



## Historic District Commission MEETING AGENDA

Monday, March 25, 2024 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for March 25, 2024.

### Old Business

- 1) **Application Number:** 2023-920  
**Applicant:** Andrew Becker  
**Location:** 205 Talbot Street  
Tax Map 104, Parcel 1905  
**Zoning District:** R-7A  
**Request:** Amendment to a Previously Approved Roof Replacement.
- 2) **Application Number:** 2022 - 738  
**Applicant:** VP Construction  
**Location:** 15 S. Higgins Street  
Tax Map 104, Grid 000, Parcel 1601  
**Zoning District:** CB  
**Request:** Windows Installation.

### New Business

- 1) **Application Number:** 2024 - 1157  
**Applicant:** Jennifer Gilmer Kitchen & Bath  
c/o Nancy McCarren, AIA  
**Location:** 108 Brookletts Avenue  
Tax Map 105, Grid 0EA, Parcel 2115  
**Zoning District:** R-10A  
**Request:** Addition of Windows.
- 2) **Application Number:** 2024 - 1155  
**Applicant:** Beaverdam Builders LLC  
**Location:** 220 S. Washington Street  
Tax Map 105, Grid 000, Parcel 2089  
**Zoning District:** R-10A  
**Request:** Porch and Step Replacement.

- 3)     **Application Number:**                     2024 - 1158  
       **Applicant:**                             Barrow & Sons LLC  
       **Location:**                             121 N. Locust Lane  
                                                   Tax Map 103, Grid 0EA, Parcel 0720  
  
       **Zoning District:**                     R-7A  
       **Request:**                             Roof Replacement.
- 4)     **Application Number:**                     2024 - 1160  
       **Applicant:**                             Marasun Roofing LLC  
       **Location:**                             117 South Street  
                                                   Tax Map 104, Grid 000, Parcel 1544  
  
       **Zoning District:**                     R-7A  
       **Request:**                             In-Kind Roof Replacement and Vinyl  
                                                   Window Installation.

#### **Discussion Item**

#### **Approval of Minutes.**

- 1)     Approval of the Draft Decision Summary from the March 11, 2024 meeting.

#### **Administrative Approval**

- 1)     **Application Number:**                     2024 - 1159  
       **Applicant:**                             All Exteriors LLC  
       **Location:**                             203 E. Earle Avenue  
                                                   Tax Map 105, Grid 000, Parcel 2128  
  
       **Zoning District:**                     R-10A  
       **Request:**                             In-Kind Asphalt Shingle Replacement.
- 2)     **Application Number:**                     2024 - 1161  
       **Applicant:**                             Mid-Shore Exteriors  
       **Location:**                             313 S. Aurora Street  
                                                   Tax Map: 105, Grid 0EA, Parcel 2250  
  
       **Zoning District:**                     R-10A  
       **Request:**                             In-Kind Roof Replacement.
- 3)     **Application Number:**                     2022 - 701  
       **Applicant:**                             Laurence and Kelly Pezor  
       **Location:**                             407 Goldsborough Street  
                                                   Tax Map 103, Grid 0EA, Parcel 0747  
  
       **Zoning District:**                     R-7A



**Request:** HVAC Installation.

- 4) **Application Number:** 2024 - 1164  
**Applicant:** Jeffrey Mallory  
**Location:** 523 Goldsborough Street  
Tax Map 103, Grid 0EA, Parcel 0764  
**Zoning District:** R-7A  
**Request:** In-Kind Fence Replacement.
- 5) **Application Number:** 2024 - 1153  
**Applicant:** Shaw's Heating, Air & Plumbing  
**Location:** 515 August Street  
Tax Map 103, Grid 0EA, Parcel 1044  
**Zoning District:** CB  
**Request:** HVAC Installation.
- 6) **Application Number:** 2024 - 1168  
**Applicant:** DBS Fine Jewelers  
**Location:** 7 N. Harrison Street  
Tax Map 103, Grid 0EA, Parcel 1196,  
Lot 2  
**Zoning District:** CB  
**Request:** Sign Installation (Small).

**Consent Docket**

**Adjournment.**



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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 205 Talbot Street

**Application Number:** 2023-920

**Request:** Revision

### Executive Summary:

The applicant is proposing an amendment to the certificate of appropriateness issued by the HDC in April of 2023. The original approval was for an in-kind asphalt shingle roof replacement. The applicant is now proposing to install a new standing seam metal roof.

### Background:

In April of 2023, the HDC granted a certificate of appropriateness for significant renovations to this structure. That scope of work included the construction of a new rear addition, replacement of the existing foundation, replacement of the existing roof, replacement of the original doors, and the restoration of the original wooden siding. In October of 2023, that COA was amended to reflect the new foundation having a brick veneer instead of the originally approved parged block foundation.

### Historic District Guidelines:

#### Guideline 70. Roof Material

- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.**
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).**



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

**DRAFT MOTIONS:**

1. I move that the Historic District Commission **approve** the revised application based on the finding that the proposed standing seam metal roof is consistent with the building's architectural style.

OR

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

OR

3. I move an alternate motion.



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

## EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                         |                    |                           |                          |                                     |                     |                     |                |
|-------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-------------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                           |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>                   |                     |                     |                |
| 2101004794                                                              |                    | 205 TALBOT ST             |                          | BROOKS, MARIE                       |                     |                     |                |
| <b>YEAR BUILT</b>                                                       |                    | <b>PHYSICAL CONDITION</b> |                          |                                     |                     |                     |                |
| 1900                                                                    |                    | FAIR                      |                          |                                     |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                              |                    |                           |                          | <b>ADDITION(S)</b>                  |                     |                     |                |
| NONE                                                                    |                    |                           |                          | RIGHT SIDE CONCRETE BLOCK EXTENSION |                     |                     |                |
| <b>NHL DISTRICT</b>                                                     | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>               | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                         |                    |                           |                          | B                                   |                     | Y                   |                |
| <b>NOTES</b>                                                            |                    |                           |                          |                                     |                     |                     |                |
| ORIGINAL 2/2 WINDOWS AND HISTORIC/ POSSIBLY ORIGINAL DOOR VINYL SIDING. |                    |                           |                          |                                     |                     |                     |                |



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

**Meeting Date:** 10/24/2023  
**Application Number:** 2023-920  
**Location:** 205 Talbot Street  
**Applicant:** Andrew Becker

**Request:** The applicant is proposing to construct a new 14'-8" x 20' rear addition to an existing contributing structure. The new addition will occupy a slightly smaller footprint than the existing structure and will be slightly shorter. The HDC survey notes that there is already a concrete block extension on the right side of the structure. The addition will use Hardi Plank siding to differentiate it from the existing structure; new wood windows on the street facing first floor; and aluminum-clad windows on the second and non-street facing facades. On the existing structure, the applicant is proposing to replace the existing foundation and roof. The applicant will repair the original wooden windows on the original structure. The applicant is also proposing to remove the existing vinyl siding; and repair and replace in-kind the underlying wooden siding. The elevations note that the two existing doors will be replaced. This is a contributing building to the Historic District.

*Historic District Guideline references:*

- i. Guideline 100. Rear Additions
- ii. Guideline 41. Maintain Original and Historic Doors
- iii. Guideline 42. Make Sensitive Replacements
- iv. Guideline 76. Preserve Historic Wood Siding
- v. Guideline 89. Maintain Historic Windows
- vi. Guideline 126. Arrangement (Windows)
- vii. Guideline 127. Window Type

**Commissioner Pezor moved to approve the application with the condition that:**

- 1) the original structure including the trim shall remain wood;
- 2) the new addition shall be Hardi with Azek corners and trim, including the fascia;
- 3) the chimney shall be rebuilt as a faux chimney, and supported underneath the roof line;
- 4) the front porch, the two landings, and steps shall be Aeratis material;
- 5) the existing vinyl siding shall be removed, and the original wood siding shall be replaced or repaired in-kind;
- 6) *The foundation shall have a brick veneer (2023.10.23 Amendment)*
- 7) ~~parging shall be done to two new block foundations;~~
- 8) doors on the original structure shall be replaced in-kind as wood;
- 9) electrical and HVAC shall be located on the north facade;
- 10) the windows facing Talbot Street on the first floor of the addition shall be wood;
- 11) the remaining windows shall be Marvin Elevate Fiberglass-Clad; and
- 12) the windows of first floor of the new addition shall be Marvin Ultimate Wood.

**Commissioner Brophy seconded the motion.**

**Vote 5-0-1**

**FOR: 5- Demby, Brophy, Greer, Pezor, Sebastian**

**ABSENT: 1- Bateman**

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

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

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

Nicholas Johnson  
Representative, Historic District Commission

5/9/2023  
Date



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

RECEIVED  
MAR 11 2024  
TOWN OF EASTON

|                                  |
|----------------------------------|
| Application #: 2023-920 HD 23-47 |
| Date Received: 03/11/2024        |
| Fee Paid: -                      |
| HDC Meeting Date: 03/25/2024     |
| Date Property Posted: 03/18/2024 |

## 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: 205 Talbot Street, Easton, MD 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1900    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: Andrew Becker  
TELEPHONE NO.: 949-433-7466    EMAIL: beckcont@gmail.com

### Applicant or Agent

NAME: Andrew Becker  
TELEPHONE NO.: 949-433-7466    EMAIL: beckcont@gmail.com

Description of Proposal (include additional sheets, as necessary)

|                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request to change the approved asphalt shingle roof to a black standing seam metal roof. This will include the existing structure as well as the addition. Metal roof manufacture spec sheets attached. Existing fascia, trim, and soffit to remain. |
|                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                      |

### 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

|               |
|---------------|
|               |
| 27 Dec 2023   |
| Andrew Becker |

Revised 4.4.2022

## Addition and Renovations

205 Talbot Street  
Easton, Maryland 21601

Michael Justin Dowling  
ARCHITECT

6 Steele Avenue  
Annapolis, MD 21401  
410 703-3570  
MDowlingRA@gmail.com

ARCHITECTURE - URBAN DESIGN

Sheet

Date: 7/2/2023

Job:

Printed:

Revised: 2 JULY 2023

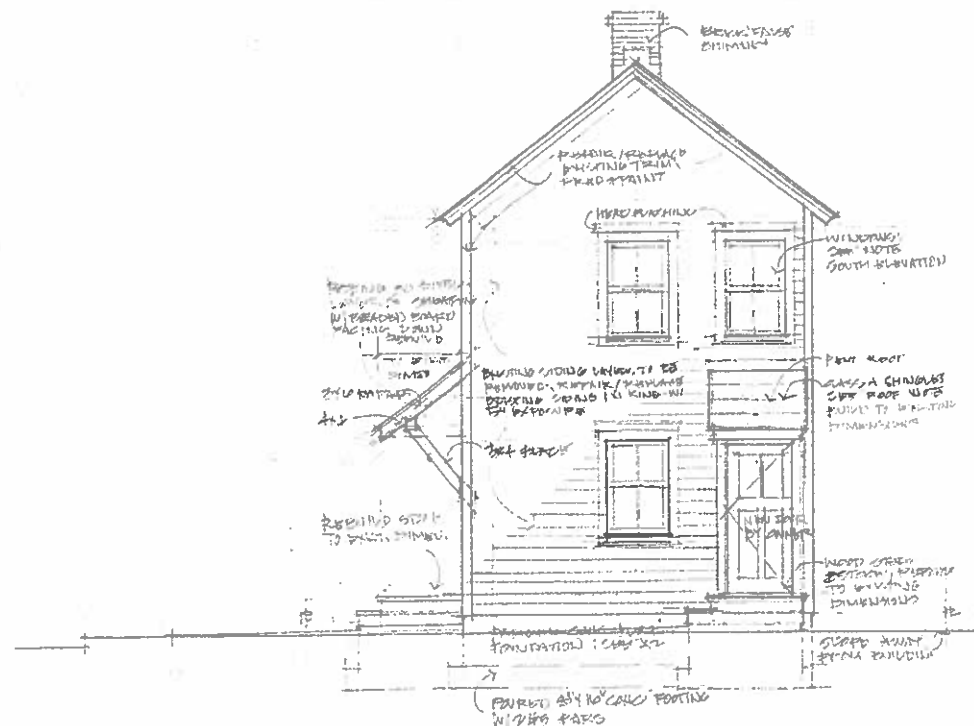
A5

As these drawings are an instrument of limited service, need for professional services, consultation, and/or services by the Architect are advised with respect to construction or modification of building construction.

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The Architect assumes no responsibility for unauthorized changes to these drawings. All dimensions and conditions must be verified in the field before commencing work, and all discrepancies in or between the Architect's Drawings and/or existing and constructed conditions must be brought to the Architect's attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to the intent of the work. Field conditions may necessitate changes, adjustments and/or clarification of details.

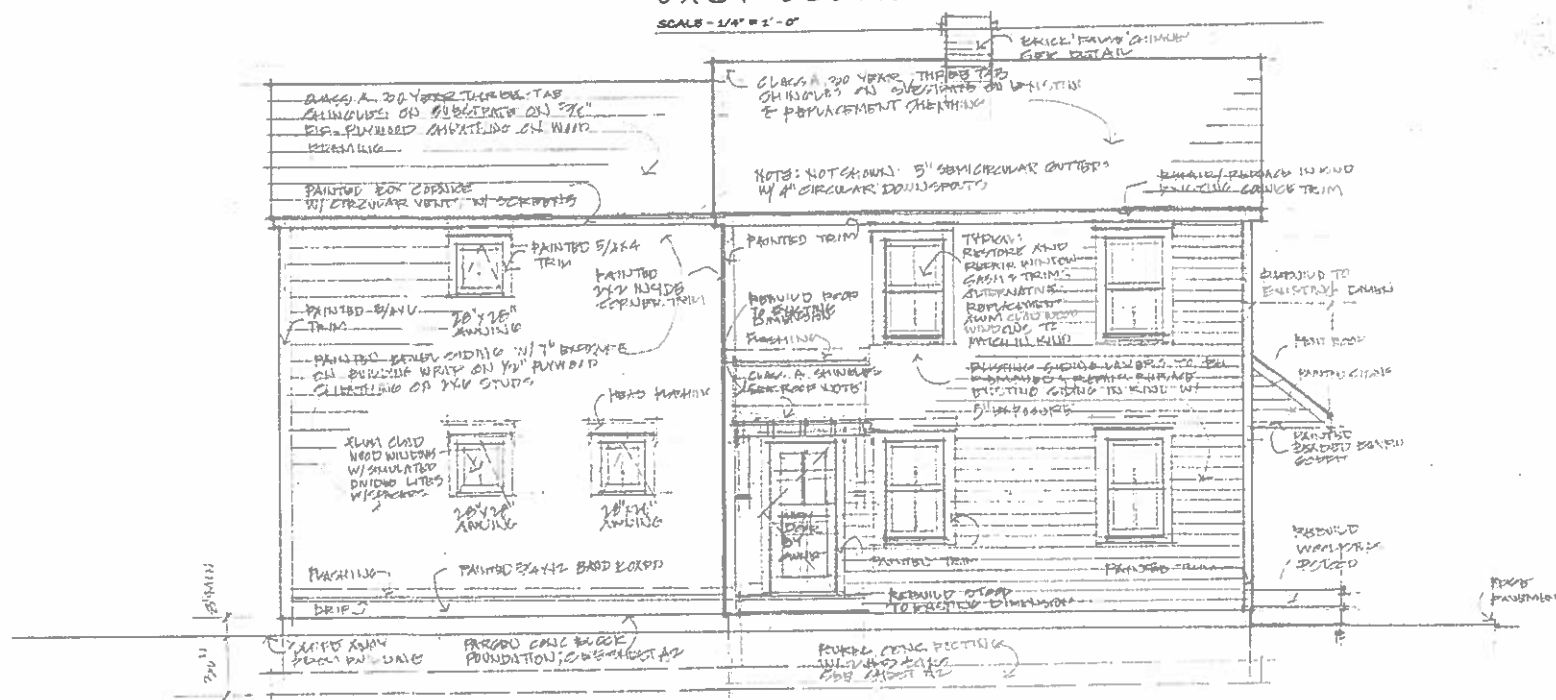
MichaelDowlingARCHITECT.com



Notes are Typical

## EAST ELEVATION

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



Notes are Typical

## SOUTH ELEVATION

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



## Addition and Renovations

205 Talbot Street  
Easton, Maryland 21601

Michael Justin Dowlin  
ARCHITECT

6 Steele Avenue  
Annapolis, MD 21401  
410 703-3570  
MDowlingRA@gmail.com

ARCHITECTURE - URBAN DESIGN

Sheet

Date: 07/20/2017

Job:

Printed:

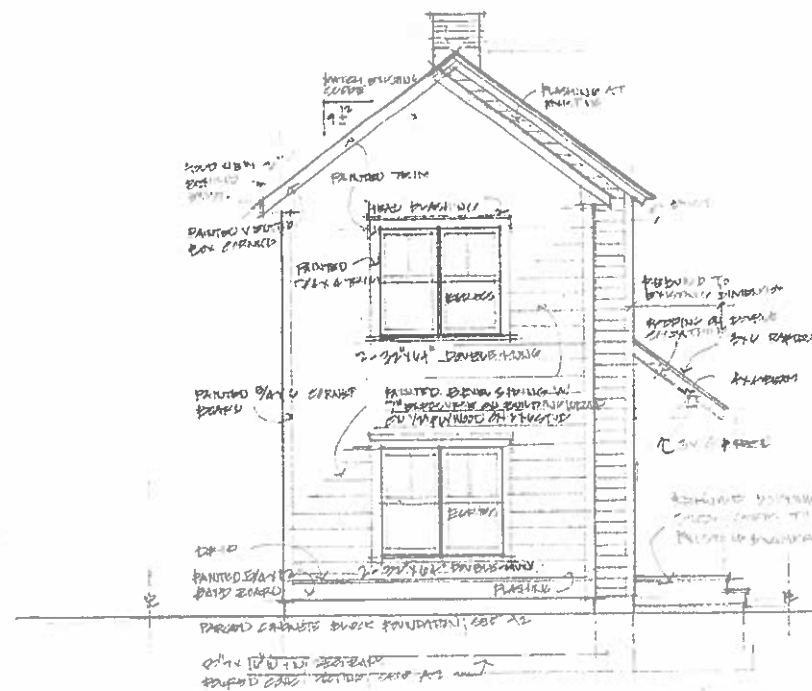
Revised: 6 JULY 2017

A6

As these drawings are an instrument of limited service, need for professional services, consultation, and of services by the Architect are advised with respect to construction or modification of building construction. These Architectural Drawings are given in confidence and shall only be used pursuant to the agreement with Architect. No other use, dissemination or duplication shall be made without the prior written consent of the Architect. All common law rights of copyright and otherwise hereby specifically reserved. ©2017

The Architect assumes no responsibility for unanticipated changes to these drawings. All dimensions and conditions must be verified in the field before commencing work, and all discrepancies in or between the Architect's Drawings and/or existing and constructed conditions must be brought to the Architect's attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to the extent of the work. Field conditions may necessitate changes, adjustments and/or clarification of details.

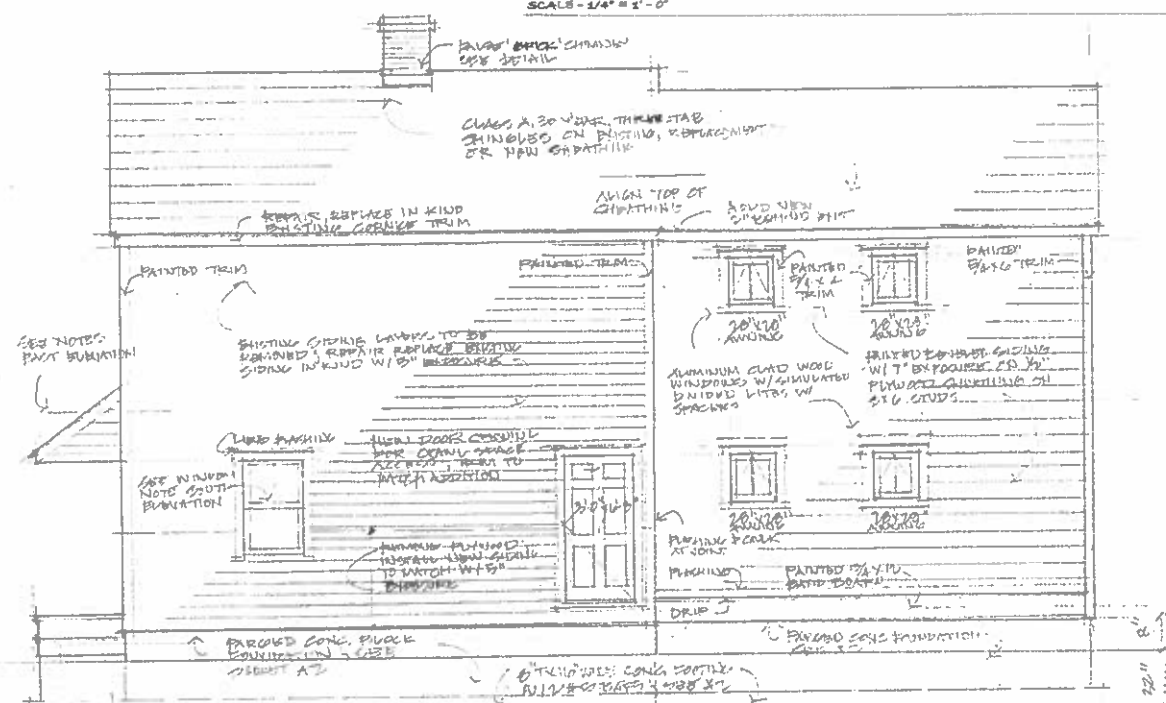
MichaelDowlingARCHITECT.com



Notes are Typical

## WEST ELEVATION

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



Notes are Typical

## NORTH ELEVATION

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

# EVERLOC®

## THE NEXT GENERATION METAL ROOFING

### Advantages

- Thicker steel reduces the appearance of "oil-canning" and purlin see-through
- Greater snow and wind yields and hail resistance
- Concealed Fastener System
- Installation over existing roof
- Energy Efficient

RECOMMENDED  
**3:12**  
PITCH  
AND ABOVE

**26**  
GAUGE

**16"**  
(+ or - 1/4")  
OVERALL  
COVERAGE  
\*CUSTOM WIDTH  
AVAILABLE

**1"**  
SEAM  
HEIGHT

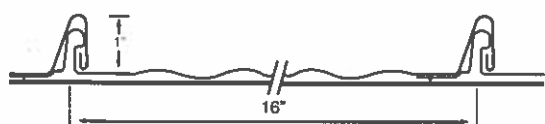
**Everlast  
Roofing, Inc.**

EVERLASTROOFING.COM

# EVERLOC®

## Standard Specifications

- Structural Steel Grade 50 produced in conformance with ASTM792
- 50,000 PSI minimum yield
- Custom cut to the inch from 4' to 22'
- Panel formed with striations
- Available in a wide variety of colors



Everloc® - Roof: Charcoal

## Description

### Attractive Design

The Everloc® panel has the elegant look of traditional style standing seam roofing without the cost or labor of clips or seaming tools. Everloc® is designed to be installed over a waterproof solid substrate and utilizes a slotted leg for fastening. Our high-quality, pre-painted metal roofing affords an attractive life cycle cost as they will not crack, shrink, or erode. This makes them a long lasting alternative to many conventional roofing materials. A homeowner is certain to achieve a designer look from our wide selection of styles and colors, creating an aesthetically pleasing appearance that will have a positive influence on re-sale.

### Superior Strength

The Everloc® panel is 16" (+/- 1/4") wide with a 1" high seam. This makes it a model choice for residential roofing, mansard and fascia applications. The absence of exposed fasteners and the water-tight side lap allows for applications on roof pitches as low as 3:12. Made with high strength steel, Everloc® resists corrosion with the help of a galvalume coating.

|                |                                 |
|----------------|---------------------------------|
| SERIES         | 26 Gauge                        |
| SUBSTRATE      | Galvalume / Galvanized          |
| FINISH         | Synergy™                        |
| FILM INTEGRITY | 40 Years                        |
| FADE / CHALK   | 30 Years                        |
| PERFORMANCE    | 25 Years<br>Acrylic Coated AZ55 |

### UL Ratings

- UL Construction No#580 UPLIFT TEST
- UL 2218 Class 4 IMPACT RESISTANCE
- UL 790 Class A FIRE RESISTANCE

LEBANON, PA  
888.339.0059

ORWELL, OH  
877.866.9955

HOWE, IN  
866.562.3782

BRIDGTON, ME  
800.677.2060





**Brite White**<sup>■</sup>  
1106



**Ash Gray**<sup>\*</sup>  
1201



**Slate**  
1236



**Charcoal**  
1212

**Beige**<sup>\*</sup>  
1302



**Light Stone**  
1325



**Tan**<sup>\*</sup>  
1341



**Clay**<sup>\*</sup>  
1313



**Brown**<sup>■\*</sup>  
1708



**Bronze**  
1707



**Ocean Blue**<sup>\*</sup>  
1628



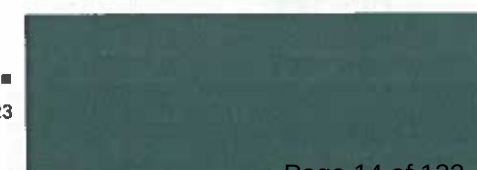
**Heron Blue**<sup>\*</sup>  
1621



**Patina Green**<sup>\*</sup>  
1529



**Ivy**<sup>■</sup>  
1523



# SYNERGY<sup>TM</sup>

## Color Guide

The Synergy<sup>TM</sup> Paint System has a high performing resin formulation, the strongest SMP system in the industry. It has proved, over time, to bring you:

- Improved chalk resistance
- Improved fade resistance
- Improved gloss retention
- Excellent color durability
- Good resistance to atmospheric staining and dirt residue

Colors marked with a square (■) are Economy Series colors.

Colors marked with an asterisk (\*) are subject to extended lead times for 26 gauge material.

**DISCLAIMER:** This color chart is to be used as a guide only. These colors are a close approximation, but due to various factors, they may not be exact. For specific color-matching, samples are available by request.

**Black**  
1803



**Burgundy**<sup>\*</sup>  
1410



**Red**<sup>■</sup>  
1430



**Crimson Red**<sup>\*</sup>  
1415



# SYNERGY™

## Paint System

| PROFILE        | Everlast II® & Everdrain®                          |                                       | PBR                                | Everloc®                           |                            |
|----------------|----------------------------------------------------|---------------------------------------|------------------------------------|------------------------------------|----------------------------|
| SERIES         | OMNI                                               | ECONOMY                               | PBR26                              | EVERLOC26                          | COIL                       |
| GAUGE          | 27 Gauge                                           | 29 Gauge                              | 26 Gauge                           | 26 Gauge                           | 26 Gauge                   |
| SUBSTRATE      | AZM® 125<br><small>MINIMUM METAL THICKNESS</small> | Gallon,<br>Galvalume or<br>Galvanized | Galvalume or<br>Galvanized         | Galvalume or<br>Galvanized         | Galvalume or<br>Galvanized |
| FILM INTEGRITY | 50 Years                                           | 10 Years                              | 40 Years                           | 40 Years                           | 40 Years                   |
| FADE / CHALK   | 35 Years                                           | N/A                                   | 30 Years                           | 30 Years                           | 30 Years                   |
| RED RUST       | 15 Years                                           | N/A                                   | N/A                                | N/A                                | N/A                        |
| PERFORMANCE    | 25 Years                                           | N/A                                   | 25 Years<br>Acrylic Coated<br>AZ55 | 25 Years<br>Acrylic Coated<br>AZ55 | N/A                        |

All profiles are available unpainted with acrylic coating for a mill finish appearance.

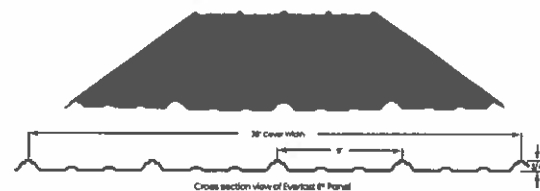
### FADE RATE: LOWER IS BETTER

|                       | 0 | 5 | 10 | 15 | 20 | 25 | 30 | YEARS |
|-----------------------|---|---|----|----|----|----|----|-------|
| SYNERGY™ PAINT SYSTEM | 0 | 1 | 1  | 2  | 3  | 4  | 5  |       |
| OLD TECHNOLOGY        | 0 | 2 | 3  | 4  | 5  | 6  | 7  |       |
| COMPETITOR            | 0 | 3 | 4  | 6  | 9  | 11 | 14 |       |

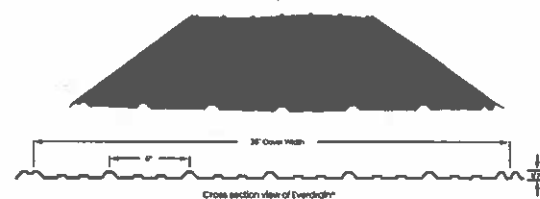
### CHALK RATE: HIGHER IS BETTER

|                       | 0  | 5 | 10  | 15  | 20  | 25  | 30  | YEARS |
|-----------------------|----|---|-----|-----|-----|-----|-----|-------|
| SYNERGY™ PAINT SYSTEM | 10 | 9 | 8.5 | 8.5 | 8.2 | 8.1 | 8   |       |
| OLD TECHNOLOGY        | 10 | 8 | 6.2 | 6.1 | 5.7 | 5.1 | 4.9 |       |
| COMPETITOR            | 10 | 6 | 5   | 4.5 | 4   | 3.5 | 3   |       |

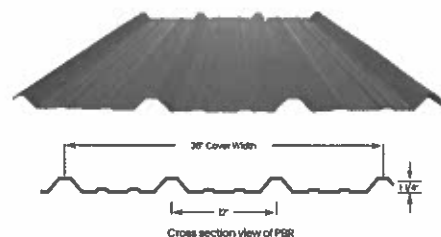
### Everlast II®



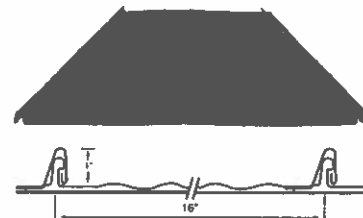
### Everdrain®



### PBR



### Everloc®



### Coil

26 Gauge  
40" CSB / 43" Grade 80 / 48" CSB  
20" CSB 24" CSB



LEBANON, PA  
888.339.0059

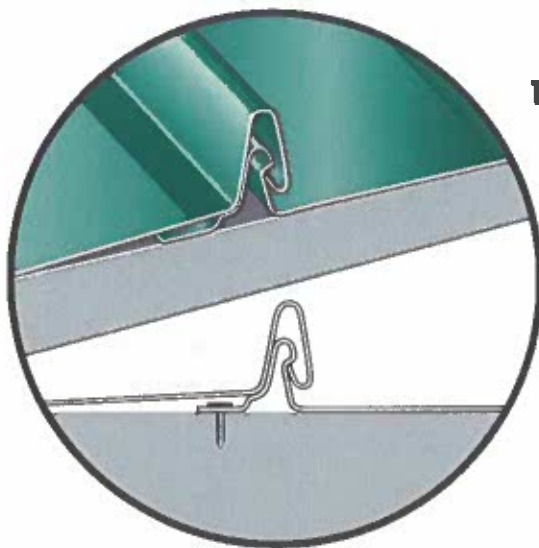
ORWELL, OH  
877.866.9955

HOWE, IN  
866.562.3782

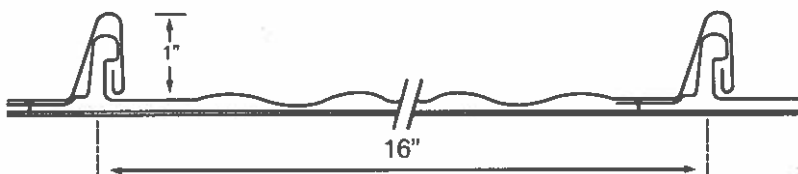
BRIDGTON, ME  
800.677.2060

# EVERLOC® 16

## Panel Information



**1 Square: 75.02 LF**



| Everloc® 16                                                                                                                     | Warranty  | Weight Per Lin. Ft. |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------|
| 26 Ga. Everloc® 16 Painted<br><small>Available in Striations Only - See Color Guide</small>                                     | 40 Years* | 1.25#               |
| 26 Ga. Everloc® 16 AZ55 Acrylume™<br><small>Available in Striations Only</small>                                                | 25 Years* | 1.25#               |
| Refer to the following color guides: Synergy™ Matte                                                                             |           |                     |
| <small>*Please refer to Everlast Roofing, Inc.'s warranty details.<br/>Note: Oil cleaning is not a cause for rejection.</small> |           |                     |

1. Everloc™ must be installed over a solid deck with a vapor barrier.
2. Prices are FOB Everlast Roofing, Inc.
3. No returns allowed on custom cut and special order roofing, siding and accessories.
4. Minimum sheet length is six feet. For sheets under six feet, add \$2.00 per panel.
5. Job site delivery - must be accessible for 45' flat bed trailer, per-arranged with Everlast Roofing for approval and planned unloading.  
A drop charge of \$200.00 will apply to all job site deliveries, in addition to the regular freight rate.
6. All pricing includes standard packaging.
7. A \$50.00 drop charge will apply to all orders under \$500.00. Orders may be grouped if delivered to the same location.
8. Lengths over 22': please inquire.

LEBANON, PA  
888.339.0059

ORWELL, OH  
877.866.9955

HOWE, IN  
866.562.3782

BRIDGTON, ME  
800.677.2060



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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 15 S Higgins Street

**Application Number:** 2022-738

**Request:** Revision

### Executive Summary:

The applicant is proposing an amendment to the certificate of appropriateness issued by the HDC in November of 2022. That approval was conditioned upon the windows being 2 over 2 windows. The applicant is requesting approval to use double hung windows 1 over 1 windows instead.

The Historic District Survey for this property notes that the original windows on this structure were 2 over 2 style wooden windows.

### Background:

In November of 2022, the HDC granted a certificate of appropriateness for significant renovations to this structure. That scope of work included replacing the existing windows with new 2/2 windows, replacement of the rear door, an in-kind asphalt shingle roof replacement, and repairing the original wood siding. That work was subsequently completed under a building permit issued in April of 2023.

### 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.



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

- 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.**

**DRAFT MOTIONS:**

1. I move that the Historic District Commission **approve** the revised application based on the finding that a one-over-one window configuration is appropriate for this structure.

OR

2. I move that the Historic District Commission **deny** the application based on the finding that one over one windows are inconsistent with Guideline 90a.

OR

3. I move an alternate motion.





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

*Front Façade, 2019*





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

*Front Façade, 2023*





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

|                                  |
|----------------------------------|
| Application #: 2022-738          |
| Date Received: 03/11/2024        |
| Fee Paid: -                      |
| HDC Meeting Date: 03/25/2024     |
| Date Property Posted: 03/18/2024 |

## HISTORIC DISTRICT COMMISSION HEARING APPLICATION

### APPLICATION TYPE (PLEASE CIRCLE)

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

### PROPERTY INFORMATION

ADDRESS: 15 S Higgins St., Easton, MD 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1900    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: 15 S Higgins St, LLC  
TELEPHONE NO.: 703-434-0001    EMAIL: tim.vpbuidls@gmail.com

### Applicant or Agent

NAME: Tim Vanvonno  
TELEPHONE NO.: 703-434-0001    EMAIL: tim.vpbuidls@gmail.com

Description of Proposal (include additional sheets, as necessary)

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| The original approved historic board description called for Anderson A-Series 2 over 2 windows. |
| We are requesting using <u>clear</u> Anderson A-Series windows, instead of windows with grills. |
|                                                                                                 |
|                                                                                                 |
|                                                                                                 |

### 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

|                 |  |
|-----------------|--|
|                 |  |
| 03/11/2024      |  |
| K. Tim Vanvonno |  |

Revised 4.4.2022





## Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

## OPTIONS & ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

## EXTERIOR COLORS



## TRIM STYLE OPTIONS



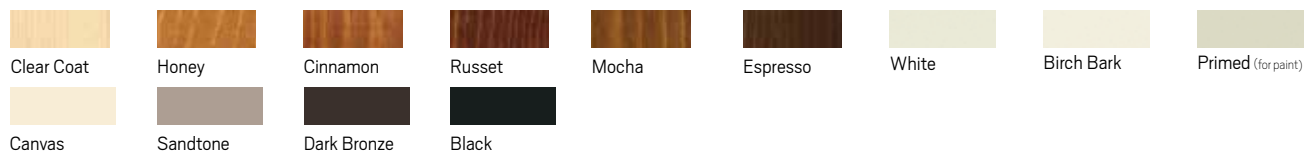
## INTERIOR OPTIONS

### Wood Species

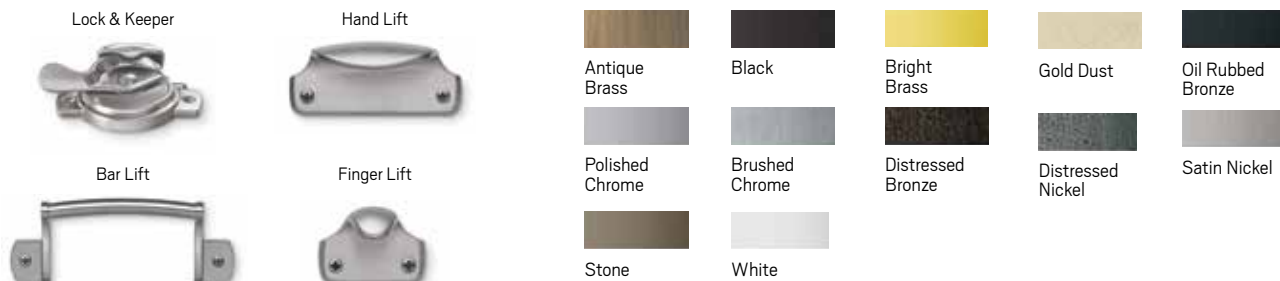


### Interior Finishes & Painted Options

*Shown on Pine. Available on Pine, Maple and Oak only.*



## HARDWARE STYLES & FINISHES



\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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WINDOWS • DOORS  
**Andersen**

For more information, visit [andersenwindows.com/a-series](http://andersenwindows.com/a-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



Picture 1: Existing condition front and right





Picture 2: Existing condition right from rear





Picture 3: Existing condition rear





Picture 4: Existing condition rear. Roof over this existing first floor to be removed. New second floor to be constructed above existing first floor with same roof slope. New shingle siding to match existing.



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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 108 Brookletts Avenue

**Application Number:** 2024-1157

**Request:** Window Addition

### Executive Summary:

The applicant is proposing to install a new window on the east elevation of the structure. The proposed window will be an aluminum-clad casement style window with simulated divided light. The proposed window is slightly smaller than the existing windows and a new panel will be installed to fill the remaining space. This is a contributing structure to the Historic District

Staff supports a Commission **continuation** of this application pending a revised submission. While the proposed window itself may be appropriate based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the proposed shutters contradict Guideline 91d.

### Historic District Guidelines:

#### **Guideline 91. Shutters**

- a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.
- b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.
- c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).
- d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.



*The Secretary of the Interior's Standards for the Treatment of Historic Properties*

**WINDOWS**

| RECOMMENDED                                                                                                                                                                                                                                                                  | NOT RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Alterations and Additions for a New Use</b>                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Adding new window openings on rear or other secondary, less-visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration. | Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.<br><br>Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.<br><br>Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building. |

**STAFF RECOMENDATION:**

Staff supports a HDC **continuation** of this application. The addition of new windows to existing structures is not addressed by the Easton Designs. However, the Secretary of the Interior's Standards for the Treatment of Historic Properties states that it is recommended to add new windows to secondary elevations and the new windows should be compatible with the building's design. The proposed shutters seem to contradict Guideline 91d which states that vinyl is not an appropriate material for existing structures.

**DRAFT MOTIONS:**

1. I move that the Historic District Commission **table** the application pending the receipt of a revised submission that is consistent with Guideline 91.

OR

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

OR

3. I move an alternate motion.





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

Picture:



|                                                                                                                                                 |                    |                           |                          |                       |                     |                     |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                   |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101025619                                                                                                                                      |                    | 108 BROOKLETTS AVE        |                          | FREEDLANDER, HOWARD S |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                               |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1935                                                                                                                                            |                    | EXCELLENT                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                      |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| TUDOR                                                                                                                                           |                    |                           |                          | REAR SECTION          |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                             | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                 |                    |                           |                          | C                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                    |                    |                           |                          |                       |                     |                     |                |
| 1 1/2 STORY ASYMMETRICAL GABLE-ON-HIP ROOF SHINGLES ON PROJECTING UPPER STORY BAY AND DORMERS 4/4 AND 6/6 WINDOWS MAY BE ORIGINAL. OUTBUILDING. |                    |                           |                          |                       |                     |                     |                |



RECEIVED

MAR 11 2024



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

|                                     |
|-------------------------------------|
| Application #: 2024 - 1157 HD 24-29 |
| Date Received: 03/11/2024           |
| Fee Paid: \$75.00                   |
| HDC Meeting Date: 03/25/2024        |
| Date Property Posted: 03/18/2024    |

## 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: 108 Brookletts Avenue, Easton, MD 21601  
☐ Contributing ☒ Non-Contributing      YEAR BUILT: 1937      NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: Christopher Rigaux  
TELEPHONE NO.: 240-441-9288      EMAIL: cmrigaux@gmail.com

### Applicant or Agent

NAME: Nancy McCarren, AIA  
TELEPHONE NO.: 202-679-7885      EMAIL: nmccarren@jennifergilmer.com

Description of Proposal (include additional sheets, as necessary)

Add window to east elevation to mirror size of existing dining room double hung window. New window to be a Marvin Ultimate Casement, clad w/ extruded aluminum, SDL w/ spacers, painted wood interior. New window is in kitchen & needs to be shorter. New 9 lite window to match sizes of existing dh window lites. New painted panel below casement to align with height of existing dh window. Painted trim & shutters to match exist. Condensate pipes relocated to near gutter.

### 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

*Nancy McCarren*  
03/11/24  
Nancy McCarren

Revised 4.4.2022



## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

**Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.**

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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

## Renovations

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

## Windows

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

- ☒ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled. Not a window replacement - see drawings
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☒ Materials for the windows must be clearly identified on the cut sheet
- ☒ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

## Roofing

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

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

## Signs

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- ☐ Attach all documentation supporting request

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

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

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





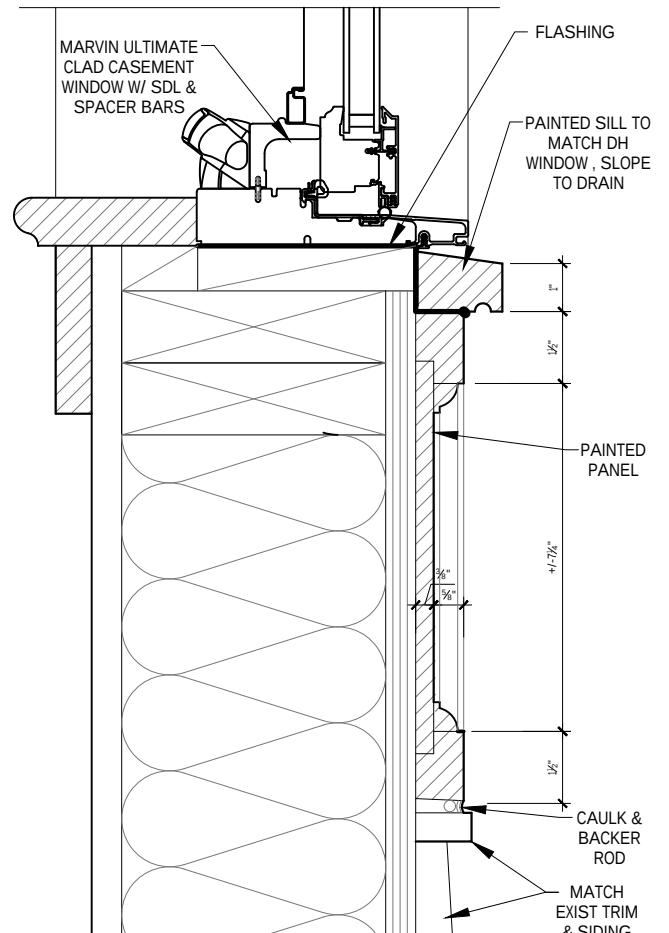
EXISTING EAST ELEVATION SHOWING LATER ADDITION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



PANEL DETAIL 6'-1'-0"



EXISTING CASEMENT WINDOWS

EXISTING CASEMENT WINDOWS

NEW CASEMENT WINDOW W/ PAINTED PANEL BELOW, TRIM TO MATCH EXISTING DH WINDOW  
NEW SHUTTERS TO BE PAINTABLE,  
SMOOTH-FINISHED COMPOSITE TO MATCH EXISTING  
PROPOSED EAST ELEVATION

EXISTING DH WINDOW, TRIM & SHUTTERS

3/8"=1'-0"

JENNIFER GILMER  
Kitchen & Bath, Ltd.  
6935 WISCONSIN AVENUE  
CHEVY CHASE, MD 20815  
Ph: (301) 657-2500  
Fx: (301) 657-9888  
WWW.JENNIFERGILMERKITCHENS.COM

ADDRESS: 108 BROOKLETT'S AVE.  
EASTON, MD 21601

DESIGNED FOR:  
**RIGAUX RESIDENCE**

DESIGNER:  
NANCY MCCARREN, AIA

PLANS REVIEWED AND APPROVED:

THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED.

ALL DIMENSION AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

|                                             |                      |                        |
|---------------------------------------------|----------------------|------------------------|
| DATED PLANS ARE PARTS OF CONTRACT DOCUMENTS | CABINET MANUFACTURE: |                        |
|                                             | CABINET LINE:        |                        |
|                                             | DOOR STYLE:          | 02/19/2024, 03/25/2024 |
|                                             | DRAWER STYLE:        |                        |
| REVISID DATES:                              | WOOD SPECIES:        |                        |
| SCALE: 1/2" = 1'-0"                         | PAGE: 1 OF 1         |                        |



# ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

NEW WINDOW -  
MARVIN UWCA32-48 -  
SEE ATTACHED  
INFORMATION BOXED  
IN RED

## FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



### ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



### ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR  
WITH 4 3/8" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME  
EXTERIOR WITH 2 3/8" NARROW JAMB

### JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



# EXTERIOR FINISH OPTIONS

- STONE WHITE
- COCONUT CREAM
- SIERRA WHITE
- CASHMERE
- PEBBLE GRAY
- HAMPTON SAGE
- CADET GRAY
- CLAY
- CASCADE BLUE
- SUEDE
- GUNMETAL
- WINEBERRY
- BRONZE
- BAHAMA BROWN
- EVERGREEN
- EBONY
- BRIGHT SILVER (PEARLESCENT)
- COPPER (PEARLESCENT)
- LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

## EXTRUDED ALUMINUM

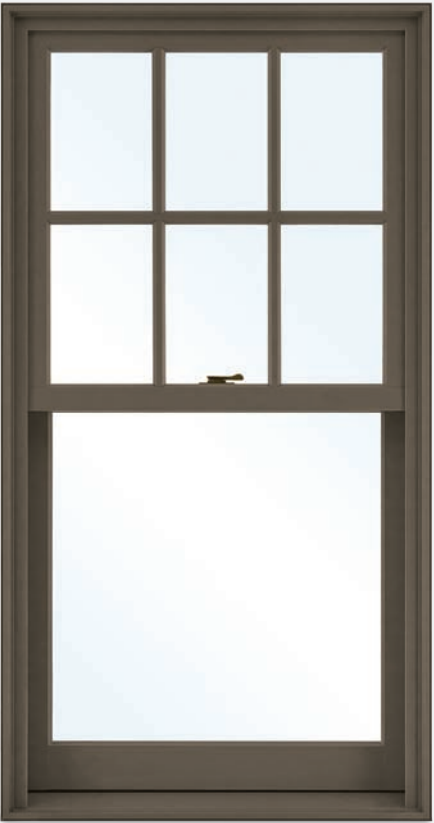
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products. Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

## WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Double Hung G2 window in Ebony



Double Hung G2 window in Suede



# DIVIDED LITES



Inswing French Door G2 and Round Top window with custom Simulated Divided Lites



## DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



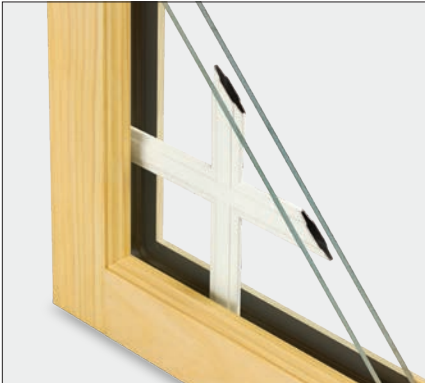
### SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



### AUTHENTIC DIVIDED LITE (ADL)

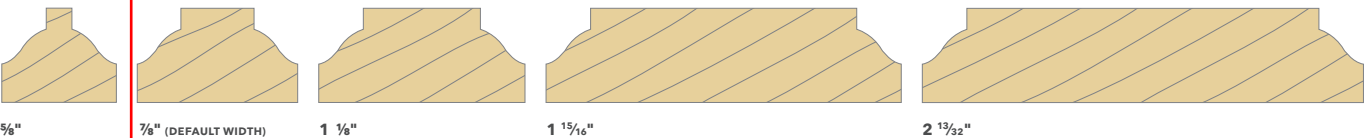
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



### GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

### FIVE STANDARD BAR WIDTHS

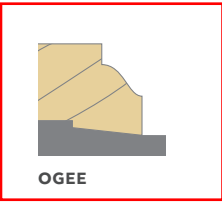


### SQUARE STICKING



### STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



SQUARE STICKING





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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 220 S Washington Street

**Application Number:** 2024-1155

**Request:** Porch Decking Replacement

### Executive Summary:

The applicant is proposing to replace the existing deteriorated wooden porch boards with a new composite decking material known as Trex. This is considered a contributing structure to the Easton Historic District.

Staff supports a Commission approval of this application as submitted based on Appendix B.2 which states that composite materials may “be appropriate for use in flooring and stair treads on front porches if the material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.”

### Historic District Guidelines:

#### Guideline 65. Make Sensitive Replacements

- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

#### *Appendix B.2. Common Substitute Materials. Porch and Deck Materials*

##### **Composite**

Composite materials are made from a mix of plastic and wood fibers. The material is manufactured for use as porch and deck floorboards and stair treads. These materials are formed into planks to imitate wood decking and are installed in a manner similar to traditional wood planks. The product is sometimes available in a paintable finish. Use of composite decks and staircases is appropriate for installations in the rear of the property. In non-contributing buildings, it may be appropriate for use in flooring and stair treads on front porches if the



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

material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.

**Staff Recommendation:**

Staff supports a Commission **approval** of the application as submitted. The front porch on this structure is setback significantly from the S Washington Street right-of-way and is not easily visible. Composite material is also already present on this front porch being used for the front steps (although there is no record of a COA being issued).

**Draft Motions:**

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

OR

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

OR

3. I move an alternate motion.



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

## EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                                                                                                                                                                                                     |                    |                           |                          |                       |                     |                     |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                                                       |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101018655                                                                                                                                                                                                                                          |                    | 220 S WASHINGTON ST       |                          | 220 WASHINGTON ST LLC |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                                                   |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1890                                                                                                                                                                                                                                                |                    | EXCELLENT                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                                          |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| QUEEN ANNE INFLUENCE                                                                                                                                                                                                                                |                    |                           |                          | NONE APPARENT         |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                                                 | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                                                     |                    |                           |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                                                        |                    |                           |                          |                       |                     |                     |                |
| 2 1/2 STORY SIDE GABLE HOUSE WITH PROJECTING 3 BAY HIPPED ROOF FRONT SECTION. VERY TALL 2/2 1ST STORY WINDOWS. 3 FRONT GABLE DORMERS DOUBLE DOOR FRONT ENTRANCE W/ TRANSOM EXCELLENT SPINDLE WORK ON FRONT PORTICO. PROJECTING BAY WINDOWS ON SIDES |                    |                           |                          |                       |                     |                     |                |





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

TOWN OF EASTON

Application #: 2024 - 1155  
Date Received: 03/08/2024  
Fee Paid: \$75.00  
HDC Meeting Date: 03/25/2024  
Date Property Posted: 03/18/2024

HDC 24-28

## 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

220 South Washington Street



Contributing



Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

## PROPERTY INFORMATION

OWNER NAME

Adam Gronski

TELEPHONE NO.

703-298-1881

EMAIL

adamgronski@yahoo.com

## Applicant or Agent

NAME

Brandon Barrow / Beaverdam Builders LLC

TELEPHONE NO.

410-829-5743

EMAIL

beaverdambuilders@yahoo.com

Description of Proposal (include additional sheets, as necessary)

Remove Rotted 3" porch boards on 8'x10' porch  
Replace ~~and~~ and all rotted framing found  
Install composite 5 1/4" decking, ~~and~~ on 8'x10' porch floor  
(foggy wharf color) Trex Brand

Existing steps and risers are composite with PVC risers

## 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

Brandon Barrow

Date

3/7/2024

Printed Name of Applicant or Agent

Brandon Barrow

Revised 4.4.2022

## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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



SDSTWP-01  
8-8-23

## **SECTION 1 - IDENTIFICATION:**

**TREX® WOOD-POLYMER LUMBER PRODUCTS, TO INCLUDE THE FOLLOWING:**

**PRODUCT NAME:       TREX TRANSCEND® (EARTH TONES &TROPICALS) DECKING**  
**TREX TRANSCEND® LINEAGE™ DECKING**  
**TREX SELECT® DECKING**  
**TREX ENHANCE® (NATURALS AND BASICS) DECKING**

**SUPPLIER:               TREX COMPANY, INC**  
**2500 TREX WAY**  
**WINCHESTER, VA 22601**

**PRODUCT AND MSDS INFORMATION:   800-289-8739**  
**EMERGENCY CONTACT:                 800-289-8739**

**REVISION:               8-8-23**

## **SECTION 2 - HAZARD IDENTIFICATION:**

### **HEALTH HAZARD:**

This product may be used in applications that produce wood dust fibers. According to OSHA 29 CFR 1910.1200, certain wood fibers and carbon black are considered hazardous if the workplace airborne concentration exceeds the OSHA or ACGIH exposure limits.

### **EFFECTS OF OVEREXPOSURE:**

Dust can irritate nose, throat and respiratory tract and may cause mechanical irritation in the eyes. Repeated exposures to certain wood dusts can produce allergic skin and respiratory reactions including asthma and rhinitis. Inhalation of certain wood fibers can cause nasal cancer. Carbon black is a possible carcinogen.

### **PHYSICAL / CHEMICAL HAZARDS:**

No significant hazards.

### **ENVIRONMENTAL HAZARDS:**

No significant hazards.

**NFPA HAZARD ID:   Health: 0   Flammability: 1   Reactivity: 0**

**EMERGENCY RESPONSE DATA:** Brown solid. Exposure to fire can generate toxic fumes. High dust levels may create potential for explosion. DOT ERG No. – NA



### **SECTION 3 – COMPOSITION / INFORMATION ON INGREDIENTS:**

| <b><u>Component</u></b> | <b><u>Appx. Wt %</u></b> | <b><u>OSHA PEL</u></b> | <b><u>CAS Registry</u></b> |
|-------------------------|--------------------------|------------------------|----------------------------|
| Polyethylene            | N/A                      | N/A                    | 9002-88-4                  |
| Zinc Oxide              | N/A                      | 5.0 mg/m <sup>3</sup>  | 1314-13-2                  |
| TiO <sub>2</sub>        | N/A                      | 15.0 mg/m <sup>3</sup> | 13463-67-7                 |
| UV Additive             | N/A                      | N/A                    | 192268-64-7                |
| UV Additive             | N/A                      | N/A                    | 3896-11-5                  |
| Carbon Black            | N/A                      | 3.5 mg/m <sup>3</sup>  | 1333-86-4                  |
| Wood Fiber Dust         | N/A                      | 5.0 mg/m <sup>3</sup>  | N/A                        |

NOTE: INGREDIENTS ARE CONTAINED IN A POLYETHYLENE MATRIX. Contains used thermoplastics and waste wood. Plastic obtained primarily from reclaimed/recycled grocery bags and stretch film; wood fiber is typically obtained from furniture makers and/or waste pallets. Standard product is approximately 40% - 50% thermoplastic and 50% - 60% wood fiber.

| <b><u>Chemical Name</u></b> | <b><u>CAS Number</u></b> |
|-----------------------------|--------------------------|
| Wood Fiber Dust             |                          |
| Carbon Black                | 1333-86-4                |
| Polyethylene                | 9002-88-4                |

### **SECTION 4 – FIRST AID MEASURES:**

EYE CONTACT: Flush thoroughly with water. If irritation occurs, call a physician.

SKIN CONTACT: Wash contact areas with soap and water. Launder contaminated clothing before reuse.

INHALATION: If respiratory irritation, cough, shortness of breath, wheezing or chest tightness occurs after exposure to dust, remove from further exposure, seek immediate medical assistance and call for a physician.

INGESTION: Not expected to be a problem when ingested. If uncomfortable, seek medical assistance.

### **SECTION 5 – FIRE-FIGHTING MEASURES:**

EXTINGUISHING MEDIA: Water

SPECIAL FIRE FIGHTING PROCEDURES: Use water to keep fire exposed product cool. For fires in enclosed areas, fire fighters must use self-contained breathing apparatus.

SPECIAL PROTECTIVE EQUIPMENT: For fires in enclosed areas, fire fighters must use self-contained breathing apparatus.

UNUSUAL FIRE AND EXPLOSION HAZARDS: Exposure to fire can generate toxic fumes. High dust levels may create potential for explosion. Flash Point C (F): > 370 (698) (Flame Spread Index = 60). Flammable limits - LEL: NA, UEL: N/A.

HAZARDOUS DECOMPOSITION PRODUCTS: Smoke, Carbon Monoxide, Acetaldehyde, Formaldehyde, Formic Acid, Acetic Acid.

## **SECTION 6 – ACCIDENTAL RELEASE MEASURES:**

NOTIFICATION PROCEDURES: None

PROCEDURES IF MATERIAL IS RELEASED OR SPILLED: Where dusty conditions are created as a result of cutting or sawing, wet dust down then sweep or vacuum for disposal. Personnel performing cleanup must use protective equipment.

ENVIRONMENTAL PRECAUTIONS: Not expected to be a problem.

PERSONAL PRECAUTIONS: See Section 8

## **SECTION 7 – HANDLING AND STORAGE:**

HANDLING: TREX® WOOD-POLYMER LUMBER is not intended for load bearing or heavy structural applications. Please consult Trex® Wood-Polymer Lumber's code listing and company literature for proper usage. Trex® Wood-Polymer Lumber is heavier than most traditional lumber products and proper handling is required to prevent damage or injury. Do not burn in fireplace or use as firewood.

STORAGE: Do not store in open or unlabeled containers. Store away from strong oxidizing agents or combustible material.

## **SECTION 8 – EXPOSURE CONTROLS / PERSONAL PROTECTION:**

VENTILATION: Use in well-ventilated area.

RESPIRATORY PROTECTION: Approved dust respirators must be used for dusty conditions or if breathing of dusts is likely.

EYE PROTECTION: Safety glasses with side shields, or goggles, should be worn to protect against dust particles.

SKIN PROTECTION: No special equipment required. Good personal hygiene practices should always be followed.

| Substance Name (CAS-No.)                   | Source         | TWA ppm<br>mg/m3 | STEL ppm<br>mg/m3 |
|--------------------------------------------|----------------|------------------|-------------------|
| Wood Fiber Dust – Certified Hardwood       | OSHA           | 5                |                   |
| Wood Fiber Dust – Softwood                 | OSHA           | 5                |                   |
| Wood Fiber Dust – Western Red Cedar        | OSHA           | 2.5              |                   |
| Wood Fiber Dust – Softwood                 | ACGIH          | 5                | 10                |
| Wood Fiber Dust – beech/Oak Cert. Hardwood | ACGIH          | 1                |                   |
| Carbon Black (1333-86-4)                   | OSHA and ACGIH | 3.5              |                   |

Note: Limits shown for guidance only. Follow application regulations.

## **SECTION 9 – PHYSICAL AND CHEMICAL PROPERTIES:**

Typical physical properties are given below. Consult Product Data Sheet for specific details.

Appearance: Solid  
Color: Gray, Red, Brown  
Odor: None  
Odor Threshold - ppm: NE  
pH: N/A  
Boiling Point C(F): N/A  
Melting Point C(F): > 110 (230)  
Flash Point C(F): > 370 (698)  
Flammability: NE (Flame Spread Index = 60)  
Auto Flammability: 395 (743)  
Explosive Properties: N/A  
Oxidizing Properties: N/A  
Vapor Pressure-mmHg 20C: N/A  
Vapor Density: NE  
Evaporation Rate: NE  
Relative Density, 15/4 C: 0.96  
Solubility in Water: Negligible  
Partition Coefficient: NE  
Viscosity at 40C, cSt: N/A  
Viscosity at 100C, cSt: N/A  
Pour Point C (F): N/A  
Freezing Point C(F): NE  
Volatile Organic-Compound: NE

N/A = Not Applicable    NE = Not Established    D = Decomposes

## **SECTION 10 – STABILITY AND REACTIVITY:**

STABILITY (THERMAL, LIGHT, ETC.): Stable.

CONDITIONS TO AVOID: Heat and flame. Build up of dusts.

INCOMPATIBILITY (MATERIALS TO AVOID): Strong oxidizers.

HAZARDOUS DECOMPOSITION PRODUCTS: Smoke, Carbon Monoxide, Acetaldehyde, Formaldehyde, Formic Acid, Acetic Acid.

HAZARDOUS POLYMERIZATION: Will not occur.

## **SECTION 11 – TOXICOLOGICAL INFORMATION:**

### **ACUTE TOXICOLOGY:**

Oral Toxicity (Rats): Not established.

Dermal Toxicity (Rabbits): Not established.

Inhalation Toxicity (Rats): Not established.

Eye Irritation (Rabbits): Not established.

Skin Irritation (Rabbits): Not established.



**CHRONIC TOXICOLOGY (SUMMARY):**

IARC has determined that there is sufficient evidence to classify wood fiber as a human carcinogen. IARC has classified carbon black as a possible human carcinogen based on animal data. When wood fiber and carbon black are incorporated into a polymer matrix exposure is virtually eliminated.

**SECTION 12 – ECOLOGICAL INFORMATION:**

ENVIRONMENTAL FATE AND EFFECTS: Not established.

**SECTION 13 – DISPOSAL CONSIDERATIONS:**

WASTE DISPOSAL: Dispose of waste as normal refuse.

**SECTION 14 – TRANSPORT INFORMATION:**

HS NUMBER: 3925.90.0000

USA DOT: Not regulated by USA DOT.

IMO: Not regulated by IMO.

IATA: Not regulated by IATA.

**SECTION 15 - REGULATORY INFORMATION:**

GOVERNMENTAL INVENTORY STATUS: All components comply with TSCA.

U.S. SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) TITLE III: This product contains no "EXTREMELY HAZARDOUS SUBSTANCES."

SARA (311/312) REPORTABLE HAZARD CATEGORIES: CHRONIC

This product contains no chemicals reportable under SARA (313) toxic release program.

The following product ingredients are cited on the lists below:

| <u>Chemical Name</u> | <u>List Citations</u> |
|----------------------|-----------------------|
| Wood Fiber Dust      | 1, 2, 6               |
| Carbon Black         | 8                     |

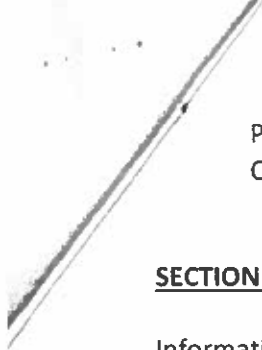
**----REGULATORY LISTS SEARCHED----**

|               |               |               |             |             |
|---------------|---------------|---------------|-------------|-------------|
| 1 - ACGIH ALL | 6 - IARC 1    | 11 - TSCA 4   | 17 - CA P65 | 22 - MI 293 |
| 2 - ACGIH AL  | 7 - IARC 2A   | 12 - TSCA 5A2 | 18 - CA RTK | 23 - MN RTK |
| 3 - ACGIH A2  | 8 - IARC 2B   | 13 - TSCA 5E  | 19 - FL RTK | 24 - NJ RTK |
| 4 - NTP CARC  | 9 - OSHA CARC | 14 - TSCA 6   | 20 - IL RTK | 25 - PA RTK |
| 5 - NTP SUS   | 10 - OSHA Z   | 15 - TSCA 12B | 21 - LA RTK | 26 - RI RTK |

CODE KEY: CARC = CARCINOGEN SUS = SUSPECTED CARCINOGEN

USE: COMPOSITE LUMBER PRODUCTS

|            |       |
|------------|-------|
| INGREDIENT | PCT   |
| Wood Fiber | 50-60 |



Polyethylene  
Carbon Black

40-50  
< 1

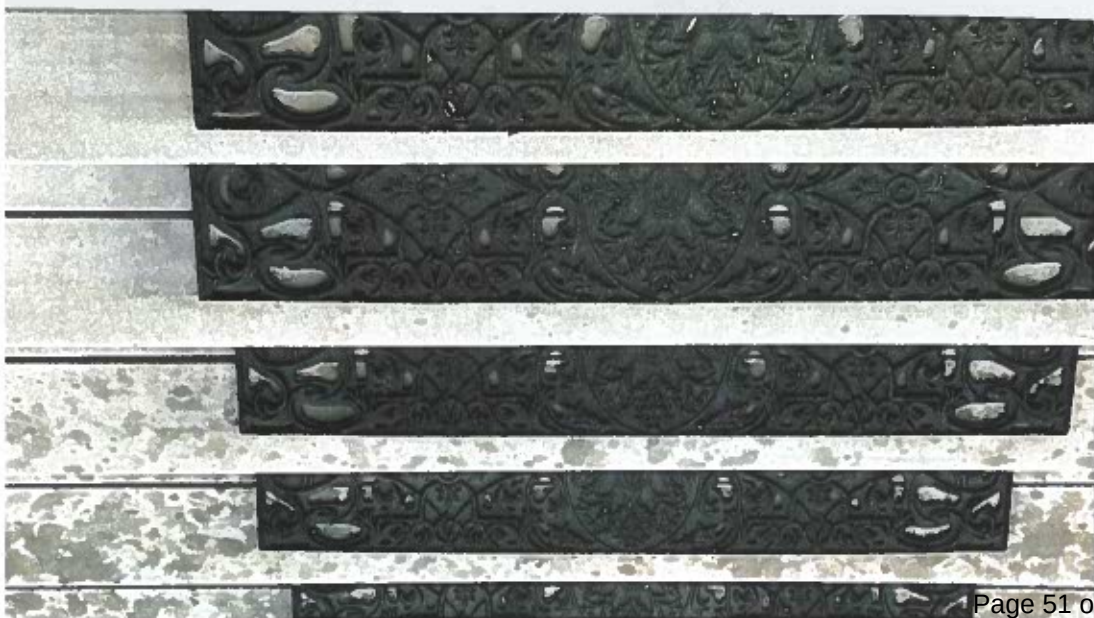
**SECTION 16 – OTHER INFORMATION:**

Information given herein is offered in good faith as accurate, but without guarantee. Conditions of use and suitability of the product for particular uses are beyond our control; all risks of use of the product are therefore assumed by the user and we expressly disclaim all warranties of every kind and nature, including warranties of merchantability and fitness for a particular purpose in respect to the use or suitability of the product. Nothing is intended as a recommendation for uses which infringe valid patents or as extending license under valid patents. Appropriate warnings and safe handling procedures should be provided to handlers and users. Alteration of this document is strictly prohibited. Except to the extent required by law, republication or retransmission of this document, in whole or in part, is not permitted. Trex® assumes no responsibility for accuracy of information unless the document is the most current available from an official Trex® distribution system. Trex® neither represents nor warrants that the format, content or product formulas contained in this document comply with the laws of any other country except the United States of America.

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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 121 N Locust Street

**Application Number:** 2024-1158

**Request:** Metal Roof Installation

### Executive Summary:

The applicant is proposing to remove the existing asphalt shingle roof and install a new metal roof. This is considered a contributing structure to the Easton Historic District.

### Historic District Guidelines:

#### Guideline 70. Roof Material

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

### Staff Recommendation:

Staff supports a Commission approval of the application as submitted if the Commission finds that the proposed roofing material is consistent with the building's architectural style. The Historic District Guidelines provide little information on the use of metal roofing except for Guideline 70e which lays out the preferred specifications for standing seam metal roofs. Since there are no clear Guidelines on the use of metal roofing, the Commission must determine whether the proposed roofing material is consistent with the building's architectural style based on Guideline 70b. If the Commission finds that the proposed material is not consistent with the building's architectural style, staff supports a Commission continuation of the application pending the submittal of a revised roofing material.

### Draft Motions:



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

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

OR

2. I move that the Historic District Commission **continue** the application pending the receipt of a revised roofing material that is consistent with the building's architectural style.

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:



|                                                                                                                     |                    |                           |                          |                       |                     |                     |                |
|---------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                       |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101026240                                                                                                          |                    | 121 N LOCUST LANE         |                          | EMORY, JOHNNY         |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                   |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1910                                                                                                                |                    | GOOD                      |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                          |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| I-HOUSE                                                                                                             |                    |                           |                          | NONE APPARENT         |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                 | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                     |                    |                           |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                        |                    |                           |                          |                       |                     |                     |                |
| 2/2 WINDOWS. ORIGINAL GLAZED + PANEL FRONT DOORS. ALUMINUM SIDING. PARTIAL REBUILT FRONT PORCH. ENCLOSED SIDE PORCH |                    |                           |                          |                       |                     |                     |                |

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

Application #: 2024 - 1158 HD 24-30  
Date Received: 03/13/2024  
Fee Paid: \$75.00  
HDC Meeting Date: 03/25/2024  
Date Property Posted: 03/18/2024

## 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 North Lonsut Lane  
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME John Emory  
TELEPHONE NO. 410-710 3134 EMAIL

### Applicant or Agent

NAME JERRY L. BARROW  
TELEPHONE NO. 410-310-1576 EMAIL JBarrowBarrow@hotmail.com

Description of Proposal (include additional sheets, as necessary)

|                                            |
|--------------------------------------------|
| REMOVE EXISTING ROOF MATERIAL, Repair ROTT |
| INSTALL CLASSIC Rib METAL ROOFING IN PLACE |
| OF ASPHALT ROOFING                         |
|                                            |
|                                            |
|                                            |

### 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

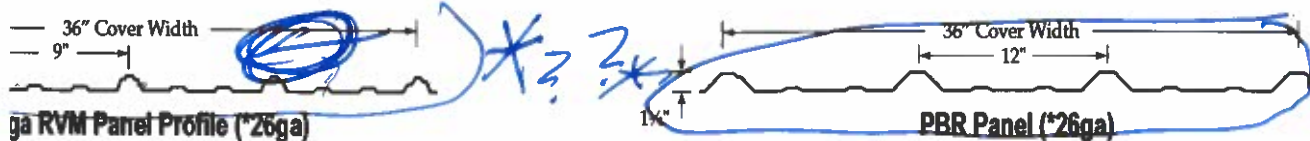
Signature of Applicant or Agent

Date

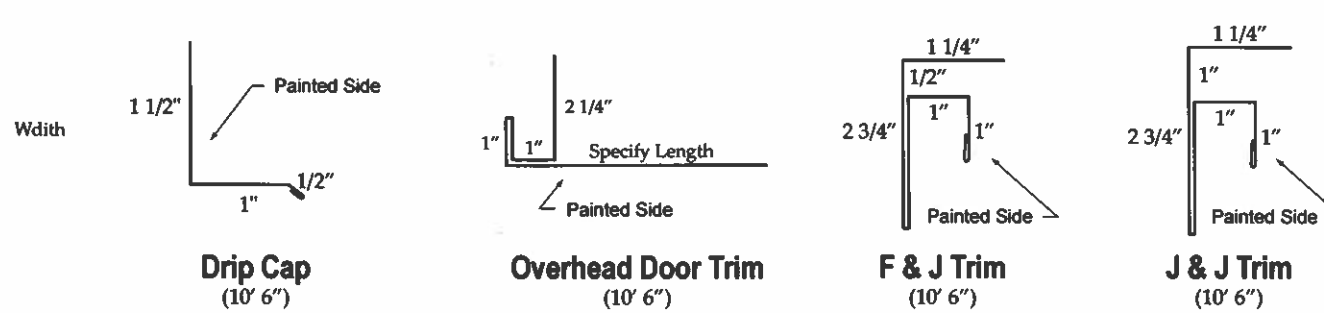
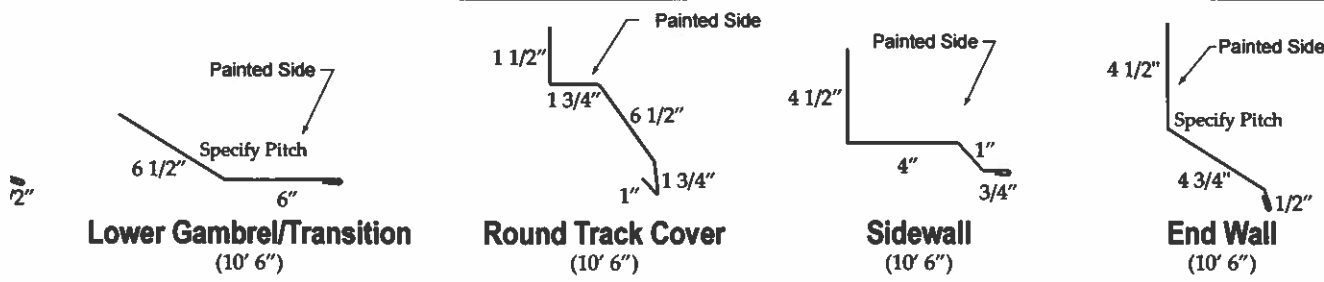
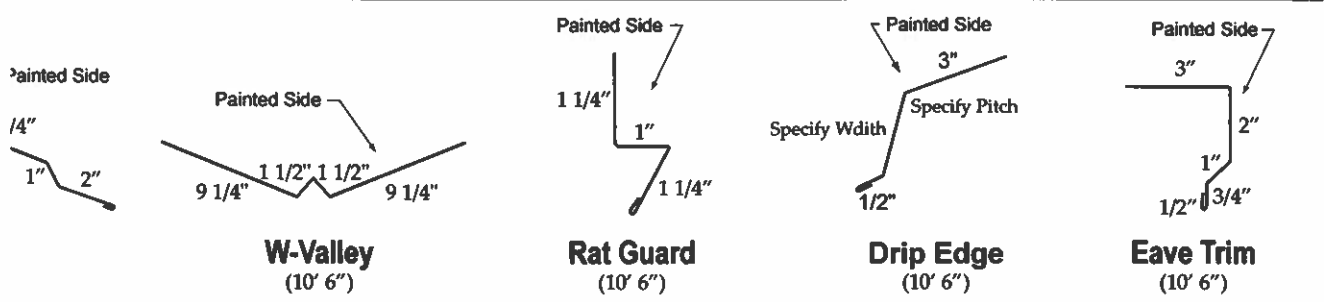
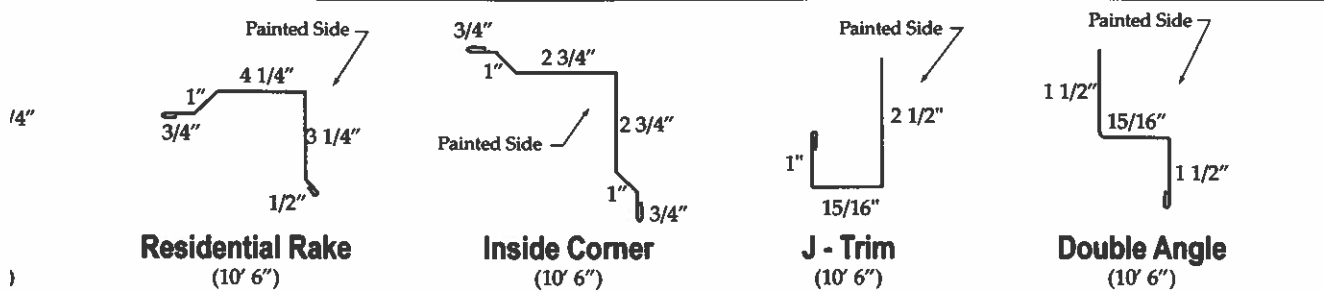
Printed Name of Applicant or Agent

|                       |
|-----------------------|
| <u>Jerry L Barrow</u> |
| <u>16 MARCH 2024</u>  |
| <u>JERRY L BARROW</u> |

Revised 4.4.2022



**Note:**  
Flat sheets and special trim are available upon request.



**Aluminum Door Frame**

**Skylight Panel**

**Tacky Tape    Emseal    Closure Vent**

**Roll Materials**

**Inside and Outside**

**Metal to Wood**

**Roof Boot**

**Caulk**



**RIDGE  
& VALLEY  
METALS LLC**

*Rolling for Your Business*

Ridge & Valley Metals  
3527 Forrest Avenue  
Dover, DE 19904

**(302) 678-2272**

## Color Selections - 40 Year Paint Warranty



Brown\* WXB1009L



Tan WXD0049L



Ash Gray\* WXA0092L



Charcoal\* WXA0090L



Light Stone\* WXD0038L



Hunter Green\* WYG0021L



Alamo White WYW0051L



Rustic Red\* WXR0074L



Ocean Blue WXL0028L



Brite White\* WYW0050L



Burgundy WXR0076L



Taupe WXD0047L



Burnished Slate\* WXB1007L



Gallery Blue\* WXL0026L



Brite Red WXR0084



Dark Green WYG0020L



Copper Metallic 439Z637M



Ivory WXD0051L



Matte Black\* WXA0117L



Pewter Gray WXA0093L



Colony Green WYG0029L

**SHERWIN-WILLIAMS.**  
Coil Coatings

**WeatherXL**



Acrylic Galvalume\*

## Textured Colors



Textured Burnished Slate WXB1017T



Textured Charcoal WXA0111T



Textured Black WXA0157T



Textured Green WYG0034T



Textured Red WXR0128L

The colors shown may vary slightly from the actual metal panels.  
For critical color matches, contact our office for painted metal samples.

Sherwin-Williams® and WeatherXL™ are trademarks of SWIMC LLC.

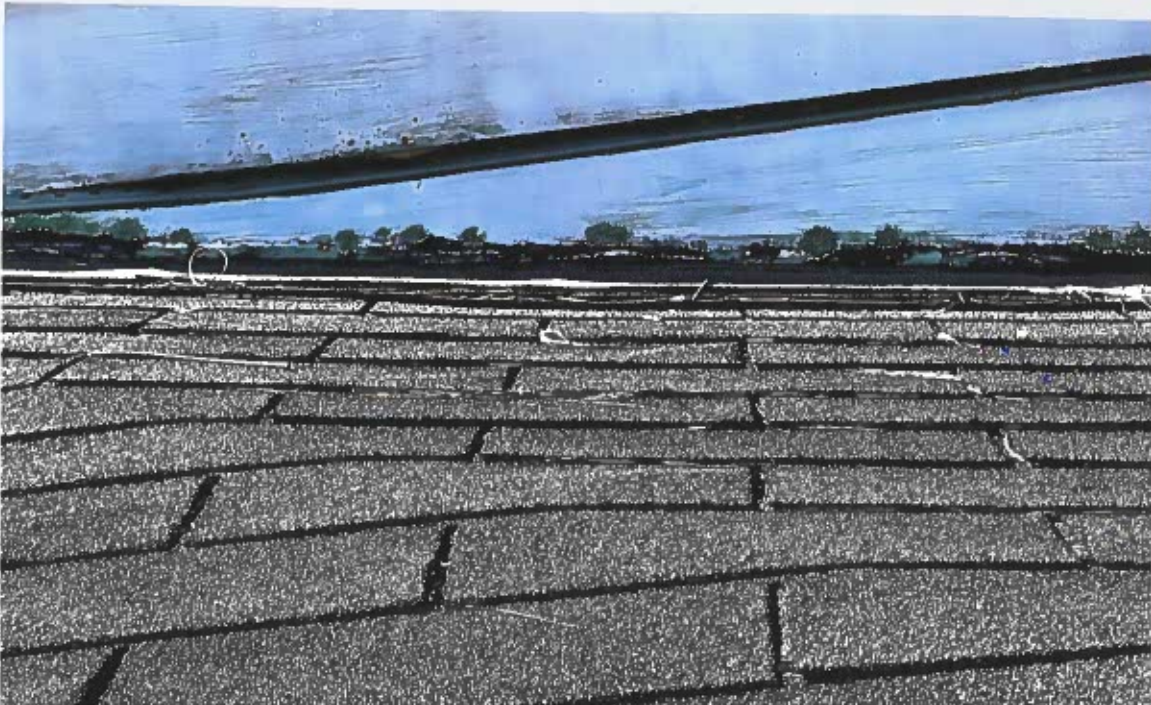


Textured Brown WXB1037T





Front porch roof









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

## Historic District Commission Staff Report

Meeting Date: 3/25/2024

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 205 Talbot Street

**Application Number:** 2023-920

**Request:** Window and Roof Replacement

### Executive Summary:

The applicant is proposing an in-kind asphalt shingle roof replacement and an in-kind replacement of the existing vinyl windows. The structure in question was constructed in 1994 and is considered non-contributing to the Easton Historic District.

Staff supports a Commission denial of the application based on the finding that the proposed windows are inconsistent with Guidelines 90f and Appendix B.2.

### Historic District Guidelines:

#### ***Guideline 70. Roof Material***

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

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

- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.**



## ***Appendix B.2: Common Substitute Materials: Windows***

### **Vinyl**

Vinyl windows are made of PVC (polyvinyl chloride) and are commonly marketed as replacement windows. Vinyl windows are problematic for use in historic districts because as they are not typically available in proportions or finishes that are needed to match the original windows in historic buildings. Because of the way the product is made, vinyl windows tend to have narrow stiles and rails which do not match the thicker proportions found on historic wood windows. Vinyl windows are not paintable and are the least durable of the window types listed here. They are susceptible to sun damage and tend to fade and warp with UV exposure. These units have a typical lifespan of only ten to fifteen years.

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

### **Staff Recommendation:**

Staff supports a Commission **denial** of the application as submitted. While the request for an in-kind roof replacement is entirely consistent with the Historic District Guidelines and is usually handled as an administrative approval, the installation of vinyl windows poses issues. Guideline 90f and Appendix B.2 of the Guidelines, clearly indicate that vinyl windows are not appropriate for use within Easton's Historic District. Since this is a modern and non-contributing structure, alternative materials may be considered such as composite or fiberglass windows.

### **DRAFT MOTIONS:**

1. I move that the Historic District Commission **deny** the application based on the finding that the proposed windows are inconsistent with Guidelines 90f and Appendix B.2.

OR

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

OR

3. I move an alternate motion.





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

## EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                    |                    |                           |                          |                       |                     |                     |                |
|----------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                      |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101016237                                         |                    | 117 SOUTH ST              |                          | SATTERFIELD, DIANE    |                     |                     |                |
| <b>YEAR BUILT</b>                                  |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1994                                               |                    | GOOD                      |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                         |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| MODERN TRADITIONAL                                 |                    |                           |                          |                       |                     |                     |                |
| <b>NHL DISTRICT</b>                                | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                    |                    |                           |                          | B                     |                     | N                   | AGE            |
| <b>NOTES</b>                                       |                    |                           |                          |                       |                     |                     |                |
| MODERN DOMESTIC INFILL MIMICKING TRADITIONAL FORM. |                    |                           |                          |                       |                     |                     |                |



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

RECEIVED

MAR 13 2024

TOWN OF EASTON

|                                  |          |
|----------------------------------|----------|
| Application #: 2024 - 1160       | HD 24-32 |
| Date Received: 03/13/2024        |          |
| Fee Paid: \$25.00                |          |
| HDC Meeting Date: 03/25/2024     |          |
| Date Property Posted: 03/18/2024 |          |

## 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

117 South Street

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1994

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

Seiden Enterprises LLC

TELEPHONE NO.

(410) 226-6212

EMAIL

production@marasun.com

### Applicant or Agent

NAME

MARASUN

TELEPHONE NO.

(410) 226-6212

EMAIL

production@marasun.com

Description of Proposal (include additional sheets, as necessary)

|                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remove existing aged asphalt shingle roofing system, replacing with new asphalt shingle roofing system like-kind (new color - Tamko: Rustic Black)       |
| Remove 14 existing windows and replace with 14 new windows like-kind. Replacement windows will be vinyl (same as existing) Vinnico Edgemont Double Hung. |

### Specific Requirements

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As of December 27, 2022, the fees are as follows:  
Commercial - \$200      Residential - \$75      Signs - \$75      Staff Approval \$25
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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

Rebecca Wales  
3/12/2024  
Rebecca Wales

Revised 4.4.2022

## INSPECTION



This proposal is for the window replacement of 14 windows at 117 South St, Easton (as numbered to the left and below)









## DOUBLE-HUNG WINDOW

BOTH THE BOTTOM  
AND TOP SASH OPERATE





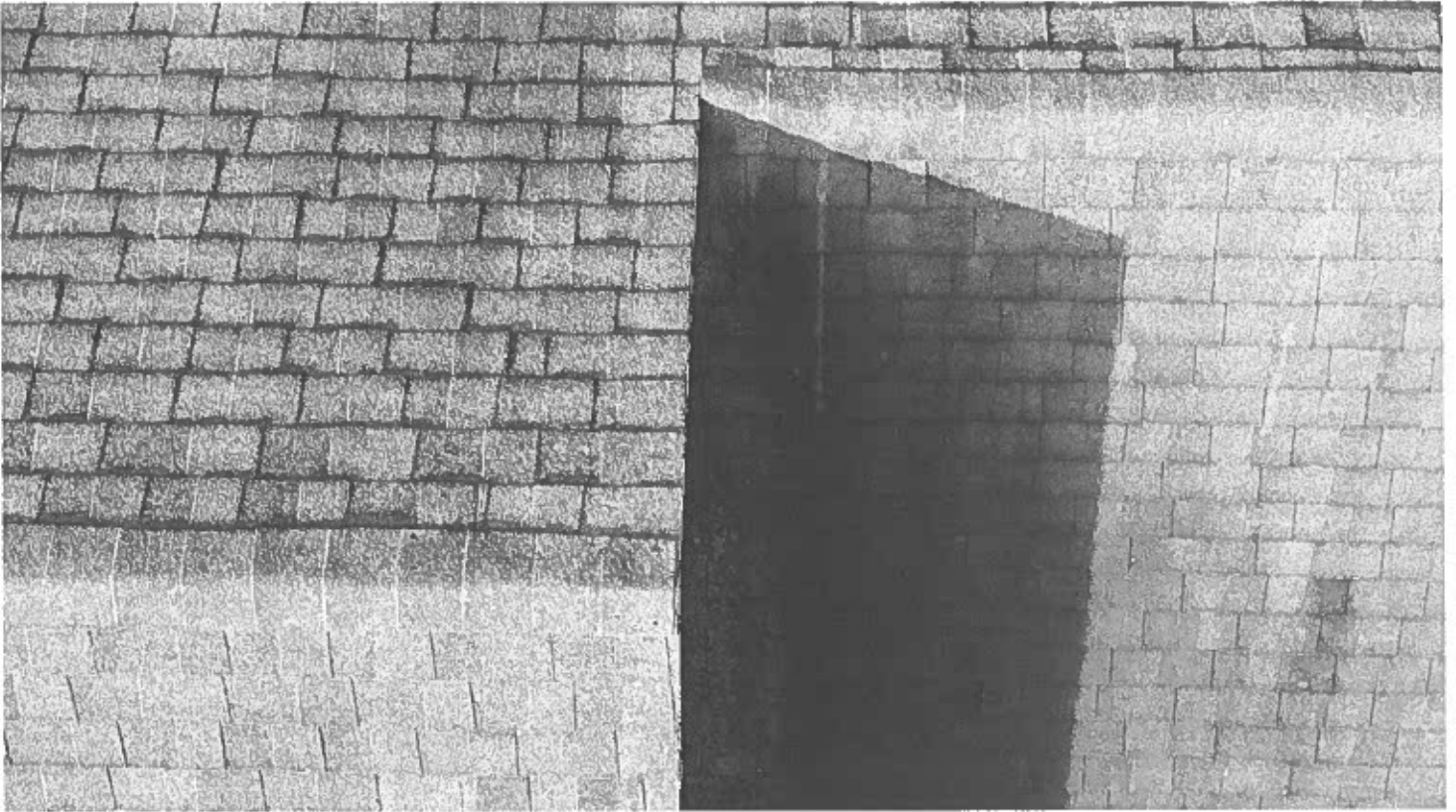
















Tamko Hentage "Rustic  
Black"



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

Monday, March 11, 2024 at 6:00 p.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**

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

**Attendance:**

Commission Members:

Maria Brophy, Vice Chairperson  
Kevin Bateman  
Dudley Greer  
Kelly Pezor

Staff:

Miguel Salinas, Planning and Zoning Director  
Nicholas Johnson, Town Planner - Current  
Samantha Smith, Administrative Specialist  
Tom Diem, Building Code Official  
Susan Filbird, Code Enforcement Officer

**Absent:**

Commission Members:

Ernest Demby, Chairperson  
Michael Stuart

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

**2. Agenda Summary Review** —

**Commissioner Pezor moved to approve the March 11, 2024 Agenda Summary.  
Commissioner Greer seconded the motion.**

|             |                                   |
|-------------|-----------------------------------|
| <u>Vote</u> | <u>4 - 0 - 2</u>                  |
| FOR:        | 4 - Brophy, Bateman, Greer, Pezor |
| AGAINST:    | 0                                 |
| ABSTAIN:    | 0                                 |
| ABSENT:     | 2 - Demby, Stuart                 |

**3. Old Business** —

**a. File No.:** 2023 - 905  
**Applicant:** Dover Station LLC  
**Location:** 500 Dover Road, Easton, MD 21601

Tax Map 104, Grid 0EA, Parcel 1055  
**Zoning:** CB

**Request:** At their April 25, 223 meeting, the Commission found the buildings labeled 2, 4, and 5 to be noncontributing structures; while the buildings labeled 1 and 3 were found to be contributing. At this meeting, the Commission approved partial demolition of building 2, and the installation of a corrugated metal roof on buildings 3, 4, and 5. At their June 26, 2023 meeting, the Commission approved additional alterations including the replacement of two (2) garage doors, two (2) new steel doors, and the replacement of metal siding on building 4. The applicant is now proposing exterior alterations to both the contributing and noncontributing portions of the structure including the installation of new windows, fiber cement siding on portions of the structure, new doors, and erecting new awnings.

Historic District Guideline references:

- i. *Guideline 38. Awnings for Commercial Buildings*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 57. Repointing Masonry*
- v. *Guideline 79. Fiber Cement Siding*
- vi. *Guideline 89. Maintain Historic Windows*
- vii. *Guideline 90. Make Sensitive Replacements (Windows)*

**Staff Presentation:**

Miguel Salinas, Planning and Zoning Director  
Nicholas Johnson, Town Planner - Current  
Tom Diem, Building Code Official  
Susan Filbird, Code Enforcement Officer

**Applicant Presentation:**

Andrew Yetter on behalf of Dover Station LLC

**Public Comment** — None

**The applicant amended their application to exclude the painting of signage on the brick wall from this application.**

**Commissioner Bateman moved to approve the amended application with the determination that Fibrex, wood clad, or aluminum are appropriate for the replacement of the noncontributing windows on this structure. Commissioner Greer seconded the motion.**

|          |                                   |
|----------|-----------------------------------|
| Vote     | 4 - 0 - 2                         |
| FOR:     | 4 - Brophy, Bateman, Greer, Pezor |
| AGAINST: | 0                                 |



ABSTAIN: 0  
ABSENT: 2 - Demby, Stuart

**b. File No.: 2023 - 982**  
**Applicant: Kevin Guarino**  
**Location:** 121 S. Hanson Street, Easton, MD 21601  
Tax Map 104, Grid 000, Parcel 1932  
**Zoning:** R-7A

**Request:** The applicant first came before the Commission at their August 14, 2023 meeting with a proposal to replace all five (5) wooden windows on the Talbot Street frontage with vinyl windows. At that time, the application was tabled pending the submission of a more appropriate window material. The applicant is now proposing to replace two (2) wooden windows on the first floor Talbot Street frontage with new wooden one-over-one windows. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 89. Maintain Historic Windows*
- ii. *Guideline 90. Make Sensitive Replacements*

**Staff Presentation:**

Miguel Salinas, Planning and Zoning Director  
Nicholas Johnson, Town Planner - Current  
Susan Filbird, Code Enforcement Officer

**Applicant Presentation:**

Kevin Guarino

**Public Comment — None**

**Commissioner Greer moved to approve the application for the replacement of two (2) wooden windows on the first floor with the condition that the wooden trim shall be replaced in-kind. Commissioner Pezor seconded the motion.**

Vote                      4 - 0 - 2  
FOR:                      4 - Brophy, Bateman, Greer, Pezor  
AGAINST:                0  
ABSTAIN:                0  
ABSENT:                2 - Demby, Stuart

**4. New Business —**

**a. File No.: 2024 - 1140**  
**Applicant: Sandra C Flores % Barrow & Sons LLC**

**Location:** 309 Brookletts Avenue, Easton, MD 21601  
Tax Map 104, Grid 0EA, Parcel 1882  
**Zoning:** R-7A

**Request:** 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 historic survey notes that most of the windows on this structure were likely original.

*Background Information:*

In late 2023, the Planning and Zoning Department and Code Enforcement Department 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 an application to replace the inappropriately installed vinyl windows.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements*
- ii. *Appendix B.2 Common Substitute Materials*

**Staff Presentation:**

Miguel Salinas, Planning and Zoning Director  
Nicholas Johnson, Planner

**Applicant Presentation:**

Jerry Barrow, Barrow & Sons LLC

**Public Comment** — None

**Commissioner Pezor moved to approve the application with the condition that: 1) the three (3) first floor windows on the street facing facade shall be wood; 2) the windows on the second floor and non-street facing facades shall be Fibrex; 3) all windows to be replaced in the rear facing façade will be Fibrex; and 4) all window trims shall be replaced in kind. Commissioner Greer seconded the motion.**

|             |                                   |
|-------------|-----------------------------------|
| <u>Vote</u> | <u>4 - 0 - 2</u>                  |
| FOR:        | 4 - Brophy, Bateman, Greer, Pezor |
| AGAINST:    | 0                                 |
| ABSTAIN:    | 0                                 |

ABSENT: 2 - Demby, Stuart

## 5. Discussion Item —

- a. Revision to the Historic District Guidelines to allow Administrative Approval for Utility and Mechanical Units — The Commission and staff from the Planning and Zoning Department, Building Inspection Division, and Code Enforcement discussed allowing administrative approval for new utility and mechanical equipment applications. The Commission provided language to permit henceforth administrative approvals for utility and mechanical units with the condition that the application meets all relative Historic District guidelines including: 1) Mechanical equipment should be located out of view of the public right of way whenever possible; 2) Exterior conduit must be painted to match the exterior surface to which it is applied; and 3) Units must be screened from view using plantings, fencing, or other appropriate structures.

## 6. Decision Summary Review —

**Commissioner Pezor moved to approve the February 26, 2024 Decision Summary. Commissioner Bateman seconded the motion.**

|             |                                   |
|-------------|-----------------------------------|
| <u>Vote</u> | <u>4 - 0 - 2</u>                  |
| FOR:        | 4 - Brophy, Bateman, Greer, Pezor |
| AGAINST:    | 0                                 |
| ABSTAIN:    | 0                                 |
| ABSENT:     | 2 - Demby, Stuart                 |

## 7. Administrative Approval

- a. **File No.:** 2024 - 1143  
**Applicant:** Mid-Shore Exteriors  
**Location:** 130 S. Aurora Street, Easton, MD 21601  
Tax Map 104, Grid 0EA, Parcel 1879  
**Zoning:** R-7A

**Request:** The applicant is requesting the removal and replacement of the existing asphalt shingle roof in-kind. The existing soffit, fascia, and gutters shall remain. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 69. Perform Regular Roof Maintenance*



236 *iii. Guideline 70. Roof Material*

237  
238 **b. File No.: 2024 - 1147**

239 **Applicant: Seiden Enterprises**

240 **Location:** 117 South Street, Easton, MD 21601  
241 Tax Map 104, Grid 000, Parcel 1544

242 **Zoning:** R-7A  
243

244 **Request:** The applicant is requesting to repair and replace the front porch  
245 decking, railing, and columns with wood. This is a noncontributing structure to  
246 the Historic District.

247  
248 Historic District Guideline references:

249 *i. Guideline 65. Make Sensitive Replacements (Porches)*  
250

251 **c. File No.: 2024 - 1154**

252 **Applicant: Bay Area Exteriors LLC**

253 **Location:** 214 Davis Avenue, Easton, MD 21601  
254 Tax Map 105, Grid 0EA, Parcel 2202

255 **Zoning:** R-7A  
256

257 **Request:** The applicant is requesting to remove and replace the existing  
258 asphalt shingle roof in-kind. The existing soffit, fascia, and gutters shall remain.  
259 This is a contributing structure to the Historic District.

260  
261 Historic District Guideline references:

262 *i. Guideline 68. Maintain Historic Roof Shape*

263 *ii. Guideline 69. Perform Regular Roof Maintenance*

264 *iii. Guideline 70. Roof Material*  
265  
266

267 **8. Consent Docket**  
268

269 **a. File No.: 2024 - 1146**

270 **Applicant: Naveed Khan**

271 **Location:** 37 S. West Street, Easton, MD 21601  
272 Tax Map 104, Grid 000, Parcel 1428, Lot 14

273 **Zoning:** CB  
274

275 **Request:** Approval for an emergency HVAC split system installation as per  
276 the Historic District Commission Chairperson.  
277

278  
279 **9. Adjournment** — Commissioner Bateman moved to adjourn. Commissioner Pezor  
280 seconded the motion. The meeting was adjourned at 7:16 p.m.

RECEIVED

MAR 13 2024



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

|                              |          |
|------------------------------|----------|
| Application #: 2024-1159     | HD 24-31 |
| Date Received: 03/13/2024    |          |
| Fee Paid: \$25.00            |          |
| HDC Meeting Date: 03/25/2024 |          |
| 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: 203 E Earle Ave Easton MD 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME: Mark Julian  
 TELEPHONE NO.: 410-924-3644      EMAIL: Julianmanagement@icloud.com

### Applicant or Agent

NAME: All Exteriors LLC (Catherine Nelson)  
 TELEPHONE NO.: 410-822-2809      EMAIL: cnelson@alexteriorsmd.com

Description of Proposal (include additional sheets, as necessary)

|                                                    |
|----------------------------------------------------|
| <u>Demo Shingles Replace Plywood and Shingles.</u> |
| Gutters, Fascia shall 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.

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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

Catherine Nelson  
3/13/24  
Catherine Nelson

Revised 4.4.2022



## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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



## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- ☐ Attach all documentation supporting request

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

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

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

## Technical Data Sheet

Landmark® Premium Shingles

Landmark® PRO/Architect 80 Shingles (NW Region only)

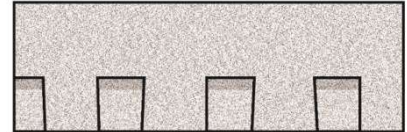
Landmark® PRO Shingles

Landmark® Shingles



### PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

### Technical Data:

|                           | Landmark<br>(and AR) | Landmark PRO*<br>(and AR) | Landmark Premium<br>(and AR) |
|---------------------------|----------------------|---------------------------|------------------------------|
| Weight/Square (approx.)   | 222 / 238 lb **      | 250 / 270 lb **           | 300 lb                       |
| Dimensions (overall)      | 13 1/4" x 38 3/4"    | 13 1/4" x 38 3/4"         | 13 1/4" x 38 3/4"            |
| Shingles/Square (approx.) | 66                   | 66                        | 66                           |
| Weather Exposure          | 5 5/8"               | 5 5/8"                    | 5 5/8"                       |

\*Includes Landmark PRO AR/Architect 80

\*\*Dependent on manufacturing location



**INSTALLATION**

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Roof Deck Requirements:** Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

**Ventilation:** Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

**Valleys:** Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles.

**Underlayment:**

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® or RoofRunner™ Synthetic Underlayment, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck, RoofRunner, or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), apply one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) over the entire roof deck. Or, in areas not prone to snow or ice apply two layers of 36" wide felt shingle underlayment lapped 19", or two layers of CertainTeed's DiamondDeck, RoofRunner or other synthetic underlayment per the manufacturer's low slope application instructions. Shingle underlayment should meet ASTM D6757, ASTM D4869 or ASTM D226. Ensure sufficient deck ventilation when these types of underlayments are installed. Specific and more detailed installation instructions can be found on product packaging and in the CertainTeed Shingle Applicator's Manual.

**Fastening (NailTrak):**

**Low & Standard Slopes:** On low and standard slopes, four nails are required per shingle. There are three nail lines on NailTrak shingles. Position nails vertically between the upper and lower nailing-guide lines. It is acceptable to nail between either the middle and lower lines, or between the upper and middle lines. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. They are to be located 1" and 12" in from each side of the shingle (see instructions on product wraps). Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads.

**Steep Slopes:** On slopes greater than 21" per foot, fasten each shingle with six nails and four spots of roofing cement placed under each shingle according to application instructions provided on the shingle package. Fasteners must penetrate the two-layer common bond area that is indicated by the middle and lower NailTrak lines, also illustrated on the shingle package.

## Technical Data Sheet (Continued)

Landmark Series Shingles

Page 3 of 3

**Application:** The recommended application method is the 'Five-Course, Diagonal Method' found on each bundle of shingles. In this method, shingle course offsets are 6" and 11". Instructions also may be obtained from CertainTeed. These shingles may be used for new construction or for reroofing over existing Metric-sized shingles.

**Flashing:** Use corrosion-resistant metal flashing.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

### MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

### WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects. In addition, Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark PRO (and AR), and Landmark (and AR) carry 10-years of SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

### FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: [www.certainteed.com](http://www.certainteed.com)

See us at our on-line specification writing tool, CertaSpec®, at [www.certainteed.com/certaspec](http://www.certainteed.com/certaspec).

### CertainTeed Roofing

20 Moores Road  
Malvern, PA 19355

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RECEIVED

MAR 13 2024



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

**TOWN OF EASTON**

|                              |          |
|------------------------------|----------|
| Application #: 2024-1161     | HD 24-33 |
| Date Received: 03/13/2024    |          |
| Fee Paid: \$25.00            |          |
| HDC Meeting Date: 03/25/2024 |          |
| 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

313 South Aurora St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT: \_\_\_\_\_

NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME

Jerry Heilman

TELEPHONE NO.

843-860-1884

EMAIL

jheilman23@bellsouth.net

### Applicant or Agent

NAME

Mid Shore Exteriors

TELEPHONE NO.

410-613-7939

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind like and same roof replacement on garage only.  
 Remove existing 1 layer of asphalt shingles. inspect plywood.  
 Install underlayment + Ice water shield, drip edge and starter  
 Smp. Install CertainTeed Landmark shingles and ridge caps.  
 Replace existing K-Style gutters with new 5' K-Style gutters + 2x3  
 downspouts. All trim, Fascia and soffit to remain as is.

Specific Requirements

Clean up and remove all debris.

- 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

Julie Howden  
 3-5-24  
 Julie Howden of Mid Shore Exteriors

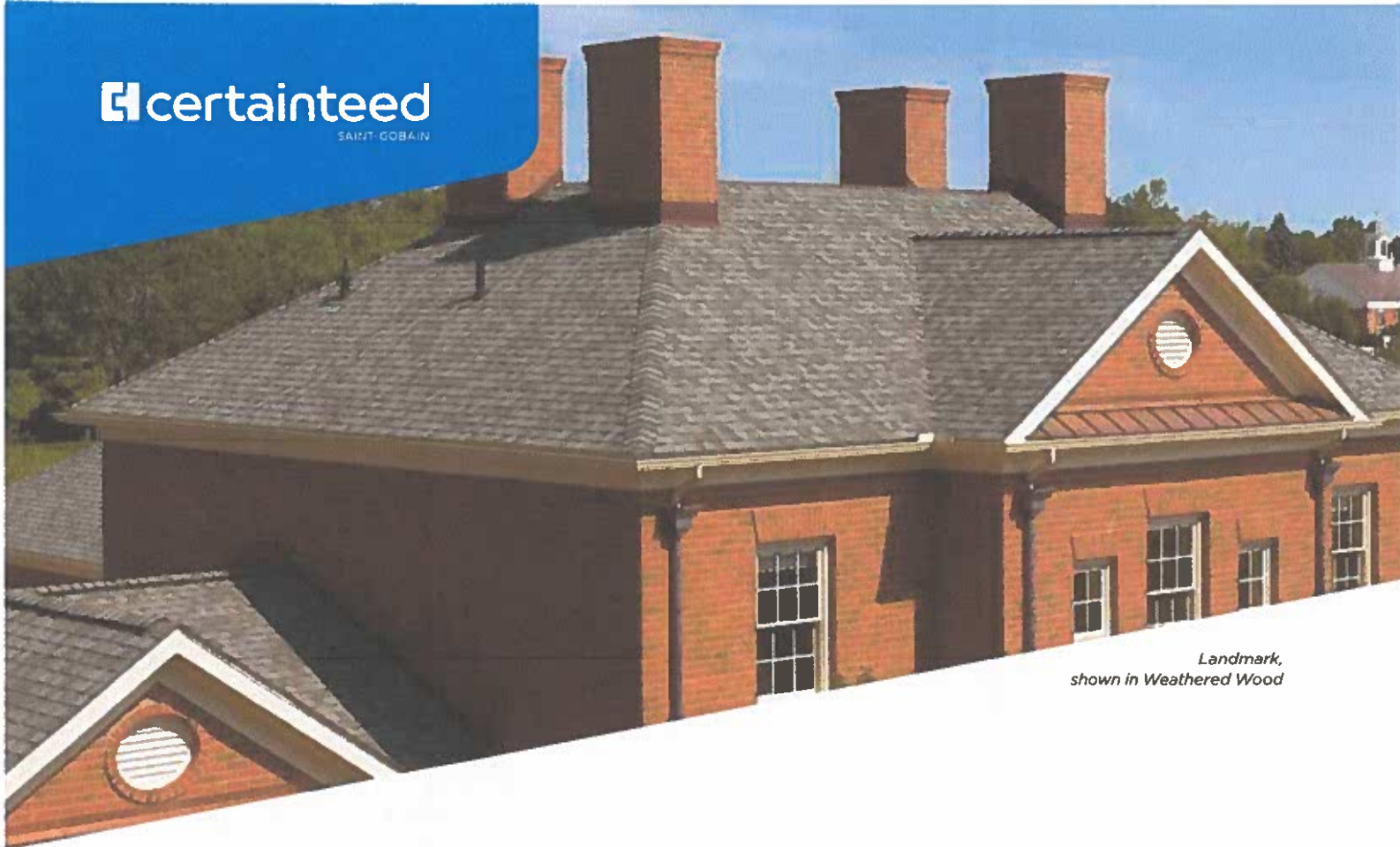
Revised 4.4.2022





Mid-Shore Exteriors  
03/04/2024 12:23 pm (EST)  
Jerry Heilman / 2402-5373532-01  
313 South Aurora Street Easton, MD 21601





*Landmark,  
shown in Weathered Wood*

# Landmark®

## Designer Roofing Shingles

### A Classic Original

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

- **Lifetime limited warranty**
- **10-year SureStart protection**  
Includes materials and labor costs
- **15-year 110 MPH wind warranty**  
Upgrade to 130 MPH available
- **CertaSeal®** seals roofs tight against wind and weather.
- **StreakFighter®** 10-year algae resistance.
- **QuadraBond®** secures shingle layers together at four points for **greater performance**.
- **NailTrak®** wider nailing area for a more accurate installation

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

#### **Fire Resistance:**

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

#### **Wind Resistance:**

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### **Tear Resistance:**

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

#### **Wind Driven Rain Resistance:**

- Miami-Dade Product Control Acceptance

#### **Acceptance Quality Standards:**

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

## 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 03 / 13 / 24  
Building Permit Number 24-19105  
Total Permit Fees \$ 200.00 Pd Ck # 7019

### Part 1: Property Information

|                                                   |                                    |                          |         |
|---------------------------------------------------|------------------------------------|--------------------------|---------|
| <input type="text" value="3-604"/>                | Project Application Date           | <input type="checkbox"/> | Tax Map |
| <input type="text" value="313 South Aurora St."/> | Project's Address                  | <input type="checkbox"/> | Grid    |
| <input type="text" value="Easton, MD 21601"/>     | Project's Subdivision (if any)     | <input type="checkbox"/> | Parcel  |
|                                                   | Project's City, State and Zip Code | <input type="checkbox"/> | Lot     |
|                                                   |                                    | <input type="checkbox"/> | Zoning  |

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

|                                                |                                   |                                        |                                                   |                                              |
|------------------------------------------------|-----------------------------------|----------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Planned Redevelopment | <input type="checkbox"/> Historic | <input type="checkbox"/> Critical Area | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Planned Health Care |
|------------------------------------------------|-----------------------------------|----------------------------------------|---------------------------------------------------|----------------------------------------------|

### Part 2: Owner - Tenant Information

|                                                                                              |                                |
|----------------------------------------------------------------------------------------------|--------------------------------|
| <b>Owner</b>                                                                                 |                                |
| <input type="text" value="Jenny Heilman"/>                                                   | Name                           |
| <input type="text" value="313 South Aurora St."/>                                            | Address                        |
| <input type="text" value="Easton, MD 21601"/>                                                | City, State and Zip Code       |
| <input type="text" value="843-860-1884"/>                                                    | Email Address and Phone Number |
| <b>Tenant Information</b>                                                                    |                                |
| For a Multiple Occupancy Building provide tenants information by attaching additional sheets |                                |
| <input type="text"/>                                                                         | Name                           |
| <input type="text"/>                                                                         | Address                        |
| <input type="text"/>                                                                         | City, State and Zip Code       |
| <input type="text"/>                                                                         | Email Address and Phone Number |
| <input type="text"/>                                                                         | 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."

Signature of Applicant

Printed Name of Applicant

Telephone Number

Email Address

Connection with Application

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                    |          |       |        |       |        |
| <b>Total Building Floor</b>  |          |       |        |       |        |

### 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<br>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 like and same roof replacement on garage only  
 Remove 1 layer asphalt shingles, inspect plywood. Install underlayment  
 ice/water shield, drip edge, starter strip, and install CertainTeed  
 Landmark architectural shingles with ridge caps. Replace  
 existing gutters with same 5" K-style gutters and 2x3  
 aluminum downspouts. All trims, fascia, soffit to  
 remain as is. Clean up and remove all debris.

### Part 10: Systems

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

### Part 11: Total Project Information

|                                 |                                  |                                     |                            |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------|
| 3/25/24<br>Estimated Start Date | 3/27/24<br>Estimated Finish Date | \$ 4,930<br>Estimated Project Value | FEMA Flood Plain<br>Y or N |
|---------------------------------|----------------------------------|-------------------------------------|----------------------------|

### Office Use Only

| Building Dept - General Info.                                                                                                               | Planning & Zoning - General Info.                                                                                                   | Engineering Dept Application                                                                                                     | HDC Application                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> Received Date ____ / ____ / ____<br><input type="radio"/> Permit # _____<br><input type="radio"/> Permit Fee \$ _____ | <input type="radio"/> Not Applicable<br><input type="radio"/> Town Impact \$ _____<br><input type="radio"/> County Receipt Received | <input type="radio"/> Not Applicable<br><input type="radio"/> Grading Permit # _____<br><input type="radio"/> ROW Permit # _____ | <input type="radio"/> Not Applicable<br><input type="radio"/> Yes - In Review<br><input type="radio"/> Yes - Approved |
| <b>Approval</b><br><input type="radio"/> Date ____ / ____ / ____<br><input type="radio"/> BD Initials _____                                 | <b>Approval</b><br><input type="radio"/> Date ____ / ____ / ____<br><input type="radio"/> P&Z Initials _____                        | <b>Approval</b><br><input type="radio"/> Date ____ / ____ / ____<br><input type="radio"/> Eng. Initials _____                    | <b>Approval</b><br><input type="radio"/> Date ____ / ____ / ____<br><input type="radio"/> HDC Initials _____          |
| EUC Approval / Comments: Date: ____ / ____ / ____ EUC Initials: _____                                                                       |                                                                                                                                     |                                                                                                                                  |                                                                                                                       |

Revised Dec. 2023



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

RECEIVED

MAR 18 2024

TOWN OF EASTON

|                       |            |
|-----------------------|------------|
| Application #:        | 2022 - 701 |
| Date Received:        | 03/18/2024 |
| Fee Paid:             | -          |
| HDC Meeting Date:     | 03/25/2024 |
| 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 404 WOLDSBOROUGH ST  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT:    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME LAURANCE & KELLY PEZOR  
TELEPHONE NO. 301 466-6792    EMAIL K6PEZOR@GMAIL.COM

### Applicant or Agent

NAME CLIMATE CARE HVAC SERVICES  
TELEPHONE NO. 410 921-3838    EMAIL

Description of Proposal (include additional sheets, as necessary)

HVAC SPLIT DUCTLESS UNIT FOR NEW CONSTRUCTION GARAGE/CARRIAGE  
HOUSE. LINE SETS WILL BE INSTALLED IN NEW CONSTRUCTION WALLS.  
OUTSIDE UNIT TO BE MOUNTED ON SIDING BLOCK ON WEST WALL NOT  
VISIBLE ABOVE NEIGHBORS 6' CONCRETE BLOCK WALL. ENTIRE SIDING  
BLOCK AND EQUIPMENT WILL BE COVERED BY A CUSTOM VENTED COVER  
THAT WILL BE PAINTED THE COLOR OF THE SIDING.

### 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

Steve Smolton  
3/7/24    President

Revised 4.4.2022

\*\*\*\*\* TOWN OF EASTON \*\*\*\*\*

14 South Harrison St., P.O. Box 520

Easton, Maryland 21601

(410) 822-2526 Fax (410) 822-8738

PERMIT TECHNICIAN SERILUA APPLICANT

Application Number . . . . . 23-00018718 Date 11/08/23  
 Property Address . . . . . 407 GOLDSBOROUGH ST  
 Map/Parcel/Lot/State ID: . . . . . 103-0747-000 -013777-EA-0000-  
 Application type description . . . . . RESIDENTIAL ALTERATION  
 Property Zoning . . . . . UNKNOWN  
 Application valuation . . . . . 300000

Application desc  
 BUILD AUXILIARY BUILDING

| Owner               | Contractor              |
|---------------------|-------------------------|
| PEZOR LAURENCE J JR | ALCHEMYWORKS INC.       |
| 407 GOLDSBOROUGH ST | 405 SOUTH HANSON STREET |
| EASTON MD 21601     | EASTON MD 21601         |
|                     | (410) 693-9049          |

Structure Information 000 000 AUXILIARY BUILDING W/ 2 CAR GARAGE  
 Other struct info . . . . . HISTORIC DISTRICT YES

Permit . . . . . NEW CONSTRUCTION  
 Additional desc . . . . . AUXILIARY BUILDING W/ 2 CAR  
 Permit Fee . . . . . 2259.27  
 Issue Date . . . . . 11/08/23 Valuation . . . . . 300000  
 Expiration Date . . . . . 5/06/24

Special Notes and Comments

\*) This permit issued 11/08/2023 is for the construction of an auxiliary building that will include a 2 car garage, bathroom and kitchenette where the rest of the space will be used for home office, craft studio, art studio.

\*) Approved plans, permit and required inspection sheet must be on site at the time of all inspections or the inspection will not be performed. The permit holder shall be subject to a one hundred and fifty dollar (\$150.00) re inspection fee for residential building, two hundred and fifty dollars (\$250.00) for commercial building projects, seventy five dollars (\$75.00) for residential trades and one hundred and twenty five dollars (\$125.00) for commercial trades.

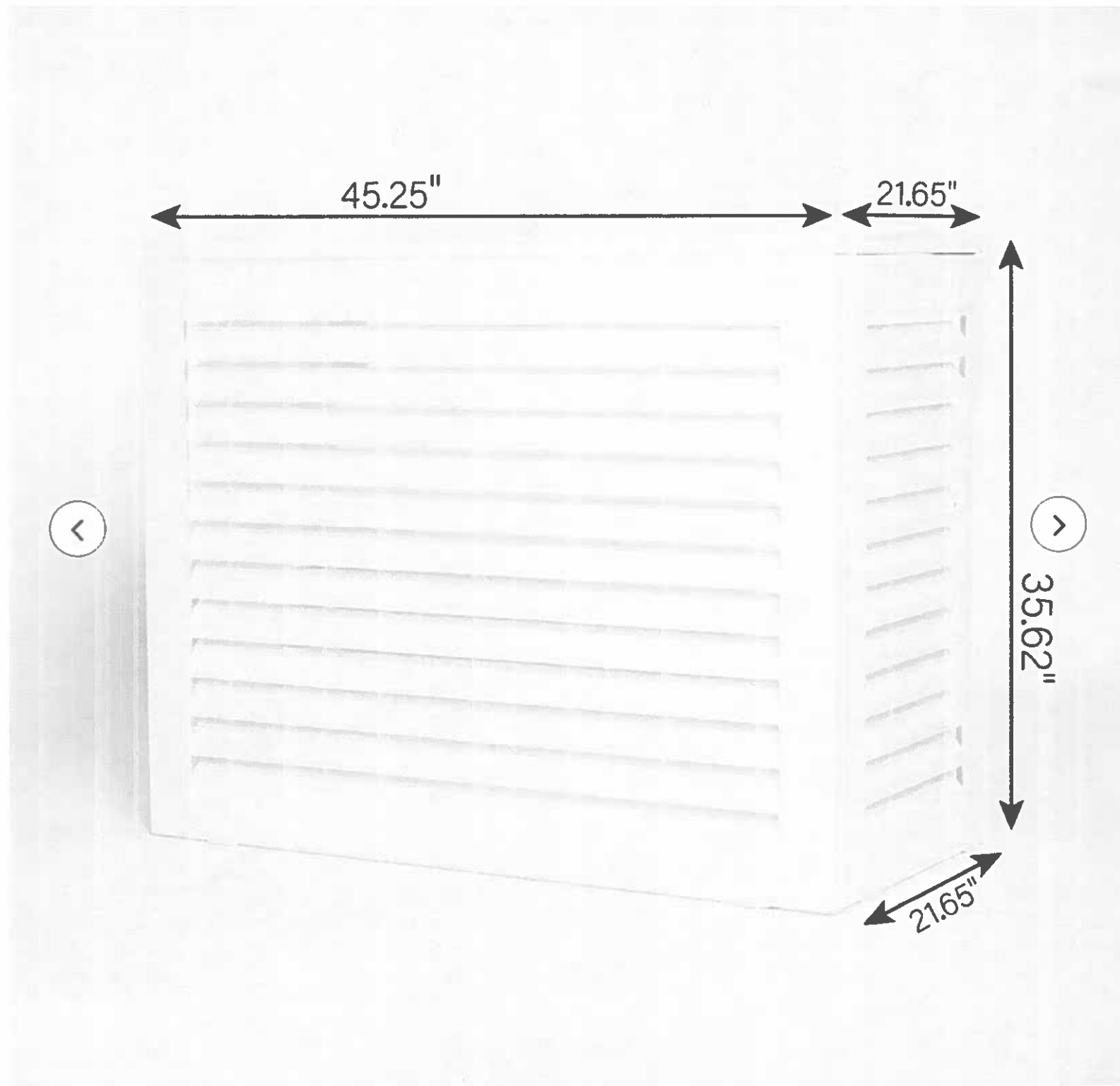
Your permit application has been reviewed and approved based on the information submitted on October 12, 2023 with drawings dated September 21, 2022. Please read all comments carefully and be sure your construction conforms to the 2018













## SUBMITTAL DATA: SLZ-KF18NA & SUZ-KA18NAH2

18,000 BTU/H CEILING-CASSETTE HEAT PUMP SYSTEM

|                     |                                                                                                                |       |
|---------------------|----------------------------------------------------------------------------------------------------------------|-------|
| Job Name:           | Location:                                                                                                      | Date: |
| Purchaser:          | Engineer:                                                                                                      |       |
| Submitted to:       | For <input type="checkbox"/> Reference <input type="checkbox"/> Approval <input type="checkbox"/> Construction |       |
| System Designation: | Schedule No.:                                                                                                  |       |



### ACCESSORIES:

- ☐ Grille (SLP-18FAEU - Ordered separate) (w/3D i-see sensor) Wired
- ☐ Remote Sensor (PAC-SE41TS-E)
- ☐ Outside Air Sensor for MHK1 (MOS1)
- ☐ Wire for Remote on/off with CN32 connector (PAC-715AD)
- ☐ Connector and wire for Operation status/error using CN51 (PAC-725AD)
- ☐ Connector of CN32 (remote on/off) (PAC-SE55RA-E)
- ☐ Connector cable for remote display (PAC-SA88HA-EP)

### Optional Controls

- ☐ Wired Remote Controller PAR-40MAA
- ☐ Simple MA Remote Controller (PAC-YT53CRAU-J)
- ☐ Thermostat Interface (PAC-US444CN-1)
- ☐ System Control Interface (MAC-334IF-E)
- ☐ Wireless Remote (PAR-SL100A-E)(Requires PAR-SF9FA-E)
- ☐ Backlit, Wall-mounted, Wireless Controller (MHK1)
- ☐ Portable Central Controller (MCCH1)

|                 |                                  |                       |                             |
|-----------------|----------------------------------|-----------------------|-----------------------------|
| Cooling         | Rated Capacity                   | Btu/h                 | 17700                       |
|                 | Capacity Range                   | Btu/h                 | 6100-17700                  |
|                 | Total input                      | W                     | 1410                        |
|                 | Energy Efficiency                | EER                   | 12.5                        |
|                 | Moisture Removal                 | Pints/h               | 4.7                         |
| Heating at 47°F | Sensible Heat Factor             |                       | 0.71                        |
|                 | Rated Capacity                   | Btu/h                 | 19700                       |
|                 | Capacity Range                   | Btu/h                 | 8400-20900                  |
|                 | Total input                      | W                     | 1850                        |
|                 | HSPF(Region IV)                  | Btu/h/W               | 11.6(11.3)                  |
| Heating at 17°F | Rated Capacity                   | Btu/h                 | 12900                       |
|                 | Rated Total input                | W                     | 1410(1530)                  |
|                 | Maximum Capacity                 | Btu/h                 | 12900                       |
|                 | Maximum Total Input              | W                     | 1410(1530)                  |
|                 | Power supply                     | Voltage, Phase, Cycle | 208/230V, 1-phase, 60Hz     |
| Voltage         | Indoor - Outdoor S1-S2           |                       | AC 208/230V                 |
|                 | Indoor - Outdoor S2-S3           |                       | DC12-24V                    |
|                 | Indoor - Remote controller       |                       | DC12V                       |
| Indoor unit     | MCA (")                          | A                     | 0.54                        |
|                 | Fan Motor                        | F.L.A.                | 0.43                        |
|                 | Fan Motor Output                 | W                     | 50                          |
|                 | Air flow (Lo-Mid-Hi)             | DRY (CFM)             | 300-420-475                 |
|                 |                                  | WET (CFM)             | 270-378-429                 |
|                 | External Static Pressure         | in WG                 | 0                           |
|                 | Sound Pressure Level (Lo-Mid-Hi) | dB (A)                | 32-40-43                    |
|                 | External Finish Color            |                       | Munsell 1.0Y 9.2/0.2        |
|                 | Dimensions                       | W. in                 | 22-7/16                     |
|                 |                                  | D. in                 | 22-7/16                     |
|                 |                                  | H. in                 | 8-3/16                      |
|                 | Weight Unit                      | lbs                   | 30.6                        |
|                 | Field Drainpipe O.D.             | in                    | 1-1/4 (Mechanical lift 3/3) |
|                 | Refrigerant pipe Gas             | in                    | 1/2                         |
|                 | Refrigerant pipe Liquid          | in                    | 1/4                         |

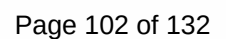
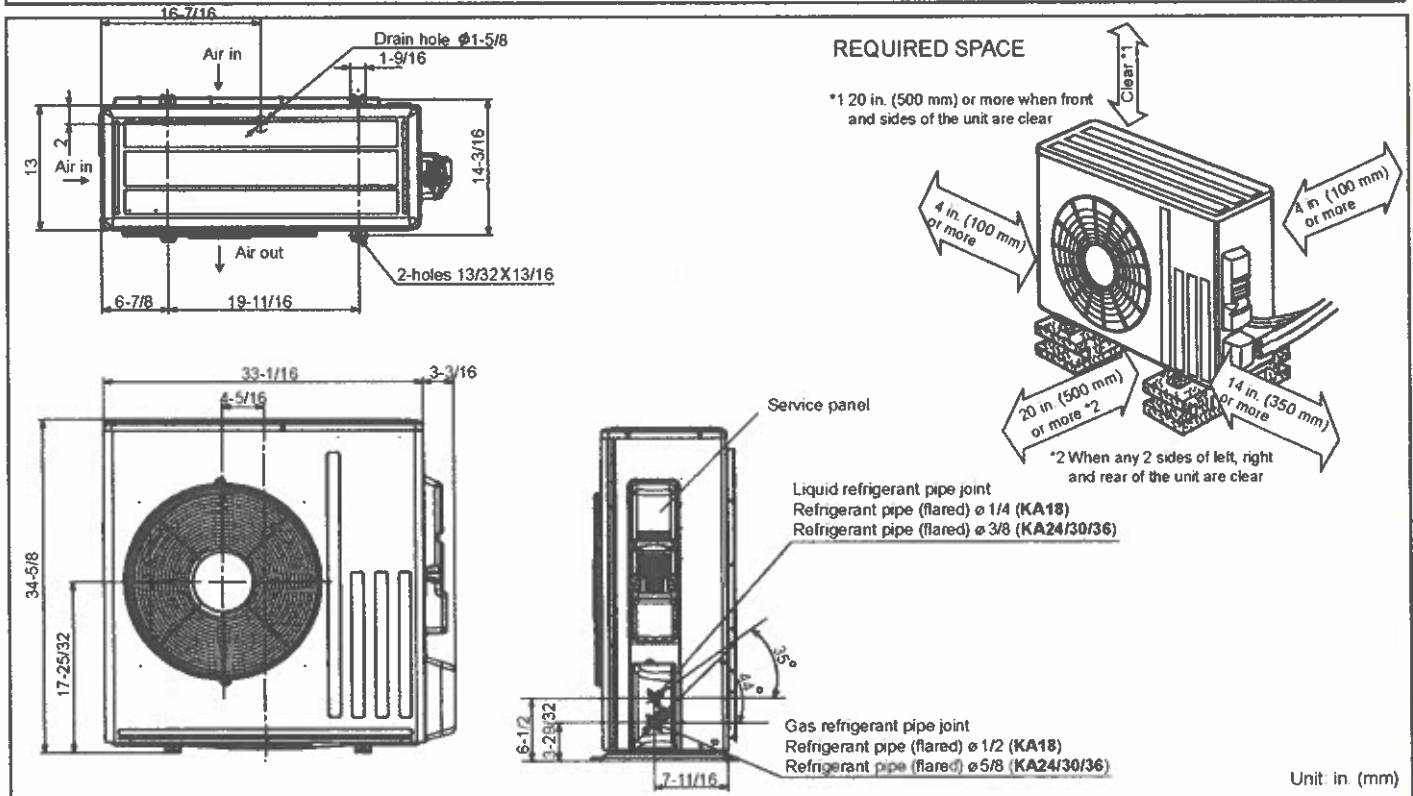
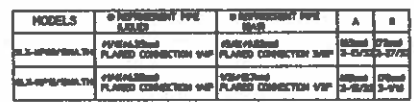
|                   |                            |              |                                |
|-------------------|----------------------------|--------------|--------------------------------|
| Outdoor unit      | MCA (")                    | A            | 14                             |
|                   | MOCP (")                   | A            | 24                             |
|                   | Fan Motor                  | F.L.A.       | 0.67                           |
|                   | Compressor                 | Model(Type)  | DC INVERTER-driven Twin Rotary |
|                   |                            | R.L.A.       | 10                             |
|                   |                            | L.R.A.       | 12.5                           |
|                   | Air flow (Cooling/Heating) | CFM          | (1,691/1,691)                  |
|                   | Refrigerant Control        |              | Linear Expansion Valve         |
|                   | Defrost Method             |              | Reverse Cycle                  |
|                   | SPL (Cooling)              | dB (A)       | 54                             |
|                   | SPL (Heating)              | dB (A)       | 55                             |
|                   | External Finish Color      |              | Munsell No.3Y 7.8/1.1          |
|                   | Dimension                  | W. in        | 33-1/16                        |
|                   |                            | D. in        | 13                             |
|                   |                            | H. in        | 34-5/8                         |
|                   | Weight                     | lbs          | 127                            |
| Remote Controller | Type                       |              | Wired Remote Controller        |
| Refrigerant       | Type                       |              | R410A                          |
|                   | Charge                     | lbs, oz      | 3.9                            |
|                   | Oil                        | Type(Fl.oz.) | FV50S(11.8)                    |
| Refrigerant Pipe  | Gas side O.D.              | in           | 1/2                            |
|                   | Liquid side O.D.           | in           | 1/4                            |
|                   | Height Difference (Max)    | ft           | 50                             |
|                   | Length (Max.)              | ft           | 100                            |
| Connection Method | Indoor/Outdoor             |              | Flared/Flared                  |
| Operation         | Cooling                    | °F           | 14 - 115                       |
| Guarantee         | Heating                    | °F           | -4 - 75                        |

NOTES \*1 Rating conditions (cooling): Indoor DB 26.7°C(80°F), WB 19.4°C(67°F) Outdoor DB 35°C(95°F), WB 23.9°C(75°F)  
 (heating): Indoor DB 21.1°C(70°F), WB 15.6°C(60°F) Outdoor DB 5.3°C(47°F), WB 6.1°C(43°F)  
 \*2 Rating conditions (heating): Indoor DB 21.1°C(70°F), WB 15.6°C(60°F) Outdoor DB -9.3°C(15°F), WB -4.4°C(25°F)  
 Operating range

|         |         | Indoor intake air temperature |              | Outdoor intake air temperature |              |
|---------|---------|-------------------------------|--------------|--------------------------------|--------------|
|         |         | DB                            | WB           | DB                             | WB           |
| Cooling | Maximum | 35.0°C(95°F)                  | 23.9°C(75°F) | 46.0°C(115°F)                  |              |
|         | Minimum | 19.4°C(67°F)                  | 15.6°C(60°F) | 10.0°C(50°F)                   |              |
| Heating | Maximum | 26.7°C(80°F)                  | 19.4°C(67°F) | 24.0°C(75°F)                   | 18.0°C(65°F) |
|         | Minimum | 21.1°C(70°F)                  | 15.6°C(60°F) | 20.0°C(68°F)                   | 15.0°C(60°F) |

Specifications are subject to change without notice

Should this document be altered or changed without MESCA's permission, it becomes null and void. MESCA assumes no responsibility for any consequences in such cases.



## Application for Mechanical Permit

**APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION.** The Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing and Electrical work. Applicants should also contact Easton Utilities for additional requirements. This application requires three sets of construction documents prepared by a registered design professional or the mechanical licensee for Commercial projects or heat gain and loss calculations for Residential projects. -- Revised April 2021



**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 \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Mech. Permit Number \_\_\_\_  
Total Permit Fees \$ \_\_\_\_

### Part 1: Project Information

|                      |                                    |
|----------------------|------------------------------------|
| <input type="text"/> | Project Application Date           |
| 23 00018718          | Project Building Permit Number     |
| 407 Goldsborough St. | Project's Address                  |
|                      | Project's Subdivision (if any)     |
| Easton Md 21601      | Project's City, State and Zip Code |

**Confirm the Project Work Area in Square Footage**

|                                                                    |      |                                                       |  |
|--------------------------------------------------------------------|------|-------------------------------------------------------|--|
| <input checked="" type="checkbox"/> New Construction and Additions | 1964 | <input type="checkbox"/> Existing Building            |  |
| <input type="checkbox"/> Temporary Structures                      |      | <input type="checkbox"/> Site (Hydronic, Solar, Etc.) |  |

### Part 2: Owner - Tenant Information

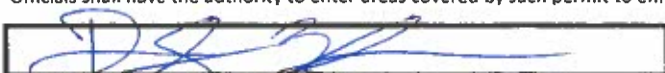
|                                                                                              |                                |
|----------------------------------------------------------------------------------------------|--------------------------------|
| <b>Owner</b>                                                                                 |                                |
| Pezer Laurence J JR.                                                                         | Name                           |
| 407 Goldsborough St.                                                                         | Address                        |
| Easton Md 21601                                                                              | City, State and Zip Code       |
|                                                                                              | Email Address and Phone Number |
| <b>Tenant Information</b>                                                                    |                                |
| 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: Contractor Information

|                                                                         |                                            |
|-------------------------------------------------------------------------|--------------------------------------------|
| <b>Mechanical Contractor</b>                                            |                                            |
| Names and License Numbers of all Mechanical Contractors for the project |                                            |
| Climate Care Services                                                   | Name - Trading As                          |
| 1610 Professional Blvd                                                  | Address                                    |
| Crofton Md 21114                                                        | City, State and Zip Code                   |
| Bob@climatecareservices.com 240 346 5811                                | Email Address and Phone Number             |
| 51713                                                                   | Maryland Mechanical (HVACR) License Number |

### Part 4: 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 am the mechanical licensee in charge of the project and 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."

  
Signature of Owner, or the Mechanical Contractor in Charge

Phil Emrich  
Printed Name of Owner, or the Mechanical Contractor in Charge



### 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

Installing 1- 4x4 cassette unit 15,000 BTU, 2 wall 6,000 BTU Mitsubishi Ductless units  
Bathroom w/ Fan + pass thru fan, Dryer Vent thru Fan in Potholes Area.  
Also 1 Future Free Low Rough in, in the Two Car garage.

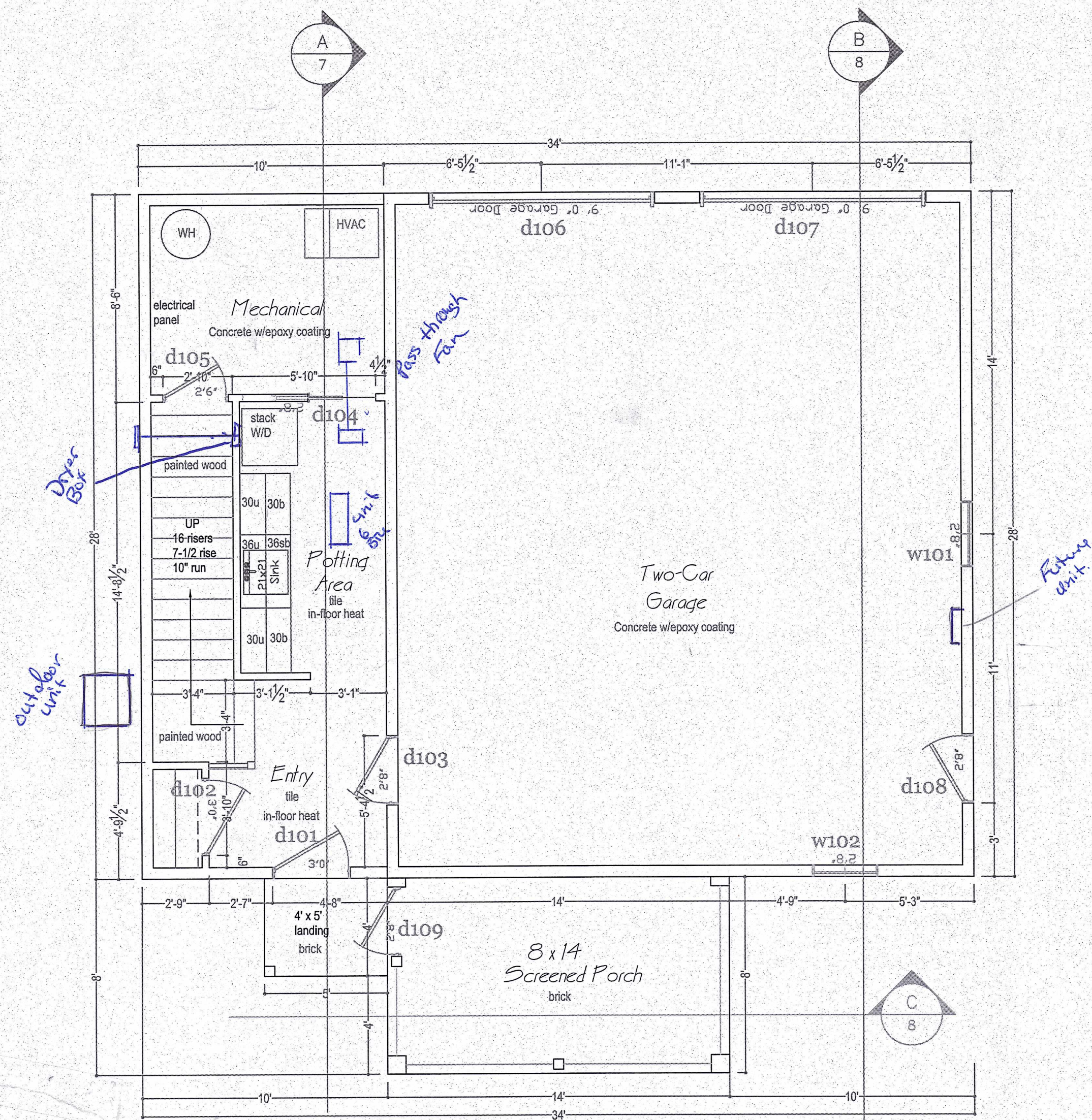
### Part 7: Project Equipment Types

|                                                    |                                                      |                                                           |                                          |
|----------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> Heating        | <input checked="" type="checkbox"/> Air Conditioning | <input type="checkbox"/> Ventilation                      | <input type="checkbox"/> Exhaust         |
| <input type="checkbox"/> Boilers                   | <input type="checkbox"/> Water Heaters               | <input type="checkbox"/> Refrigeration                    | <input type="checkbox"/> Hydronic Piping |
| <input type="checkbox"/> Fuel Oil Piping - Storage | <input type="checkbox"/> Solar Systems               | <input checked="" type="checkbox"/> Other <u>Ductless</u> | <input type="checkbox"/> Other           |

### Part 8: Project Appliance Types and Counts

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





1st Floor - Floor Plan

First Floor Square Footage:

|                      |       |
|----------------------|-------|
| Living Area:         | 280   |
| Garage Area:         | 672   |
| Screened Porch Area: | 112   |
| Total Area:          | 1,064 |

WINDOW NOTE: Window dimensions shown on these floor plans are for general/proportional reference only. Actual window R.O.'s are based on the windows called out in the Window Schedule.

ALL NEW CONSTRUCTION INSULATION, WINDOWS, AND DOORS SHALL FOLLOW THE 2018 IECC PRESCRIPTIVE ENERGY EFFICIENCY CRITERIA.

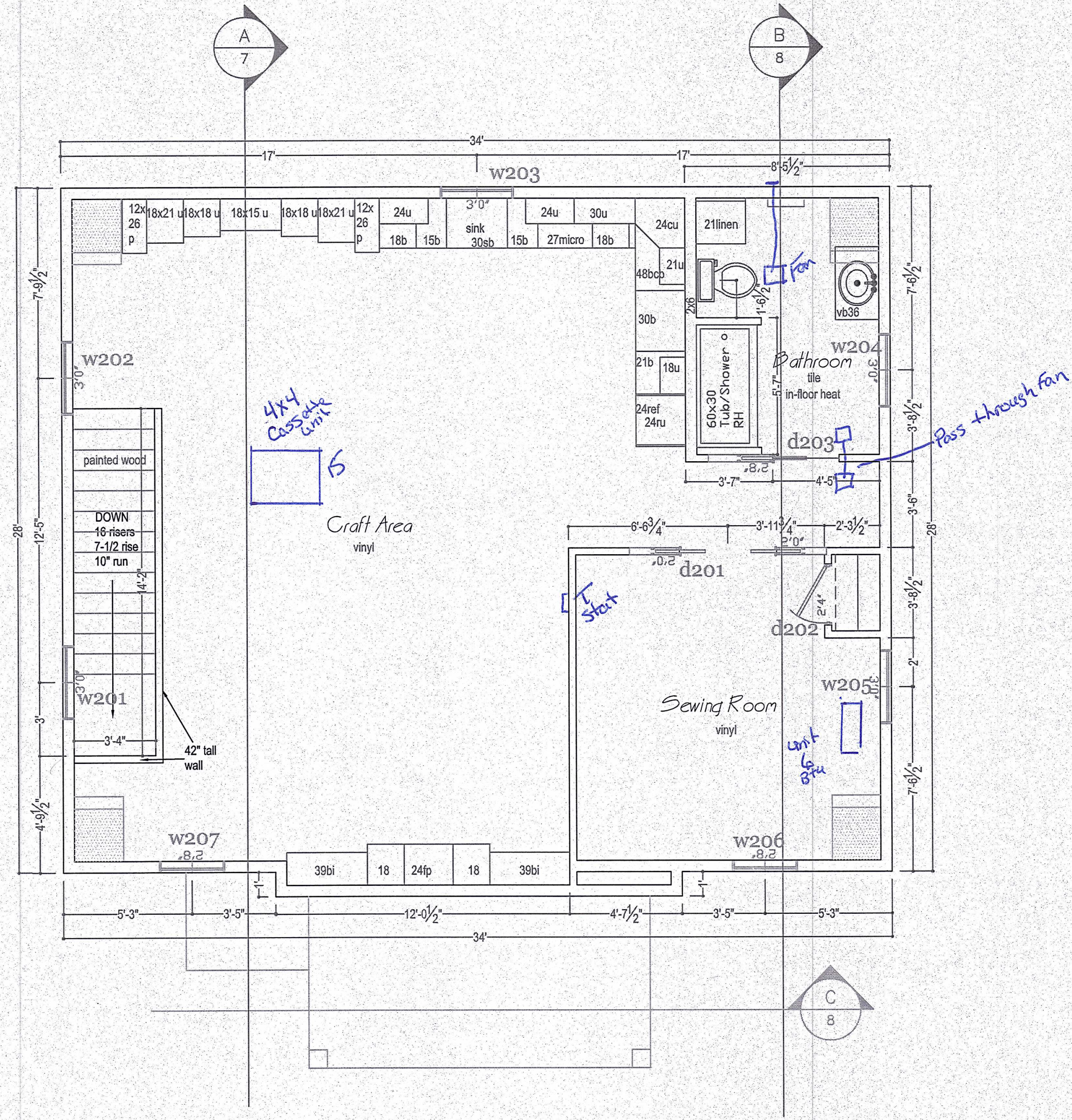
ALL WORK SHALL BE PERFORMED PER THESE PLANS. IF A QUESTION OR CONFLICT ARISES, CONTRACTOR SHALL CONTACT THE DESIGNER.

CONTRACTOR TO BID PROVIDING SOUND INSULATION (ROCKWOOL) IN WALLS AROUND BATHROOM AREAS.

PLUMBING NOTE:

MINIMUM PIPE SIZE REQUIREMENTS

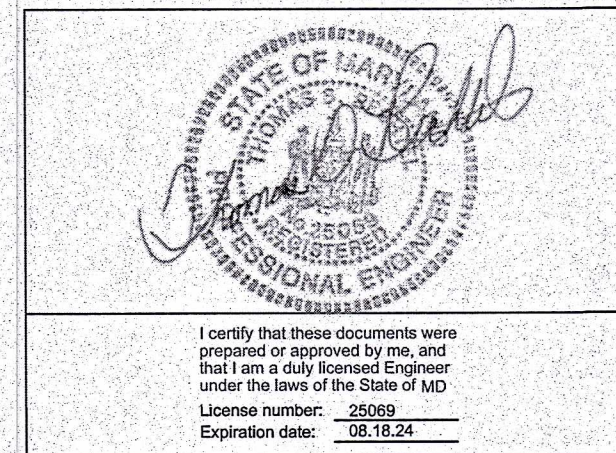
Service from water supply to building 1-1/4" minimum.  
Service to water heaters, water softeners, other plumbing mechanicals, and hose bibbs, 1" minimum.  
Service to 4 or more fixtures and to master.



2nd Floor - Floor Plan

Second Floor Square Footage:

|              |     |
|--------------|-----|
| Living Area: | 902 |
| Total Area:  | 902 |





RECEIVED

MAR 20 2024



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

**TOWN OF EASTON**

|                       |           |
|-----------------------|-----------|
| Application #:        | 2024-1164 |
| Date Received:        | 03/20/24  |
| Fee Paid:             | \$25.00   |
| HDC Meeting Date:     | 03/25/24  |
| Date Property Posted: | -         |

HD 24-34

## HISTORIC DISTRICT COMMISSION HEARING APPLICATION

### APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

### PROPERTY INFORMATION

ADDRESS

523 Goldsborough St Easton MD

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1890

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

Jeffrey S. Mallory and M. Rachel Miller Joint Trust

TELEPHONE NO.

312.287.9501

EMAIL

jm@m-3-LLC.COM

### Applicant or Agent

NAME

same

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

|                        |
|------------------------|
| <u>See attachments</u> |
|                        |
|                        |
|                        |
|                        |
|                        |

### Specific Requirements

- The payment of fees is due at the time of application submittal.  
As of December 27, 2022, the fees are as follows:  
Commercial - \$200      Residential - \$75      Signs - \$75      Staff Approval \$25
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The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                           |
|---------------------------|
| <u>Jeffrey S. Mallory</u> |
| <u>3-19-2024</u>          |
| <u>Jeffrey S. Mallory</u> |

Revised 4.4.2022





## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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

## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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



## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- ☐ Attach all documentation supporting request

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

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

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

Historic District Commission Hearing Application  
Description of Proposal 523 Goldsborough Street  
March 2025

We are requesting approval to perform maintenance of several items.

**Brick pavers:**

Remove brick pavers next to the back porch, level the base, and reinstall the same bricks in the same pattern (work is being done to level the walking surface). Picture #1

**Fences around perimeter of property:**

Remove rotted pickets on the back porch and replace with solid wood painted material to match existing pickets. Picture #2

Remove five fence sections on Park Street (Picture #3) and replace with fence sections identical to that existing on fence sections on Goldsborough and Park Street. We would like to do this so all fencing on Goldsborough and Park Street match. Picture #4 and #5

Reuse the five sections taken from Park Street (picture #3) to replace current deteriorating fencing surrounding the garbage/recycling cans in the ally behind the house. The existing fence, in addition to being deteriorated and is of low quality and does not match the quality of other fencing on the property. Picture #6

All fencing material being replaced will be solid wood, painted and match existing material.



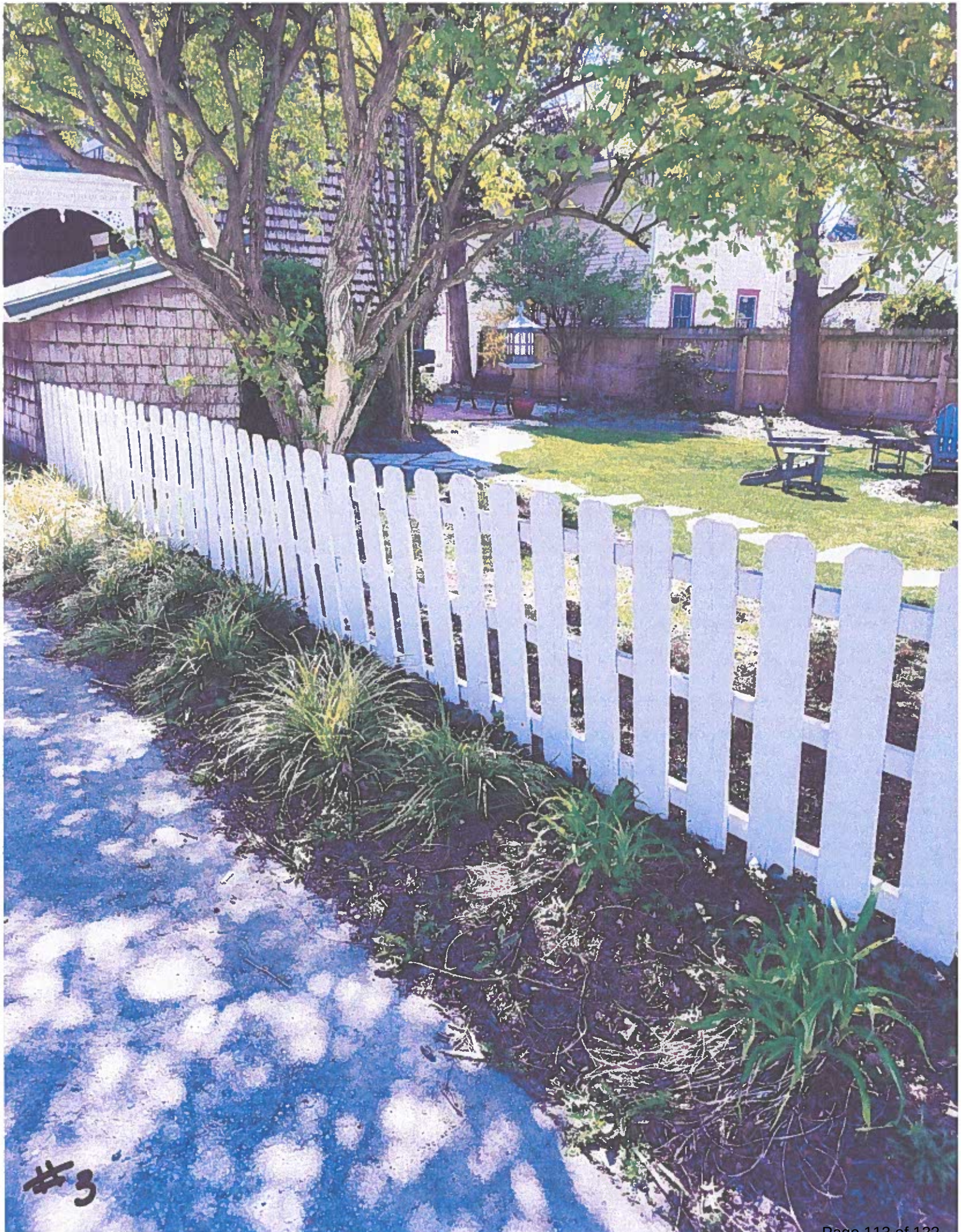


1\*









#3





#4













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

RECEIVED

MAR 08 2024

HDC 24-26

|                                  |
|----------------------------------|
| Application #: 2024 - 1153       |
| Date Received: 03/08/2024        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 03/25/2024     |
| Date Property Posted: 03/18/2024 |

## 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

HVAC

### PROPERTY INFORMATION

ADDRESS

515 AUGUST STREET EASTON MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

MARION GANNON

TELEPHONE NO.

(410) 724-5323

EMAIL

mg2@goeaston.net

Applicant or Agent

NAME

RAY PLUTSCHAK - SHAW'S INCORPORATED

TELEPHONE NO.

(413) 786-0127

EMAIL

ray.plutschak@shawsgir.com

Description of Proposal (include additional sheets, as necessary)

|                                                    |
|----------------------------------------------------|
| INSTALLATION OF (2) MITSUBISHI DUCTLESS HEAT PUMPS |
| REPLACEMENT LINE SETS ENCLOSED IN LINE HIDE        |
|                                                    |
|                                                    |
|                                                    |
|                                                    |

### 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

Ray E. Plutchak

Date

3/7/24

Printed Name of Applicant or Agent

RAYE PLUTSCHAK - SHAW'S INCORPORATED

Revised 4.4.2022



## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

**Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.**

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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



## Renovations

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

## Windows

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

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

## Roofing

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

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
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*515 August Street  
One Way*







## MXZ-3C24NAHZ4 2-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name: *MARION GRANNON*

System Reference: *1st Floor + 2nd Floor Mitsubishi Heat Pump*

Date: *3/1/24*



### FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 90% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

## Unit: inch (mm)





# SLIMDUCT® LINESET COVERS

Continued

## SlimDuct® Quick Installations

**Application.** Slimduct® is perfect for mini-splits, high velocity and conventional ducted split air conditioning systems.

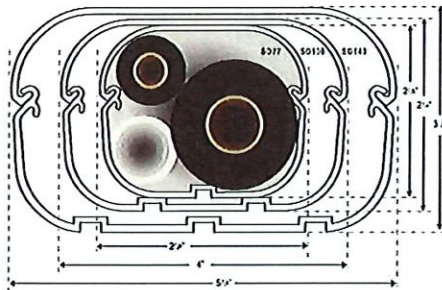
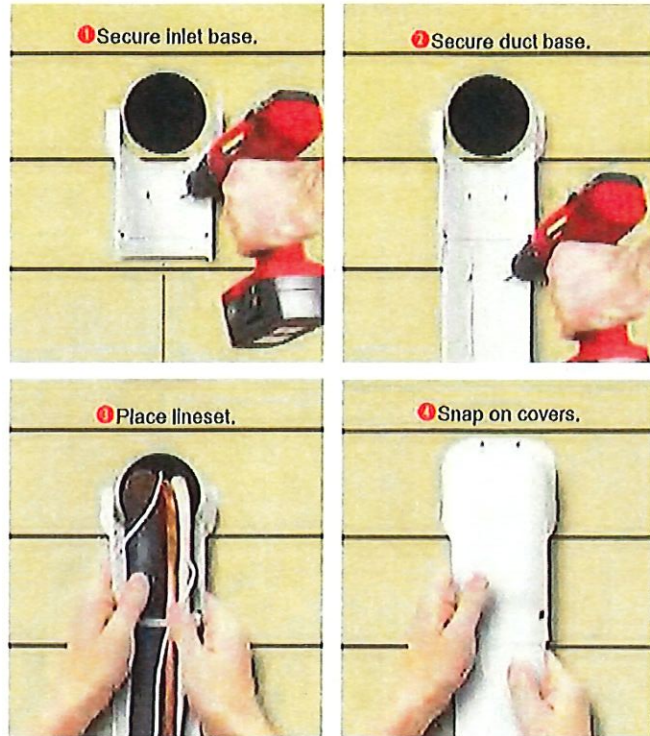
**Strong.** Slimduct® ducting is extruded with our special formula rigid polyvinyl chloride. Slimduct is UV, weather & fire resistant, with a temperature range from -4°F to 140°F. The result is a long lasting quality product that will remain attractive and provide protection for many years.

**Protective.** Slimduct® protects lineset, wiring and drain hose from weather, vandalism, pet and pest damage.

**Easy to install.** Slimduct® installs quickly, and can be easily accessed for repairs or replacement of the lineset.

**Stylish.** Slimduct® offers three duct sizes. Each size is available in three neutral colors - white, ivory, and brown. Slimduct colors are designed to compliment any natural stone, brick, wood, stucco, vinyl or painted facade, and can be used for both residential or commercial installations.

## Functional & Professional Appearance



## Technical Information

### Weather Resistance

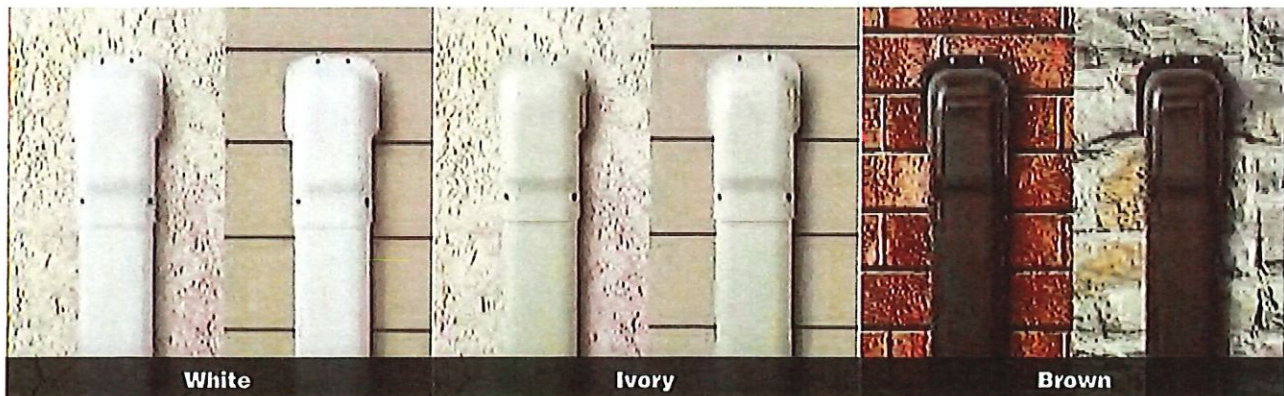
Weather resistant PVC, UV stabilized & fire resistant. Tested to over 2,000 hours.

### Temperature Range

-4°F to 140°F

## SlimDuct® Options

3 Colors for Residential & Commercial Applications



**Size Specifications** - Choose duct size SD77, SD100 or SD140.

NOTE: Dark colors fade in sunlight sooner than lighter colors

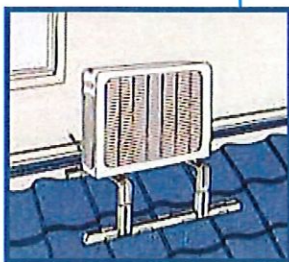
SLIMDUCT is a registered trademark of Inaba Denki Sangyo Co.



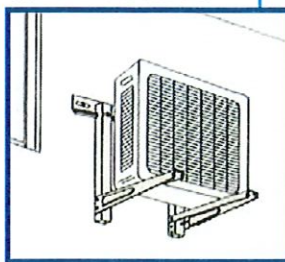
# MINISPLIT CONDENSER MOUNTING BRACKETS

Fully adjustable Mounting Brackets. Fasteners included. Galvanized steel construction. Electrostatic powder coated paint finish for extended weather resistance.

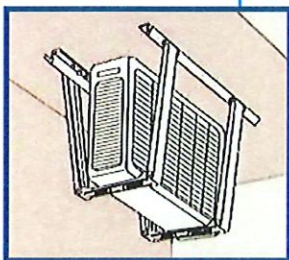
## ROOF TYPE



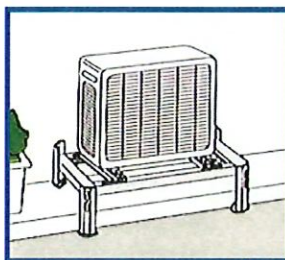
## WALL TYPE



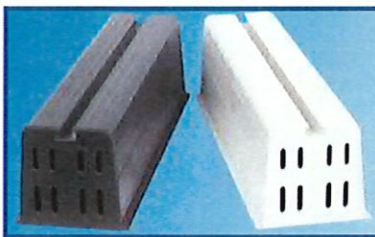
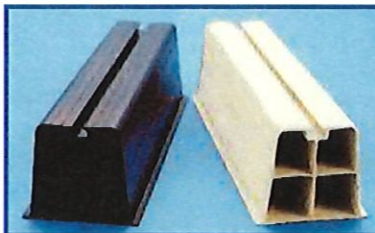
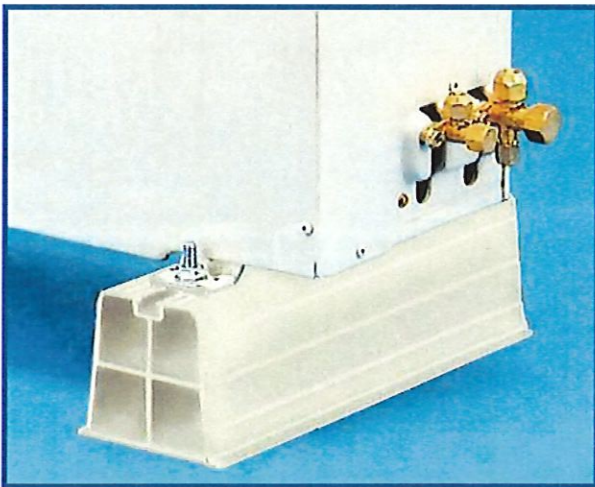
## SUSPENSION TYPE



## FLAT SURFACE TYPE



# MINISPLIT CONDENSER RISERS



Air conditioner risers are light, durable and weather resistant. Designed to allow outdoor unit to be bolted securely and effortlessly. (bolts included)

Optional  
End Caps  
available

Distributed in the USA by:

## SLIMDUCT, INC.

1244 Davol Street

Fall River, MA 02720

Phone Toll Free 1-866-SLIMDUK(754-6385) 508-678-8282

Fax 508-678-4542

e-mail [info@slimduct.com](mailto:info@slimduct.com)

Website [www.slimduct.com](http://www.slimduct.com)

Available from:



Beautifully finished to match  
various building designs!



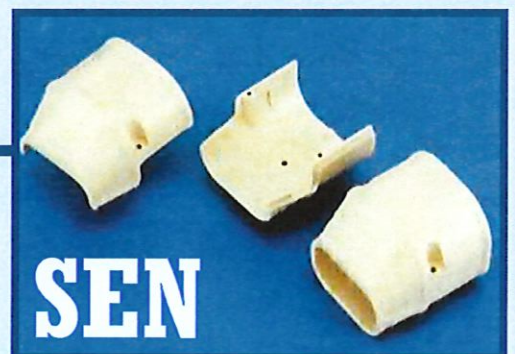
**SK**

**90° FLAT ELL**



**SJ**

**COUPLER**



**SEN**

**END COVER**





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

RECEIVED

MAR 22 2024

TOWN OF EASTON

|                       |             |
|-----------------------|-------------|
| Application #:        | 2024 - 1168 |
| Date Received:        | 03/22/2024  |
| Fee Paid:             | \$25.00     |
| HDC Meeting Date:     | 03/25/2024  |
| 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 7 N. Harrison Street, Easton, MD - 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1900    NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME One North Harrison Street, LLC  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME Aida Leisure  
TELEPHONE NO. 410-745-2626    EMAIL dbj@dbsjewelers.com

### Description of Proposal (include additional sheets, as necessary)

|                        |
|------------------------|
| 20" X 18" Sign         |
| Silver Linings Jewelry |
|                        |
|                        |
|                        |

### 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 Aida Leisure  
Date 3/22/24  
Printed Name of Applicant or Agent Aida Leisure

Revised 4.4.2022





DBS fine jewelers

March 21, 2024

Town of Easton  
Planning and Zoning  
Historic District Commission

I am opening a jewelry store located at 7 N. Harrison Street. I am applying for a store sign to be fastened to the front exterior wall located between the entrance door and the display window. The proposed sign will be 20" wide and 18" tall. It will be of carved vinyl composite material. It will be fabricated by the Shore Sign Company, the cost will be approximately \$525. The colors are navy blue and white. The font style is Rockwell. The letters will be approximately 1" tall and the "Silver Linings" logo 16.25" by 4.5". The wording on the sign will be "Silver Linings Jewelry Easton Chestertown St. Michaels." No additional lighting will be added. The sign will be attached to the building with 4 stainless screws.

Aida Leisure  
President, Leisure Inc  
DBS Jewelers  
Silver Linings







20" X 18"

1' = 1/2"



7 N. Harrison Street  
Easton, MD 21601