



Historic District Commission MEETING AGENDA

Monday, March 11, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for March 11, 2024.

Old Business

- 1) **Application Number:** 2023-905
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 104, Grid 0EA, Parcel 1055
Zoning District: CB
Request: Amendment to Previously Approved Redevelopment.
- 2) **Application Number:** 2023 - 982
Applicant: Kevin Guarino
Location: 121 S. Hanson Street
Tax Map 104, Grid 000, Parcel 1932
Zoning District: R-7A
Request: Window and Window Casing Replacement.

New Business

- 1) **Application Number:** 2024 - 1140
Applicant: Barrow & Sons LLC
Location: 309 Brookletts Avenue
Tax Map 104, Grid 0EA, Parcel 1882
Zoning District: R-7A
Request: Window Replacement.

Discussion Item

- 1) HVAC Units.

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the February 26, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2024 - 1143
 Applicant: Mid-Shore Exteriors
 Location: 130 S. Aurora Street
 Tax Map 104, Grid 0EA, Parcel 1879

 Zoning District: R-7A
 Request: In-Kind Roof Replacement.

- 2) **Application Number:** 2024 - 1147
 Applicant: Seiden Enterprises
 Location: 117 South Street
 Tax Map 104, Grid 000, Parcel 1544

 Zoning District: R-7A
 Request: In-Kind Porch Repair and Replacement.

- 3) **Application Number:** 2024 - 1154
 Applicant: Bay Area Exteriors
 Location: 214 Davis Avenue
 Tax Map 105, Grid 0EA, Parcel 2202

 Zoning District: R-7A
 Request: In-Kind Roof Replacement.

Consent Docket

- 1) **Application Number:** 2024 - 1146
 Applicant: Naveed Khan
 Location: 37 S. West Street
 Tax Map 104, Grid 000, Parcel 1428,
 Lot 14

 Zoning District: CB
 Request: **EMERGENCY APPROVAL** for HVAC
 Split System Installation. *(as per the*
 Historic District Commission
 Chairperson)

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 3/11/2024

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

Property Address: 500 Dover Road

Application Number: 2023-905

Request: Exterior Alterations

Executive Summary:

The applicant is proposing exterior alterations to both the contributing and non-contributing portions of the structure. The proposed alterations include the installation of new windows, the installation of fiber cement siding on portions of the structure, the installation of new doors, and erecting new awnings.

The HDC found at its April 25th meeting, that the buildings labeled 2, 4, and 5 were non-contributing structures while the buildings marked 1 and 3 were contributing structures. At this meeting, the HDC approved partial demolition of building 2 and the installation of a corrugated metal roof on buildings 3, 4, and 5. Then at the June 26th meeting, the Commission approved additional alterations including the replacement of two garage doors, the installation of 2 new steel doors, and the replacement of metal siding on building 4.

Historic District Guidelines:

Guideline 38. Awnings for Commercial Buildings

- a. Fit awning frames within the opening to which it is attached. Awnings for upper story windows should be fitted to conform to the size and shape of the window head and upper surround.
- b. The shape of the awning (round, sloped, square, etc.) should compliment the design of the storefront or window to which it is attached. Simple sloped awnings are typically most appropriate for buildings within Easton's historic district.
- c. Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.
- d. Awning colors should complement those of the façade to which it is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.



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

- e. Use canvas duck or matt finished vinyl as the awning material.
- f. Avoid installing an awning in such a manner that it destroys architectural details or ornamentation.

Guideline 41. Maintain Original and Historic Doors

- a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.
- b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.
- c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements (Doors)

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

Guideline 57. Repointing Masonry

Mortar joints may require repair in areas where the mortar is cracked or missing. Most often, the mortar joint can simply be re-pointed by removing the deteriorated mortar and infilling with new mortar.

- a. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.



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

- b. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid the use of electric saws to remove mortar from joints. Do not use “scrub coating” methods to repoint – mortar should not be deposited on the brick face.
- c. Do not apply stucco to brick or stone surfaces to avoid repointing.
- d. Use traditional materials for repointing. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size. Do not use synthetic caulking materials. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.
- e. Match the historic joint’s width and profile, including tooling finishes.

Guideline 79. Fiber Cement Siding

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

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.
- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.



Guideline 89. Maintain Historic Windows

- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.

Guideline 90. Make Sensitive Replacements (Windows)

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



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006894		500 DOVER ROAD		BEACON SALES ACQUISITION INC			
YEAR BUILT		PHYSICAL CONDITION					
1915		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
2 PART COMMERCIAL BLOCK				LEFT WING LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING							

RECEIVED

FEB 26 2024



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-905
Date Received:	02/26/2024
Fee Paid:	-
HDC Meeting Date:	03/11/2024
Date Property Posted:	03/04/2024

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

500 Dover Road Easton MD 21601

☐ Contributing

☒ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

DOVER STATION LLC

TELEPHONE NO.

301 750 7919

EMAIL

Sevan@brooklandhomes.biz

Applicant or Agent

NAME

Sevan TOPJIAN

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Exterior Modifications as previously discussed:	
① Front awning/canopy	⑨ Review utility locations
② Entry door/windows	units/meters
③ Back paint up as needed	
④ Rear siding	
⑤ Side eaves	

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]	
	2/26/24
Sevan TOPJIAN	

Revised 4.4.2022



To: Town of Easton Historic District Commission
Submittal Date: Revised February 27, 2024
Property: 500 Dover Road Easton MD 21601
Subject: Proposed repairs for Areas 1 & 2

Summary: Dover Station LLC is proposing to repair the existing façade of Areas 1&2 at 500 Dover Road in Easton, MD. Pursuant to previous approvals from the HDC regarding site improvements, we respectfully request to make repairs to the property as noted in the attached plans, much of which has been identified as part of non-contributing structures on the property. Proposed alterations include:

Rear Facing Parking Area (Non-Contributing):

- Replacement of rear exterior 2nd level tin wall cover with smooth fiber-cement board (vertical pattern)
- Resurface rear exterior loading dock bay with smooth fiber board
- Remove/repair blocked up window openings and replace with matching windows (4)
- Repair original brick arch design over windows (2)
- Point up rear exterior brick as needed

Side Facing Dover Road (Non-Contributing):

- Replacement of entry door from Dover to double commercial door
- Replacement of existing asphalt shingled awning facing Dover street with more modern awning feature

Front Rails to Trails Historic Façade (Contributing):

- Install at-grade exit stair landing for emergency life safety egress. Repair door to match existing condition.
- Repair broken or inoperable windows (+/-3). If unable to repair, replace with white clad wood windows (Andersen E or like-kind). Match either 1-over-1, 6-over-1, or 6-over-6 based on historic research/site evidence.

Additional discussions:

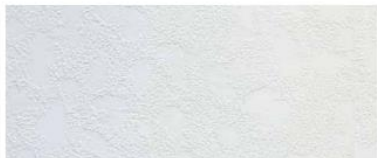
- Future utility service and meter locations
- Install lighting at exterior egress doors
- Painted signage on brick



HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



Cedarmill®



Sierra 8



Smooth



Location shown on plan view

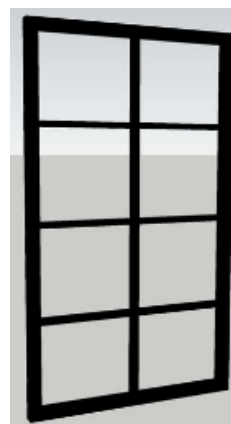
200 SERIES DOUBLE-HUNG WINDOW



OR



OR



One of the 3 above window styles to be selected for the Non-Contributing portions of the building. Proposed Material shall be Fibrex, Wood Clad or Aluminum.

DOVER FACING FACADE



Red = Entry Door (expand to double panel) Yellow = Replacement Awning Location



Commercial Door Entry



Proposed Door Awning

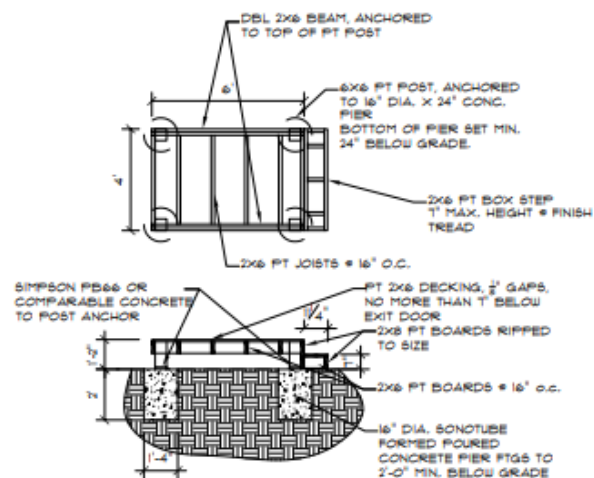
Historic RTT Facade



Orange Area: Semi-permanent Landing to be used for Emergency Egress Only. Existing Wood Door façade to remain.

E-Series

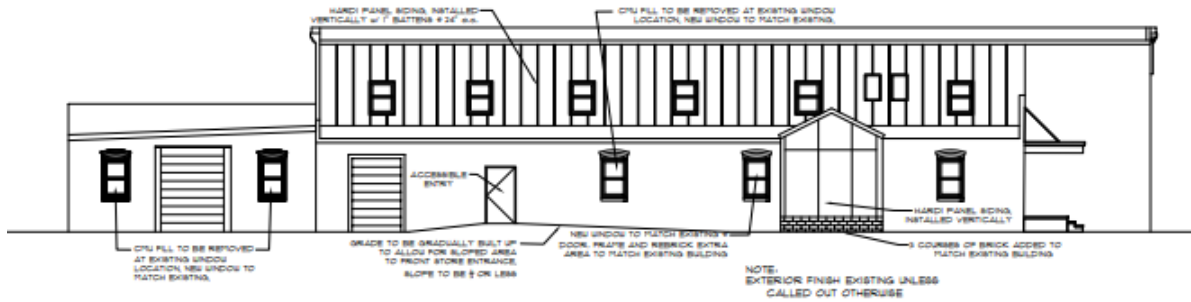
★★★★★ 4.0 | \$\$\$\$\$



3. LANDING DETAILS

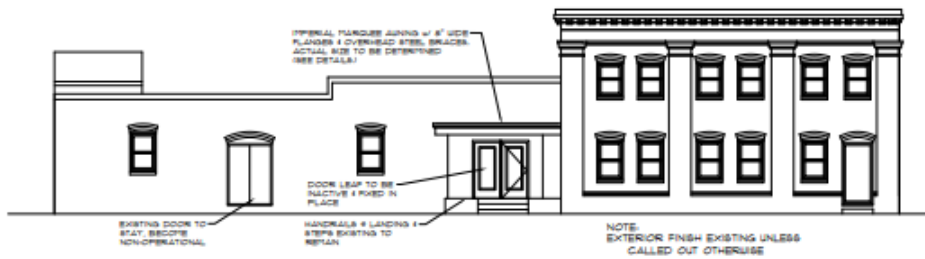
Stair Landing Detail

Plan Overview



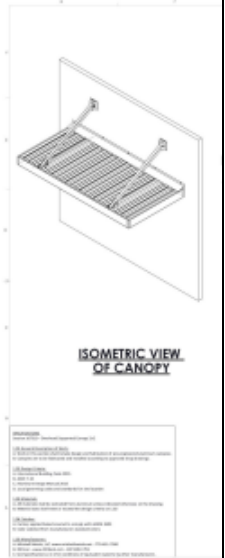
1. FRONT ELEVATION

1/8" = 1'-0"



2. DOVER STREET ELEVATION

1/8" = 1'-0"



*Full scale plan set submitted to Town for review



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

Historic District Commission Staff Report

Meeting Date: 3/11/2024

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

Property Address: 121 S Hanson Street

Application Number: 2023-982

Request: Window Replacement

Executive Summary:

The applicant is proposing to replace two wooden windows on the first floor Talbot Street frontage with new wooden one-over-one windows. This application originally came before the Commission at the August 14, 2023 meeting as a proposal to replace all five wooden windows on the Talbot Street frontage with vinyl windows. This is a contributing structure to the Historic District

Staff supports a Commission **approval** of this application as submitted if the Commission finds that the existing wooden windows are deteriorated beyond repair.

Historic District Guidelines:

Guideline 89. Maintain Historic Windows

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



Guideline 90. Make Sensitive Replacements

- 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.

STAFF RECOMENDATION:

Staff supports a HDC **approval** of this application as submitted if the Commission finds that the existing wooden windows have deteriorated beyond repair. The proposed windows match the existing wooden windows in both material and style. However, Guideline 90a places an emphasis on repairing the existing windows if possible. The Commission must determine the extent of the damage to the existing windows and if repair is a viable option.



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

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application as submitted based on the finding that the existing wooden windows have deteriorated beyond repair.

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 26 2024



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

TOWN OF EASTON

Application #: 2023-982
Date Received: 07/11/2023
Fee Paid: \$75.00
HDC Meeting Date: 08/14/2023
Date Property Posted: 08/07/2023

Revision:
03/11/2024
03/04/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 121 SOUTH HANSON ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1799 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME KEVIN GUARINO
 TELEPHONE NO. 304-279-0266 EMAIL KMGUARINO99@GMAIL.COM

Applicant or Agent

NAME SAME AS ABOVE
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>5 WINDOWS NEED TO BE REPLACED INCLUDING WINDOW CASING DUE TO OLD AGE/ROT.</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
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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.

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If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

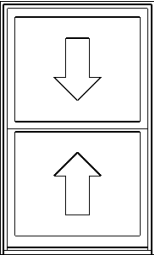
Date

Printed Name of Applicant or Agent

Revised 4.4.2022

Mike Brock
 8401 Ocean Gateway
 Easton MD 21601

QUOTE BY : Mike Brock	QUOTE # : JW2402007P6 - Version 0
SOLD TO :	SHIP TO :
PO# :	PROJECT NAME:
Ship Via : Ground	REFERENCE :
U-Factor Weighted Average: 0.29	SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 33 1/2 X 55 1/4			
	Rough Opening : 34 1/4 X 56	Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
					
	Viewed from Exterior. Scale: 1/2" =1'	*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:29.7w, 24h, 4.9 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CR: 60.00, CPD: JEL-N-885-01791-00001 PEV 2024.1.0.4551/PDV 7.253 (01/31/24)NW			
					2

Total Units: 2

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







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

Historic District Commission Staff Report

Meeting Date: 3/11/2024

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

Property Address: 309 Brookletts Avenue

Application Number: 2024-1140

Request: Windows

Executive Summary:

The applicant is proposing to replace inappropriately installed vinyl windows on the front façade of the structure with new fibrex windows. This request stems from Code Enforcement case #24-0194 regarding vinyl windows that were installed without a building permit or certificate of appropriateness. This is a contributing structure to the Historic District and the survey notes that most of the windows on this structure were likely original.

Staff supports a **continuation** of this application for no more than 28 days. Based on photographs of the home taken in 2013 and the Historic District Survey, the windows that were replaced were likely original wooden windows. Guideline 90a states that windows should be replaced in-kind which in this case would be wooden windows. The scope of the proposal should also include replacing the vinyl windows on the side elevation.

Background Information:

In late 2023, the Planning and Zoning Department as well as Code Enforcement received an anonymous complaint that vinyl windows were being installed at 309 Brookletts Avenue. The Town records show that no certificate of appropriateness or building permit had been issued for window replacement at this property. A comparison of photos taken of this structure in 2013 with current photos clearly shows that 6/6 vinyl windows and new trim were installed on the structure without a certificate of appropriateness. On February 5, 2024, Code Enforcement sent a letter to the property owner instructing them to submit a Historic District application to replace the inappropriately installed vinyl windows.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of



windowpanes and the muntin and mullion profiles should match the historic window.

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

Appendix B.2 Common Substitute Materials

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

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



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

STAFF RECCOMENDATION:

Staff supports a Commission **continuation** of this application for no longer than 28 days pending the receipt of revised window specifications and a new scope of work that includes replacing the vinyl windows on the side elevation. The proposed fibrex windows may be appropriate for the side or rear elevation but wooden windows should be used on the first floor of the front façade.

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application for no more than 28 days pending the submission of revised window specifications and a revised scope of work that includes replacement of the vinyl windows on the side elevation.

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			
2101001728		309 BROOKLETTS AVE		FLORES, SANDRA C.			
YEAR BUILT		PHYSICAL CONDITION					
1910		POOR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				REAR SHED BLOCK			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
RETAINS MOST OF ITS HISTORIC FABRIC (EXCEPT FRONT DOOR) INCLUDING ORIGINAL SIDING AND MOST WINDOWS. BUT THERE APPEAR TO BE MAJOR STRUCTURAL PROBLEMS. SEVERE SAG IN CENTER OF HOUSE. NO OUTBUILDINGS.							

RECEIVED

FEB 23 2024



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

TOWN OF EASTON

Application #:	2024 - 1140
Date Received:	02/23/2024
Fee Paid:	\$75.00
HDC Meeting Date:	03/11/2024
Date Property Posted:	03/04/2024

HD 24-22

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: 309 BROOKLETTS AVE EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: SANDRA C FLORES
TELEPHONE NO.: 410-725-0592 EMAIL: mexnes@yahoo.com

Applicant or Agent

NAME: Jerry Barrow
TELEPHONE NO.: 410-886-2539 EMAIL:

Description of Proposal (include additional sheets, as necessary)

Change windows at 309 Brookletts Ave.
Mr Barrow will bring the specifics

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

02/22/2024
SANDRA C. FLORES

Revised 4.4.2022

*okg
Single Hang.
100 Series*

7

100 SERIES



**THE SMART
ALTERNATIVE TO VINYL**

A BETTER CHOICE FOR YOUR HOME

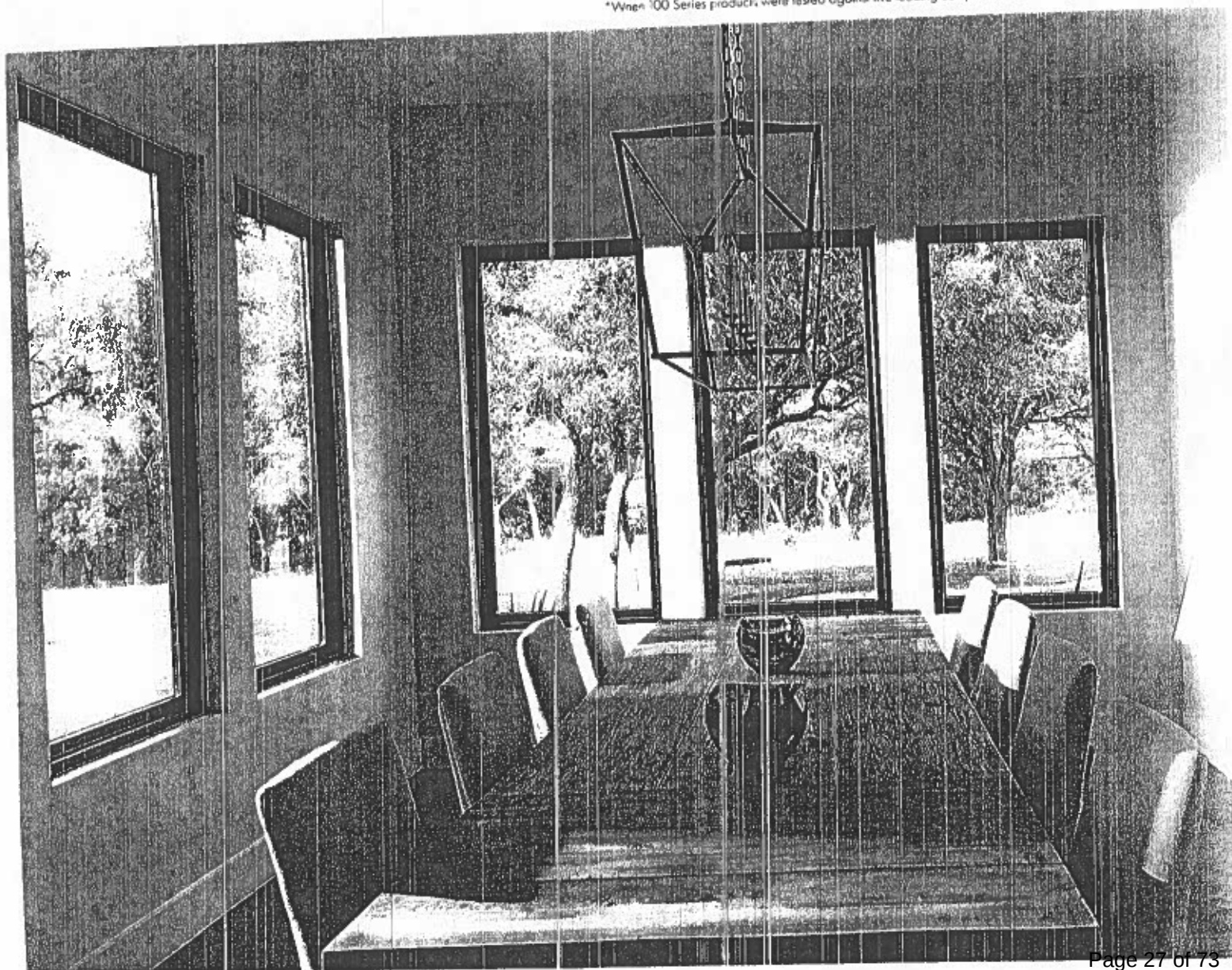
Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.

FIBREX[®]
MATERIAL
2X
STRONGER
THAN VINYL

FIBREX[®]
MATERIAL
12X
THICKER
FINISH
THAN PAINTED VINYL

FIBREX[®]
MATERIAL
WITHSTANDS
150°
TEMPERATURES

*When 100 Series products were tested against five leading competitors' painted vinyl windows and doors.



STRENGTH & PERFORMANCE

Fibrex[®] material is 2X stronger than vinyl and it retains its stability and rigidity in all climates so weatheright seals stay weatheright.

100 Series products can withstand temperatures up to 150°F, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

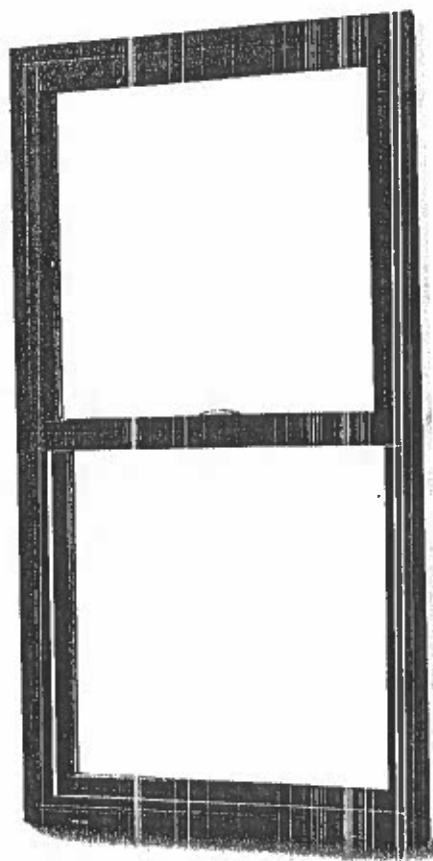
Our exclusive Andersen[®] Fibrex composite material is composed of 40% reclaimed wood fiber by weight, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.



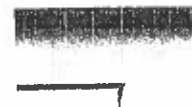
COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they never need painting and won't fade, flake, blister or peel.

On 100 Series products, the finish is 12X thicker than that of painted vinyl windows** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature virtually seamless corners for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers full benefits, year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight	Visible Light Transmittance How much visible light comes through a product	UV Protection How well a product blocks UVA and UVB rays
SmartSun™	Thermal control similar to tinted glass with visible light transmittance similar to Low-E glass.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
SmartSun with HeatLock [®] Cooling	Applied to the room-side surface, it reflects heat back into the home and improves U-factors.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
Low-E with HeatLock Cooling	Applied to the room-side surface, it reflects heat back into the home and improves U-factors.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
Clear Dual-Pane	High visibility with basic thermal performance.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



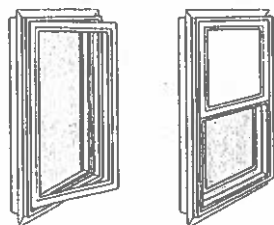
Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

Tempered safety glass is available and is standard on gliding patio doors. Sound reducing glass options are also available. Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home.

INSECT SCREEN OPTIONS

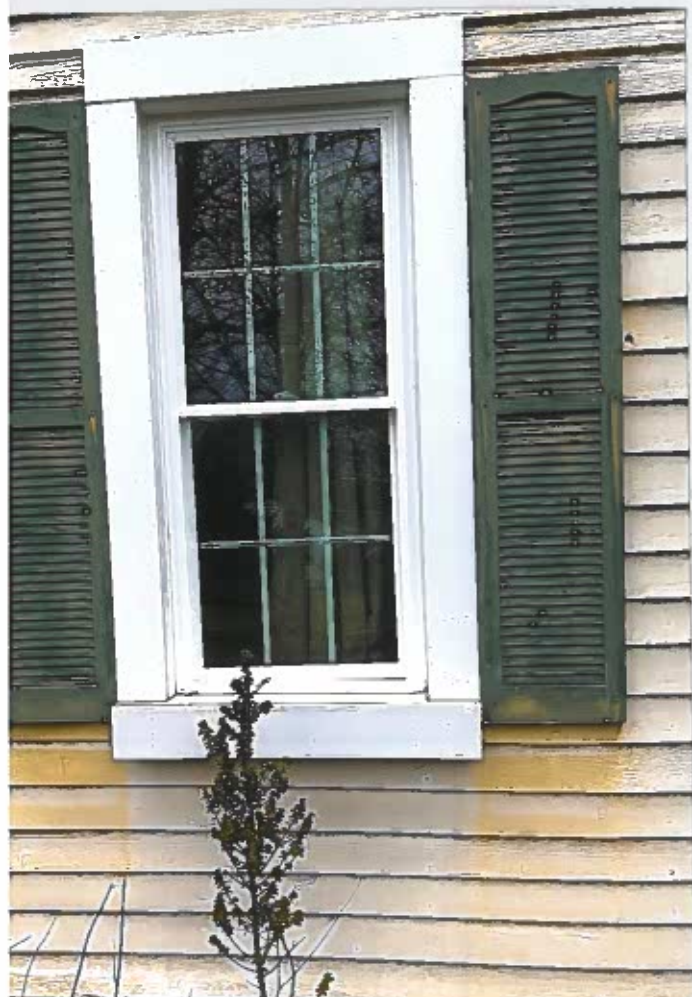
Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.





TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



February 5, 2024

Sandra Flores
13221 Crisa Dr
West Palm Beach FL 33410

Case # 24-0194

Re: Property Maintenance notice for: 309 Brookletts Avenue Easton MD 21601

Dear Property Owner:

The Planning and Zoning Department conducted an inspection of the above-mentioned property on **February 2, 2024**. The property was found to be in violation of the following Town of Easton Codes.

28-601.E(1) - The Violation

- a. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:*
- i. The Commission has jurisdiction over the site or structure; and*
 - ii. Any exterior change that is not routine maintenance.*

28-601.G - Order to Restore

In the event that any type of intervention on a property or structure in the Historic District has been conducted without a Certificate of Appropriateness or in violation of a Certificate of Appropriateness, or, in cases of Demolition by Neglect, the Town may issue the owner an Order to Restore. This order will require the property owner to restore the property to the condition that existed prior to the intervention using material-in-kind and design-in-kind, subject to all applicable building and life safety codes. The Historic District Commission shall review the intended mitigation of any such intervention for appropriateness, and establish a reasonable time limit for the mitigation.

28-601.J - Violations

Any willful violation of the provisions of this article shall be deemed a Municipal infraction as provided in Section 1-8 (b) of the Town Code. Each and every day that the violation continues shall be deemed a separate offense.

Corrective Action(s) Required:

- 1. The windows at 309 Brookletts Avenue were changed at some point in the last 8 years without a permit, and without the approval from the historic district. The windows need to be replaced, please submit an application to the historic district commission and upon approval submit an application with the building department.**

A re-inspection of your property is scheduled on **February 21, 2024** to verify compliance with this notice. Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

You may contact the Town of Easton Code Enforcement Department at 410-822-2525 or newing@eastonmd.gov with any questions concerning this notice.

Sincerely,
TOWN OF EASTON

Nick Ewing
Code Enforcement Officer



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

Monday, February 26, 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
Dudley Greer
Kelly Pezor
Michael Stuart

Staff:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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 26, 2024 agenda to hold the annual election of Chairperson and Vice Chairperson at the end of the agenda.

Vice Chairperson Brophy moved to approve the February 26, 2024 Agenda Summary with the proposed amendment. 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. **File No.:** 2023 - 981

Applicant: VP Construction

Location: 15 S. Higgins Street, Easton, MD 21601

Tax Map 104, Grid 000, Parcel 1601

Zoning: CB

Request: At their July 24, 2023 meeting, the Commission granted approval for the installation of a six-foot-tall wooden privacy fence along portions of the rear and side yards. The applicant is now seeking an amendment to the application 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 (2) feet of lattice. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Tim Vanvonno

Public Comment — None

The applicant amended their application to reflect the Commission's request for the fencing in the front yard to not exceed four (4) feet in height.

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

Vote 6 - 0

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

b. Annual Election for Chairperson and Vice Chairperson —

Maria Brophy nominated Ernest Demby for Chairperson. Kevin Bateman seconded the nomination. Ernest Demby accepted the nomination.

Vote 5 - 0 -1

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

AGAINST: 0

ABSTAIN: 1 - Demby

ABSENT: 0

Maria Brophy nominated Michael Stuart for Vice Chairperson. Michael Stuart declined the nomination. The nomination was not seconded.

Michael Stuart nominated Maria Brophy for Vice Chairperson. Kevin Bateman seconded the nomination. Maria Brophy accepted the nomination.

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

4. New Business —

a. File No.: 2024 - 1131
Applicant: Mid-Shore Exteriors
Location: 207 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2143
Zoning: R-10A

Request: The applicant is proposing an in-kind replacement of the existing membrane roof and shingles. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 69. Perform Regular Roof Maintenance

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

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

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

b. File No.: 2024 - 1126
Applicant: George Gordon
Location: 204 S Harrison Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2113
Zoning: R-10A

Request: The applicant is proposing to replace the damaged sections of the existing wooden privacy fence facing Wilson Alley. The proposed fence will be a six (6) foot tall wooden privacy fence in the same location as the existing fence. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
George Gordon

Public Comment — None

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

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

c. File No.: 2024 - 1135
Applicant: Rise Up Coffee Roasters
Location: 14 N. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1165
Zoning: CB

Request: The applicant is proposing to replace the existing three-tab asphalt shingle roof with a new synthetic multi-width slate roof. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 70. Roof Material

Staff Presentation:
Nicholas Johnson, Planner

194
195 **Applicant Presentation:**

196 James Pounds, Monarch Roofing
197

198 **Public Comment** — None
199

200 **Vice Chairperson Brophy moved to approve the application as submitted.**

201 **Commissioner Bateman seconded the motion.**
202

203

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

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

205 AGAINST: 0

206 ABSTAIN: 0

207 ABSENT: 0
208

209 **d. File No.:** 2024 - 1127

210 **Applicant:** Ashley R. Chenault

211 **Location:** 324 South Street, Easton, MD 21601

212 Tax Map 104, Grid 0EA, Parcel 1945

213 **Zoning:** R-7A
214

215 **Request:** The applicant is proposing various exterior improvements
216 including the installation of a new asphalt shingle roof, replacement of the
217 asbestos siding with new fiber cement siding, and the installation of new vinyl
218 windows. This structure was condemned by the Town in September 2021.
219 This is a contributing structure to the Historic District, and is part of the historic
220 neighborhood known as “The Hill.”
221

222 Historic District Guideline references:

- 223 i. *Guideline 70. Roof Material*
224 ii. *Guideline 78. Substitute Materials for Siding*
225 iii. *Guideline 79. Fiber Cement Siding*
226 iv. *Guideline 90. Make Sensitive Replacements*
227 v. *Appendix B.2. Common Substitute Materials*
228

229 **Staff Presentation:**

230 Nicholas Johnson, Planner
231

232 **Applicant Presentation:**

233 Ashley Chenault
234

235 **Public Comment** — None
236

237 **Vice Chairperson Brophy moved to approve the application with the condition that**
238 **the S. Higgins Street facing window shall be replaced with wood; and the rear facing**

239 **window shall be replaced with wood or clad-wood. Commissioner Bateman**
240 **seconded the motion.**

241
242 Vote 6 - 0
243 FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
244 AGAINST: 0
245 ABSTAIN: 0
246 ABSENT: 0
247
248

249 **5. Discussion Item —**
250

- 251 **a.** Preliminary Renovation for Face to Faith Ministries at 33 West Street — Mr. Jay
252 Corvan and members of Face to Faith Ministries sought the Commission's
253 feedback for the preliminary renovation and design of the Face To Faith
254 Ministries church. This application has previously been before the Commission
255 for various renovation requests including an approval for the demolition of a non-
256 contributing concrete block shed at the rear of the building in January of 2012;
257 and for the demolition of an existing 1-story dwelling on the property in October
258 of 2013. The Commission discussed the general scope of the project, and the
259 proposed design of the new construction.
260
- 261 **b.** The Commission and staff from the Planning and Zoning Department, Building
262 Inspection Division, and Code Enforcement held an open dialogue regarding the
263 interdepartmental process for applications that receive Historic District approvals
264 and proceed to inspections, and the enforcement of property maintenance and
265 Certificate of Appropriateness extension requests.
266
267

268 **6. Decision Summary Review —**
269

270 **Vice Chairperson Brophy moved to approve the February 12, 2024 Decision**
271 **Summary. Commissioner Greer seconded the motion.**
272

273 Vote 6 - 0
274 FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
275 AGAINST: 0
276 ABSTAIN: 0
277 ABSENT: 0
278
279

280 **7. Administrative Approval**
281

- 282 **a. File No.: 2022 - 767**
283 **Applicant: Christine M. Dayton Architect. P.A.**
284 **Location: 100 N. West Street, Easton, MD 21601**

285 Tax Map 104, Grid 000, Parcel 1260
286 **Zoning:** CB
287
288 **Request:** The applicant is proposing an in-kind replacement of the existing
289 exterior stairs leading to the second-floor balcony. This is a contributing structure
290 to the Historic District.
291
292 Historic District Guideline references:
293 *Guideline 65. Make Sensitive Replacements (Porches)*
294
295
296 **8. Consent Docket — None**
297
298
299 **9. Adjournment —** Commissioner Pezor moved to adjourn. Vice Chairperson Brophy
300 seconded the motion. The meeting was adjourned at 7:11 p.m.



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

RECEIVED

FEB 27 2024

TOWN OF EASTON

Application #: 2024 -1143
Date Received: 02/27/2024
Fee Paid: \$25.00
HDC Meeting Date: 03/11/2024
Date Property Posted: -

HD 24-23

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

130 South Aurora St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Jason Moore / Holly Jackson

TELEPHONE NO.

601-397-3863

EMAIL

holly@flossinginthemagelight.com

Applicant or Agent

NAME

Mid-Shore Exteriors

TELEPHONE NO.

410-673-7939

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind like and same asphalt roof replacement.
Remove existing shingles, felt paper, drip edge. Inspect plywood. Install underlayment,
ins. drip edge, starter strip, architectural asphalt shingles, ridge caps, and
new pipe collars/ slant back vents. Chimney will be flashed using aluminum.
Clean up and remove all debris. All gutters, trim, soffit and
fascia to remain as is.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 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

Julie Howden

2-23-24

Julie Howden of MidShore Exteriors

Revised 4.4.2022





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ARCHITECTURAL ASPHALT SHINGLES



FREDERICK



CLASSIC
COLORS



Olde English Pewter



Rustic Black

Rustic Cedar

Virginia Slate

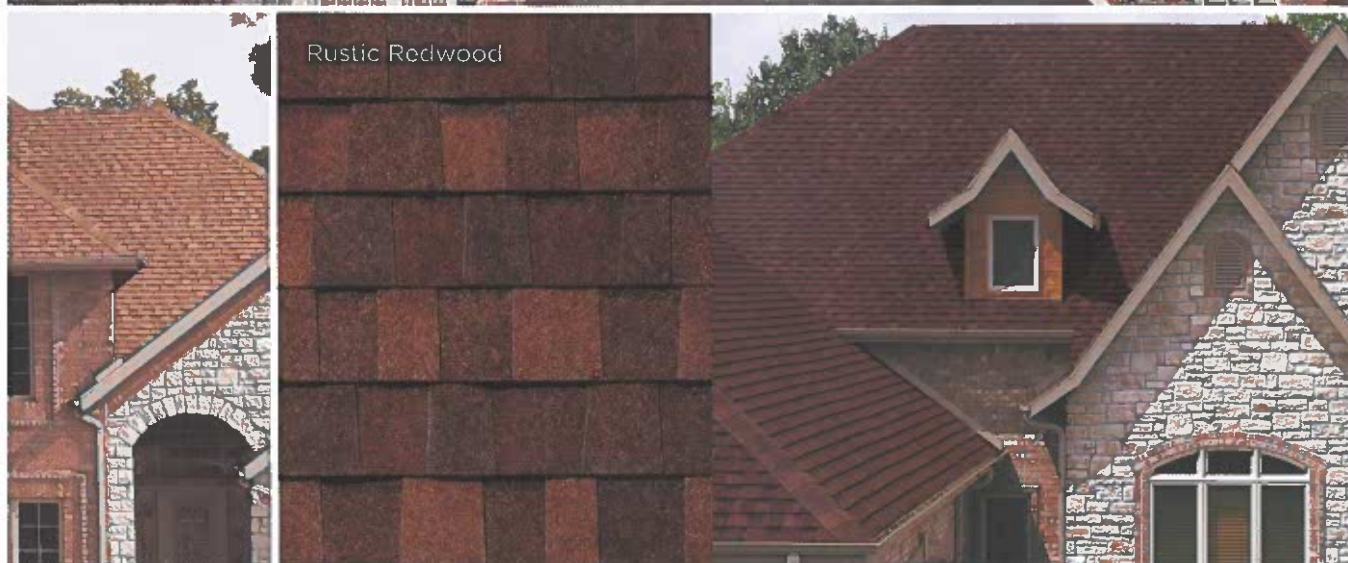
WHY CHOOSE TAMKO® HERITAGE® SHINGLES?

Choose one of TAMKO's Classic Colors featuring subtle, sophisticated blends that have long made TAMKO® Heritage® shingles an industry favorite recommended by contractors, builders and homeowners.

**Quality Construction
Crafted with American Pride**

Limited Lifetime Warranty

Beautiful Woodshake Cut



See how TAMKO shingles could look on your home at tamko.com/visualizer



1-800-641-4691
tamko.com

AMERICA'S SHINGLE IS YOUR HERITAGE.

We are proud of our Heritage — More than 75 years of U.S. manufacturing, family-owned, founded in the heartland of America. With a long history of vertical integration to control the quality of our raw materials, at TAMKO, we think better materials make better shingles. And it's not just an advanced proprietary mix of fiberglass mat, asphalt and ceramic granules that go into our shingles — our support for veterans, first responders, our communities and our employees means you can feel good about choosing a TAMKO® Heritage® shingle — America's Shingle®.



PROLONG

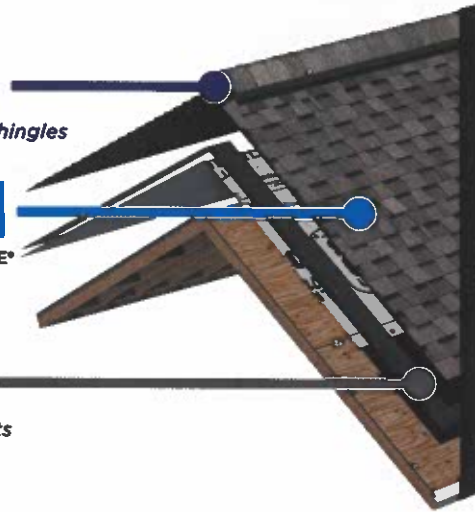
Ventilation and Hip & Ridge Shingles

PERFORM

Shingles — HERITAGE® • VINTAGE®
TITAN XT® • STORMFIGHTER IR®
ELITE GLASS-SEAL®

PROTECT

Waterproofing, Underlayments
and Starter Shingles



Insist on TAMKO® products for the full TAMKO Complete™ Roof System. TAMKO products are specifically designed to work together, building layer upon layer of protection.

Heritage shingles meet the following classifications

UL Listed for:
Class A Fire Resistance

UL Classified:
Wind Resistance
ASTM D3462 and ICC-ES
Acceptance Criteria AC438

Tested in Compliance with:
UL 790/ASTM E 108, Class A
ASTM D3161, Class F
ASTM D7158, Class H
ASTM D3462
ICC-ES Acceptance Criteria AC438

UL Evaluation Reports:
UL Evaluation Report
ER2919-01
UL Evaluation Report
ER2919-02

**Florida Building Code
Product Approval**
FL 18355
FL 35321

**Miami-Dade County
Product Control Approved**

Olde English Pewter is listed by the Cool Roof Rating Council® (CRRC)

SHINGLE COLOR SELECTION TIPS

For more information on shingle color selection tips and available colors by zip code, visit tamko.com

START YOUR COLOR SEARCH WITH BROCHURES & VISUALIZATION PROGRAMS.



The printed colors you see in any brochure or digital visualization program are only as accurate as current printing and digital technology allows.

VIEW AN ACTUAL ROOF INSTALLATION.



Shingles may look different installed on a roof compared to viewing only one shingle. Also, shingle colors can appear differently during different times of day, in different amounts of sunlight (full, partial, etc.).

VIEW ACTUAL SHINGLES.



Viewing actual shingles is the only way to see all the nuances in color that will be represented on your roof once the project is complete.

CHECK YOUR SHINGLES BEFORE INSTALLATION.



TAMKO is not responsible for color claims where the wrong color is installed on a roof. It is better to be safe and perform a final in-person check of the shingles to confirm product and color before they are installed.

Certain colors and products may not be available in your area. Information included in this item was current at the time of printing. To obtain a copy of the most current version of this item, visit us online at tamko.com or call us at 1-800-641-4691.

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

Residential Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023



Town of Easton

Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees \$ ____

Part 1: Property Information

2-20-24

Project Application Date

☐

Tax Map

☐

Grid

130 S. Aurora St.

Project's Address

☐

Parcel

Project's Subdivision (if any)

☐

Lot

Easton, MD 21601

Project's City, State and Zip Code

☐

Zoning

Indicate if the Project is located within the Overlay District's below:

☐

Planned Redevelopment

☐

Historic

☐

Critical Area

☐

Planned Unit Development

☐

Planned Health Care

Part 2: Owner - Tenant Information

Owner

Holly Jackson

Name

130 S. Aurora St.

Address

Easton, MD 21601

City, State and Zip Code

601-397-3863

Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Occupied Square Footage

Part 3: Certification

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

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Julie Howden

Signature of Applicant

Julie Howden

Printed Name of Applicant

410-673-7939

Telephone Number

info@midshoreextenders.com

Email Address

Mid-Shore Extenders

Connection with Application

29349 W Maple Ave Suite 1 Trappe, MD 21673

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Mid-Shore Exteriors	
29349 Maple Ave. Suite 1	
Trappe, MD 21673	
Info@midshoreexteriors.com	
410-673-7939	
MHIC# 88640	

Name
Address
City, State and Zip Code
Email Address and Phone Number
Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
MHIC & Sprinkler License Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition					
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor					

Part 7: Project Type

Project Type

☒ Single Family Dwelling ☐ Duplex Family Dwelling ☐ Multiple Family Townhouse ☐ Manufactured Housing ☐ Accessory Structure

Part 8: Accessory Structures Information

Accessory Structure Information	Porches Patio Covers	Patios - Decks	Garages - Sheds	Fences	Other
Square Footage or Linear Feet					
Attached to Primary Structure					
Detached from Primary Structure					
Proximity to Primary Structure					

Part 9: Description of Proposed Work

In kind shingle

Roof replacement. Remove existing shingles, felt paper, drip edge. Inspect plywood. Install new underlayment, ice & water shield. Install new drip edge. Architectural shingles, ridge caps, ridge vent will also be installed. Clean up all debris and remove all job related waste

Part 10: Systems

Fire Sprinkler: _____ (Yes / No) Fuel Gas: _____ (Yes / No) Type of Heat: _____ (Gas / Electric)

Part 11: Total Project Information

<u>3 / 18 / 23</u> Estimated Start Date	<u>3 / 21 / 23</u> Estimated Finish Date	<u>\$ 15,050</u> Estimated Project Value	FEMA Flood Plain Y or N
--	---	---	----------------------------

Office Use Only

Building Dept - General Info.	Planning & Zoning - General Info.	Engineering Dept Application	HDC Application
☐ Received Date ____ / ____ / ____ ☐ Permit # _____ ☐ Permit Fee \$ _____	☐ Not Applicable ☐ Town Impact \$ _____ ☐ County Receipt Received	☐ Not Applicable ☐ Grading Permit # _____	☐ Not Applicable ☐ Yes - In Review ☐ Yes - Approved
Approval ☐ Date ____ / ____ / ____ ☐ BD Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ P&Z Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ Eng. Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ HDC Initials _____
EUC Approval / Comments: Date: ____ / ____ / ____ EUC Initials: _____			

Revised April 2021



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

Application #:	2024-1147
Date Received:	02/26/2024
Fee Paid:	\$25.00
HDC Meeting Date:	03/11/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 117 South Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1994 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Seiden Enterprises - Jack Seiden
TELEPHONE NO. 240-370-7333 EMAIL jd.seiden@hotmail.com

Applicant or Agent

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Replace/Repair Front Porch in kind.
Replacing Decking, Posts and Columns in Wood
~~Reinforce~~ We will use a decorative column to be
compatible with neighborhood unless this requires
historic review or otherwise will use in kind columns.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
2/28/24
JULIO SCIDEN

Revised 4.4.2022

Severe Weather 6-ft x 1.5-in x 33-in Pressure Treated Wood Deck Rail Kit

Shop Severe Weather  157

\$62.98

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Building Supplies / Decking / Deck Railing Systems

\$62.98

 **\$59.83** when you choose 5% savings on eligible purchases every day.
[Learn How](#)

 **Buy Now, Pay Later**
\$21.00 with 3 monthly payments. [Learn How](#)

- Southern yellow pine molded for a smooth feel and a finished look
- Severe Weather Above Ground pressure treated exterior wood protected by Ecolife (EL2) preservative
- Ecolife (EL2) provides built-in water repellency that reduces surface cracking and checking compared to ordinary treated wood

Manufacturer Color/Finish: Pressure treated wood


\$62.98


\$84.98

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Ready **Today**

Delivery
As soon as **Today**

 FREE Pickup at Sterling Lowe's
 10 in Stock **Aisle 22 | Bay 22**
[Check Other Stores](#)

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— +

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 Product is sold in individual pieces; please review the product specification for details

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Earn My Points on eligible purchases towards MyLowe's Money

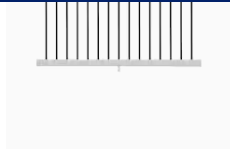
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 Chat





Severe Weather 6-ft x 1.5-in x 33-in Pressure Treated Wood Deck Rail Kit
★★★★★ 157



Trex Enhance 6-ft x 2.75-in x 36-in Classic White Deck Rail Kit
★★★★★ 270



Severe Weather 6-ft x 4-in x 2-in Natural Pressure Treated Wood Deck Rail Kit
★★★★★ 24



Deckorators Grab and Go 6-ft x 2.75-in x 36-in White Deck Rail Kit
★★★★★ 118



Deckorators Grab and Go 6-ft x 2.75-in x 36-in White Deck Rail Kit
★★★★★ 138



Severe Weather 6-ft x 4-in x 2-in Natural Pressure Treated Wood Deck Rail Kit
★★★★★

Overview

^

Pressure treated pre-assembled pine handrail section. Ideal for decks, gazebos and above ground exterior projects.

- Southern yellow pine molded for a smooth feel and a finished look
- Severe Weather Above Ground pressure treated exterior wood protected by Ecolife (EL2) preservative
- Ecolife (EL2) provides built-in water repellency that reduces surface cracking and checking compared to ordinary treated wood
- Treatment meets American Wood Protection Association (AWPA) standards and is building code compliant (IRC and IBC)
- For optimal performance, allow treated wood to dry thoroughly before applying stain, paint or sealant coatings
- Lifetime limited warranty protects against damage by fungal decay and termite attack
- Use building code approved fasteners and hardware; hot-dipped galvanized or stainless-steel is recommended
- Two handrails and 15 balusters are pre-assembled for easy installation (posts and caps not included)

 **Installation Manual**
PDF

Specifications

^

General			
Color/Finish Family	Brown	Series Name	N/A
Manufacturer Color/Finish	Pressure treated wood	Type	Deck rail kit

Dimensions			
Actual Height (Inches)	32.25	Common Length (Feet)	6
Actual Length (Feet)	6	Common Width (Inches)	2
Actual Width (Inches)	2	Dimensions (L x W x H)	6-ft x 1.5-in x 33-in
Common Height (Inches)	36		



Severe Weather 6-ft x 1.5-in x 33-in Pressure Treated Wood Deck Rail Kit

Shop Severe Weather

★★★★★

 157

\$62.98

Baluster Material	Pine	Orientation	Vertical
Baluster Style	Square	Package Quantity	1
Balusters Included	Yes	Post Caps Included	No

Severe Weather 6-ft x 1.5-in x 33-in Pressure Treated Wood Deck Rail Kit

Item #489068 | Model #HRS6T15EL

Shop Severe Weather ★★★★★ 157		Posts Included	No
Hardware Included	No	Pressure Treated	Yes
Lowe's Exclusive	No	Rails Included	Yes
Material	Wood	Total Number of Pieces	1
Maximum Opening (Inches)	3.5	Wood Species	Pine

Warranty			
Warranty	Limited lifetime		

Certifications			
CA Residents: Prop 65 Warning(s)	No		

Compare

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Reviews

★★★★★

 157

▼

Community Q & A

▼

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Sponsored

★★★★★ 3



Sponsored

★★★★★ 5



Sponsored

★★★★★ 2



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★★★★★



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Building Supplies / Columns & Accessories / Columns

\$99.00

\$94.05

 when you choose 5% savings on eligible purchases every day. [Learn How](#)

LOWE'S

Pay

Buy Now, Pay Later
\$33.00 with 3 monthly payments. [Learn How](#)

- Post-defense lifetime limited warranty
- Real wood - made in USA
- Excellent workability

Common Width (Inches): 5

- 5
- 6

Pickup

Ready within 3 hrs

Delivery

As soon as Tomorrow

FREE Pickup at Sterling Lowe's

✓

 7 in Stock Aisle BACK WALL | Bay 74

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—

1

+

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6

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Earn My Points on eligible purchases towards MyLowe's Money

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Here are some similar items ...



- Turncraft 8-ft x 3.25-in Primed Pine Round...

★★★★★ 27

\$96.98

+ Add to Cart
- Ekena Millwork Hamilton Rope Cabinet Column 3-...

★★★★★ 1

\$66.79

~~\$81.00~~ SAVE 18%

+ Add to Cart
- Fypon 8-ft x 5-in Unfinished PVC Square...

★★★★★ 18

\$109.00

+ Add to Cart
- Fypon 8-ft x 5.25-in Finished PVC Round...

★★★★★ 18

\$177.00

+ Add to Cart
- Turncraft 8-ft x 5.25-in Primed Pine Round...

★★★★★ 16

\$119.00

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- Gilpin Oakw... in Painted St...

\$247.50

+ Add to Ca

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CURRENT ITEM



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+

Selected



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Selected



Turncraft 8-ft x 4.25-in Primed Pine Round Column

Fypon PVC Cap and Base Kit 5-in PVC Column Cap and Base Kit

UBS 3.4-in PVC Quick-Mount

UBS Quick-mount 8.625-in x 6-in x 0.53-in-Gauge White Plastic Fastener Kit

Better Together

Subtotal: \$137.94

Add to cart 4 items

Overview

- Post-defense lifetime limited warranty
- Real wood - made in USA
- Excellent workability
- Paint or stain grade
- For outdoor use

Specifications

General			
Color/Finish Family	Off-white	Series Name	N/A
Finish	Primed	Type	Square
Manufacturer Color/Finish	White		



Turncraft 8-ft x 4.25-in Primed Pine Round Column

[Shop Turncraft](#)

★★★★★

▼

 16

\$99.00

Actual Length (inches)	96	Common Width (inches)	5
Actual Width (Inches)	4.25	Load Capacity (lbs.)	3000

Features			
Base Style	Colonial	Fluted	No
Can Be Cut to Fit	Yes	Material	Wood
Cap Style	Colonial	Style	Colonial
Core Type	N/A	Use Location	Exterior
End Caps Included	No	Wood Species	Pine

Warranty			
Warranty	Limited lifetime		

Certifications			
CA Residents: Prop 65 Warning(s)	No		

Compare

▼

Reviews

★★★★★

 16

▼

Community Q & A

▼

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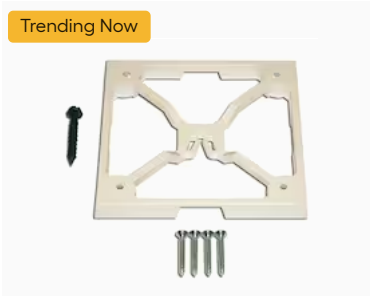
\$7.98

★★★★★ 14



\$22.98

★★★★★ 2



\$8.48

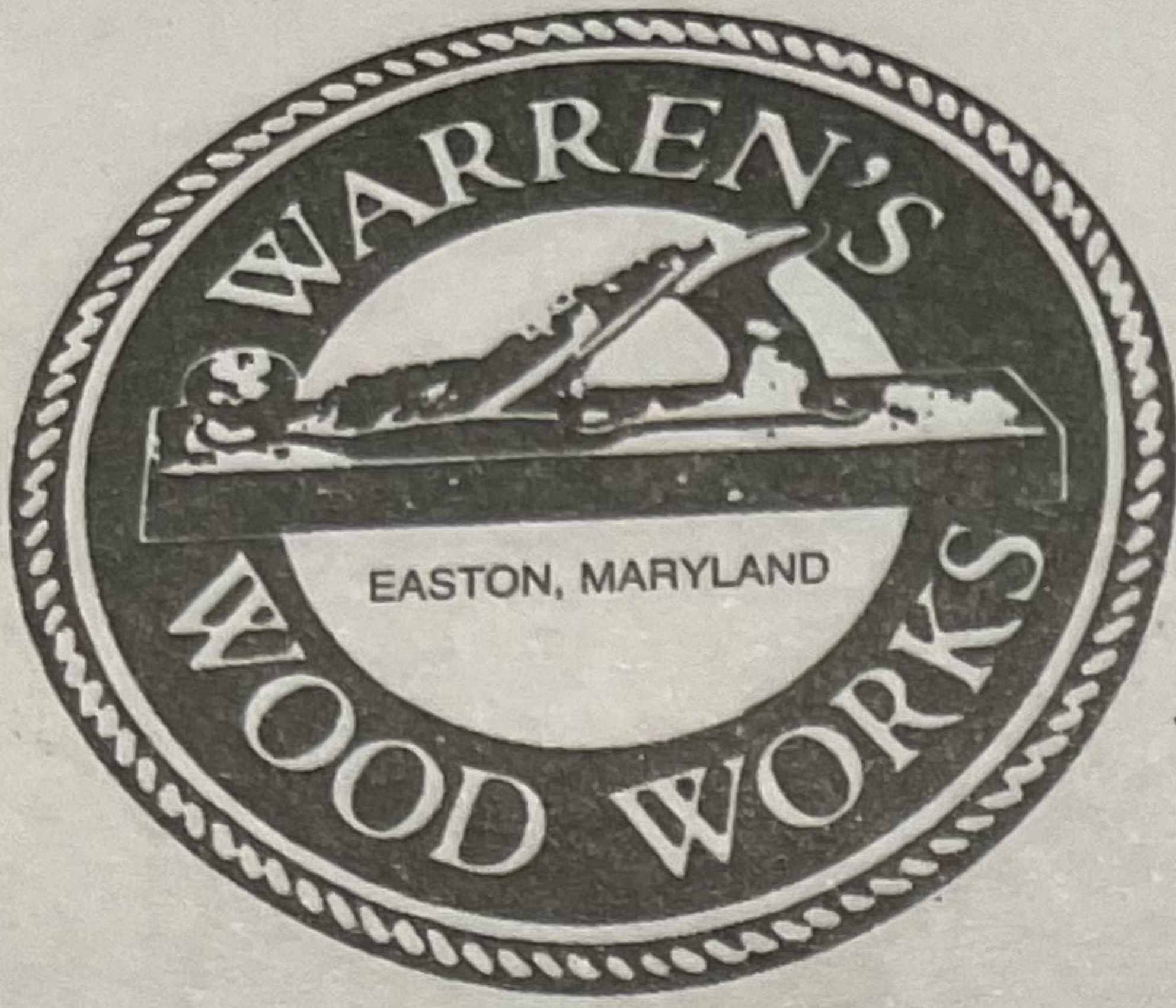
★★★★★ 13



\$21.48

★★★★★

Chat



Warren's Wood Works, Inc.

8708 BROOKS DRIVE • EASTON, MARYLAND 21601

410-820-8984

FAX 410-820-6134

www.warrenswoodworks.com

INVOICE

All Presured Trex

35) 5/4 x 6 x 8

16) 2 x 4 x 8

50) 2 x 2 x 42" Deck Baluster

6) 3/4 x 8 x 8 AZEK

3) 6 x 6 x 8

1) 2 x 12 x 12

1) 2 x 8 x 16

2) 2 x 8 x 8

1) 4 x 4 x 8



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Hardware, Cedar, Pine & Hardwoods, Doors &
Windows, Stairs, Kitchens, Millwork & Fabrication

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MAR 08 2024



TOWN OF EASTON
PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024 - 1154
Date Received:	03/08/2024
Fee Paid:	
HDC Meeting Date:	03/11/2024
Date Property Posted:	-

HD 24-27

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

214 DAVID AVE. EASTON, MD 21601

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Michael Rissolo

TELEPHONE NO.

(410) 924-4513

EMAIL

REALSLOW@GOEASTON.NET

Applicant or Agent

NAME

Bay Area Exteriors - BRIAN DELAIR

TELEPHONE NO.

(410) 200-3147

OFFICE

EMAIL

BRIAN@BAEXT.COM BRIAN@BAEXTMD.COM

Description of Proposal (include additional sheets, as necessary)

REMOVE SHINGLES DOWN TO ROOF DECK.
INSTALL NEW DECKING AS NEEDED.
INSTALL GAF TIMBERLINE HDZ ARCHITECTURAL SHINGLES.
INSTALL SYNTHETIC UNDERLAYMENT / ICE AND WATER SHIELD
INSTALL NEW STEP FLASHING / APRON FLASHING AND DRIP EDGE

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.

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If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Brian S. Delair
BRIAN S. DELAIR

Revised 4.4.2022

Claim #017463809-014



2024-03-06-10-44-23-639.jpg

Photo Taken Date: Wednesday, March 06, 2024 10:44 AM

Upload Date: Wednesday, March 06, 2024 10:44 AM

Uploaded By: Brian DeLair

TECHNICAL ADVISORY BULLETIN

To: GAF Residential Sales, GAF Contractors, GAF Field Services

From: Technical Services Department

Subject: Deck Requirements For Existing Deck Boards

Issued Date: 04/11/2011

Revised Date: 01/15/2019

No: TAB-R-2011-139

Why Is The Substrate So Important?

A shingle roof substrate is like the “foundation” for your roofing system. The substrate provides the smooth, structural base on which asphalt shingles are installed. If the substrate is inferior, the integrity of the roofing system may be compromised.

What's Considered A “Standard Deck” For Shingles?

Standard decks include:

- **Plywood or OSB...** 3/8" (9 mm) minimum thickness, C-D Exposure 1 APA Rated, as recommended by the APA – The Engineered Wood Association
- **Wood planking...** Nominal 1" (25 mm) thick (min.) x 6" (152 mm) wide (max.) wood planking, with a maximum 1/8" (3 mm) spacing at the ends and sides

Note: For existing older installations, if spacing is $> 1/8"$ (3 mm) $\leq 1/4"$ (6 mm), install a double layer of underlayment. If the spacing is greater than $1/4"$ (6 mm) install a layer of 3/8" (9 mm) minimum thickness, C-D Exposure 1 APA Rated, plywood or OSB over the wood planking.

What Are The Requirements For An Existing Deck?

When roofing over an existing deck, the following requirements must be met:

- The deck boards must have been in place for a minimum of 5 years.
- The deck must provide a smooth and sound substrate. If there are distortions in the deck, that is, warping, shrinkage, or inconsistencies so that the deck is not smooth and sound, an approved deck must be installed over the deck boards.
- There should be no gaps or spaces between the deck boards greater than $1/4"$ (6 mm). If there are gaps or spaces between the deck boards greater than $1/4"$ (6 mm), an approved deck must be installed over the deck boards.
- GAF does not recommend the installation over existing spaced or skip sheathing and does not recommend the application method of filling in between existing spaced or skip sheathing.

Note: GAF shingles are not approved for applications directly over any insulation or fiberboard.

What About Codes?

Roof decks must meet local codes. Approval from the local building department should be obtained to confirm the deck construction meets local code requirements.

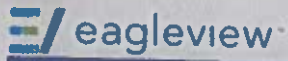
Is The Substrate Covered Under GAF's Warranties?

No. The substrate must be installed in accordance with the deck manufacturer's specifications. Roof deck installation instructions for specific deck types must be obtained from the respective manufacturer. GAF does not warrant the installation method, the performance of the decking or problems with the shingles caused by the deck or substrate.

Where Can I Get More Information?

GAF Can Assist You... with these and other questions you may have regarding your new roof installation. GAF can be contacted at **800-ROOF-411** (800-766-3411). Also, the GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit www.gaf.com to find the latest information on our products and their installation.

Important: This document supersedes any prior GAF Technical Advisory Bulletins on this topic. Please always check www.gaf.com to make sure you have the most up to date information.



214 Davis Ave. Easton, MD 21601

Premium Report

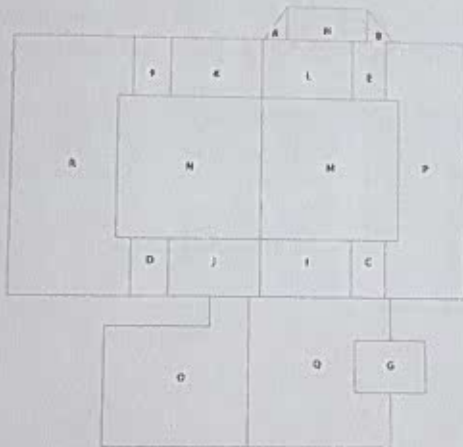
7/3/2014

Client: 017463825-014

Report: 5716/214

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



All Roof Facets
to be Replaced

PAGE 7

2024-03-06-11-22-20-312.jpg

Photo Taken Date: Wednesday, March 06, 2024 11:22 AM

Upload Date: Wednesday, March 06, 2024 11:22 AM

Uploaded By: Brian DeLair



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

RECEIVED

FEB 29 2024

Application #:	2024 - 1146
Date Received:	02/29/2024
Fee Paid:	\$25.00
HDC Meeting Date:	03/11/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

37 S west street Easton, MD

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Naveed Ichan

TELEPHONE NO.

443-225-2822

EMAIL

NaveedIchn25@gmail.com

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

HVAC need to put mini split outdoor unit at the very back corner of building for heating and A/C. building currently has no heating system guys working on drywall and floor needs heat to finish work.

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

02-29-24
Naveed L Khan

Revised 4.4.2022

Total Permit Fees \$

Part 5: Permit Information

Upon receipt of the Mechanical Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the Mechanical Contractor in charge or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Description of Proposed Work

INSTALL Ductless Heating & cooling system
~~THREE~~ INDOOR wall units. Run line sets
 AND DRAIN lines, OUTDOOR CONDENSER
 WALL UNITS MODEL 619AHBQ12XA3
 CONDENSER MODEL 38MGHBQ30DA3

Part 7: Project Equipment Types

☒ Heating	☒ Air Conditioning	☐ Ventilation	☐ Exhaust
☐ Boilers	☐ Water Heaters	☐ Refrigeration	☐ Hydronic Piping
☐ Fuel Oil Piping - Storage	☐ Solar Systems	☐ Other _____	☐ Other _____

Part 8: Project Appliance Types and Counts

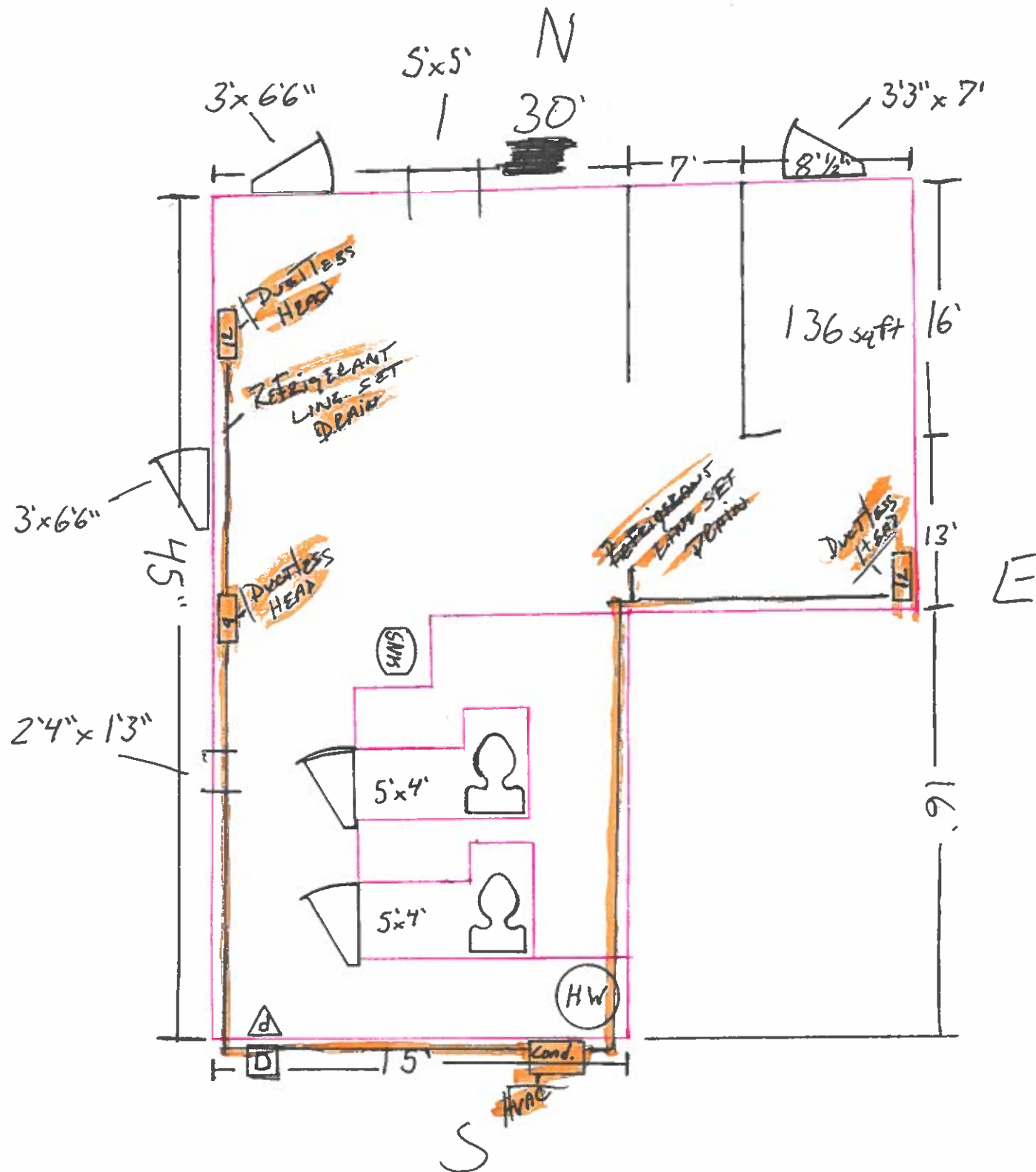
☐ Masonry Fireplaces	☐ Evaporative Condensers	☐ Gas Turbine Powered	☐ Kerosene Fired Stoves
☐ Factory Built Fireplaces	☐ Fluid Coolers	☐ Pool Heaters	☐ Oil Fired Stoves
☐ Pellet Fuel Burning	☐ Vented Wall Furnace	☐ Spa Heaters	☐ Small Ceramic Kilns
☐ Fireplace Stoves	☐ Floor Furnace	☐ Cooking Appliance	☐ Stationary Fuel Cell Power
☐ Room Heaters	☐ Duct Furnace	☐ Forced-Air Furnace	☐ Masonry Heaters
☐ Factory Built Barbeques	☐ Infrared Radiant Heaters	☐ Warm-Air Furnace	☐ Gaseous Hydrogen System
☐ Incinerators	☐ Clothes Dryers	☐ Conversion Burners	☐ Heat Recover Systems
☐ Crematories	☐ Sauna Heaters	☐ Unit Heaters	☐ Other HEAT PUMP
☐ Cooling Towers	☐ Engine Powered	☐ Vented Room Heater	☐ Other _____

Navid:
Sandwich Shop

9'3" Ceilings



W



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9216 HONEYSUCKLE DR EASTON, MD 21601
HVAC 14750

PROPOSAL FOR:

**Naveed Khan
37 West st
Easton, Md 21601**

2/28/24

2.5 TON Puctless
Heat Pump
BRYANT

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9216 HONEYSUCKLE DR EASTON, MD 21601
HVAC 14750

Heat Load Summary Report for Naveed Khan

Room Name	Square Ft.	Heating Loss BTUH	Hydronic Heat Linear Ft.	Latent / Sensible Gain BTUH	Cooling Gain BTUH	Cooling Tons	Cooling CFM
Kitchen Storage	128	3432	5.72	999 / 3248	4247	0.35	142
Kitchen	585	2908	4.85	1389 / 5434	6824	0.57	227
Waiting Room	352	5238	8.73	2024 / 6491	8515	0.71	284
Bath	20	151	0.25	227 / 421	648	0.05	22
Bath #2	20	144	0.24	227 / 746	973	0.08	32
Mope room	48	278	0.46	248 / 909	1158	0.1	39
TOTALS	1153	12151	20.25	5114 / 17249	22364	1.86	746

Disclaimer

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Prepared 2/28/24 using O'Brien Quick Loads Pro - Version 1.01 - SN: XX-XXXXXX-XXXXX

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9216 HONEYSUCKLE DR EASTON, MD 21601
HVAC 14750

Heat Load Detail Report for Naveed Khan

Room 1 of 6

Room Specifications: Kitchen Storage

Room Length (Ft.) :	16	Sq. Ft windows facing NE & NW: --	Watts Incandescent Light:	200
Room Width (Ft.) :	8	Sq. Ft windows facing South: --	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW: --	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors: 1	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) : 24		Sq. Ft. Exterior Doors: 21	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North: --		Number of People in Room: 1	BTUH Appliance Sensible Heat:	--
Sq. Ft windows facing E & W: --			BTUH Appliance Latent Heat:	--

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
Outside (Below ground):	60	Outside (Below ground) :	60
Unconditioned Space :	97	Unconditioned Space :	60
Above Ceiling (Attic/Crawl Space) :	115	Above Ceiling (Attic/Crawl Space) :	50
Concrete Slab (Ground temperature) :	80	Concrete Slab (Ground temperature) :	55
Unconditioned Basement :	60	Unconditioned Basement :	55
Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
Occupant Latent Load (BTUH per person) :	200
Duct Insulation Factor :	8
Duct Temperature Difference (Summer) :	30
Duct Temperature Difference (Winter) :	45
Humidity Difference Inside/Outside % (Summer) :	20
Humidity Difference Inside/Outside % (Winter) :	15
Fresh Air Per Person (CFM) :	2
Air Change Factor (Air change per hour) :	.5
Space Shading Factor :	.4
Air Handler Design Cooling (CFM per ton) :	400
Hydronic Heat (BTUH per linear ft) :	600

Insulation Values (U-Factors)

Exposed Walls (Above Ground) :	.080
Exposed Walls (Below Ground) :	.5
Partitions :	.075
Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	373	Appliance/Elec Motor Latent Heat Gain (BTUH) :	200
Ceiling or Roof Heat Gain (BTUH) :	278	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	932
Floor Heat Gain (BTUH) :	1	Ventilation Latent Heat Gain (BTUH) :	799
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	1481
Exterior Door & North Window Heat Gain (BTUH) :	184	Summer Total Latent Heat Gain:	999
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	3248
Total Transmission Heat Gain (BTUH) :	835	TOTAL SUMMER COOLING LOAD (BTUH) :	4247

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	579	Latent Ventilation Heat Losses (BTUH) :	599
Sensible Ventilation Heat Losses (BTUH) :	2254	Hydronic Heat(Linear Ft.) :	6
		TOTAL WINTER HEATING LOAD (BTUH) :	3432

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

Disclaimer

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9216 HONEYSUCKLE DR EASTON, MD 21601
HVAC 14750

Heat Load Detail Report for Naveed Khan

Room 2 of 6

Room Specifications: Kitchen

Room Length (Ft.) :	13	Sq. Ft windows facing NE & NW: --	Watts Incandescent Light:	400
Room Width (Ft.) :	45	Sq. Ft windows facing South: --	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW: --	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors: --	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) :	26	Sq. Ft. Exterior Doors: --	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North:	--	Number of People in Room: 2	BTUH Appliance Sensible Heat:	800
Sq. Ft windows facing E & W:	--		BTUH Appliance Latent Heat:	400

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
Outside (Below ground):	60	Outside (Below ground) :	60
Unconditioned Space :	97	Unconditioned Space :	60
Above Ceiling (Attic/Crawl Space) :	115	Above Ceiling (Attic/Crawl Space) :	50
Concrete Slab (Ground temperature) :	80	Concrete Slab (Ground temperature) :	55
Unconditioned Basement :	60	Unconditioned Basement :	55
Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
Occupant Latent Load (BTUH per person) :	200
Duct Insulation Factor :	8
Duct Temperature Difference (Summer) :	30
Duct Temperature Difference (Winter) :	45
Humidity Difference Inside/Outside % (Summer) :	20
Humidity Difference Inside/Outside % (Winter) :	15
Fresh Air Per Person (CFM) :	2
Air Change Factor (Air change per hour) :	.5
Space Shading Factor :	.4
Air Handler Design Cooling (CFM per ton) :	400
Hydronic Heat (BTUH per linear ft) :	600

Insulation Values (U-Factors)

Exposed Walls (Above Ground) :	.080
Exposed Walls (Below Ground) :	.5
Partitions :	.075
Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	404	Appliance/Elec Motor Latent Heat Gain (BTUH) :	800
Ceiling or Roof Heat Gain (BTUH) :	1271	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	2664
Floor Heat Gain (BTUH) :	4	Ventilation Latent Heat Gain (BTUH) :	589
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	1092
Exterior Door & North Window Heat Gain (BTUH) :	0	Summer Total Latent Heat Gain:	1389
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	5434
Total Transmission Heat Gain (BTUH) :	1678	TOTAL SUMMER COOLING LOAD (BTUH) :	6824

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	804	Latent Ventilation Heat Losses (BTUH) :	442
Sensible Ventilation Heat Losses (BTUH) :	1662	Hydronic Heat(Linear Ft.) :	5
		TOTAL WINTER HEATING LOAD (BTUH) :	2908

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

Disclaimer

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HVAC 14750

Heat Load Detail Report for Naveed Khan

Room 3 of 6

Room Specifications: Waiting Room

Room Length (Ft.) :	22	Sq. Ft windows facing NE & NW: --	Watts Incandescent Light:	400
Room Width (Ft.) :	16	Sq. Ft windows facing South: --	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW: --	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors: 1	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) :	38	Sq. Ft. Exterior Doors: 21	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North: 50		Number of People in Room: 5	BTUH Appliance Sensible Heat:	--
Sq. Ft windows facing E & W: --			BTUH Appliance Latent Heat:	--

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
Outside (Below ground):	60	Outside (Below ground) :	60
Unconditioned Space :	97	Unconditioned Space :	60
Above Ceiling (Attic/Crawl Space) :	115	Above Ceiling (Attic/Crawl Space) :	50
Concrete Slab (Ground temperature) :	80	Concrete Slab (Ground temperature) :	55
Unconditioned Basement :	60	Unconditioned Basement :	55
Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
Occupant Latent Load (BTUH per person) :	200
Duct Insulation Factor :	8
Duct Temperature Difference (Summer) :	30
Duct Temperature Difference (Winter) :	45
Humidity Difference Inside/Outside % (Summer) :	20
Humidity Difference Inside/Outside % (Winter) :	15
Fresh Air Per Person (CFM) :	2
Air Change Factor (Air change per hour) :	.5
Space Shading Factor :	.4
Air Handler Design Cooling (CFM per ton) :	400
Hydronic Heat (BTUH per linear ft) :	600

Insulation Values (U-Factors)

Exposed Walls (Above Ground) :	.080
Exposed Walls (Below Ground) :	.5
Partitions :	.075
Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	590	Appliance/Elec Motor Latent Heat Gain (BTUH) :	1000
Ceiling or Roof Heat Gain (BTUH) :	765	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	2614
Floor Heat Gain (BTUH) :	2	Ventilation Latent Heat Gain (BTUH) :	1024
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	1899
Exterior Door & North Window Heat Gain (BTUH) :	621	Summer Total Latent Heat Gain:	2024
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	6491
Total Transmission Heat Gain (BTUH) :	1977	TOTAL SUMMER COOLING LOAD (BTUH) :	8515

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	1579	Latent Ventilation Heat Losses (BTUH) :	768
Sensible Ventilation Heat Losses (BTUH) :	2890	Hydronic Heat(Linear Ft.) :	9
		TOTAL WINTER HEATING LOAD (BTUH) :	5238

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

Disclaimer

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HVAC 14750

Heat Load Detail Report for Naveed Khan

Room 4 of 6

Room Specifications: Bath

Room Length (Ft.) :	5	Sq. Ft windows facing NE & NW:	--	Watts Incandescent Light:	--
Room Width (Ft.) :	4	Sq. Ft windows facing South:	--	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW:	--	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors:	--	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) :	5	Sq. Ft. Exterior Doors:	--	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North:	--	Number of People in Room:	1	BTUH Appliance Sensible Heat:	--
Sq. Ft windows facing E & W:	--			BTUH Appliance Latent Heat:	--

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
Outside (Below ground):	60	Outside (Below ground) :	60
Unconditioned Space :	97	Unconditioned Space :	60
Above Ceiling (Attic/Crawl Space) :	115	Above Ceiling (Attic/Crawl Space) :	50
Concrete Slab (Ground temperature) :	80	Concrete Slab (Ground temperature) :	55
Unconditioned Basement :	60	Unconditioned Basement :	55
Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
Occupant Latent Load (BTUH per person) :	200
Duct Insulation Factor :	8
Duct Temperature Difference (Summer) :	30
Duct Temperature Difference (Winter) :	45
Humidity Difference Inside/Outside % (Summer) :	20
Humidity Difference Inside/Outside % (Winter) :	15
Fresh Air Per Person (CFM) :	2
Air Change Factor (Air change per hour) :	.5
Space Shading Factor :	.4
Air Handler Design Cooling (CFM per ton) :	400
Hydronic Heat (BTUH per linear ft) :	600

Insulation Values (U-Factors)

Exposed Walls (Above Ground) :	.080
Exposed Walls (Below Ground) :	.5
Partitions :	.075
Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	78	Appliance/Elec Motor Latent Heat Gain (BTUH) :	200
Ceiling or Roof Heat Gain (BTUH) :	43	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	250
Floor Heat Gain (BTUH) :	0	Ventilation Latent Heat Gain (BTUH) :	27
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	50
Exterior Door & North Window Heat Gain (BTUH) :	0	Summer Total Latent Heat Gain:	227
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	421
Total Transmission Heat Gain (BTUH) :	121	TOTAL SUMMER COOLING LOAD (BTUH) :	648

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	55	Latent Ventilation Heat Losses (BTUH) :	20
Sensible Ventilation Heat Losses (BTUH) :	76	Hydronic Heat(Linear Ft.) :	0
		TOTAL WINTER HEATING LOAD (BTUH) :	151

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

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9216 HONEYSUCKLE DR EASTON, MD 21601
HVAC 14750

Heat Load Detail Report for Naveed Khan

Room 5 of 6

Room Specifications: Bath #2

Room Length (Ft.) :	4	Sq. Ft windows facing NE & NW:	--	Watts Incandescent Light:	100
Room Width (Ft.) :	5	Sq. Ft windows facing South:	--	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW:	--	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors:	--	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) :	4	Sq. Ft. Exterior Doors:	--	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North:	--	Number of People in Room:	1	BTUH Appliance Sensible Heat:	--
Sq. Ft windows facing E & W:	--			BTUH Appliance Latent Heat:	--

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
Outside (Below ground):	60	Outside (Below ground) :	60
Unconditioned Space :	97	Unconditioned Space :	60
Above Ceiling (Attic/Crawl Space) :	115	Above Ceiling (Attic/Crawl Space) :	50
Concrete Slab (Ground temperature) :	80	Concrete Slab (Ground temperature) :	55
Unconditioned Basement :	60	Unconditioned Basement :	55
Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
Occupant Latent Load (BTUH per person) :	200
Duct Insulation Factor :	8
Duct Temperature Difference (Summer) :	30
Duct Temperature Difference (Winter) :	45
Humidity Difference Inside/Outside % (Summer) :	20
Humidity Difference Inside/Outside % (Winter) :	15
Fresh Air Per Person (CFM) :	2
Air Change Factor (Air change per hour) :	.5
Space Shading Factor :	.4
Air Handler Design Cooling (CFM per ton) :	400
Hydronic Heat (BTUH per linear ft :	600

Insulation Values (U-Factors)

Exposed Walls (Above Ground) :	.080
Exposed Walls (Below Ground) :	.5
Partitions :	.075
Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	62	Appliance/Elec Motor Latent Heat Gain (BTUH) :	200
Ceiling or Roof Heat Gain (BTUH) :	43	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	591
Floor Heat Gain (BTUH) :	0	Ventilation Latent Heat Gain (BTUH) :	27
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	50
Exterior Door & North Window Heat Gain (BTUH) :	0	Summer Total Latent Heat Gain:	227
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	746
Total Transmission Heat Gain (BTUH) :	106	TOTAL SUMMER COOLING LOAD (BTUH) :	973

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	49	Latent Ventilation Heat Losses (BTUH) :	20
Sensible Ventilation Heat Losses (BTUH) :	76	Hydronic Heat(Linear Ft.) :	0
		TOTAL WINTER HEATING LOAD (BTUH) :	144

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

Disclaimer

These computed results should be treated as estimates only and should be viewed as only one of the many tools required for a professional installation. The installing contractor's experience and expert judgement are also major factors in sizing and installing a complete system. The weather, customer usage, duct installation, and structure design may vary on each estimate and should be taken into account. Correct system sizing is based on the systems ability to meet both latent and sensible heat requirements, not just total BTUs.

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Heat Load Detail Report for Naveed Khan

Room 6 of 6

Room Specifications: Mope room

Room Length (Ft.) :	6	Sq. Ft windows facing NE & NW:	--	Watts Incandescent Light:	100
Room Width (Ft.) :	8	Sq. Ft windows facing South:	--	Watts Flourescent Light:	--
Room Height (Ft.) :	9	Sq. Ft windows facing SE & SW:	--	Duct Length from A/H to room:	--
Exposed Wall Length (Ft.) :	--	Number of Exterior Doors:	--	Number of Large Electric Motors:	--
Wall against unconditioned room (Ft.) :	8	Sq. Ft. Exterior Doors:	--	Average Electric Motor Horsepower:	--
Sq. Ft windows facing North:	--	Number of People in Room:	1	BTUH Appliance Sensible Heat:	--
Sq. Ft windows facing E & W:	--			BTUH Appliance Latent Heat:	--

Indoor/Outdoor Design Temperatures (degrees Farenheit)

Summer:		Winter:	
Inside (Thermostat setting) :	74	Inside (Thermostat setting) :	70
Outside (Above ground):	97	Outside (Above ground) :	35
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Below Floor Crawl Space :	70	Below Floor Crawl Space :	55

Applicable Temperatures: Above Ceiling: Attic or Crawl Space Below Floor: Concrete Slab Exposed Walls: Above Ground

Design Conditions

Occupant Sensible Load (BTUH per person) :	250
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Duct Insulation Factor :	8
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Hydronic Heat (BTUH per linear ft) :	600

Insulation Values (U-Factors)

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Roof/Ceiling :	.053
Floor (Above basement) :	.054
Floor (Concrete slab) :	.001
Floor (Between conditioned spaces) :	.287
Doors :	.46
Windows :	.665

Calculated Room Results - Summer Heat Gains

Wall Heat Gain (BTUH) :	124	Appliance/Elec Motor Latent Heat Gain (BTUH) :	200
Ceiling or Roof Heat Gain (BTUH) :	104	Appliance/Elec Motor Sensible Heat Gain (BTUH) :	591
Floor Heat Gain (BTUH) :	0	Ventilation Latent Heat Gain (BTUH) :	48
Glass Heat Gain (BTUH) :	0	Ventilation Sensible Gain (BTUH) :	90
Exterior Door & North Window Heat Gain (BTUH) :	0	Summer Total Latent Heat Gain:	248
Solar Heat Gain (BTUH) :	0	Summer Total Sensible Heat Gain (BTUH) :	909
Total Transmission Heat Gain (BTUH) :	229	TOTAL SUMMER COOLING LOAD (BTUH) :	1158

Calculated Room Results - Winter Heat Losses

Transmission Heat Losses (BTUH) :	106	Latent Ventilation Heat Losses (BTUH) :	36
Sensible Ventilation Heat Losses (BTUH) :	136	Hydronic Heat(Linear Ft.) :	0
		TOTAL WINTER HEATING LOAD (BTUH) :	278

Calculated Totals for Entire Structure

Size of Structure (Sq. Ft.):	1153	Total Sensible Heat Gain (BTUH):	17249
Total Heat Loss (BTUH):	12151	Total Cooling Gain (BTUH):	22364
Total Hydronic Heat (Linear Ft.):	20.25	Total Cooling Requirement (Tons):	1.86
Total Latent Heat Gain (BTUH):	5114	Total Cooling CFM:	746

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