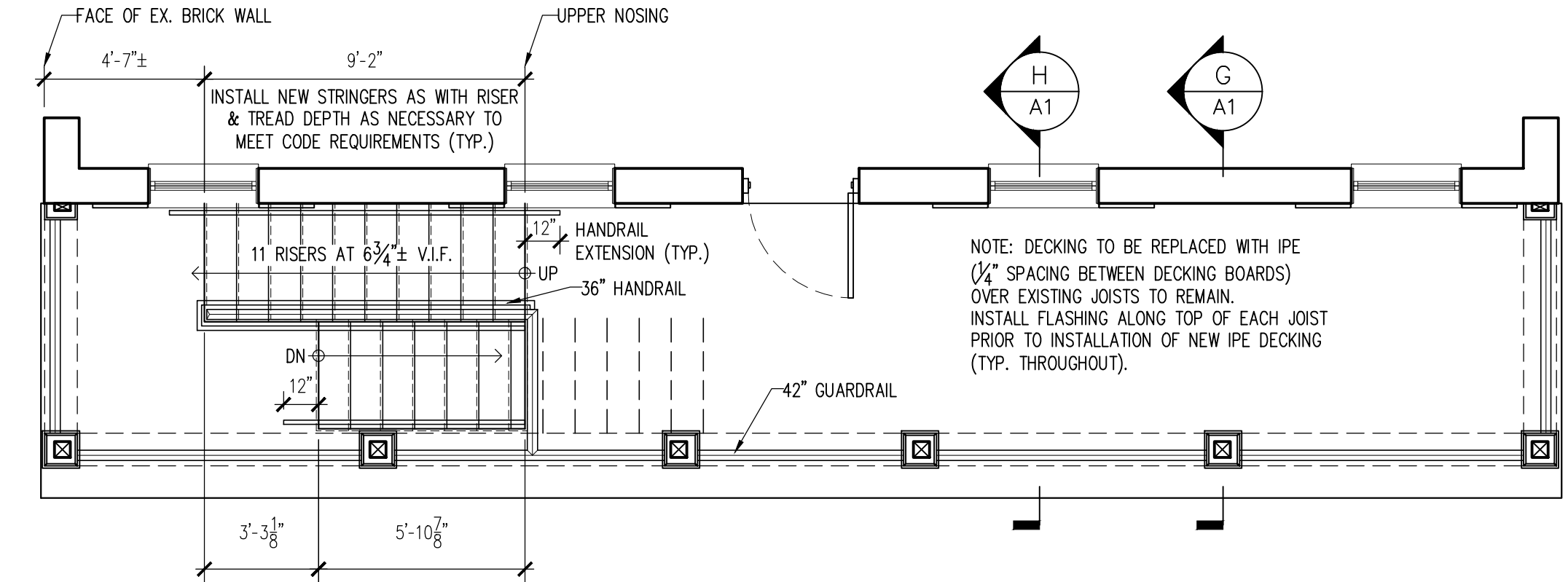
NEW STAIR TREAD & RISER DIMENSIONS

CONTRACTOR TO VERIFY ACTUAL DIFFERENCE IN HEIGHT BETWEEN 2nd FLOOR DECK LEVEL & GRADE LEVEL AT BOTTOM STAIR LANDING. REPORT TO ARCHITECT SO THAT EGRESS STAIR RISER & TREAD DIMENSIONS CAN BE ADJUSTED AS NEEDED.

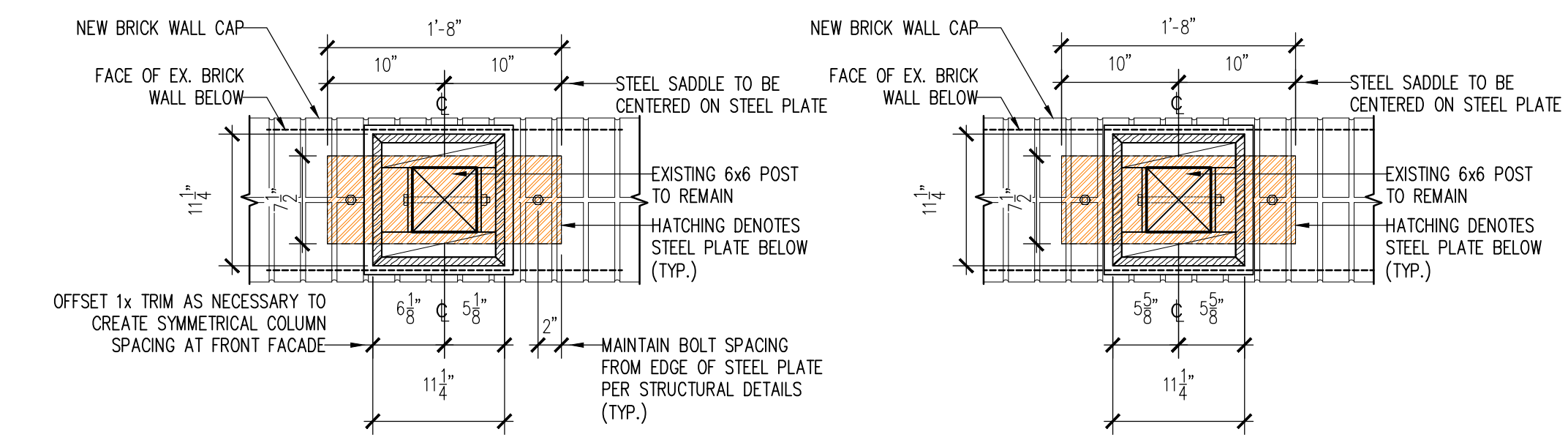
STAIR RISERS SHALL NOT EXCEED 7" IN HEIGHT.

STAIR TREADS, MEASURED FROM NOSING TO NOSING, SHALL NOT BE LESS THAN 11".

STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.

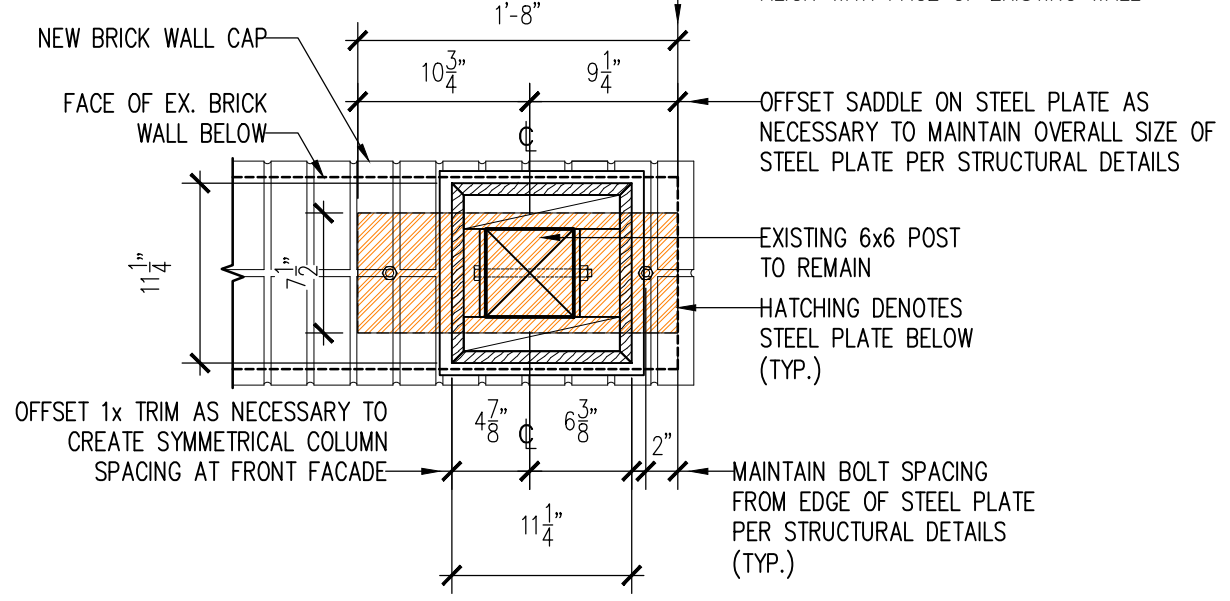


2 PROPOSED PORCH- 2ND FLOOR PLAN
1/4"=1'-0"

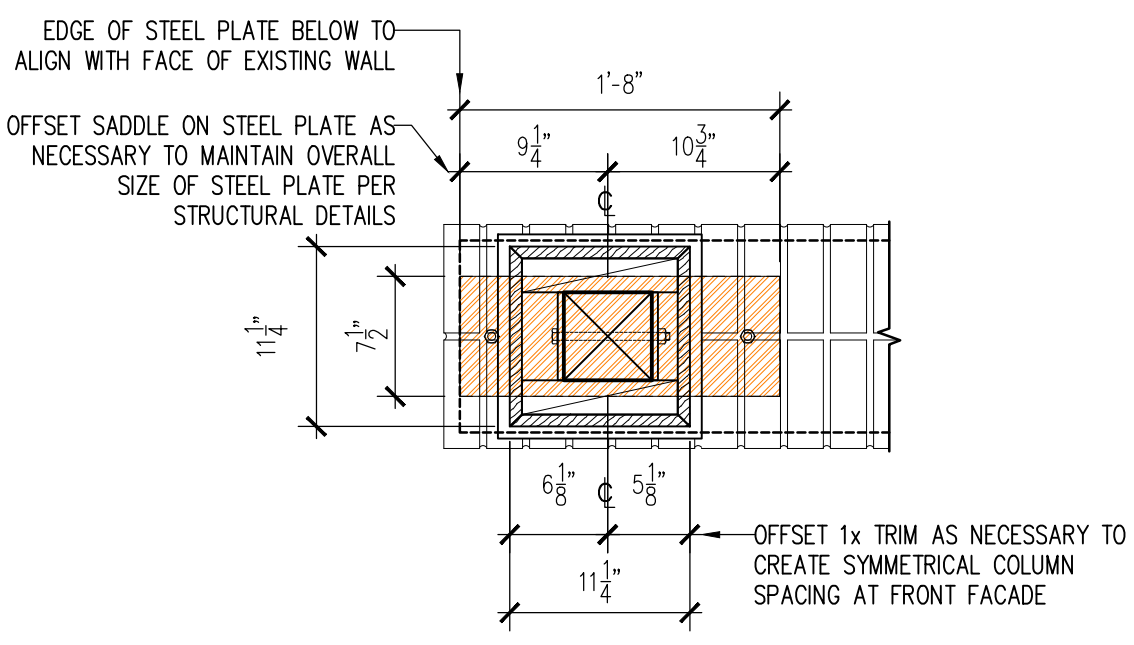


A POST TRIM DETAIL
1"=1'-0"

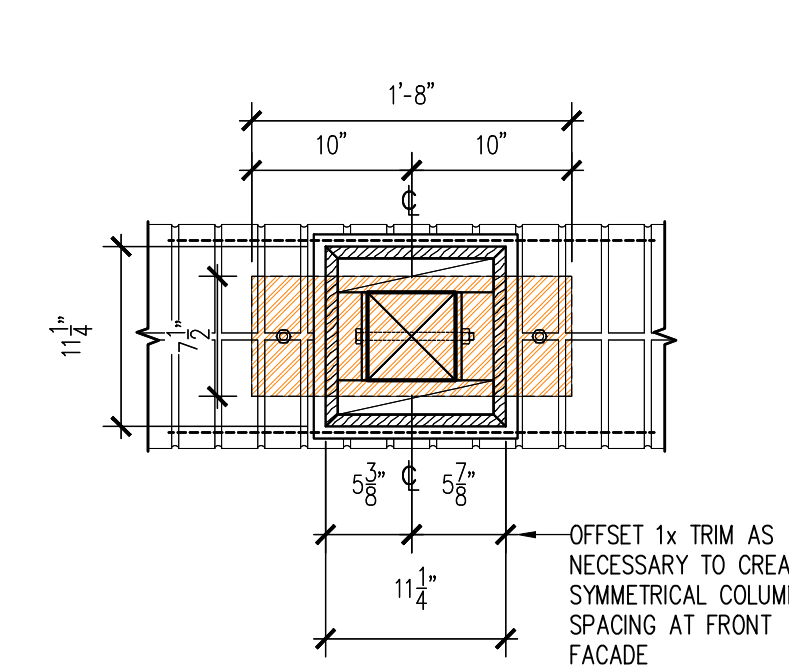
B POST TRIM DETAIL
1"=1'-0"



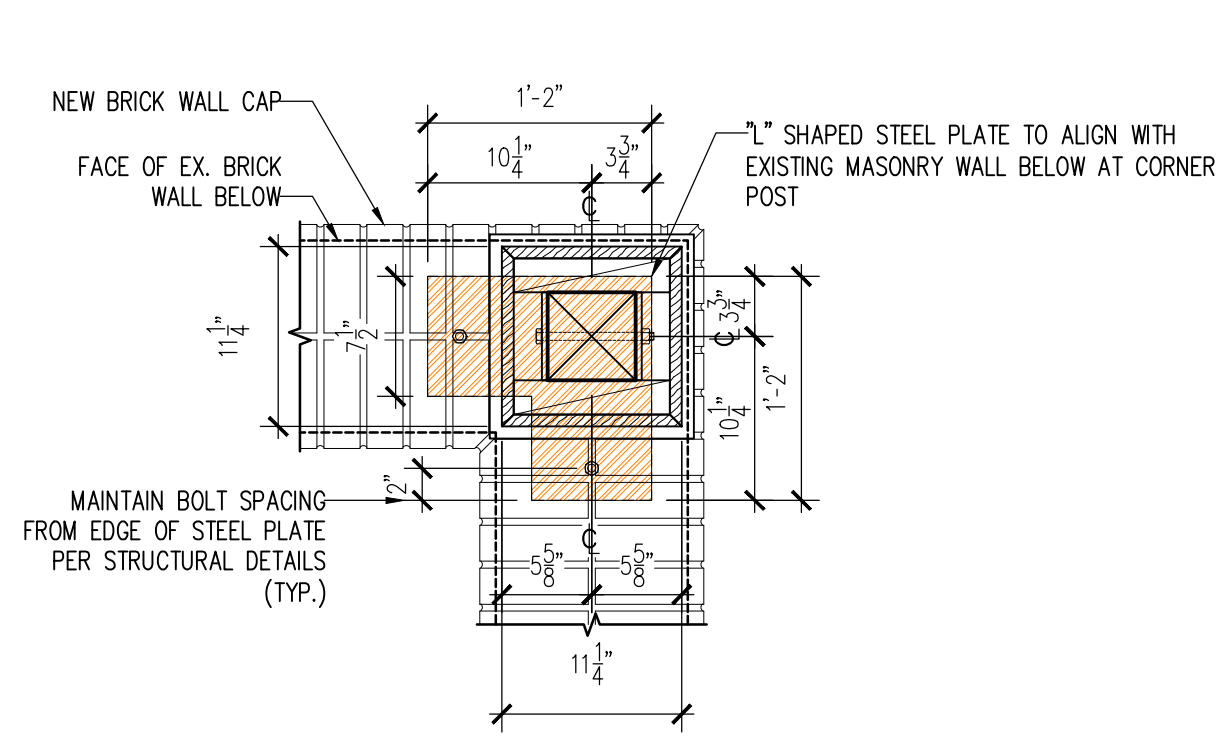
C POST TRIM DETAIL
1"=1'-0"



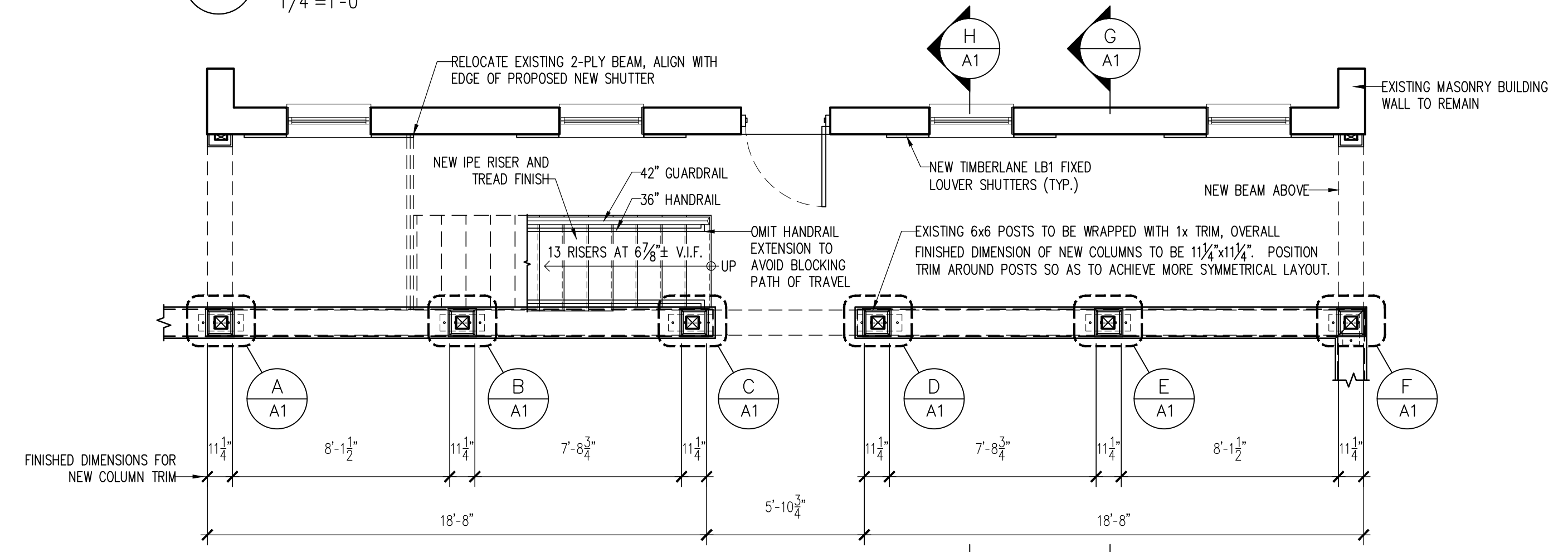
D POST TRIM DETAIL
1"=1'-0"



E POST TRIM DETAIL
1"=1'-0"



F POST TRIM DETAIL
1"=1'-0"



1 PROPOSED PORCH- 1ST FLOOR PLAN
1/4"=1'-0"

CHRISTINE M. DAYTON
ARCHITECT
P.A.
PO. BOX 1659, EASTON MD. 21601 · 410-822-3130

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #19032 EXPIRATION DATE 06/05/25

BLUEPOINT- PORCH RENOVATION
100 N WEST STREET, EASTON, MD
ELEVATIONS, PLANS, AND DETAILS

SCALE:
1/4"=1'-0"
DATE:
22 JAN. 2024
REVISED
15 FEB. 2024

SHEET 1 OF 1

PERMIT DOCUMENTS

AI