Historic District Commission
MEETING AGENDA

Monday, April 8, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for April 8, 2024.

Old Business

1)

Application Number:	2020 - 0219
Applicant:	Ginna Tiernan
Location:	226 S. Washington Street Tax Map 105, Grid 0EA, Parcel 2086
Zoning District:	R-10A
Request:	COA Extension Request (Fence Installation).

New Business

1)

Application Number:	2024 - 1170
Applicant:	Nelsa and Glenn Klakring
Location:	225 S. Aurora Street Tax Map 105, Grid 000, Parcel 2149
Zoning District:	R-10A
Request:	Porch Screening.

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:	Roof Replacement.

3)

Application Number:	2024 - 1174
Applicant:	4 North LLC
Location:	4 N. Washington Street Tax Map 103, Grid 0EA, Parcel 1217
Zoning District:	CB
Request:	Exterior Alterations

4) **Application Number:** 2024 - 1173
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street
Tax Map 104, Grid 000, Parcels 1985 & 1986, Lots 2B
Zoning District: CB
Request: Exterior Renovation and Partial Demolition.

5) **Application Number:** 2024 - 1172
Applicant: John Hutchison Architecture & GRT Architects
Location: 106, 108 & 110 Talbot Lane - Academy Art Museum
Tax Map 104, Grid 0EA, Parcels 1948, 1949 & 1951
Zoning District: R-7A
Request: New Construction / Addition of an Annex Building.

Discussion Item

1) Discussion on the preliminary redevelopment of the empty lot located at 20 S. Aurora Street.

Approval of Minutes.

1) Approval of the Draft Decision Summary from the March 25, 2024 meeting.

Administrative Approval

1) **Application Number:** 2024 - 1165
Applicant: JL Painting Corp.
Location: 12 Brookletts Avenue
Tax Map 105, Grid 0EA, Parcel 2097
Zoning District: R-10A
Request: In-Kind Asphalt Shingle Roof Replacement.

2) **Application Number:** 2024 - 1171
Applicant: Gannon's Refrigeration Services Inc.

	Location:	18 & 20 N. West Street - Talbot Historical Society Tax Map 104, Grid 0EA, Parcel 1232
	Zoning District:	GI
	Request:	HVAC Installation.
3)	**Application Number:**	2024 - 1180
	Applicant:	Michael Cattaneo
	Location:	15 South Street Tax Map 104, Grid 000, Parcel 1965
	Zoning District:	R-7A
	Request:	Roof Replacement.
4)	**Application Number:**	2024 - 1183
	Applicant:	Warner Ventures, LLC
	Location:	300 S. Harrison Street Tax Map 105, Grid 0EA, Parcel 2271
	Zoning District:	R-10A
	Request:	HVAC Installation.

Consent Docket

Adjournment.

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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 226 S Washington Street

Application Number: 2020-219

Request: Fence Installation and Screened Porch

Executive Summary:

The applicant is requesting an extension to a certificate of appropriateness granted by the HDC on April 27, 2020. The proposed scope of work involves the installation of approximately 285 feet of cedar picket style fencing.

Staff supports a Commission **approval** of the application with a condition regarding the portion of fencing located near the intersection of S Washington Street and Earle Avenue. The Zoning Ordinance establishes a "visibility triangle" located at street intersections that limits the height of structures to three feet in height. During permit review, staff will ensure that the height and location of the fence conform to this standard.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations

visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Recommended Condition:

1. Fencing shall not exceed three (3) feet in height within the visibility triangle at the intersection of S Washington Street and Earle Avenue in accordance with §28-1008 of the Zoning Ordinance.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101003682	226 S WASHINGTON ST	CLARKE, STUART ALAN

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN	NONE

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

NOTES

LARGE 1 1/2 STORY CRAFTSMAN BUNGALOW. ASYMMETRICAL GABLE FRONT FAÇADE. EYEBROW DORMER ON S. SIDE. ENGAGED WRAP AROUND PORCH WITH PIER COLUMNS + EYEBROW ROOF ACCENT 6/6 AND 6/1 WINDOWS GENERALLY ARRANGED IN GROUPS

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

Ginna Tiernan
226 S. Washington Street
Easton, MD 21601

Meeting Date:	**April 27, 2020**
Application Number:	**2020-017 / 20-00219**
Location:	**226 S. Washington Street**
Applicant:	**Ginna Tiernan**
Request:	**Fence and Porch screen**

Ms. Tiernan was present on behalf of the proposed screening of the front porch and fence for 226 S. Washington Street, a contributing structure in the Historic District.

The revised fence layout was reviewed and accepted by the HDC.

The HDC reviewed the screening request and further compared the request to the guidelines and other examples of screened porches in the Historic District. It was agreed in the meeting that the screen will be a nylon invisible type screen and the framing will be cedar.

Upon motion by Mr. Gibson seconded by Mr. Bateman the Commission voted 6 - 0 to approve the location for the cedar picket style fence, and the screening of the porch.

Historic District Guideline References:

Fence	page 32 paragraph 2
Screening Front Porch	page 58 paragraphs 1 and 3

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".

S Reed
Representative, Historic District Commission

5/4/2020
Date

February 29, 2020

Town of Easton
Historic District Commission

Re: Tiernan-Clarke Residence/226 S. Washington Street

Dear Members of the Historic District Commission:

We appreciate the opportunity to submit this application for improvements to the Historic District Commission. We are proud to own and maintain a home that helps to sustain Easton's links to its past, and we are pleased to believe that our stewardship of the home has helped to elevate the importance of those links.

This application describes a small set of improvements that will substantially enhance our quality of life without undermining Easton's historical and cultural heritage. We would like to screen in our existing porch and complete the property's existing fencing.

We purchased the property recognizing that there were factors that could impinge on our ability to fully enjoy outdoor space. The fact of the property being subdivided substantially reduces the amount of outdoor space available to enjoy, while the hospital and parking lot generates considerable sound, light and activity impacts on the outdoor space that remains.

We have already taken several steps to recover full and effective enjoyment of the property's porch. Having removed a driveway that had extended from Washington Street through to the property parking pad, we are no longer confronted with pedestrians walking through our property as an alternative to Earle Avenue. Establishing a substantial garden has helped to mitigate noise, light and activity impacts from the hospital, while also enhancing the streetscape and, most importantly, restoring vital habitat for birds and pollinators.

Screening in our front porch will help defend us from mosquitoes - the last remaining impediment to full enjoyment of the property's outdoor space.

This last step will significantly enhance our quality of life, and it will not disrupt the preservation of Easton's historical and cultural heritage. We are proposing a screen design that will slip seamlessly under the porch's prominent eaves, and nestle quietly next to its wide, flared columns.

Given the porch's substantial setback from the street, we expect that a thoughtful addition of screening will be barely noticed. We certainly do not expect that it will have any meaningful impact on the enjoyment that neighbors and strangers alike have told us they take in the house.

We would also like to extend the fencing that already exists on the property in order to facilitate management of a dog, provide a safe playing area for children, and complete the landscaping of the property. As with the screening in of the front porch, we expect that the proposed improvements will substantially enhance our quality of life without disrupting the Town's historic and cultural heritage.

The property's existing fence is a somewhat jerry-rigged affair that does not provide full containment or add to the aesthetic value of the property. The proposed improvements would fulfill and extend the fence's functionality by fully enclosing a safe play and exercise area. Our preferred design will fully integrate with the property's plentiful plantings, and recede gracefully from view.

Again, we are proud that our stewardship of this home allows us to play an active role in helping to sustain and celebrate Easton's links to its past. We appreciate your own efforts in this regard, and we look forward to discussing our plans with you.

Thank you for your consideration.

Sincerely,

Ginna Tiernan Stuart Clarke

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

Historic District Commission Hearing Application

Application Type

Renovation ☑ Alteration ☐ Demolition ☐ Other ☐

New Construction or Addition ☐ Signage ☐ Fence ☑

Property Information

Address	226 S. Washington Street						
Tax Map	105	Grid	EA	Parcel	2086	Lot	—

Owner

Name	Ginna Tiernan and Stvart Clarke		
Mailing Address	226 S. Washington Street		
Telephone No.	410.739.8715	Email	gtiernan@goeaston.net

Applicant or Agent

Name	same		
Mailing Address			
Telephone No.		Email	

Architect - Engineer - Contractor

Name	Osprey Custom Carpentry	License No.	107362	Expiration Date	5.28.20
Mailing Address	6008 Churchill Rd, Chestertown, MD 21620				
Telephone No.	443.480.9075	Email	ospreycustomcarpentry@gmail.com		

Description of Proposal (include additional sheets, as necessary)

See attachment

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - $200, Residential - $75, Signs - $75
- The application submitted shall include 7 hard copies plus 1 digital.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional

design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled the scheduled agenda item.

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published correction prior to processing.

Signature of Applicant or Agent

Date 2.29.20 | Jamie Turner

Printed Name of Applicant or Agent

For Office Use Only

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

Historic District Commission Application Checklist

Revised January 2019

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.

Application Submittal

The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - $200, Residential - $75, Signs - $75.

The application submitted shall include 7 copies plus 1 digital.

New Construction / Addition

☐ Site plan illustrating the footprint(s) of all proposed EXISTING construction, landscaping features, walks, patios and any other 'hardscape' features. The site plan should be drawn to an appropriate scale and should include setback and neighboring structures

☐ Site plan illustrating the footprint(s) of all PROPOSED new construction, landscaping features, walks, patios and any other 'hardscape' features as well as all exterior architectural details. The site plan should be drawn to an appropriate scale and should include setback and neighboring structures

☐ 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

☐ Street elevation(s) of the proposed structure(s) along with all neighboring structures located within 400' of the property in either direction. All elevations shall be accurately scaled to permit evaluation as part of the streetscape

☐ Photographs of all existing conditions and neighboring structures

☐ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs

☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project

☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.

☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the structure(s)

☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees

☐ Landscape plan illustrating and detailing all new landscaping proposed

☐ Construction schedule

☐ Architect or design professional license number and date of expiration

☐ 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.

Renovation

☑ Photographs of all existing conditions which would be affected by the proposed project

☑ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs

☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project N/A — custom made —

☑ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.

☑ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees N/A no removal or relocation

☐ Landscape plan illustrating and detailing all new landscaping proposed N/A no new landscaping proposed

Signage

- ☐ Dimensioned 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
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Fence - Landscaping

- ☑ Site plan indicating the proposed fence location drawn to an appropriate scale including property boundary information
- ☑ Design drawings of the fence. Identify height, picket style or otherwise and any other relevant construction and or material detail
- ☑ Photograph depicting the proposed location(s)/area(s) to be fenced

Demolition

- ☐ If demolition is sought because of failing structural integrity, attach a report on the condition of the structure. The report shall be prepared by an licensed architect or engineer
- ☐ If demolition is sought because of economic hardship attach documentation proving economic hardship
- ☐ If demolition is sought for a reason not listed, attach related information
- ☐ 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
- ☐ Attach plans for replacement structure(s) (if proposed)
- ☐ Attach narrative fully explaining the rational for the request for 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.

Other

☐ Attach narrative fully explaining the rational for the request for demolition

☐ Attach all documentation supporting request

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

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

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

Description of Proposal

Screen-in Porch

Purpose: Porch to be screened-in to provide comfortable three season living space with protection from mosquitoes.

Method: Frame and battens will be clear cedar to secure high quality screen. Screen framework will be scribed to form to shingled columns to maintain the integrity of the original architecture. Framework will be stained dark plum to match the color of the window mullions and recede from view.

Screen framework will be centered on the dark plum wood beams. This will allow the architectural beam to be seen from the street and the porch.

Doors on all three sides will be wood and 8' tall to meet the dark plum wood beam. The tall non-standard door height will create an elegant entrance and eliminate the need for an upper horizontal support frame.

The trellis on the west side will remain.

A sketch of the proposed design is attached along with photos that inspired the design.

A photo of the house from the 1950's is also attached and shows that the porch had previously been screened-in.

Fence Property

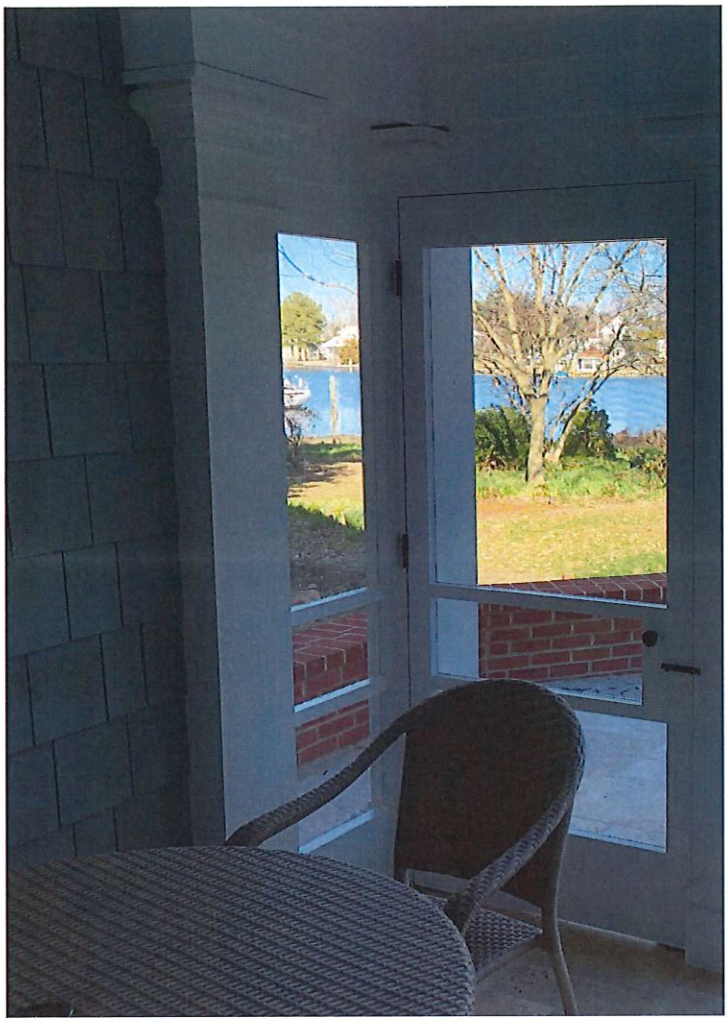
Purpose: Enclose property to enhance the landscape design and provide safe play area for dogs and or visiting children.

Method: Posts and fence frames will be constructed with #1 Cedar. High visibility areas will include craftsman style handcrafted picket design as shown in the attached photo. Longer fence runs surrounded by vegetation will have wire within cedar post and framework instead of pickets. A photo of wire and cedar fence is also attached. Cedar posts and framework will all be stained dark plum to match house trim and recede from view.

The fence will be 4' tall. A short 3-4' long picket section at the South-East corner of the property near the parking pad will be 6' tall to conceal the garbage and recycling bins from the street view.

Screened Porch Design Inspiration Photographs







West Elevation

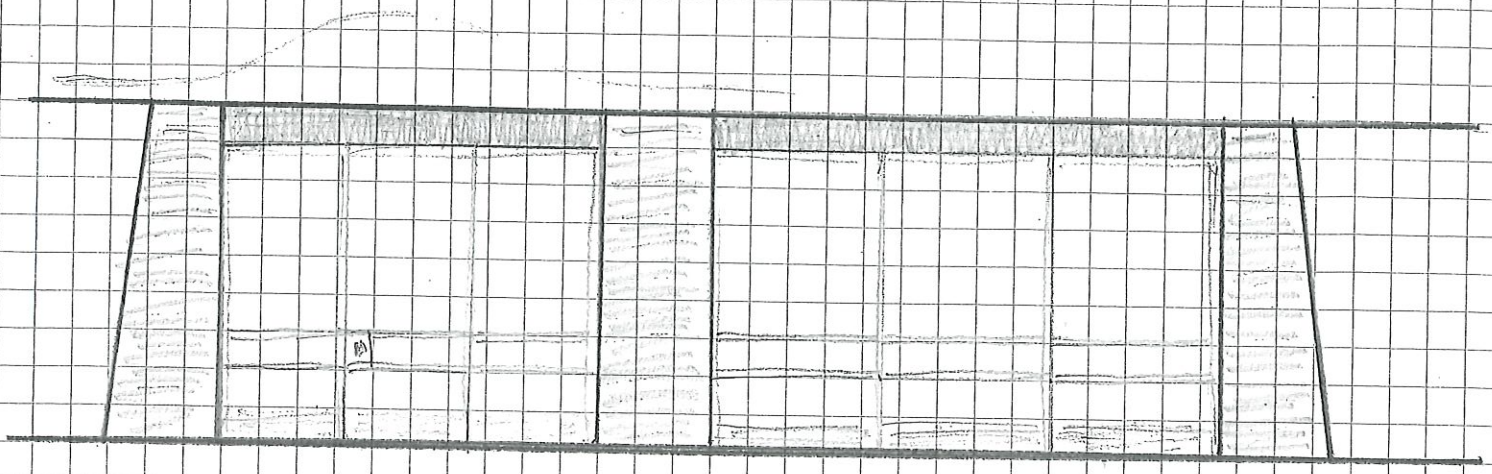


South Elevation

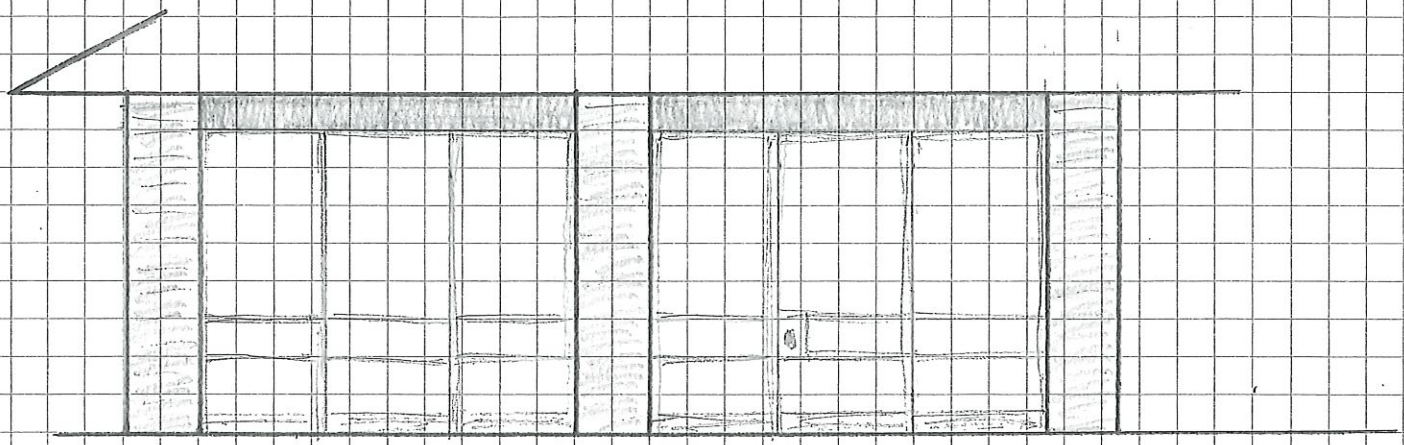


North Elevation

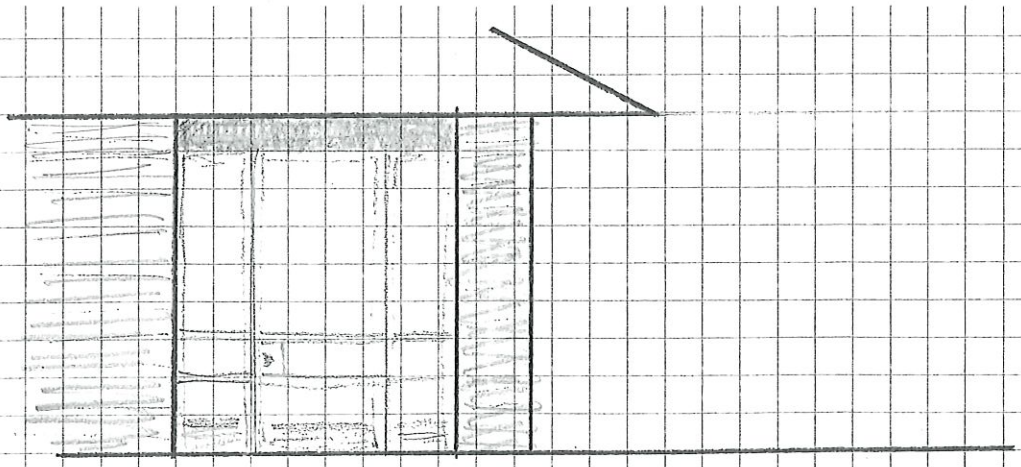
Screened Porch @ 226 S. Washington



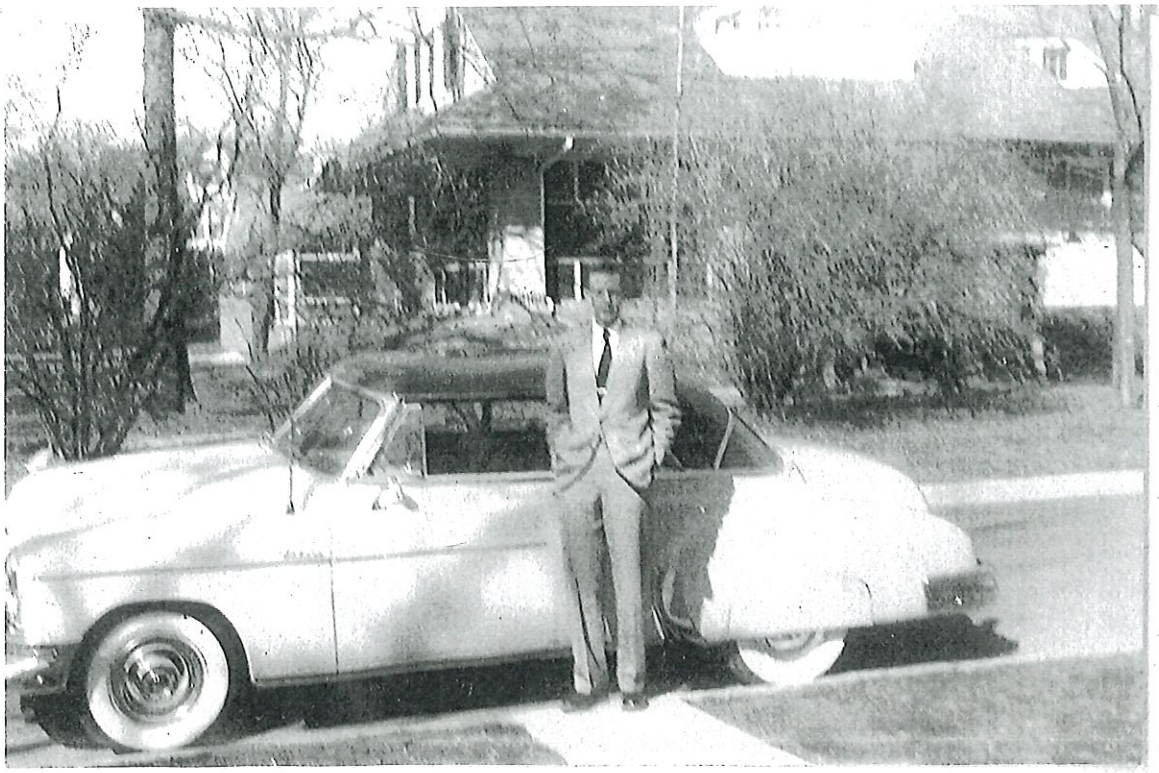
West Elevation

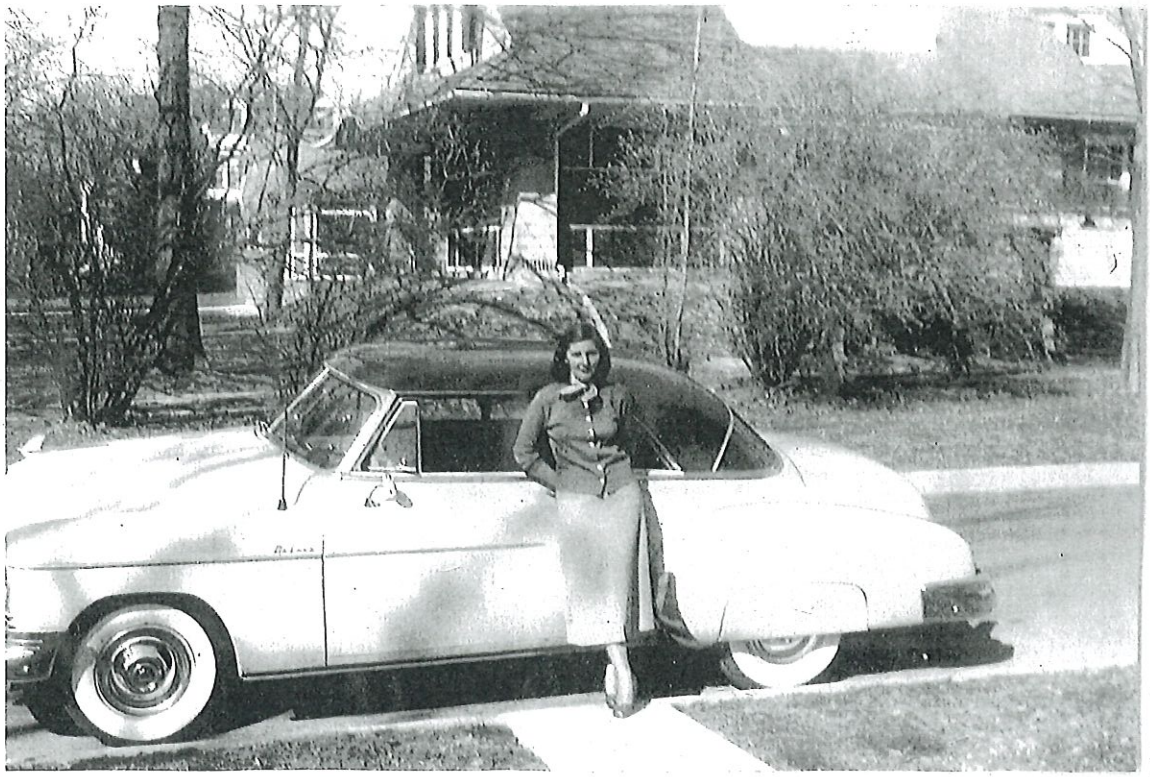


South Elevation



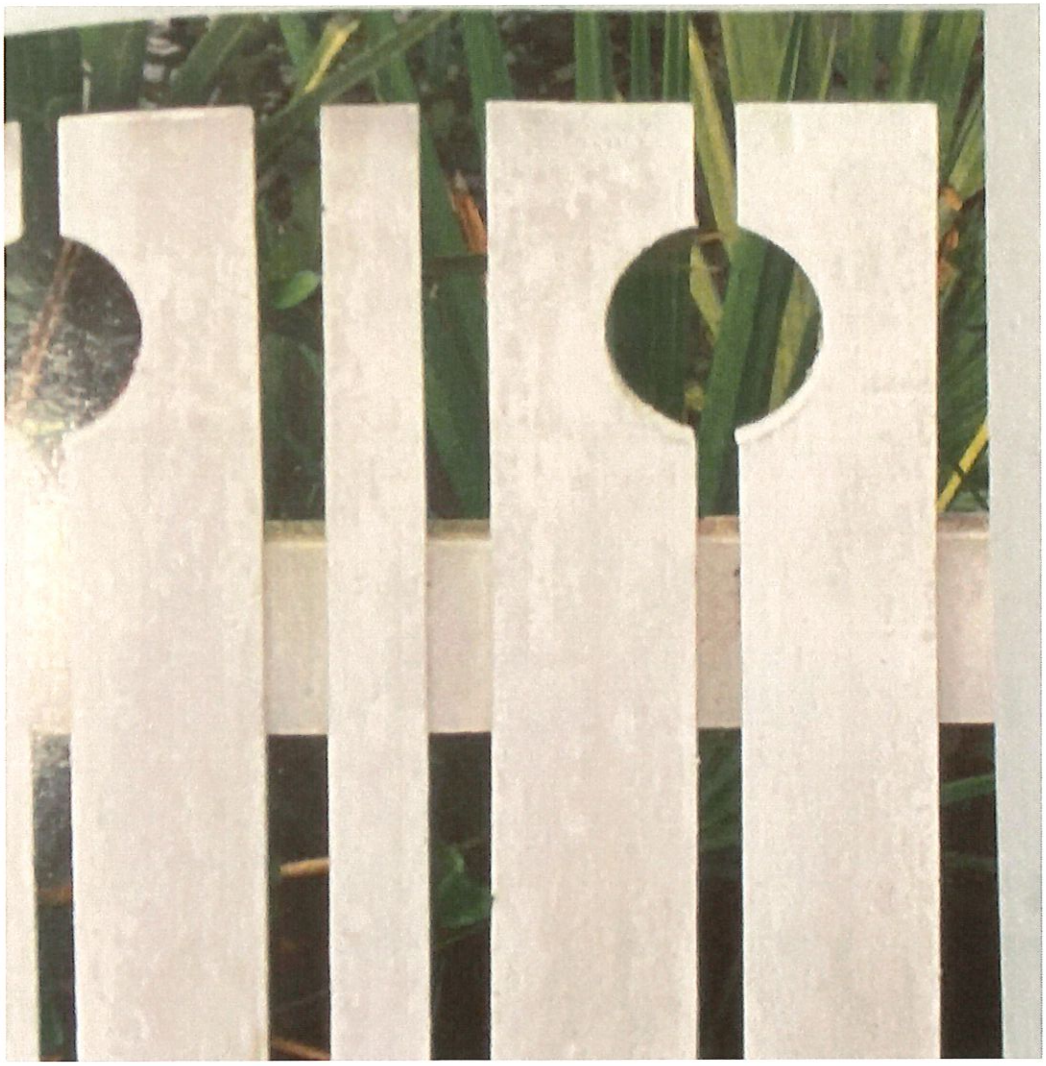
North Elevation



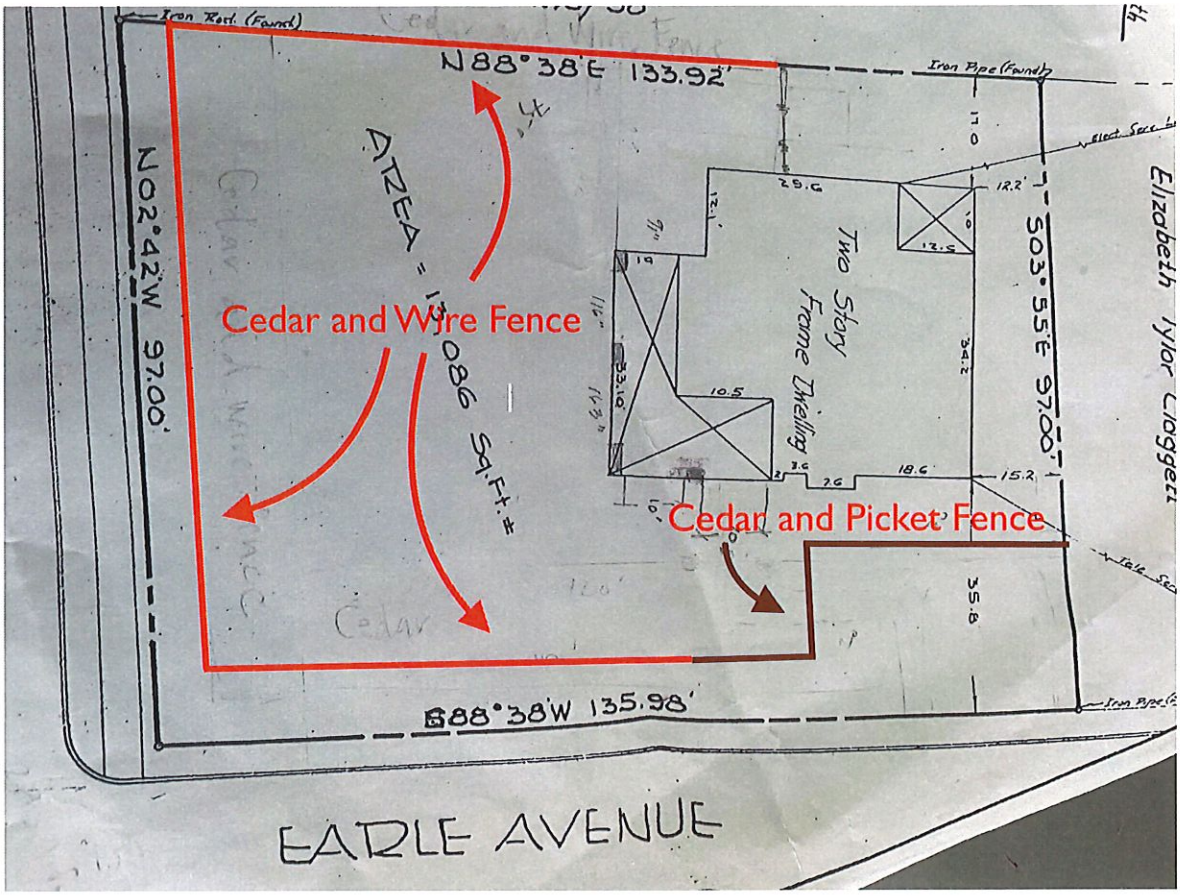




Cedar and Wire Fence



Cedar Picket Design



Property Survey



Fence Layout Over Landscape Features

Photographs of Area to be Fenced



North Side View from Sidewalk on Washington Street



View from Washington Street

Photographs of Area to be Fenced

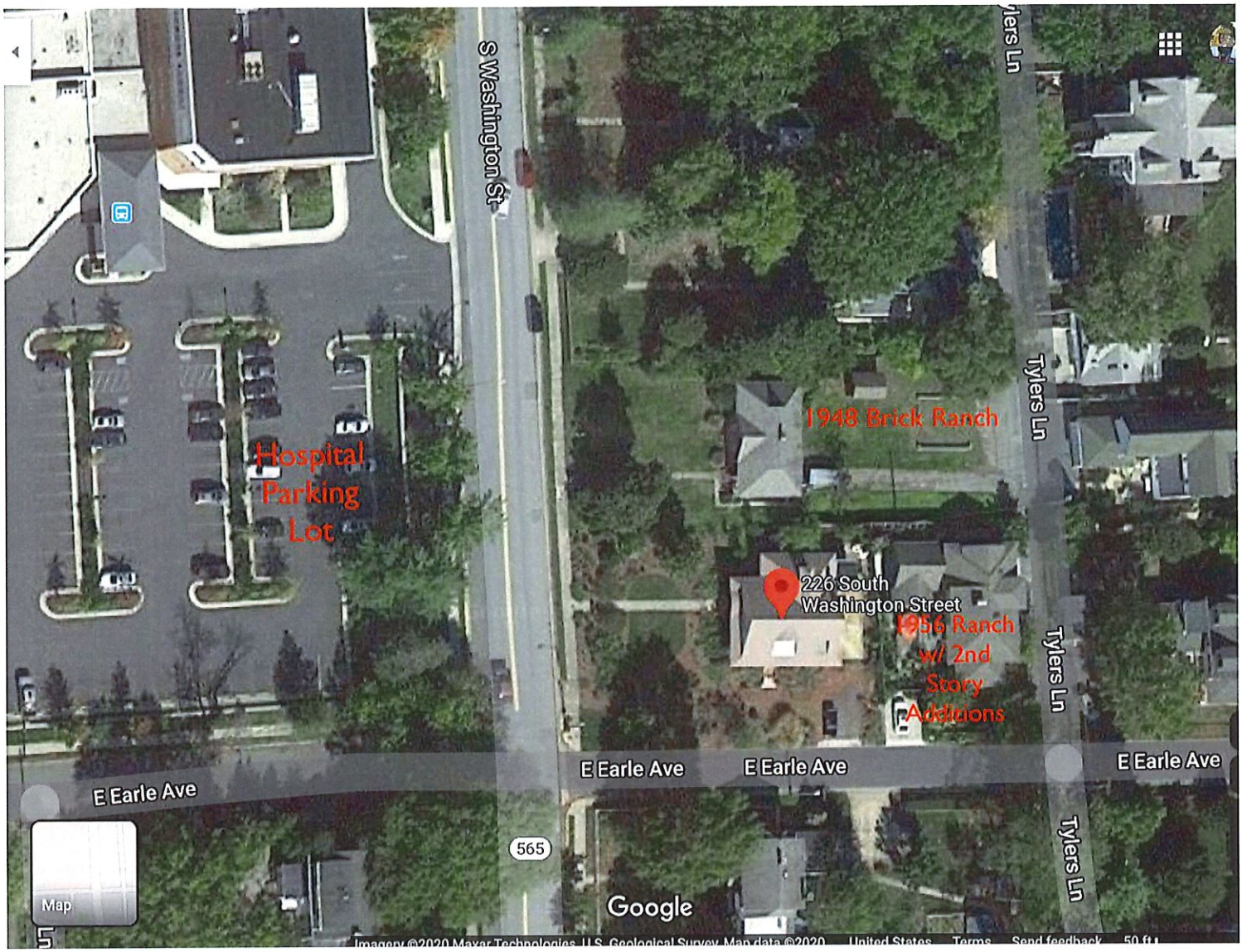


View from Earle Avenue



View from Earle Avenue Walkway Entrance

Location Context



RECEIVED
MAR 25 2024
TOWN OF EASTON

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

Application #:	2020-219
Date Received:	03/25/2024
Fee Paid:	$75.00
HDC Meeting Date:	04/08/2024
Date Property Posted:	04/01/2024

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 226 S. Washington Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # No

PROPERTY INFORMATION

OWNER NAME Ginna Tiernan

TELEPHONE NO. 410.739.8715 EMAIL tiernanginna@gmail.com

Applicant or Agent

NAME Same

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Cedar Picket Fence. 42" high 3½" picket w/ custom circle cut out similar to existing fence but without 1" picket in between each pair of 3½ pickets.

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 Ginna Tiernan

Date 3.25.24

Printed Name of Applicant or Agent Ginna Tiernan

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

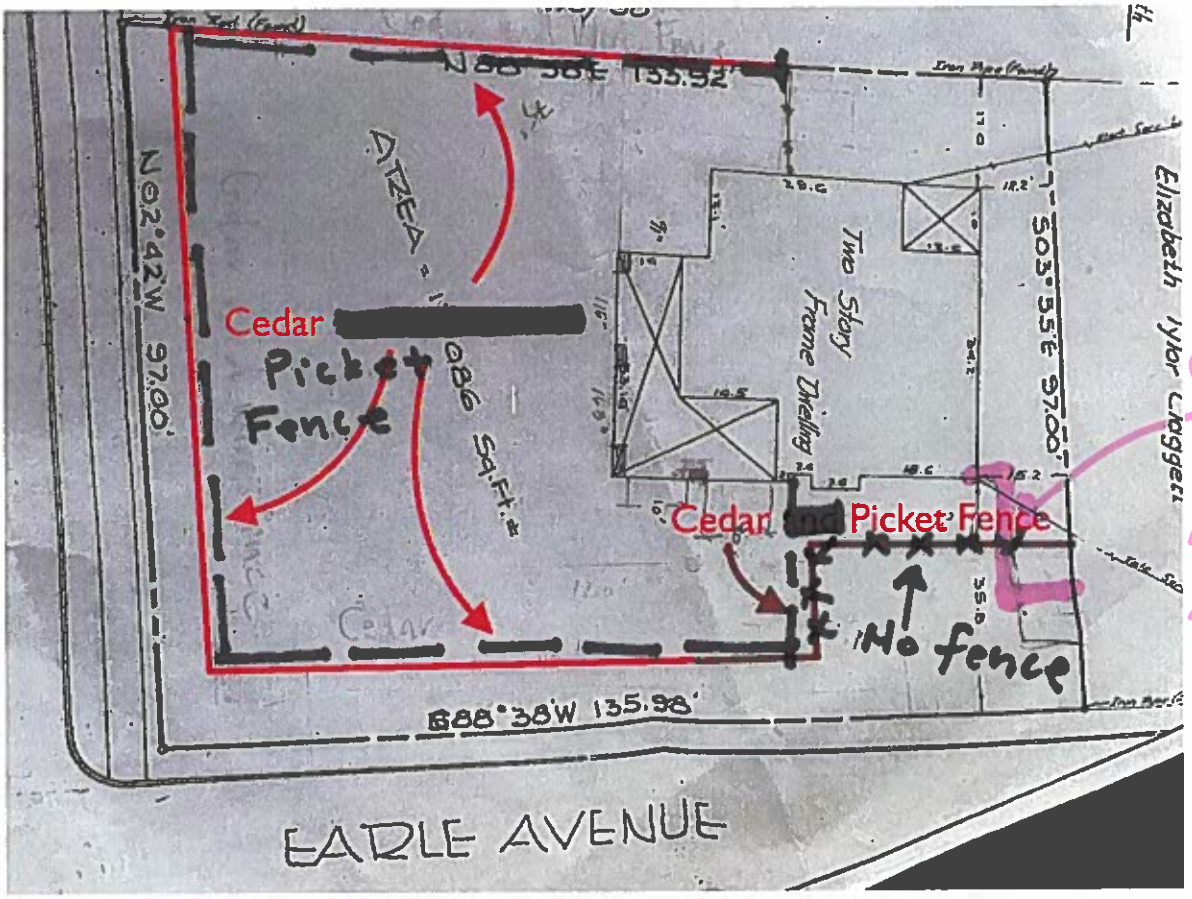
Other

☐ 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.



Property Survey



Fence Layout Over Landscape Features

Photographs of Area to be Fenced



North Side View from Sidewalk on Washington Street



View from Washington Street

Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised Dec. 2023

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

Office Use Only
Received Date ____ / ____ / ____
Building Permit Number ____
Total Permit Fees $ ____

Part 1: Project Information

3.25.2024 — Project Application Date

226 S. Washington Street — Project's Address
Project's Subdivision (if any)
Easton MD 21601 — Project's City, State and Zip Code

☐ Tax Map
☐ Grid
☐ Parcel
☐ Lot
☐ Zoning

Confirm the Project Work Area in Square Footage

☑ Fence ____
☐ In-Ground Swimming Pool ____
☐ Above-Ground Swimming Pool ____
☐ Spa or Hot Tub ____

Part 2: Owner - Tenant Information

Owner

Ginna Tiernan and Stuart Clarke — Name
226 S. Washington St. — Address
Easton MD 21601 — City, State and Zip Code
tiernanginna@gmail.com — Email Address and Phone Number 410.739.8715

Tenant Information

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

Name
Address
City, State and Zip Code
Email Address and Phone Number
Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor 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 Applicant

Ginna Tiernan
Printed Name of Applicant

410.739.8715
Telephone Number

tiernanginna@gmail.com
Email Address

owner
Connection with Application

Same as above
Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Long Fence	Name
1910 Betson Court	Address
Odenton MD 21113	City, State and Zip Code
301.261 9615	Email Address and Phone Number
	Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Plumbing / Gas Fitter 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

Part 5: Permit Information

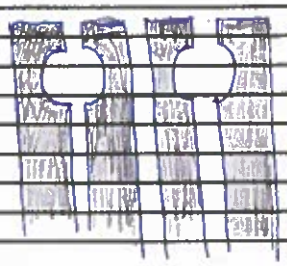
Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period 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: Description of Proposed Work

Fence Front Property - Approximately 295 Linear Ft.
Design previously approved by historic district.
42" High 3½" picket with custom circle cutout.
Picket spacing 1½" wide.
See attached survey for fence location.



Part 7: Total Project Information

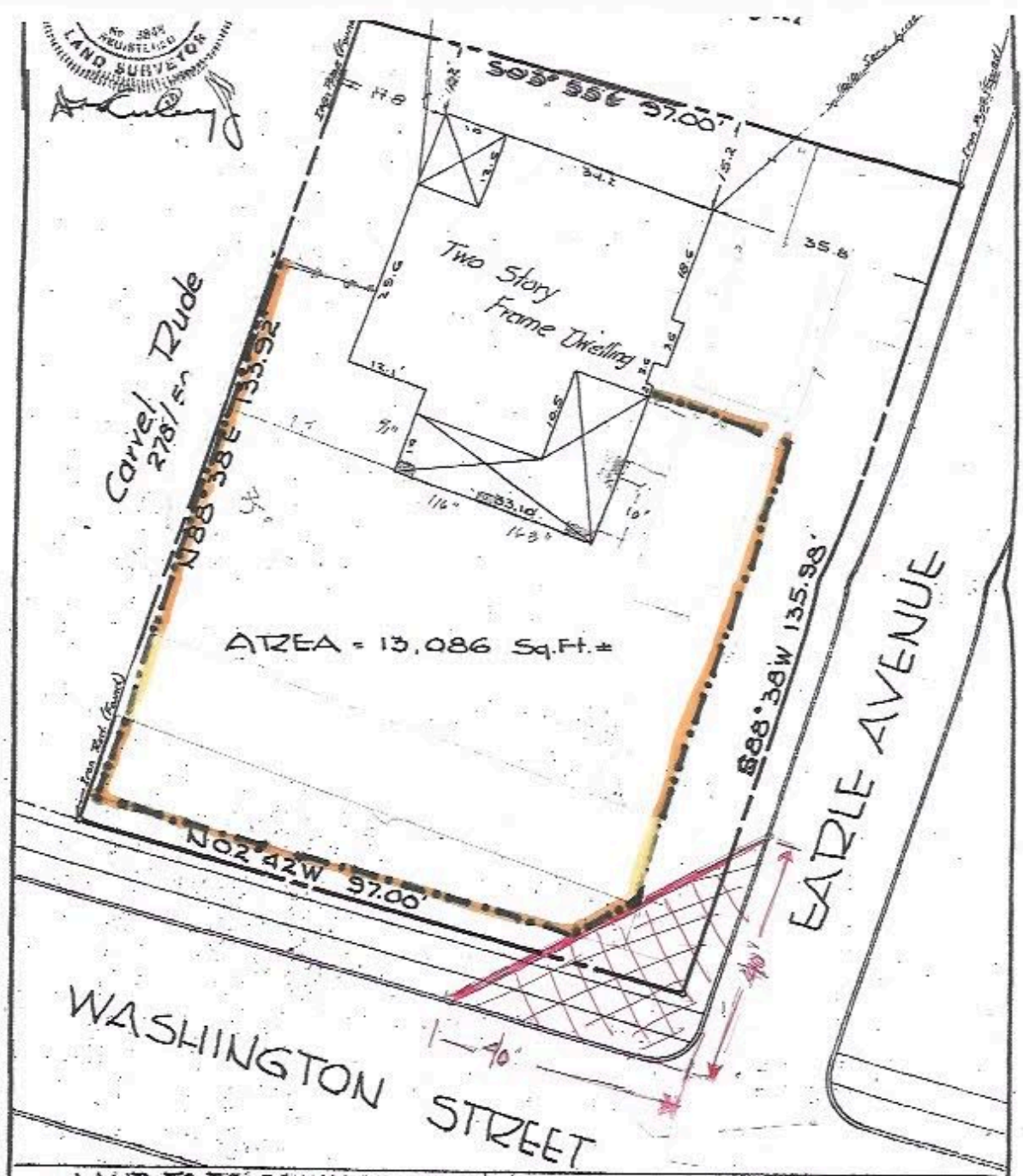
Estimated Start Date	Estimated Finish Date	Estimated Project Value	FEMA Flood Plain
4 / 22 / 2024	4 / 29 / 2024	$ 7,500	Y or (N)

Office Use Only

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

EUC Approval / Comments: Date: ____/____/____ EUC Initials: _____

Revised Dec. 2023



LAND TO BE CONVEYED TO VIRGINIA PINE LUMBER CO. EASTON TALBOT CO., MARYLAND	J. R. McCRONE, JR., INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS ANNAPOLIS, MARYLAND PRINCE FREDERICK · UPPER MARLBORO · THAPPE · LEONARDTOWN · CHESTERTOWN	DRAWN BY SCALE 1" = 20 DATE JAN. 1966 JOB NO K2035-B FOLDER K2035

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE

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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 225 S Aurora Street

Application Number: 2024-1170

Request: Porch Screening

Executive Summary:

The applicant is proposing to screen in a portion of the existing front porch. Two simple screen doors will be installed as part of this project. This is considered a contributing structure to the Easton Historic District.

Staff supports a Commission **approval** of the application with conditions regarding conformance to Guidelines 45c and 64d.

Historic District Guidelines:

Guideline 45. Screen, Storm, and Garage Doors

b. Screen doors are usually appropriate on residential buildings but are not typically found on commercial properties.

c. Install new screen doors in a design that is compatible with the design of the door. Wood is the preferred material for screen doors on front façades.

d. Metal screen and storm doors may be used. Full light storm doors are preferred when used on the front facade.

Guideline 64. Preserve Historic Porches

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.

Recommended Conditions:

1. The screen doors shall be wood and a cut sheet shall be provided to staff prior to installation.
2. Screen shall be installed in a way that does not damage the porch's original details.

DRAFT MOTIONS:

1. I move that the Historic District Commission **approve** the application subject to staff's recommended conditions.

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101002058	225 S AURORA ST	HISS, NELSA Y.

YEAR BUILT	PHYSICAL CONDITION
1910	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE/ QUEEN ANNE	NONE

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

NOTES

2 1/2 STORY 2 BAY. TRAY-ROOF FONT BLOCK WITH PROJECTING SIDE WING. 1/1 WINDOWS MAY BE ORIGINAL BASED ON WOODEN SASH. WRAP-AROUND FRONT PORCH. FRONT DOOR NOT ORIGINAL ALUM. SIDING. NONCONTRIBUTING CONCRETE BLOCK GARAGE.

RECEIVED
MAR 25 2024
TOWN OF EASTON

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

Application #:	2024-1170 ~~HD 24-38~~
Date Received:	03/25/2024
Fee Paid:	$75.00
HDC Meeting Date:	04/08/2024
Date Property Posted:	04/01/2024

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

Screen existing porch

PROPERTY INFORMATION

ADDRESS 225 S. AURORA ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910? NATIONAL REGISTAR # —

PROPERTY INFORMATION

OWNER NAME NELSA & GLENN KLAKRING
TELEPHONE NO. 410-310-3440 EMAIL klakring@goeaston.net

Applicant ~~or Agent~~

NAME Nelsa's phone & email
TELEPHONE NO. 410.310-6073 EMAIL nhiss@goeaston.net

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 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 Glenn Klakring Nelsa Klakring
Date 3/24/2024
Printed Name of Applicant or Agent Glenn Klakring, Nelsa Klakring

Revised 4.4.2022

Historic District application attachment

Our home has a porch facing S. Aurora St. in the expanded Historic District. The porch continues around to a portion of the south side of our house. We would like to screen a portion of the front and all the side. We will not remove any of the existing porch columns, railing, or detail. The front porch screen will extend to the column nearest to the front door so that the entrance to our home will not be screened. We plan to install a simple screen door on the interior of the porch so the screened portion may be accessible from the unscreened front door entrance area. There is an existing brick stairway to the side portion of our porch, so we plan a second simple screen door adjacent to the stairway. (There is an existing side door from the porch into our dining room.) We will not remove any existing structure or detail of our home. We will use a licensed contractor and screening supplied by Warren's Woodworks for the project. This project will make our porch much more usable for relaxing, dining, etc. during the warmer months of the year.







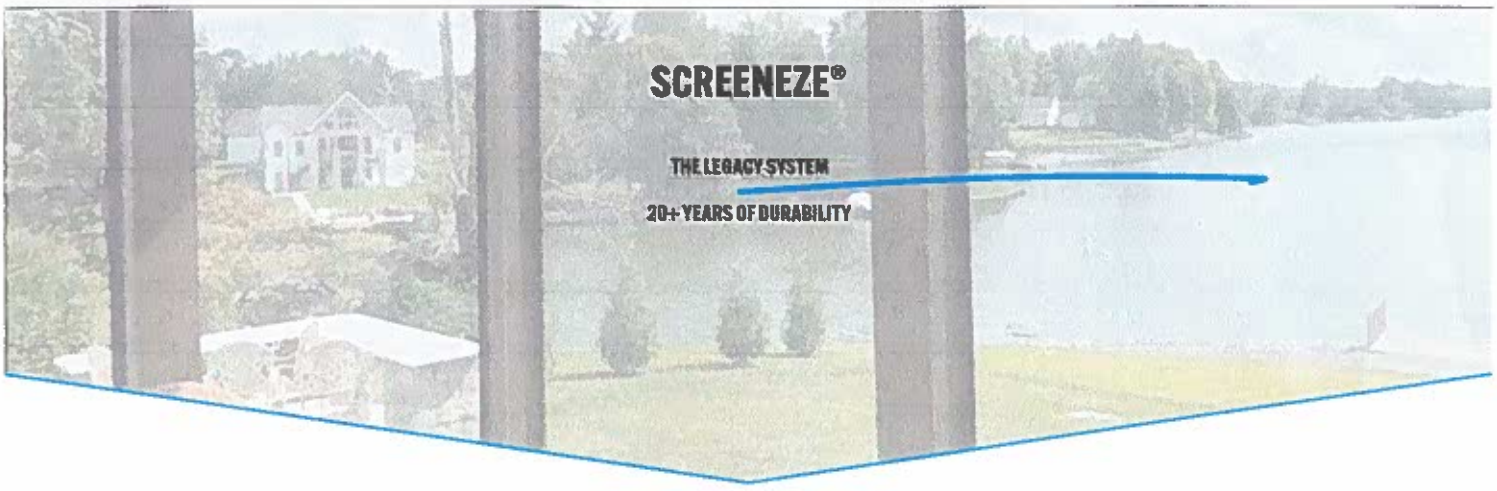




SCREENEZE
The No-Spline Screen Porch System

LOGIN

HOME PRODUCTS GALLERY RESOURCES ABOUT US BLOG EVENTS CONTACT US
ONLINE STORE



SCREENEZE®

THE LEGACY SYSTEM

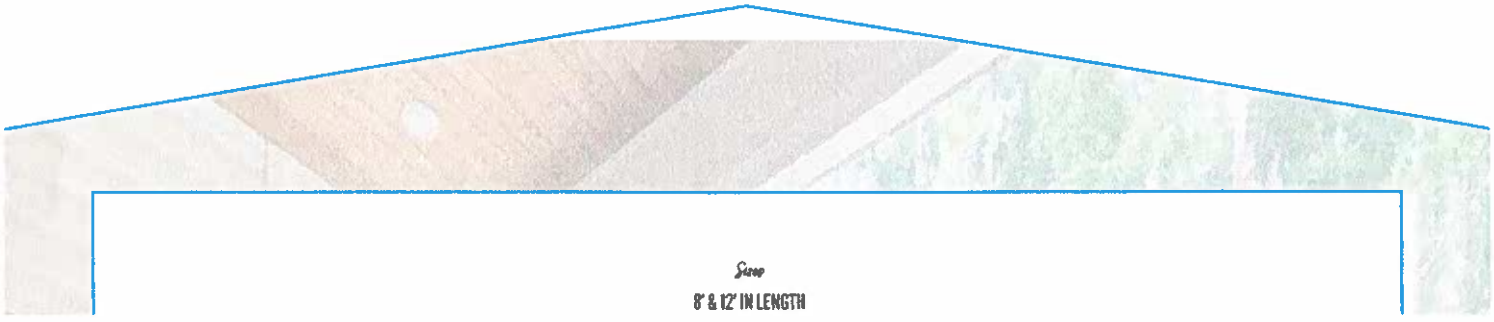
20+ YEARS OF DURABILITY

It all began with the original SCREENEZE® System over 20 years ago. SCREENEZE® came to fruition over the frustration with traditional methods. There had to be a better way. We wanted a system that was self-stretching but, above all, easy to repair or replace a torn screen. After several years, we landed on the idea of a two-part system. The base secures to a traditional timber framed porch and a cap that, when pressed on, secures and stretches the screen fabric.

INSTALLATION CLICK HERE



BRONZE | WHITE | SAND | CLAY



Screen
8' & 12' IN LENGTH



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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 313 S Aurora Street

Application Number: 2024-1161

Request: Roof Replacement

Executive Summary:

The applicant is proposing an in-kind asphalt shingle roof replacement on a contributing outbuilding. Part of the proposed scope of work includes replacing the existing K-style gutters with new K-style gutters.

While this would normally be processed as an administrative approval for an in-kind asphalt shingle roof replacement, the installation of K-style gutters seemingly contradicts Guideline 73b. The Commission must determine whether K-style or half-round gutters are more appropriate for use on this contributing outbuilding.

Historic District Guidelines:

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

a. Replace deteriorated or damaged gutters and downspouts in-kind.

b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

DRAFT MOTIONS:

1. I move that the Historic District Commission **table** the application pending the submittal of a revised submission that incorporates half-round gutters.

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:



TAX ID	ADDRESS	OWNER NAME
2101012185	313 S AURORA ST	HARGROVES BARBARA ELAINE TRUSTEE

YEAR BUILT	PHYSICAL CONDITION
1910	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE	TWO LEFT SIDE PROJECTIONS ARE PROBABLY LATER ADDITIONS

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

NOTES

2 1/2 STORY 2 BAY FOUR SQUARE FRAME DWELLING; 15/1 AND 12/1 WINDOWS; HIPPED ROOF + FRONT HIPPED ROOF DORMER. SCROLL WORK ON FRONT PORCH. TRANSOM + SIDELIGHTS AROUND FRONT ENTRANCE. BRICK CHIMNEY NEEDS REPAIR. HIPPED ROOF GARAGE IS CONTRIBUTING.

RECEIVED

MAR 13 2024

TOWN OF EASTON

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

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. 410 673-7939 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 strip. Install CertainTeed Landmark shingles and ridge caps. Replace existing K-Style gutters with new 5" K-Style gutters + 2x3 downspouts. All trims, Fascia, and soffit to remain as is. Clean up and remove all debris.

Specific Requirements

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

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, 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 Julie Howden

Date 3.5.24

Printed Name of Applicant or Agent Julie Howden of MidShore Exteriors

Revised 4.4.2022


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

certainteed
SAINT-GOBAIN



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

SAINT-GOBAIN

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 # 9019

Part 1: Property Information

3-6-24	Project Application Date	Tax Map
		Grid
313 South Aurora St.	Project's Address	Parcel
	Project's Subdivision (if any)	Lot
Easton, MD 21601	Project's City, State and Zip Code	Zoning

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

☐ Planned Redevelopment ☐ Historic ☐ Critical Area ☐ Planned Unit Development ☐ Planned Health Care

Part 2: Owner - Tenant Information

Owner

Jerry Heilman	Name
313 South Aurora St.	Address
Easton, MD 21601	City, State and Zip Code
843-860-1884	Email Address and Phone Number

Tenant Information

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

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

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

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

Julie Howden	Julie Howden of Mid Shore Exteriors
Signature of Applicant	Printed Name of Applicant

410-673-7939	info@midshoreexteriors.com	Mid-Shore Exteriors
Telephone Number	Email Address	Connection with Application

29349 W Maple Ave Suite 1 Trappe, MD 21673

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Mid-Shore Exteriors	Name
29349 Maple Ave. Suite 1	Address
Trappe, MD 21673	City, State and Zip Code
Info@midshoreexteriors.com	Email Address and Phone Number
410-673-7939	
MHIC# 88640	Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Part 5: Permit Information

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

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

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

Part 6: Square Footages by Floor for Classification of Work

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

Part 7: Project Type

Project Type

O Single Family Dwelling O Duplex Family Dwelling O Multiple Family Townhouse O Manufactured Housing O Accessory Structure

Part 8: Accessory Structures Information

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

Part 9: Description of Proposed Work

In kind 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

Estimated Start Date	Estimated Finish Date	Estimated Project Value	FEMA Flood Plain Y or N
3 / 25 / 24	3 / 27 / 24	$ 4,930	

Office Use Only

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

EUC Approval / Comments: Date: ____/____/____ EUC Initials: _____

Revised Dec. 2023

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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 4 N Washington Street

Application Number: 2024-1174

Request: Exterior Alterations

Executive Summary:

The applicant is proposing to replace the existing flat roof on this structure. The existing flat roof will be removed and a new flat roof will be installed that is three feet lower than the existing roof. The applicant is also proposing alterations to the alley fronting façade of the structure that includes removing the deteriorated metal siding and installing new fiber cement siding. The existing window openings on the first floor will be filled in and new aluminum-clad windows will be installed on the second floor. This is a contributing structure to the Historic District and is listed on the Maryland Inventory of Historic Places.

Background: A certificate of appropriateness was granted by the HDC for this property on May 8, 2023. The scope of work at that time included alterations to the storefront on Dover Street and the installation of new windows on the east alley facing elevation (Figure 1).

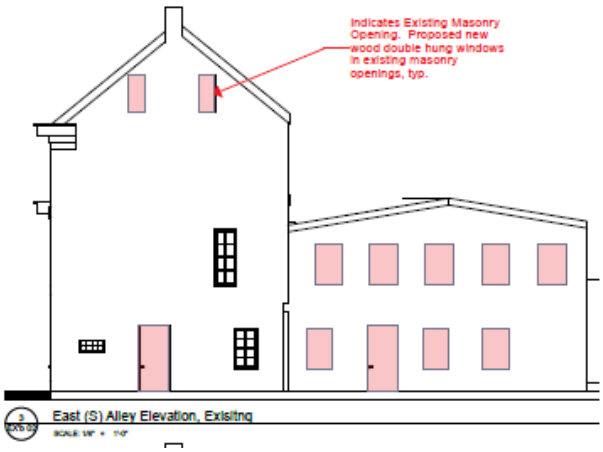


Figure 1

That approval was conditioned upon the new windows having SDL. In February of 2024, a building permit application was submitted that included repointing masonry on the existing chimneys and the replacement of the existing flat roof. The repointing of the chimneys was determined to be routine maintenance and was approved with conditions regarding the method of

repointing. The applicant also agreed that the flat roof would not be replaced until a certificate of appropriateness was granted by the HDC.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

Guideline 76. Preserve Historic Wood Siding

c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 78. Substitute Materials for Siding

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

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

Guideline 79. Fiber Cement Siding

a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not

historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

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

c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a "stair step" appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

d. Maintain existing trim details at window and door surrounds. If necessary, "pad out" existing window trim to maintain the existing detail, depth, and appearance.

e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.

f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces**.**

Guideline 89. Maintain Historic Windows

b. Do not infill window openings or cover existing historic windows.

c. Consider reopening windows that are presently blocked or boarded over.

Guideline 90. Make Sensitive Replacements

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

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

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

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

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

Recommended Condition:

1. The first-floor window openings shall be filled with masonry matching the existing historic masonry in size, type and color. New mortar shall also match the historic mortar in terms of hardness, strength, color, and aggregate size.
2. Existing trim details shall be maintained.
3. Windows shall have the appearance of true divided light.

Example Motions:

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

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101000586	4 N WASHINGTON ST	MURDOCH, MARJORIE E

YEAR BUILT	PHYSICAL CONDITION
1880*	GOOD - ALTERED

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE INFLUENCE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C	T-402	Y	

NOTES

1ST FLOOR FAÇADE RECONFIGURED. WOOD TRIM NEEDS PAINT + MINOR REPAIR TO PREVENT FURTHER DETERIORATION.

RECEIVED
MAR 26 2024
TOWN OF EASTON

15 HПΠH

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

Application #:	HЛНПΠMMTП
Date Received:	ЛОКНСКНЛНП
Fee Paid:	ÞHЛЛ0ЛЛ
HDC Meeting Date:	ЛПКЛУКНЛНП
Date Property Posted:	ЛПКЛМКНЛНП

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: 4 North Washington St. Easton, MD

☐ Contributing ☐ Non-Contributing YEAR BUILT: ? NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME: 4 North LLC Richael Mack, Amy Haines, Tim Boyle

TELEPHONE NO.: 9109241420 EMAIL: RQMI@Mac.com

Applicant or Agent

NAME:

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

N/A

- Replace Roof on 4 North Washington St. Approx. 20K sq ft
- Replace Metal Rusted Siding on East Wall in Alley
- Fill in lower Window ~~openings~~ openings on East Wall in Alley
- Add Windows to openings on East Wall 2nd floor in Alley

Specific Requirements

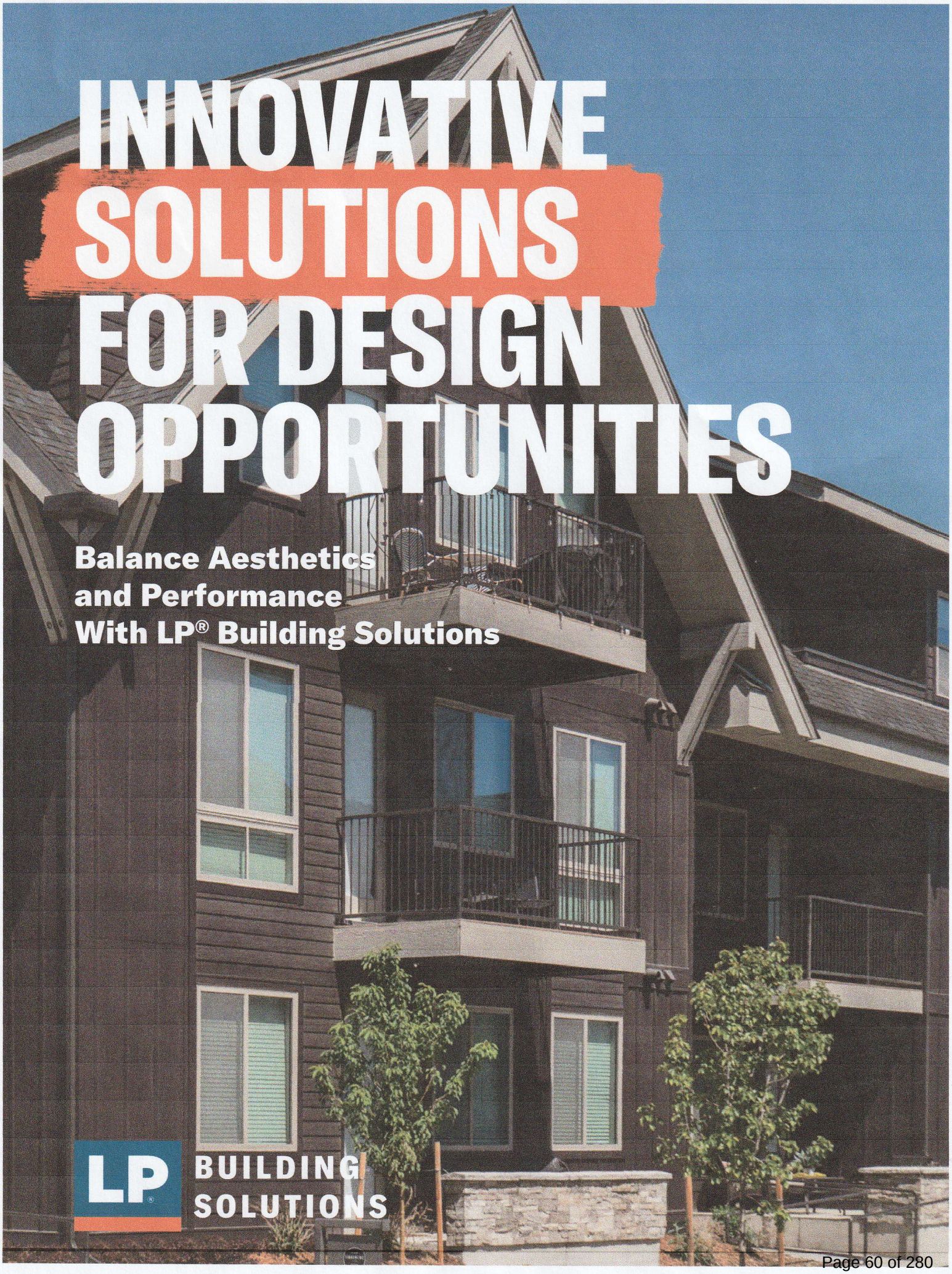
- **The payment of fees is due at the time of application submittal.**
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- 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 3-25-24
Date
Printed Name of Applicant or Agent

Revised 4.4.2022


INNOVATIVE
SOLUTIONS
FOR DESIGN
OPPORTUNITIES
Balance Aesthetics
and Performance
With LP® Building Solutions
LP
BUILDING
SOLUTIONS

ULTIMATE DESIGN FLEXIBILITY

Available in many textures and styles, the LP® SmartSide® Trim & Siding collection offers everything you need to create the design you have in mind. From traditional looks to modern experimental designs, our products are engineered to work well together for almost any structure. You can choose from lap, vertical, panel and much more as well as cedar and smooth textures. Additionally, LP SmartSide ExpertFinish® Trim & Siding provides 16 versatile colors to bring extra flair to your projects.





ARCHITECT'S CORNER

EXPLORE RESOURCES TO HELP YOU DESIGN WITH CONFIDENCE

Find inspiration, product information, and online courses you need to make your design stand the test of time at Architect's Corner. You've got a vision—and we've got ways to help you design with confidence. Our products prioritize safety, functionality, and beauty so you can dream big and create with your clients' needs in mind. Visit LPCorp.com/ArchitectsCorner to get started.

LP® SMARTSIDE® EXPERTFINISH® TRIM & SIDING

DESIGN IN COLOR

The advanced durability you expect from LP® SmartSide® ExpertFinish® Trim & Siding is available in a colorful prefinished option. Design with LP SmartSide ExpertFinish products by not only considering their texture and style but how 16 versatile colors could complete your design vision. Additionally, prefinished siding gives you confidence in paint consistency that lasts longer and makes it easier on installers to bring the design to life efficiently.

- Installs easier with ExpertFinish Lap, which helps limit the need for most seam caulking, joint moulds, or pan flashing
- Backed by an industry-leading 5/15/50-year limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- May allow for time and labor savings for the installer and builder
- Provides a polished look

Visualize your next project and discover color at LPCorp.com/ExpertFinish.

Which color is best for your build? Review LP's collection of 16 versatile ExpertFinish prefinished colors.



All colors shown are representative and may not be an exact match. Please contact your local LP SmartSide sales representative for product availability.



Specifications: LP® SmartSide® Panel and Vertical Siding Coverage

Panel Siding	Reveal (size)			
Area (sq. ft.)	4'x 8'	4'x 9'	4'x 10'	4'x 12'
100	4 pcs.	3 pcs.	3 pcs.	3 pcs.
200	7 pcs.	6 pcs.	5 pcs.	5 pcs.
300	10 pcs.	9 pcs.	8 pcs.	7 pcs.
400	13 pcs.	12 pcs.	10 pcs.	9 pcs.
500	16 pcs.	14 pcs.	13 pcs.	11 pcs.
600	19 pcs.	17 pcs.	15 pcs.	13 pcs.
700	22 pcs.	20 pcs.	18 pcs.	15 pcs.
800	25 pcs.	23 pcs.	20 pcs.	17 pcs.
900	29 pcs.	25 pcs.	23 pcs.	19 pcs.
1000	32 pcs.	28 pcs.	25 pcs.	21 pcs.
1500	47 pcs.	42 pcs.	38 pcs.	32 pcs.
2000	63 pcs.	56 pcs.	50 pcs.	42 pcs.
2500	79 pcs.	70 pcs.	63 pcs.	53 pcs.
3000	94 pcs.	84 pcs.	75 pcs.	63 pcs.
3500	110 pcs.	98 pcs.	88 pcs.	73 pcs.
4000	125 pcs.	112 pcs.	100 pcs.	84 pcs.
4500	141 pcs.	125 pcs.	113 pcs.	94 pcs.
5000	157 pcs.	139 pcs.	125 pcs.	105 pcs.

Vertical Siding	Reveal (size)
Area (sq. ft.)	15-15/16" (16")
100	5 pcs.
200	10 pcs.
300	15 pcs.
400	19 pcs.
500	24 pcs.
600	29 pcs.
700	33 pcs.
800	38 pcs.
900	43 pcs.
1000	48 pcs.
1500	71 pcs.
2000	95 pcs.
2500	118 pcs.
3000	142 pcs.
3500	165 pcs.
4000	189 pcs.
4500	212 pcs.
5000	236 pcs.

Disclaimer: The above Tables do not account for waste factors. Remember to include your expected jobsite waste. It is up to the purchaser to determine the appropriate waste factor to add to the material estimate. LP takes no responsibility for estimates, including overages or underage of material based on the above Coverage Chart.

See LPSmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot

Specifications: LP® SmartSide® Vertical Siding

CEDAR TEXTURE AND SMOOTH FINISH VERTICAL SIDING

FOR THE POPULAR BOARD AND BATTEN STYLE, VERTICAL SIDING OFFERS THE PERFECT SOLUTION.

- 16' lengths can eliminate horizontal joints
- Coordinates with LP SmartSide Trim
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood strand substrate
- Available pre-primed and in 16 prefinished ExpertFinish® colors

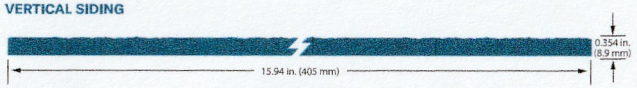


Cedar Texture



Smooth Finish

VERTICAL SIDING



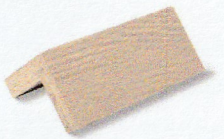
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.364 in. (9 mm)	40503	1.5 PSF
38 Series Smooth Finish Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.364 in. (9 mm)	42126	1.5 PSF

Specifications: LP® SmartSide® Outside Corners

OUTSIDE CORNERS

CREATE A CRISP, CLEAN LOOK FOR YOUR STRUCTURES WITH PRE-BUILT OUTSIDE CORNERS.

- Pre-primed for exceptional paint adhesion
- Designed to help prevent water intrusion
- One-piece trim corners eliminate the need to build corners on the jobsite
- Faster and easier installation
- Available pre-primed and in 16 prefinished ExpertFinish® colors



OUTSIDE CORNERS

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
540 Series Cedar Texture Outside Corner Trim	10 ft. (120 in.)(3.0 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	42098	-
	10 ft. (120 in.)(3.0 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	42099	-

See LPSmartSide.com for product details. *Special order item. Requires minimum quantity and extended lead times. |
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pou

Section 08 54 00
Elevate® Double Hung Window

Part 1 General

1.1 Section Includes

A. Elevate® Double Hung window complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, jamb extension, and standard or specified anchors, trim and attachments

B. Elevate® Double Hung bow, bay windows complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board, and standard or specified anchors, trim and attachments.

1.2 Construction Specification Institute (CSI) MasterFormat Numbers and Titles

A. Section 01 33 00 – Submittal Procedures: Shop Drawings, Product Data, and Samples

B. Section 01 62 00 – Product Options

C. Section 01 25 15 – Product Substitution Procedures

D. Section 01 65 00 – Product Delivery

E. Section 01 66 00 – Product Storage and Handling Requirements

F. Section 01 71 00 – Examination and Preparation

G. Section 01 73 00 - Execution

H. Section 01 74 00 – Cleaning and Waste Management

I. Section 01 75 00 – Starting and Adjusting

J. Section 01 76 00 – Protecting Installed Construction

K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer

L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking

M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer

N. Section 09 90 00 – Paints and Coatings: Paint and stain other than finish

1.3 References

A. ASTM, International:

1. E283: Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen

2. E330: Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference

3. E547: Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls, by Cyclic Air Pressure Difference

4. E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation

5. C1036: Standard Specification for Flat Glass

6. E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights

B. North American Fenestration Standard (NAFS) - American Architectural Manufacturer's Association/Window and Door Manufacturer's Association/Canadian Standards Association (AAMA/WDMA/CSA 101/I.S.2/A440):

1. AAMA/WDMA/CSA 101/I.S.2/A440-17: NAFS: North American Fenestration, Standard/Specification for windows, doors, and skylights

C. Window and Door Manufacturers Association (WDMA)

1. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork

2. WDMA I.S.2: Hallmark Certification Program

D. Insulating Glass Certification Council (IGCC) and Fenestration Glazing Industry Alliance (FGIA) Glass Products Council (GPC)

E. Fenestration Glazing Industry Alliance (FGIA) – note: AAMA combined with IGMA and formed FGIA as of 08/01/2019

1. AAMA 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

F. National Fenestration Rating Council (NFRC):

1. NFRC 101: Procedure for Determining Fenestration Product Thermal Properties

2. NFRC 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

G. Window Covering

1. WCMA A100.0: American National Standard for Safety of Window Covering Products

1.4 System Description

A. Design and Performance Requirements:

1. Missile Impact at Missile Level D complies with ASTM E1886-05, and ASTM E1996-05.
2. Impact Pressure Cycling at +55/-65 psf, complies with ASTM E1886-05,ASTM E1996-05.
3. Forced Entry Resistance, complies with ASTM F588.

1.5 Submittals

A. Shop Drawings: Submit shop drawings under provision of CSI MasterFormat Section 01 33 00.

B. Product Data: Submit product data for certified options under provision of CSI MasterFormat Section 01 33 00. Product performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).

C. Samples:

1. Submit corner section under provision of CSI MasterFormat Section 01 33 00.
2. Specified performance and design requirements under provisions of CSI MasterFormat Section 01 33 23.

D. Quality Control Submittals: Certificates: submit manufacturer’s certification indicating compliance with specified performance and design requirement under provision of CSI MasterFormat Section 01 33 23.

1.6 Quality Assurance

A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:

1. Egress, emergency escape and rescue requirements
2. Basement window requirements
3. Windows fall prevention and/or window opening control device requirements.

1.7 Delivery

A. Comply with provisions of CSI MasterFormat Section 01 65 00

B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.

B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of CSI MasterFormat Section 01660.

1.9 Warranty

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Marvin has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Marvin. For a more complete description of the Marvin limited warranty, refer to the complete and current warranty information available at marvin.com/support/warranty.

A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.

B. Hardware another non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

A. Description: Ultrex® Double Hung and related stationary or picture units as manufactured by Marvin Windows and Doors, Fargo, North Dakota.

B. Description: Ultrex® Double Hung Bay, Bow unit as manufactured by Marvin Windows and Doors, Fargo North Dakota.

2.2 Frame Description

A. Interior: Clear pine interior surfaces.

1. Kiln-dried to moisture no greater than twelve (12) percent at the time of fabrication.

2. Water repellant preservative treated in accordance with WDMA I.S.4.

B. Exterior: Pultruded reinforced fiberglass (Ultrex®), 0.075” (2mm) thick.

C. Frame Width: 4 9/16” (116mm).

2.3 Sash Description

A. Clear pine interior surfaces

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.

2. Water repellant preservative treated in accordance with WDMA I.S.4.

B. Exterior: Pultruded reinforced fiberglass (Ultrex®), 0.075” (2mm) thick.

C. Sash Options:
1. Equal or Unequal Sash.
2. Cottage Style: Sash divided 2/5 over 3/5.
    a. Reverse Cottage Style: Sash divided 3/5 over 2/5.

D. Composite sash thickness: 1 9/16” (40mm).

E. Operating sash tilt to interior for cleaning or removal.

2.4 Glazing

A. Select quality complying with ASTM C1036. Insulating glass SIGMA/ICC certified to performance level CBA when tested in accordance with ASTM E2190. STC/OITC ratings are certified to the level in accordance with ASTM E90-09.

B. Glazing method: Insulating glass

C. Gas Fill: Air or Argon

D. Glass type: Low E1, E2, E3, E3/ERS

E. Dual-pane insulating glass thickness: 11/16”

F. Glass type option: Obscure Glass or California Fire Glass (Annealed exterior and tempered interior glazing configuration), Rain Glass, Glue Chip, Narrow Reed, Reed, Frost, Bronze Tint, Gray Tint, Green Tint.

G. Glazing seal: Silicone bedding at exterior and interior

H. Glazing Option: STC/OITC upgrade

I. Optional Impact glazing for winds zone 3. Glass is laminated Low E2 or Low E3 with Argon consisting of annealed or tempered glass to the exterior and laminated glass to the interior. The laminated glass is made up of two pieces of glass with either SGP or PVB laminate layer in between. The interior and exterior glazing compound is silicone, in a sandwich style glazing system.

2.5 Certified Mulling for Standard Units

A. Directional mull limits: 5 units wide by 1 unit high; Rough Opening not to exceed 113 ½ x 68 ¼ inches (2882mm x 1733mm).

B. Directional mull limits: 1 unit wide by 5 units high; Rough Opening not to exceed 62 ½ x 92 inches (1587mm x 2336mm)

2.6 Certified Mulling for Space Mulling for Standard Units

A. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 113 ½ x 76 ¼ inches (2883 mm x 1937 mm)
B. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 108 ½ x 84 ¼ inches (2756 mm x 2140 mm)
C. Directional mull limits (Horizontal ½" Space Mull): 1 unit wide by 5 units high: Rough Opening not to exceed 62 ½ x 92 inches (1588 mm x 2337 mm)
D. Directional mull limits (Vertical Continuous ½ Space Mull, Optional Horizontal Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 84 x 92 inches (2134 mm x 2337 mm)
E. Directional mull limits (Horizontal Continuous ½ Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 62 ½ x 83 ½ inches (1588 mm x 2121 mm)

2.7 Certified Mulling for Impact Units

A. Directional mull limits 1H or 1W only. Maximum span for vertical mull is 75 3/4" (1924mm)

B. Directional mull limits 2H or 2W only. Maximum span for horizontal mull is 62" (1575mm)

2.8 Finish

A. Exterior: Pultruded Fiberglass. Factory baked on acrylic urethane. Meets AAMA 624-10 requirements.

1. Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony

B. Interior:

1. Treated bare wood

2. White, clear interior, or designer black interior factory finishes

2.9 Hardware

A. Balance System: Coil spring block and tackle with nylon cord and glass filled nylon shoe and zinc locking clutch.

B. Lock: High pressure zinc die-cast cam lock and keeper. Finish: Phosphate coated and electrostatically painted.

1. Standard Color: Almond Frost, White.

2. Optional Color: Bright Brass, Satin Nickel, Oil Rubbed Bronze, Matte Black.

C. Tilt latches: Spring loaded latches for release of sash located at check rail.

1. Standard Color: Almond Frost, White.

2. Optional Color: Bright Brass, Satin Nickel, Oil Rubbed Bronze, Black.

D. Factory-Installed Window Opening Control Device for operating units per ASTM F2090-17: a system consisting of an acetal lever housed in an acetal shell on each stile of the top sash.

1. Available on all sizes.

2. Color: White, Beige, Black.

2.10 Weather Strip

A. At Bottom Sash: Rigid color matched vinyl with a hollow vinyl weather strip; interfaces against the Ultrex sill and jamb weather strip

1. Color: Black.

B. Jamb Weather Strip: Robust skin covered foam weather strip is used to seal the double hung jamb. It is inserted into to a rigid vinyl jamb carrier.

1. Color: Beige, White, Black.

C. Blind Stop: vinyl with a flexible leaf seal to seal between the header and the upper sash.

D. Foam PVC gasket between the jamb and sill.

E. At Interlock: Rigid Glass Filled Polypropylene with flexible hollow bulb.

1. Color: Beige, Black, White.

F. Reduced visible beige at the exterior bottom rail.

2.11 Interior Jamb Cap

A. Rigid PVC cover with a color matched weatherable capping; inserts into jamb liners and head jamb liner to hide exposed Ultrex.

1. Colors: White, Designer Black

2. Only used on units with a white or designer black interior finish.

2.12 Jamb Extension

A. Furnish jamb extension: 6 9/16 inch (167mm) or 6 13/16 inch (173mm) factory-installed

B. Optional jamb extension: 4 11/16 inch (119mm), 4 13/16 inch (122mm), or 5 1/16 inch (129mm) – 8 9/16 inch (217mm) shipped loose.

C. Finish: White, Clear Lacquer, Designer Black

2.13 Insect Screen

A. Factory-installed full screen.

1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)

B. Factory-installed half screen.

1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)
2. Rolled form aluminum frame.
3. Finish: White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony

2.14 Simulated Divided Lites (SDL)

A. 7/8” (22mm) wide. Available with optional spacer bar.

1. Exterior muntins: Ultrex finished to color match exterior
2. Interior muntins: Bare pine wood or optional white, clear interior, or designer black interior finishes
3. Patterns:
    a. Rectangular
    b. 9 lite Prairie cut with 4” DLO corners
    c. 6 lite top or bottom Prairie cut with 4” DLO corners
    d. 6 lite left or right Prairie cut with 4” DLO corners
    e. Cottage style up to 2H with specified DLO heights (4” min)
    f. Size limitations may apply to Prairie and Cottage lite cut availability
4. Simulated Check rail option: 2 11/32” (60mm). Available with optional spacer bars
    a. Picture Units Only

2.15 Grilles-Between-the–Glass (GBG)

A. Manufactured from aluminum in a 23/32” (18mm) wide contoured profile placed between the two panes of glass.

1. Colors:
    a. Interior: White, Bronze, Black
    b. Exterior: White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
2. Patterns:
    b. Rectangular
    c. 9 lite Prairie cut with 4” DLO corners
    d. 6 lite top or bottom Prairie cut with 4” DLO corners
    e. 6 lite left or right Prairie cut with 4” DLO corners
    f. Cottage style up to 2H with specified DLO height (3” min)
    g. Size limitations may apply to Prairie and Cottage lite cut availability
3. Not available for Impact glazed units

2.16 Accessories and Trim

A. Exterior Casing:

1. Non-integral to the unit. Fastened to the exterior wall with barb and kerf.

2. 2” (51mm) Brick Mould available as a full surround or with Sill Nosing.

3. 3 ½” (89mm) Flat casing available as a full surround or with Sill Nosing. Also available with 1” (25mm) Ranch style sill and header overhang.

4. Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony.

B. Installation Accessories:

1. Factory-installed vinyl nailing fin/drip cap at head, sill and side jambs.

2. Installation brackets: Brackets for 4 9/16” (166mm), 6 9/16” (167mm) jambs.

3. Mullion kit: Standard mullion kit for field assembly of related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kits include: Instructions, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws and nailing fin connectors.

4. Structural mullion kit: Structural mullion kit for field assembly or related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kit includes: Instructions, reinforcement member, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws, nailing fin connectors and structural brackets

5. ½ Space Mullion kit: Structural mullion kit with ½” spacing for field assembly or related units available in horizontal, vertical, and multi-wide, multi-high configurations. Kit includes: mulling pins, mull reinforcement, mull support, weather strip, plugs, exterior mull cover, interior mull trim, brackets, drip cap and hardware.

6. Installation clips standard with nailing fin on impact glazed windows.

Part 3 Execution

3.1 Examination

A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.

B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

A. Comply with CSI MasterFormat Section 01 73 00.

B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

A. Remove visible labels and adhesive residue according to manufacturer's instruction.

B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm^2 (~0.45 cfm/ft^2).

C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

A. Remove visible labels and adhesive residue according to manufacturer's instruction.

B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

3.5 Protecting Installed Construction

A. Comply with CSI MasterFormat Section 07 76 00.

B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section


TOE
TOE
TOE
TOE




VINTAGE

Samantha Smith <ssmith@eastonmd.gov>

4 North LLC EDHC Application

1 message

To: Nick Johnson <njohnson@eastonmd.gov> Tue, Apr 2, 2024 at 3:15 PM
Cc: Samantha Smith <ssmith@eastonmd.gov>

Nick,

Please remove the request to replace the windows on the second story as well as the subsequent request to replace the door opening. We would still like to proceed with the request to replace the roof, remove the metal skin and fill in the window openings on the lower level.

Thanks,

Richard

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

Application #:	
Date Received:	
Fee Paid:	
HDC Meeting Date:	
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: 4 North Washington St. Easton MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: ? NATIONAL REGISTAR #: N/A

PROPERTY INFORMATION

OWNER NAME: 4 North LLC Richard Macker, Amy Haines, Tim Boyle
TELEPHONE NO.: 4107216420 EMAIL: ROME@Mac.com

Applicant or Agent

NAME:
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

AHAT
- Replace Roof on 4 North Washington St. Approx. 20K sq ft
- Replace Metal rusted Siding on East wall in Alley
- Fill in lower window openings on East wall in Alley
- Add windows to openings on East wall & 2nd floor in Alley

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- 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 3-25-24
Printed Name of Applicant or Agent

Revised 4.4.2022

TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

February 26, 2024

Richard Marks
205 Goldsborough Street
Easton, MD 21601

Subject: Chimney Repointing – 4 N Washington Street

After reviewing your permit application for 4 N Washington Street, staff has determined that repointing the historic chimney masonry falls under the category of routine maintenance. In order to ensure the maintenance is consistent with the Historic District Design Guidelines, the work must be done subject to the following conditions.

1. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.
2. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid the use of electric saws to remove mortar from joints. Do not use "scrub coating" methods to repoint – mortar should not be deposited on the brick face.
3. Do not apply stucco to brick or stone surfaces to avoid repointing.
4. Use traditional materials for repointing. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size. Do not use synthetic caulking materials. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.
5. Match the historic joint's width and profile, including tooling finishes.

If you have any further questions, please feel free to give me a call at (410) 822-1943.

Sincerely,

Nicholas Johnson
Town Planner - Current

T-3

Star-Democrat Building

Architectural Survey File

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All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

The Old Star-Democrat Building
Seven East Dover Street
Easton, Maryland 21601

T-3
1868
(mid 19th century)

The The two-and-a-half story brick building represents a survival of an earlier building form into the middle of the nineteenth century. Its gable roof, terminating against brick curtains, enclosed end chimneys, and sash windows are architectural elements which may be seen in buildings constructed in Easton in the 1790's. The tall proportions of the building, as well as the robust, carved, wooden cornice and lintels are characteristics of late nineteenth century structures. This handsome, lively building was for many years the home of the town's oldest newspaper, The Star-Democrat.

210003411
T 3

MARYLAND HISTORICAL TRUST

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Star Democrat Building

AND/OR COMMON
Side entrance to Atkinson's Store

2 LOCATION

STREET & NUMBER
7 East Dover Street

CITY, TOWN
Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT
FIRST

STATE
Maryland 21601

COUNTY
Talbot

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
H. B. Atkinson Telephone #: 301-822-1035

STREET & NUMBER
306 South Washington Street

CITY, TOWN
Easton ___ VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 282
Folio #: 206

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Talbot County Court House

STREET & NUMBER
Washington Street

CITY, TOWN
Easton

STATE
Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
1967 Survey of Easton by Paul Brinkman

DATE
August 29, 1967 ___FEDERAL X STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS
Maryland Historical Trust

CITY, TOWN
Annapolis

STATE
Maryland

T-3

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This tall brick building stands on the north side of Dover Street, near the corner of Washington Street. At its west side is a small brick structure, probably constructed about the same time as the large building to which it is attached. Now these buildings are connected in an "L" to #4 North Washington, (T-402); Atkinson's, a department store, has occupied these buildings since 1944. Number 7 Dover, once a fine office building is now known merely as the "side entrance to Atkinson's".

The main building is three stories in height and four bays wide. There is an attic under the A-roof but apparently there have never been dormers. The building is faced with smooth red-orange brick laid in common bond with narrow mortar joints.

There is a very narrow chimney at each gable end and a roof curtain. There are two small attic windows in each gable end wall on either side of the chimney; they are closed with metal blinds. The windows on the front facade have been filled in; trim and sash have been removed. Above each window is a flat arch of widely splayed gauged brick.

The cornice with a return is very prominent; the crown mold remains, as does the box cornice. For a description of its former details the report of the 1967 Survey of Easton must be quoted: "A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board." The shop front has completely obscured details of the first floor facade.

The small building retains more of its exterior detail. It is two stories in height and two bays wide on Dover Street. Its A-roof - without dormers - covers a building two bays deep. The store front has covered over the original details on the first floor, but the second floor windows and cornice retain the heavily carved, large scale ornament the larger building has lost. The cornice has a row of dentils and bracketts deeply carved in a foliated motif. Above each second floor window is a hood with molded details which is supported by consoles decorated with acanthus leaves. One 6/6 sash remains.

Inside the buildings are completely modern. Having been attached to the Washington Street building, neither gives the appearance of being a complete building.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

T-3

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
X 1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
_1900-	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES Mid Nineteenth Century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building is significant for its architecture and because of its association with the Star Democrat newspaper.

The structure represents a survival of an earlier building form into the middle of the nineteenth century. Its gable roof which terminates against brick curtains, enclosed end chimneys and sash windows with many small lights are architectural elements which may be seen in buildings constructed here in the 1790's. The tall proportions of the building and diminished importance of the chimney, however, are characteristics of late nineteenth century buildings, as is the robust applied wood decoration. This handsome and lively building, clearly transitional in design, was once one of the most important in the town.

L161/F59

L282/F206

L75/F265

L73/F213

CONTINUE ON SEPARATE SHEET IF NECESSARY

T 3

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Courthouse.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE NA COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

August 17, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
(301) 822-2706 Pres.

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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

PS-1108

1. STATE Maryland
COUNTY Talbot
TOWN Easton VICINITY
STREET NO. Dover Street

ORIGINAL OWNER
ORIGINAL USE Store ?
PRESENT OWNER
PRESENT USE Store and warehouse
WALL CONSTRUCTION common bond
NO. OF STORIES $3\frac{1}{2}$ w/$2\frac{1}{2}$ addition

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME T-3

DATE OR PERIOD 1868 (dated)
STYLE Late Federal with Victorian
ARCHITECT trim
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC

This is an interesting example of the carry over of Federal styles into Victorian times. This building is dated with a cornerstone at 1868 but could have been built in 1810. It is a 3 storey A roofed brick structure with an enclosed chimney in each end wall. The first floor is now occupied by a shopfront. The 2nd and 3rd storey windows have been blocked up but have flat arches of polished brick. A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board. The cornice is very heavy and deeply carved and almost seems too elaborate for the simple Federal styled building.

Attached to the left side of this structure is a small 2 1/2 storey 2 bay wide brick A roof addition probably built about 1880.

This addition has a cornice of dentils and carved brackets. The 2 second storey windows have heavy cornices held up by acanthus carved brackets. The first floor is now a shopfront.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior poor

6. LOCATION MAP (Plan Optional)

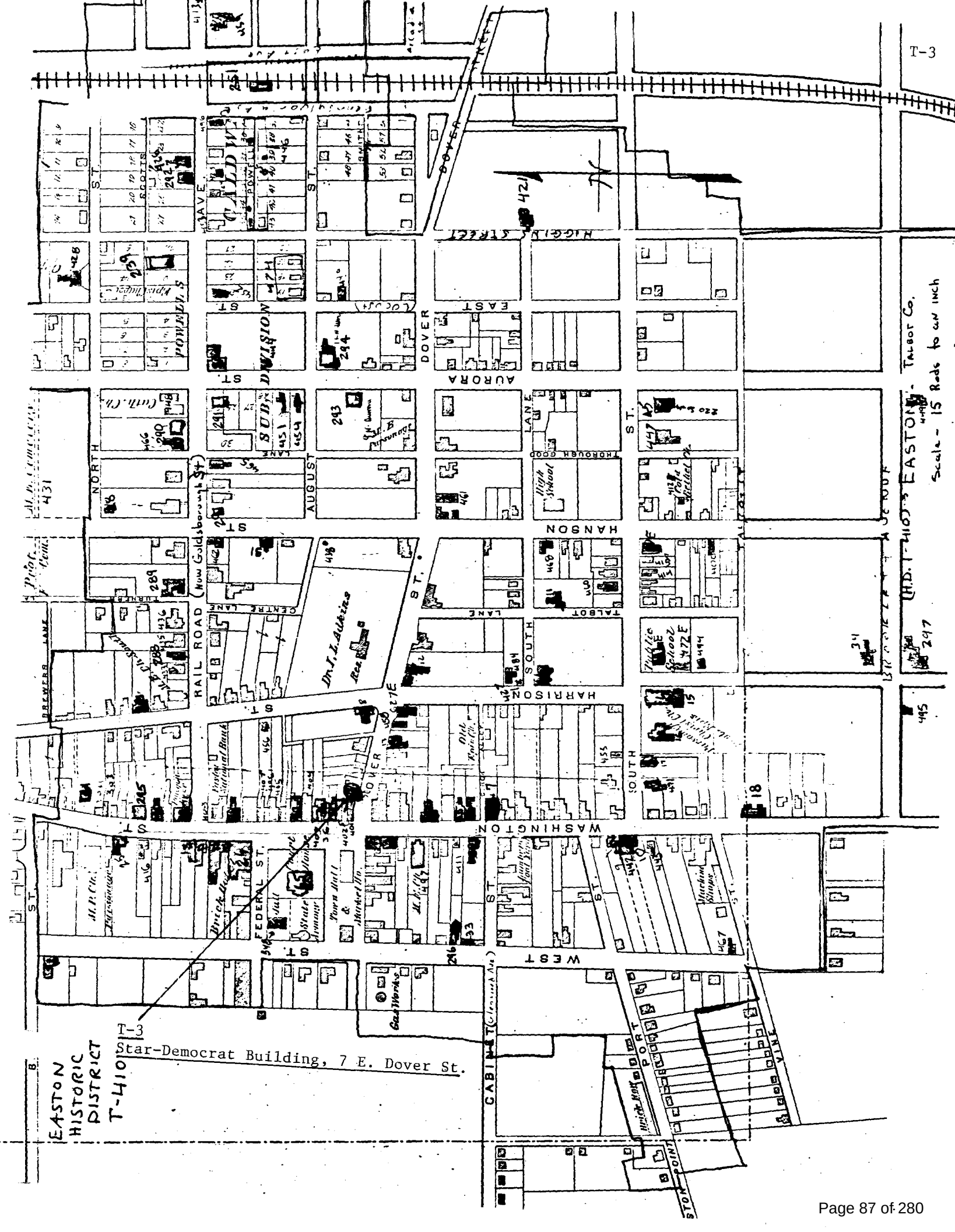
7. PHOTOGRAPH

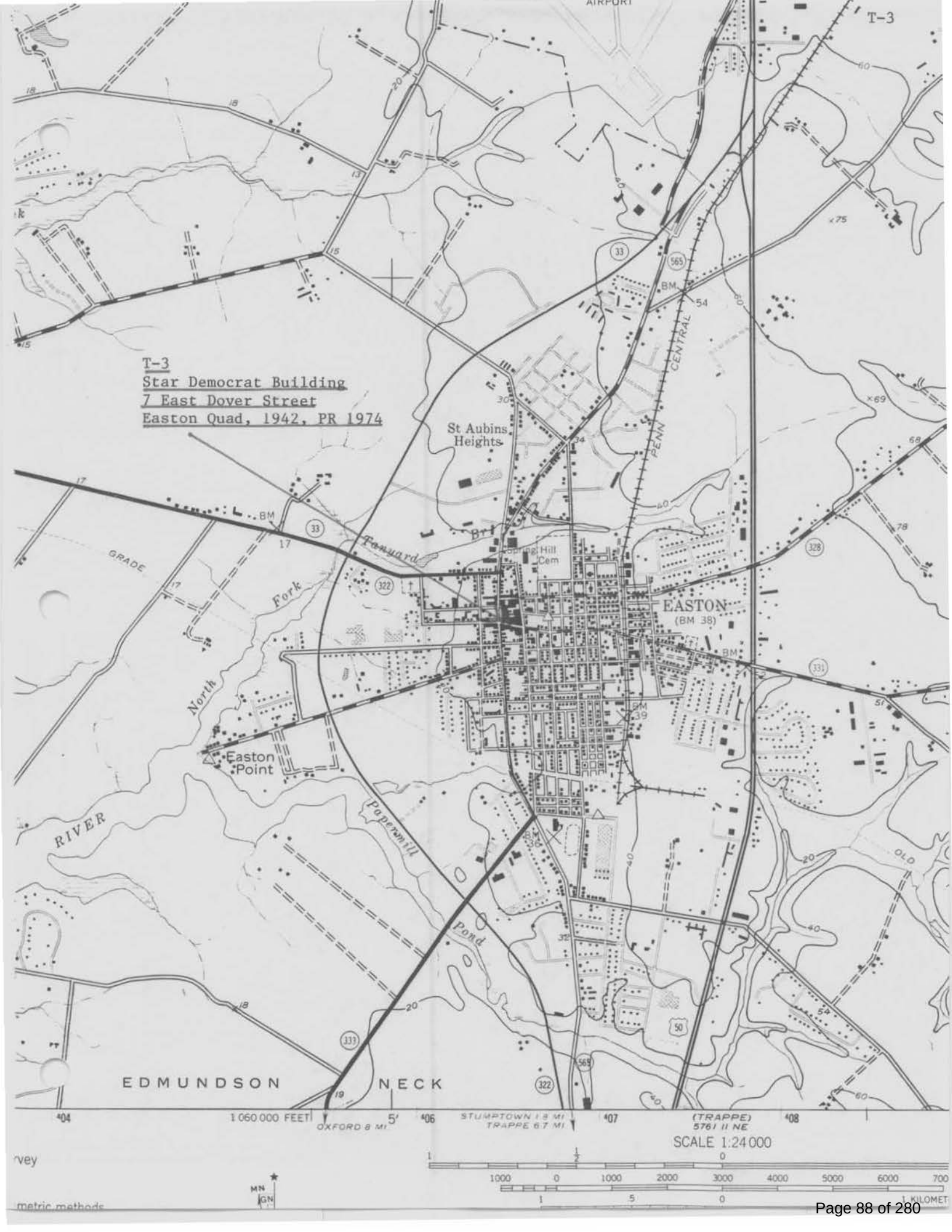
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER
Paul A. Brinkman

DATE OF RECORD August 28, 1967

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


T-3
EASTON
Talbot Co.
Scale - 15 Rods to an inch
DOVER ST.
NORTH ST.
AUGUST ST.
HANSON ST.
AURORA LANE
DOVER EAST ST.
SUDLERSVILLE DIVISION
RAIL ROAD (Now Goldsborough St.)
CENTRE LANE
TALBOT LANE
HARRISON ST. SOUTH
WASHINGTON ST. SOUTH
FEDERAL ST.
WEST ST.
CABIN CREEK (Creek Ave.)
PORT VINE
STONE POINT
BREWERS LANE
Dr. J. L. Adkins Res.
High School
Public School
Colored School
Dock
Gas Works
Star-Democrat Building, 7 E. Dover St.
EASTON HISTORIC DISTRICT T-410


T-3
Star Democrat Building
7 East Dover Street
Easton Quad, 1942, PR 1974
AIRPORT
St Aubins Heights
PENN CENTRAL
Spring Hill Cem
EASTON
(BM 38)
Tanyard Br
GRADE
North Fork
Easton Point
RIVER
Papermill Pond
EDMUNDSON NECK
OLD
1 060 000 FEET
OXFORD 8 MI
STUMPTOWN 1.8 MI
TRAPPE 6.7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
1 KILOMETER
metric methods



73% 3

T-3

(1)

Star Democrat Building
7 East Dover Street, Easton, MD
Southwest Elevation

p 141



EASTON, MD

T-3

VIEW TO NORTH

8/76

MLF

7. E. DOVER

J. Tyler Campbell
FREE-LANCE PHOTOGRAPHY
CHESTERTOWN, MARYLAND





T-3
Star Democrat Building
7 East Dover street, Easton
South Elev.



T-3

Star-Democrat Building

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210003411
T 3

MARYLAND HISTORICAL TRUST

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Star Democrat Building

AND/OR COMMON
Side entrance to Atkinson's Store

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7 East Dover Street

CITY, TOWN
Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT
FIRST

STATE
Maryland 21601

COUNTY
Talbot

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
H. B. Atkinson Telephone #: 301-822-1035

STREET & NUMBER
306 South Washington Street

CITY, TOWN
Easton ___ VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 282
Folio #: 206

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Talbot County Court House

STREET & NUMBER
Washington Street

CITY, TOWN
Easton

STATE
Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
1967 Survey of Easton by Paul Brinkman

DATE
August 29, 1967 ___FEDERAL X STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS
Maryland Historical Trust

CITY, TOWN
Annapolis

STATE
Maryland

T-3

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This tall brick building stands on the north side of Dover Street, near the corner of Washington Street. At its west side is a small brick structure, probably constructed about the same time as the large building to which it is attached. Now these buildings are connected in an "L" to #4 North Washington, (T-402); Atkinson's, a department store, has occupied these buildings since 1944. Number 7 Dover, once a fine office building is now known merely as the "side entrance to Atkinson's".

The main building is three stories in height and four bays wide. There is an attic under the A-roof but apparently there have never been dormers. The building is faced with smooth red-orange brick laid in common bond with narrow mortar joints.

There is a very narrow chimney at each gable end and a roof curtain. There are two small attic windows in each gable end wall on either side of the chimney; they are closed with metal blinds. The windows on the front facade have been filled in; trim and sash have been removed. Above each window is a flat arch of widely splayed gauged brick.

The cornice with a return is very prominent; the crown mold remains, as does the box cornice. For a description of its former details the report of the 1967 Survey of Easton must be quoted: "A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board." The shop front has completely obscured details of the first floor facade.

The small building retains more of its exterior detail. It is two stories in height and two bays wide on Dover Street. Its A-roof - without dormers - covers a building two bays deep. The store front has covered over the original details on the first floor, but the second floor windows and cornice retain the heavily carved, large scale ornament the larger building has lost. The cornice has a row of dentils and bracketts deeply carved in a foliated motif. Above each second floor window is a hood with molded details which is supported by consoles decorated with acanthus leaves. One 6/6 sash remains.

Inside the buildings are completely modern. Having been attached to the Washington Street building, neither gives the appearance of being a complete building.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

T-3

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Mid Nineteenth Century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building is significant for its architecture and because of its association with the Star Democrat newspaper.

The structure represents a survival of an earlier building form into the middle of the nineteenth century. Its gable roof which terminates against brick curtains, enclosed end chimneys and sash windows with many small lights are architectural elements which may be seen in buildings constructed here in the 1790's. The tall proportions of the building and diminished importance of the chimney, however, are characteristics of late nineteenth century buildings, as is the robust applied wood decoration. This handsome and lively building, clearly transitional in design, was once one of the most important in the town.

L161/F59

L282/F206

L75/F265

L73/F213

CONTINUE ON SEPARATE SHEET IF NECESSARY

T 3

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Courthouse.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE NA COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

August 17, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
(301) 822-2706 Pres.

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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

PS-1108

1. STATE Maryland
COUNTY Talbot
TOWN Easton VICINITY
STREET NO. Dover Street

ORIGINAL OWNER
ORIGINAL USE Store ?
PRESENT OWNER
PRESENT USE Store and warehouse
WALL CONSTRUCTION common bond
NO. OF STORIES $3\frac{1}{2}$ w/$2\frac{1}{2}$ addition

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME T-3

DATE OR PERIOD 1868 (dated)
STYLE Late Federal with Victorian
ARCHITECT trim
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC

This is an interesting example of the carry over of Federal styles into Victorian times. This building is dated with a cornerstone at 1868 but could have been built in 1810. It is a 3 storey A roofed brick structure with an enclosed chimney in each end wall. The first floor is now occupied by a shopfront. The 2nd and 3rd storey windows have been blocked up but have flat arches of polished brick. A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board. The cornice is very heavy and deeply carved and almost seems too elaborate for the simple Federal styled building.

Attached to the left side of this structure is a small 2 1/2 storey 2 bay wide brick A roof addition probably built about 1880.

This addition has a cornice of dentils and carved brackets. The 2 second storey windows have heavy cornices held up by acanthus carved brackets. The first floor is now a shopfront.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior poor

6. LOCATION MAP (Plan Optional)

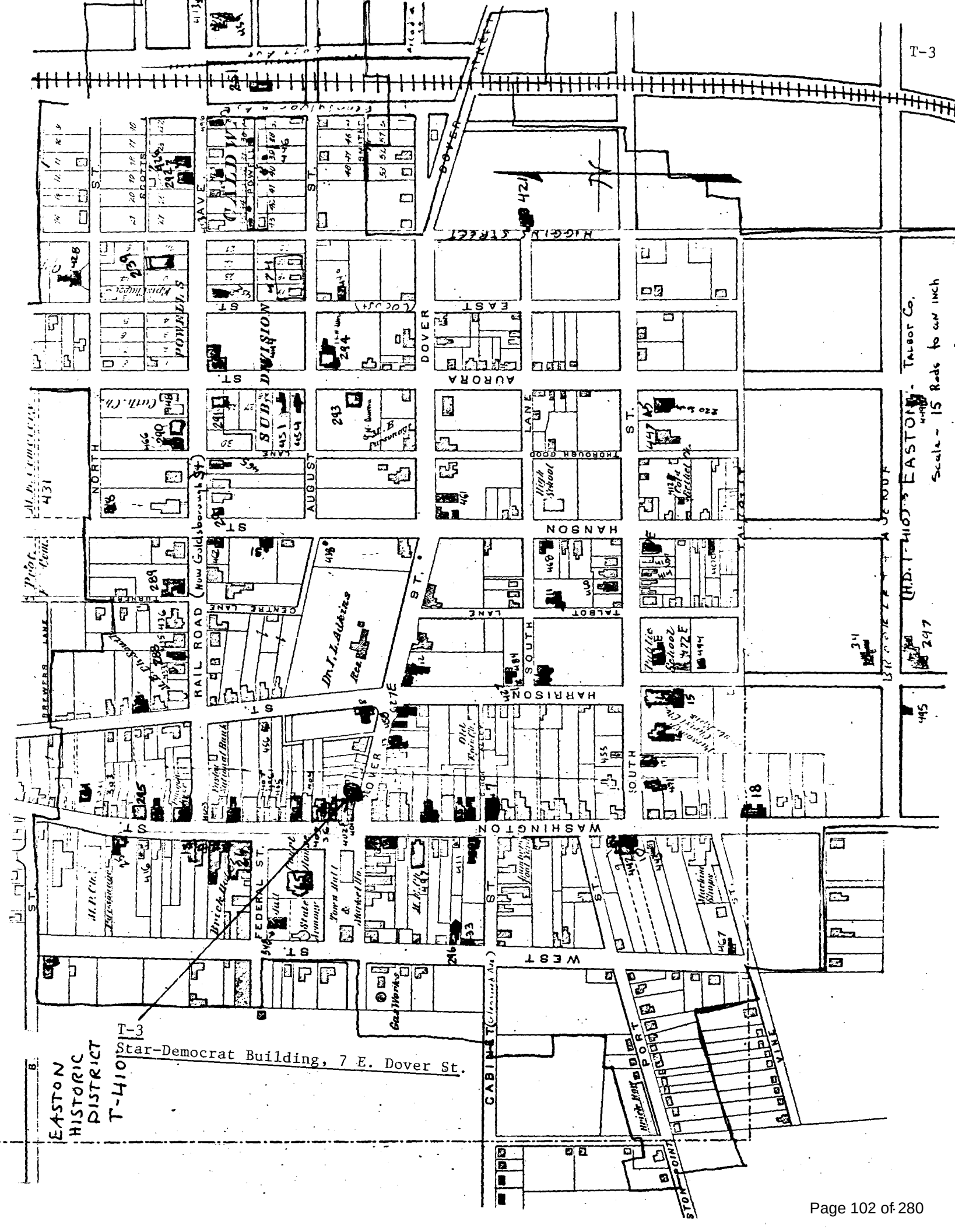
7. PHOTOGRAPH

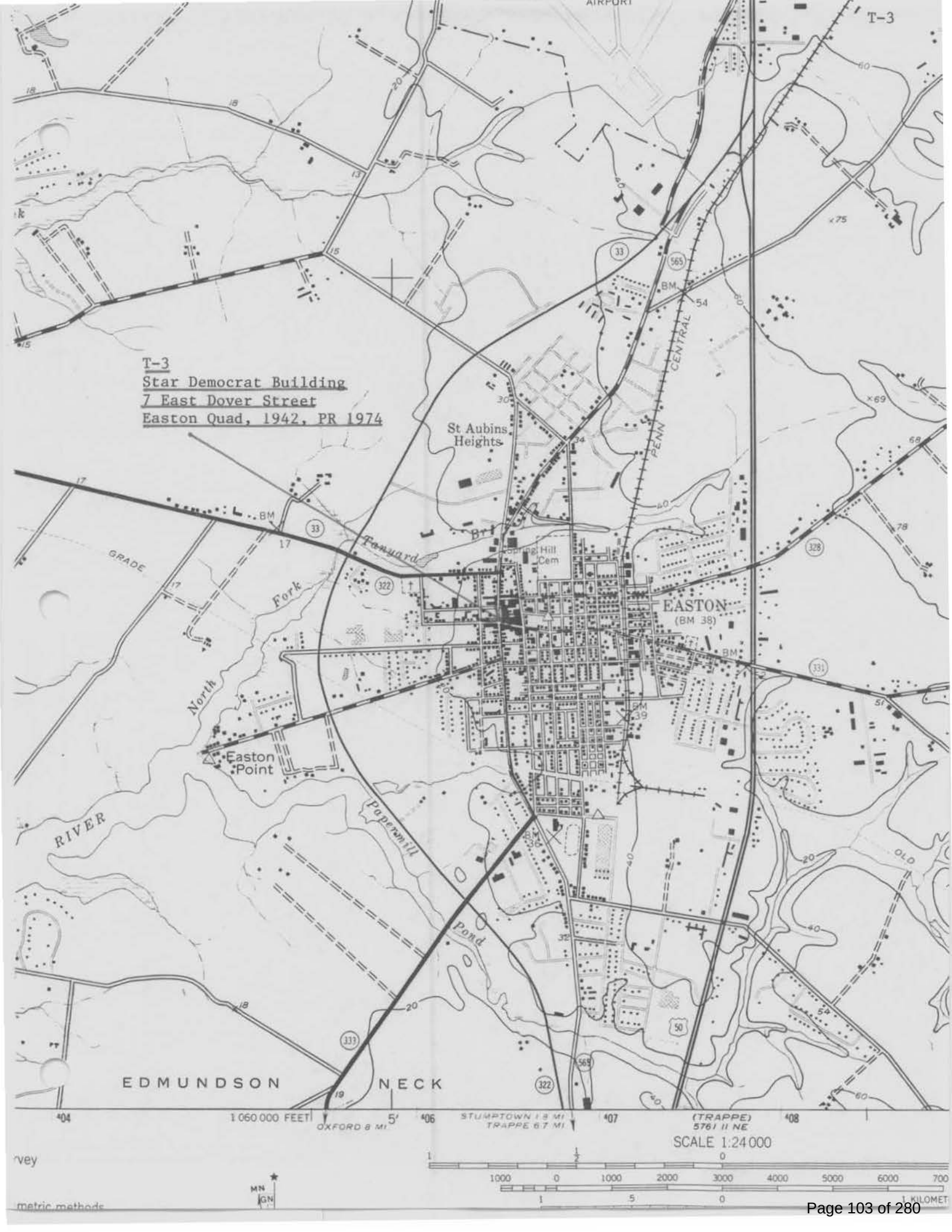
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER
Paul A. Brinkman

DATE OF RECORD August 28, 1967

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


T-3
EASTON
Talbot Co.
Scale - 15 Rods to an inch
DOVER
EAST
HANSON
HARRISON
WASHINGTON
SOUTH
WEST
FEDERAL ST.
AUGUST
NORTH
RAIL ROAD (Now Goldsborough St.)
Dr. J. L. Adkins Res.
Public School
High School
Post Office
Court House
Town Hall & Market Ho.
Gas Works
CABIN CREEK (Creek Ave.)
PORT
VINE
STONE POINT
T-3
Star-Democrat Building, 7 E. Dover St.
EASTON HISTORIC DISTRICT T-410


T-3
Star Democrat Building
7 East Dover Street
Easton Quad, 1942, PR 1974
AIRPORT
St Aubins Heights
PENN CENTRAL
BM
Spring Hill Cem
Tanyard Br
EASTON
(BM 38)
GRADE
North Fork
Easton Point
RIVER
Papermill Pond
OLD
EDMUNDSON NECK
1 060 000 FEET
OXFORD 8 MI
STUMPTOWN 1.8 MI
TRAPPE 6.7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 700
1 KILOMET
metric methods


73% 3

T-3

(1)

Star Democrat Building
7 East Dover Street, Easton, MD
Southwest Elevation

p 141



EASTON, MD

T-3

VIEW TO NORTH

8/76

MLF

7. E. DOVER

J. Tyler Campbell
FREE-LANCE PHOTOGRAPHY
CHESTERTOWN, MARYLAND





T-3
Star Democrat Building
7 East Dover street, Easton
South Elev.



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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 107 and 109 S Washington Street

Application Number: 2024-1174

Request: Partial Demolition

Executive Summary:

The applicant is proposing a partial demolition of a 180 square foot portion of the building. After demolition, the applicant is proposing to construct a 600 square foot, two story rear addition. This is a contributing structure and is listed in the Maryland Inventory of Historic Places.

Staff supports a Commission **continuation** of the application based on the finding that this is a contributing structure. In addition to discussion whether partial demolition may appropriate, the Commission may also review the proposed new construction and suggest any revisions for the second required meeting.

Historic District Guidelines:

Guideline 128. Avoid Demolition

a. Avoid demolition of sound, contributing buildings, structures, and objects.

b. Explore the possibility of selling historic buildings.

c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.

d. Consider relocation of significant historic buildings to a new location.

e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Guideline 129. Partial Demolition

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

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

Staff Recommendation:

Staff supports an HDC **continuation** of this application based on the finding that this is a contributing structure to the Historic District.

Example Motions:

1. I move that the Historic District Commission **continue** the application based on the finding that this is a contributing structure.

OR

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

OR

3. I move an alternate motion.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101017470	107 S WASHINGTON ST	SHOEMAKER, PAUL GEORGE

YEAR BUILT	PHYSICAL CONDITION
1800s*	FAIR-DETERIORATED BRICK, NEEDS REPAINTED

ARCHITECTURAL STYLE	ADDITION(S)
FEDERAL	3 STORY BRICK + 2 STORY FRAME

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

NOTES

2 1/2 STORY 2 BAY FLEMISH BOND BRICK DWELLING, ENTRANCE HAS BEEN MOVED BUT RETAINS DENTILATED + TREFOIL CAP. STONE KEY STONE ARCHES. FRETWORK IN CORNICE MATCHES THAT OF #109. THIS UNIT WAS BUILT AT SAME TIME AS #109 (NO BREAK IN FAÇADE BRICK) BUT IS MORE

ALTERED THAN ITS NEIGHBOR. #109 HAS EXCELLENTLY CRAFTED FEDERAL DOOR SURROUND.

RECEIVED
MAR 25 2024
TOWN OF EASTON

HD 24-41

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

Application #:2024 - 1173
Date Received: 03/25/2024
Fee Paid: $200
HDC Meeting Date: 04/08/2024
Date Property Posted: 04/01/2024

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 107 & 109 S. Washington Street

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

PROPERTY INFORMATION

OWNER NAME

TELEPHONE NO. EMAIL

Applicant or Agent

NAME

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

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

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 <u>may</u> 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.

C & C Architecture
7760 Bloomfield Road, Easton, MD 21601
410-253-0022

Project Site: 107 & 109 South Washington Street
Easton, MD 21601

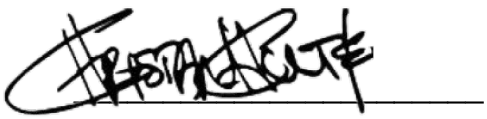
Permit #: n/a

Memo Re: Narrative regarding renovation plans

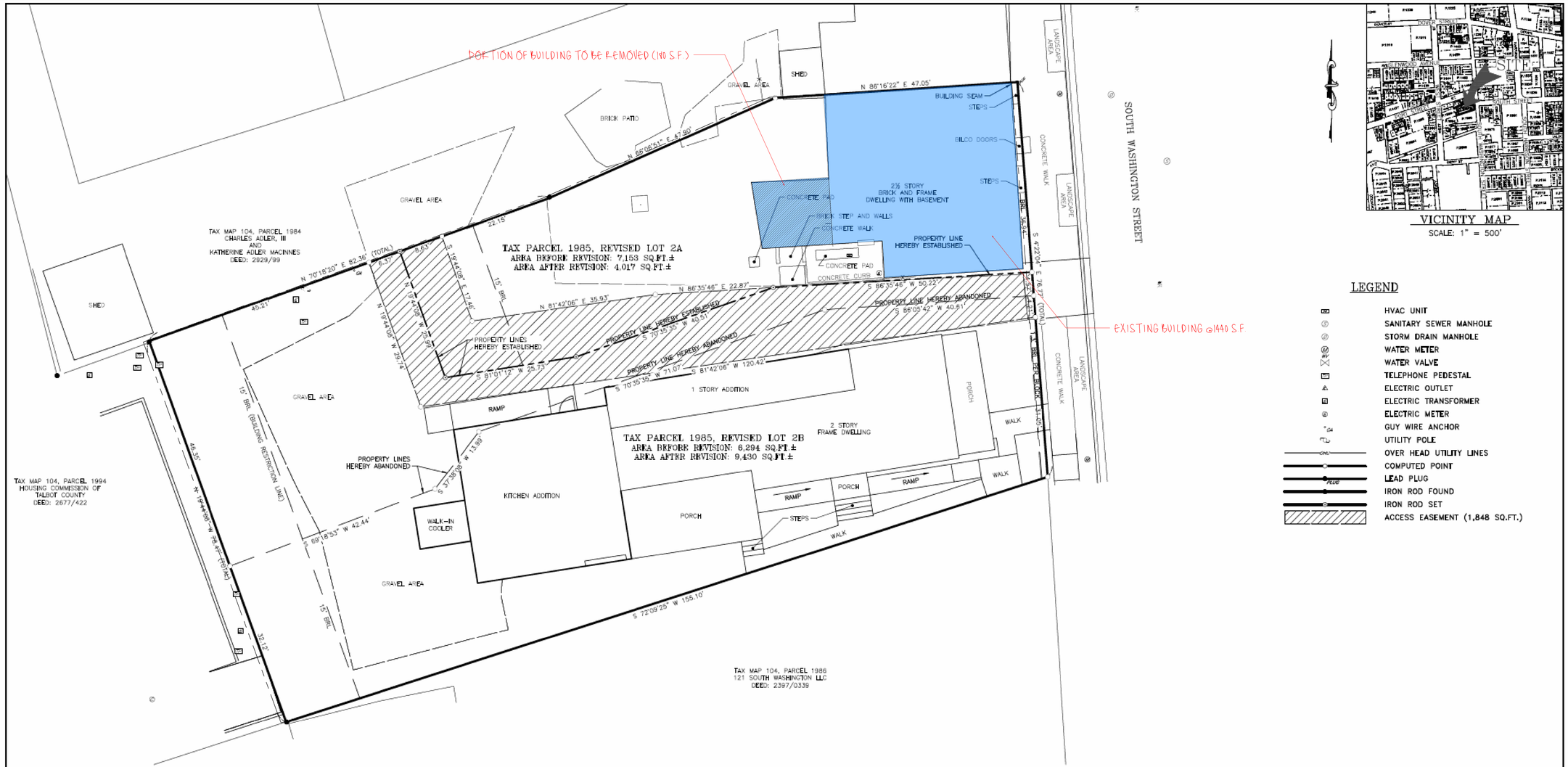
DATE: (03.25.24)
TIME:

Proposal for the renovation of 107 and 109 South Washington Street, Easton, MD. The program includes two commercial first floor spaces, one single bedroom apartment on the first floor and three single bedroom apartments on the second floor. There will be no changes to the original building on the west elevation (street side). There will be no changes to the south elevation that are visible from the public way. The proposed renovation includes demolition of the rear portion of 109 South Washington row house, a two and half story brick building that is located behind the "Double House." The rear portion of the structure is lacking structural integrity and missing doors and windows on the west elevation. The proposed renovation will involve the demolition of six existing windows on the south and west elevations. The proposed demolition will still maintain a portion of the ell that the Maryland Historical Trust refers to as a "portion of the structure [that] may be contemporary with it." The Maryland Historical Trust referenced the importance of the street façade and the two federal row houses that share a common wall. The portion of row house 109 that is proposed to be demolished does not share a common wall with row house 107. The significance of the "Brick Double Houses" is documented in the Historic American Building Survey, E.H. Pickering, 1933.

The client has already initiated a detailed restoration of the original structure and the commercial spaces on the first floor. During next phase of the renovation, the owner is planning on creating one bedroom rental apartments. The current layout and dilapidated state of the existing rear portion of 109 South Washington does not allow for a financially viable repurposing of the building. The proposed addition will allow for needed housing close to town with parking.



Christian Chute, AIA



LEGEND

- HVAC UNIT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GUY WIRE ANCHOR
- UTILITY POLE
- OVER HEAD UTILITY LINES
- COMPUTED POINT
- LEAD PLUG
- IRON ROD FOUND
- IRON ROD SET
- ACCESS EASEMENT (1,848 SQ.FT.)

REVISIONS			
No.	DATE	DESCRIPTION	BY

TAX MAP 104, PARCEL 1985, LOT 2A:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 107 & 109 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2333/346
PLAT REFERENCE: 83/456

TAX MAP 104, PARCEL 1985, LOT 2B:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 111 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2751/4
PLAT REFERENCE: 83/456

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN TAX PARCEL 1985, LOT 2A AND TAX PARCEL 1985, LOT 2B.

SITE NOTES

ZONING CLASSIFICATION: CB & PR (CENTRAL BUSINESS COMMERCIAL & PLANNED REDEVELOPMENT OVERLAY DISTRICT)

SETBACKS:	
FRONT:	ESTABLISHED FRONT BUILDING LINE OF THE BLOCK
SIDE:	15'
REAR:	0'
MINIMUM LOT SIZE:	5,000 SQ.FT.
MINIMUM LOT DEPTH:	60'
MINIMUM LOT FRONTAGE:	30'
MAXIMUM BUILDING HEIGHT:	60'
WATER SUPPLY:	TOWN OF EASTON
SEWAGE DISPOSAL:	TOWN OF EASTON

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON MAY 27, 2021.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDNM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO CARSTAIRS ROW, LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A LINE REVISION OF ALL THE LANDS CONVEYED TO CARSTAIRS ROW, LLC BY DEED DATED FEBRUARY 18, 2016 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2333, AT FOLIO 346 AND ALL THE LANDS CONVEYED TO CARSTAIRS ROW, LLC BY DEED DATED SEPTEMBER 23, 2020 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2751, AT FOLIO 4. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL MY CURRENT EXPIRATION DATE IS AUGUST 3, 2023, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD — DATE
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNER'S CERTIFICATE

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY EASTON UTILITIES AND WILL AVAILABLE TO ALL LOTS OFFERED FOR SALE.

CARSTAIRS ROW, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

CARSTAIRS ROW, LLC

RICHARD MARKS, AUTHORIZED MEMBER — DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, _____

NOTARY — DATE

MY COMMISSION EXPIRES _____, _____

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 1985, REVISED LOT 2A AND TAX PARCEL 1985, REVISED LOT 2B AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03.

TAX PARCEL 1985, REVISED LOT 2A AND TAX PARCEL 1985, REVISED LOT 2B AS SHOWN HEREON IS SERVED WITH EXISTING PUBLIC WATER AND PUBLIC SEWER UTILITIES PROVIDED BY EASTON UTILITIES.

TALBOT COUNTY APPROVING AUTHORITY — DATE

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE

THE TOWN PLANNER — DATE

10' 5' 0' 5' 10' 20'
SCALE IN FEET

NAD 83 (2011) MD COORDINATE SYSTEM

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: lane1@laneinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
304 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
363
REGISTERED
PROPERTY LINE SURVEYOR
DATE

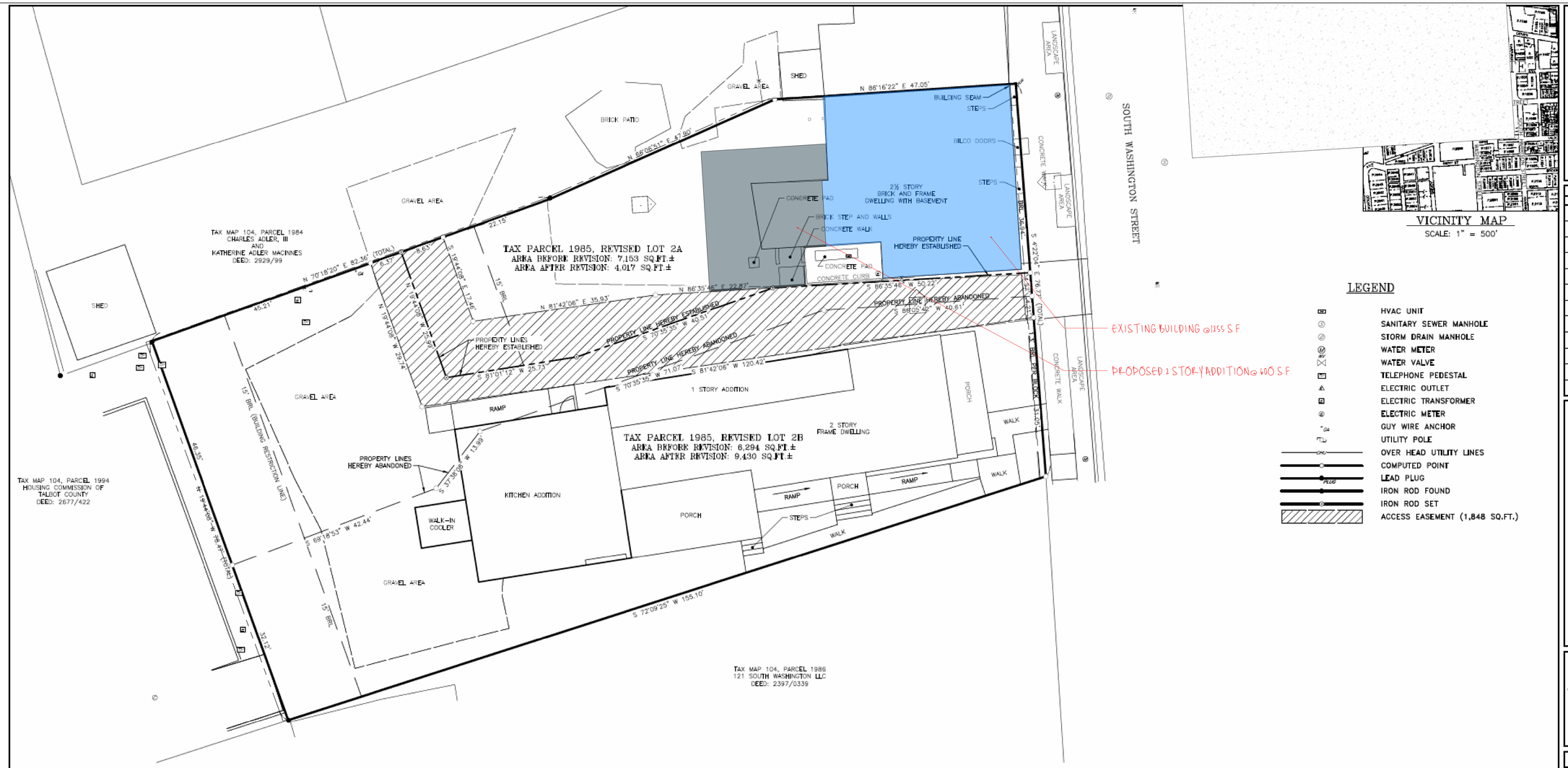
LINE REVISION
ON THE LANDS OF
CARSTAIRS ROW, LLC

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1985, LOTS 2A & 2B

ISSUED FOR:	DATE:	BY:
TOWN SUBMITTAL	05-02-23	TWG

SP1.0

SHEET No. 1 OF 1	DATE: 05-02-23
SCALE: AS NOTED	JOB No. 210258
	FILE No. B233



VICINITY MAP
SCALE: 1" = 500'

LEGEND

- HVAC UNIT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GUY WIRE ANCHOR
- UTILITY POLE
- OVER HEAD UTILITY LINES
- COMPUTED POINT
- LEAD PLUG
- IRON ROD FOUND
- IRON ROD SET
- ACCESS EASEMENT (1,848 SQ.FT.)

NAD 83 (2011) MD COORDINATE SYSTEM

10' 5' 0' 5' 10' 20'
SCALE IN FEET

TAX MAP 104, PARCEL 1985, LOT 2A:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 107 & 109 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2333/346
PLAT REFERENCE: 83/456

TAX MAP 104, PARCEL 1985, LOT 2B:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 111 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2751/4
PLAT REFERENCE: 83/456

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN TAX PARCEL 1985, LOT 2A AND TAX PARCEL 1985, LOT 2B.

SITE NOTES

ZONING CLASSIFICATION: CB & PR (CENTRAL BUSINESS COMMERCIAL & PLANNED REDEVELOPMENT OVERLAY DISTRICT)

SETBACKS	
FRONT:	ESTABLISHED FRONT BUILDING LINE OF THE BLOCK
SIDE:	15'
REAR:	0'
MINIMUM LOT SIZE:	5,000 SQ.FT.
MINIMUM LOT DEPTH:	60'
MINIMUM LOT FRONTAGE:	30'
MAXIMUM BUILDING HEIGHT:	60'
WATER SUPPLY:	TOWN OF EASTON
SEWAGE DISPOSAL:	TOWN OF EASTON

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON MAY 27, 2021.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDNW (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

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JEFFERSON EWELL HUBBARD DATE
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

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CARSTAIRS ROW, LLC

RICHARD MARKS, AUTHORIZED MEMBER — DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, _____

NOTARY — DATE

MY COMMISSION EXPIRES _____, _____

TALBOT COUNTY HEALTH DEPARTMENT

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TALBOT COUNTY APPROVING AUTHORITY — DATE

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE

THE TOWN PLANNER — DATE

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanellc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
363
REGISTERED
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LINE REVISION

ON THE LANDS OF

CARSTAIRS ROW, LLC

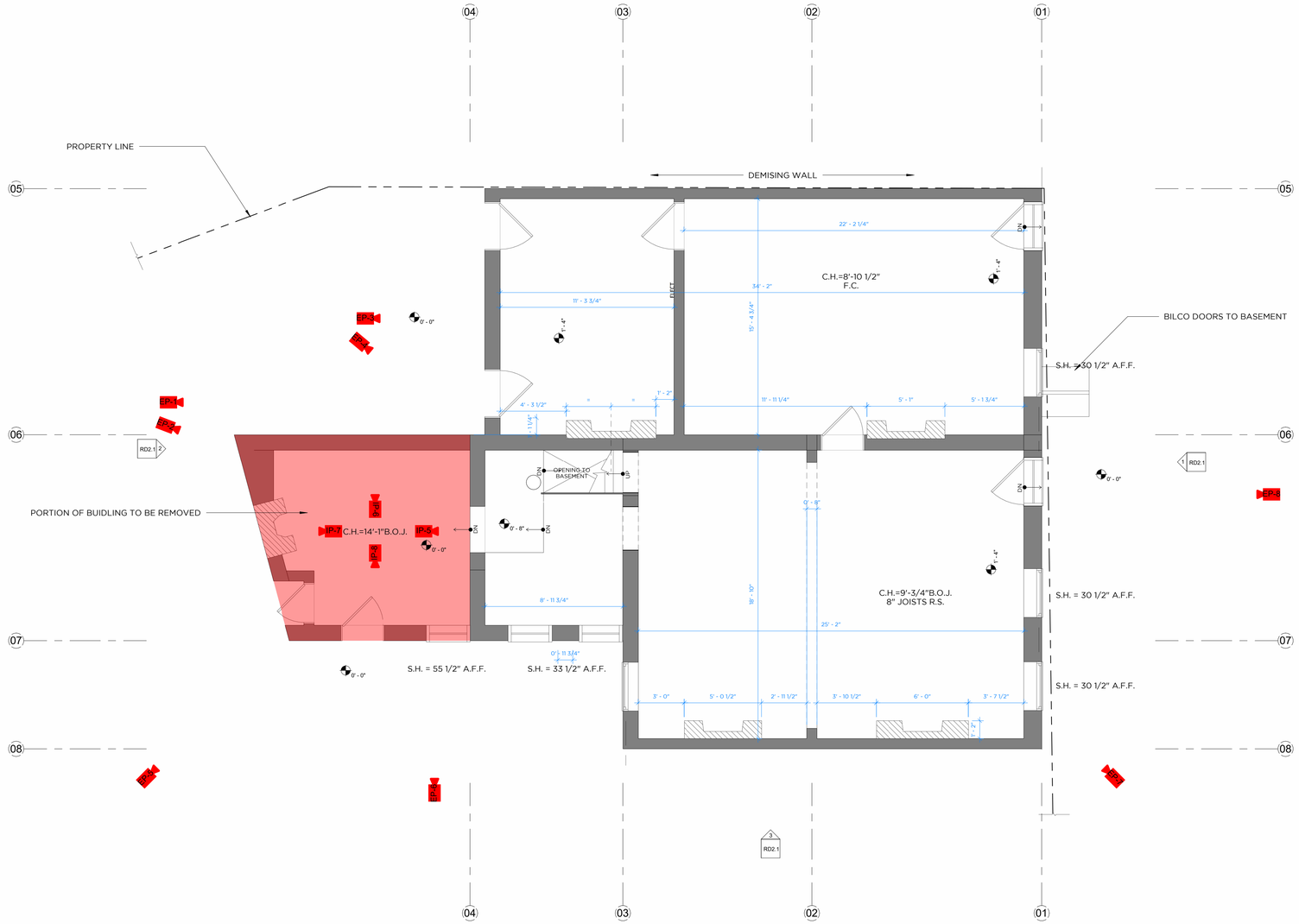
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL1985, LOTS 2A & 2B

ISSUED FOR: DATE: BY:
TOWN SUBMITTAL 05-02-23 TWG

SP1.1

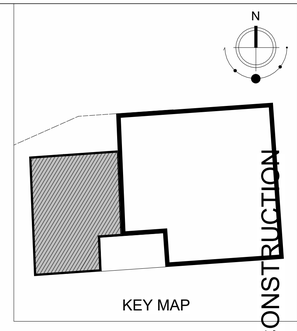
SHEET No. 1 OF 1
DATE: 05-02-23
JOB No. 210258
SCALE: AS NOTED
FILE No. B233

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



1 RD1.1 — 1ST FLOOR PLAN EXISTING
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"



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EASTON • MD • 21601
877.923.9634
info@thinkshelter.com

Architect's Seal

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FLOOR PLANS EXISTING

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

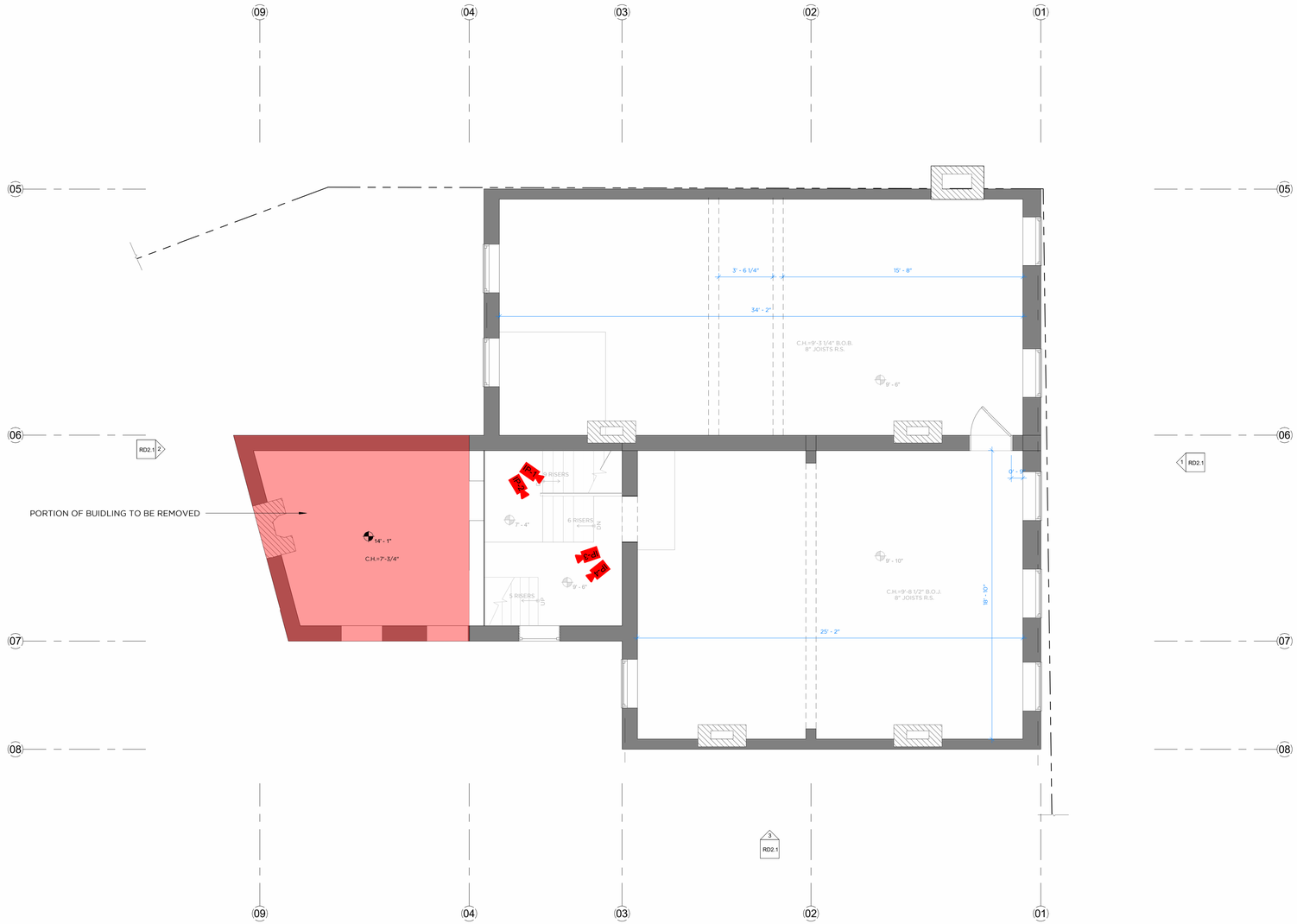
Project number	2402
Date	(03.25.24)
Drawn by	CC

RD1.1

Scale 1/4" = 1'-0"

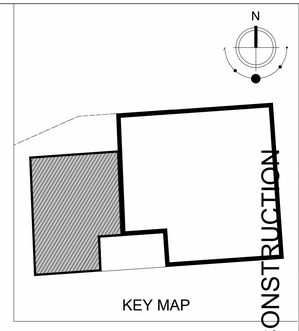
NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



1 RD1.2 2ND FLOOR PLAN EXISTING
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"



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FLOOR PLANS EXISTING

HDC DRAWINGS

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REVISIONS	

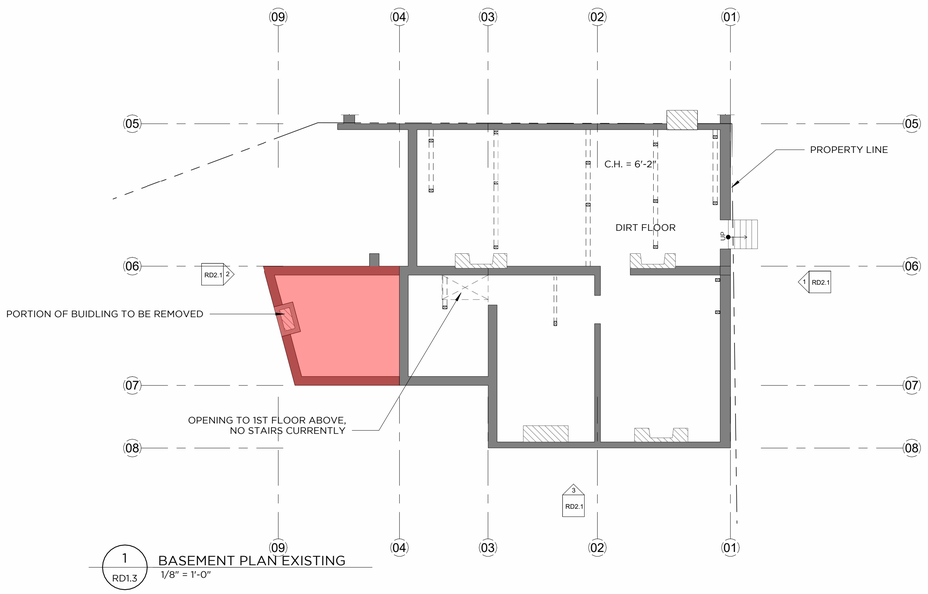
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Date	(03.25.24)
Drawn by	CC

RD1.2

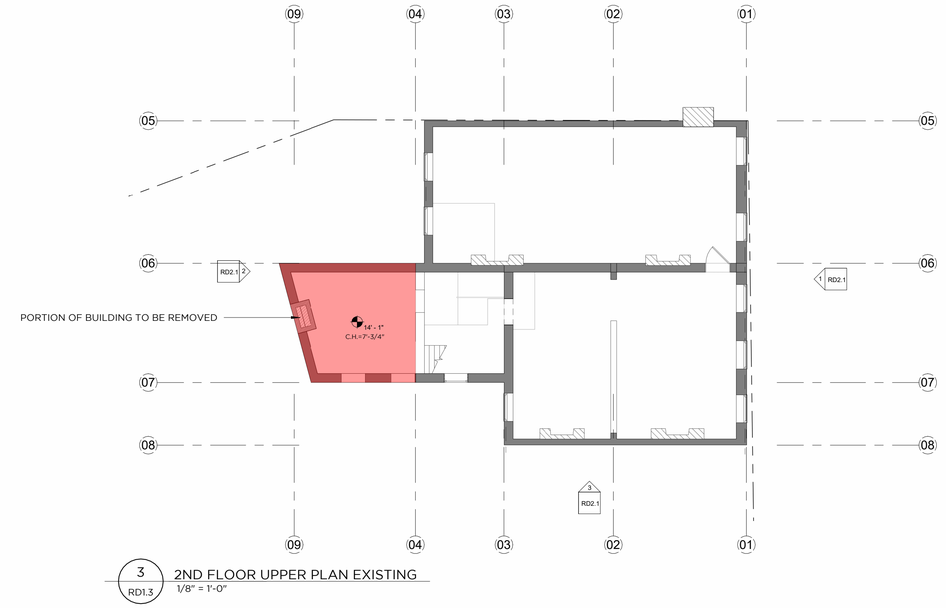
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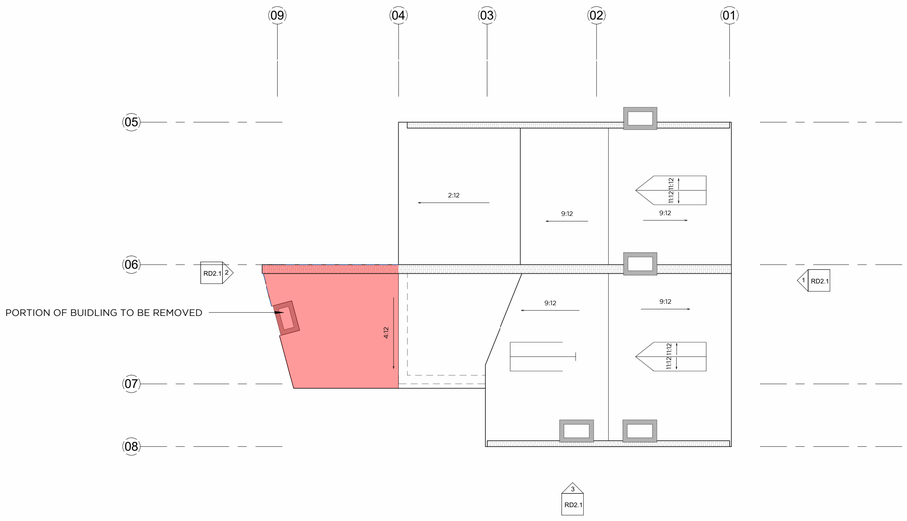
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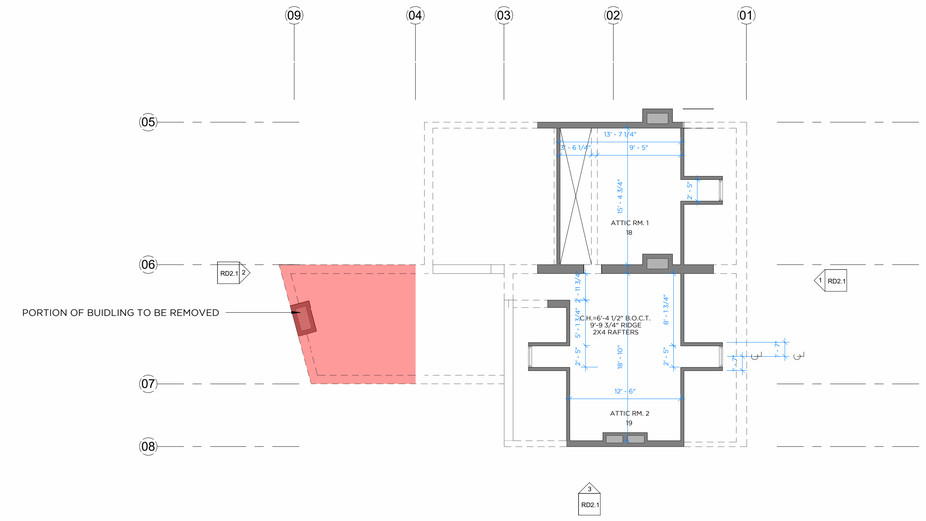
1 RD1.3 BASEMENT PLAN EXISTING
1/8" = 1'-0"



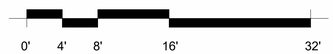
3 RD1.3 2ND FLOOR UPPER PLAN EXISTING
1/8" = 1'-0"



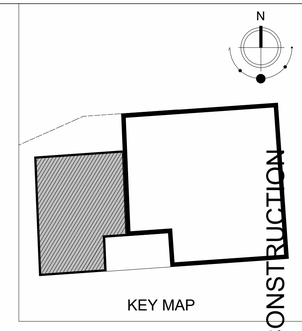
2 RD1.3 ROOF PLAN EXISTING
1/8" = 1'-0"



4 RD1.3 ATTIC PLAN EXISTING
1/8" = 1'-0"



SCALE 1/8" = 1'-0"



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ATTIC PLAN AND ROOF PLAN EXISTING

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

Project number	2402
Date	(03.25.24)
Drawn by	CC

RD1.3

Scale 1/8" = 1'-0"

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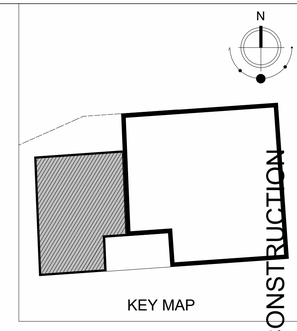
1 RD2.1 EAST ELEVATION EXISTING
1/4" = 1'-0"



2 RD2.1 WEST ELEVATION EXISTING
1/4" = 1'-0"



3 RD2.1 SOUTH ELEVATION EXISTING
1/4" = 1'-0"



KEY MAP

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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ELEVATIONS EXISTING

HDC DRAWINGS

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REVISIONS

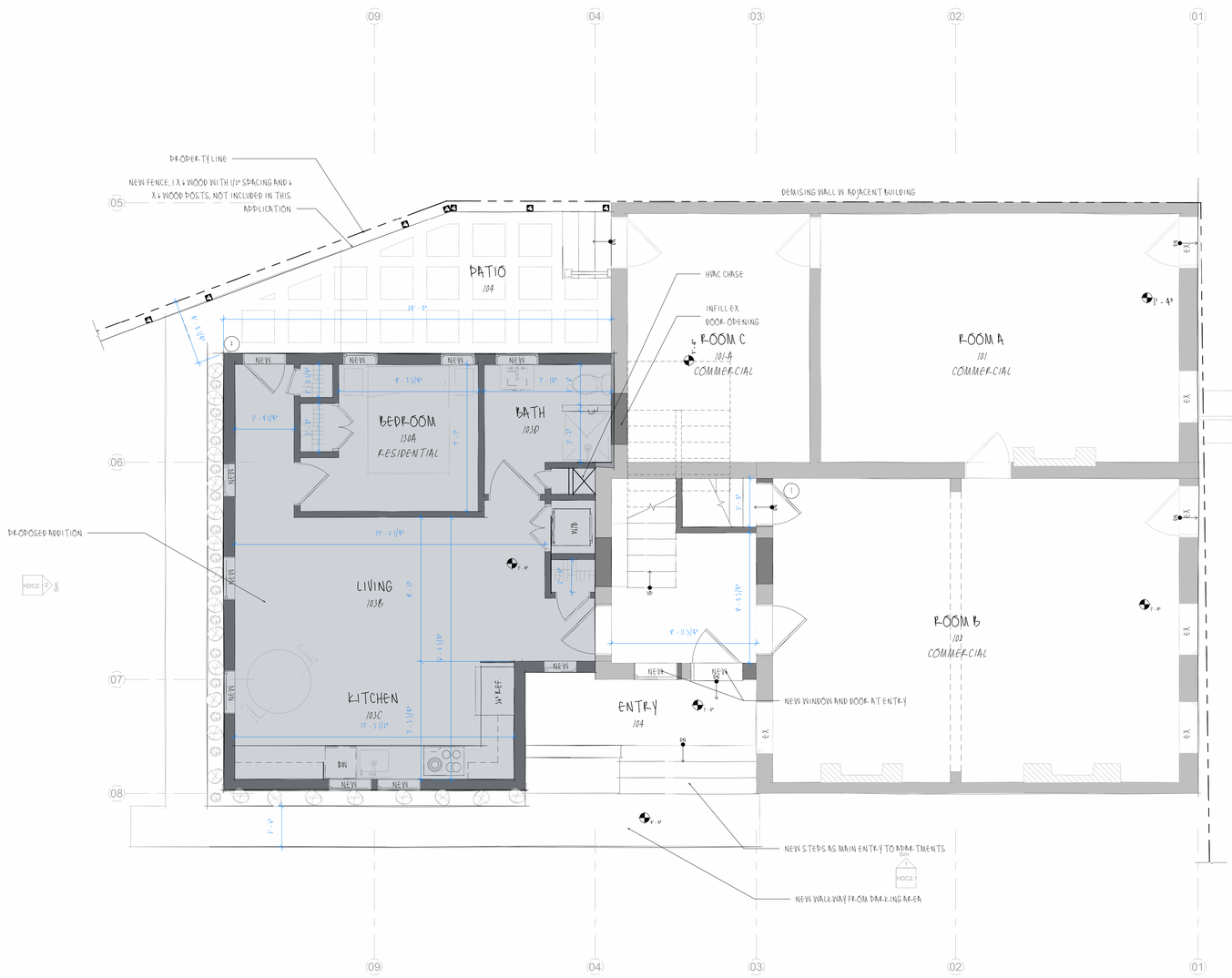
Project number	2402
Date	(03.25.24)
Drawn by	CC

RD2.1

Scale 1/4" = 1'-0"

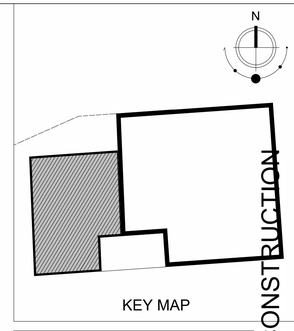
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NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



1 HDC1.1 1ST FLOOR PLAN PROPOSED
1/4" = 1'-0"





KEY MAP

PLAN NOTES

1	NEW ENTRY TO BASEMENT VIA ROOM B
2	EGRESS FOR FIRST FLOOR APARTMENT - CAN REMOVE THIS DOOR AND INCREASE BEDROOM SIZE

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FIRST FLOOR PLAN

HDC DRAWINGS

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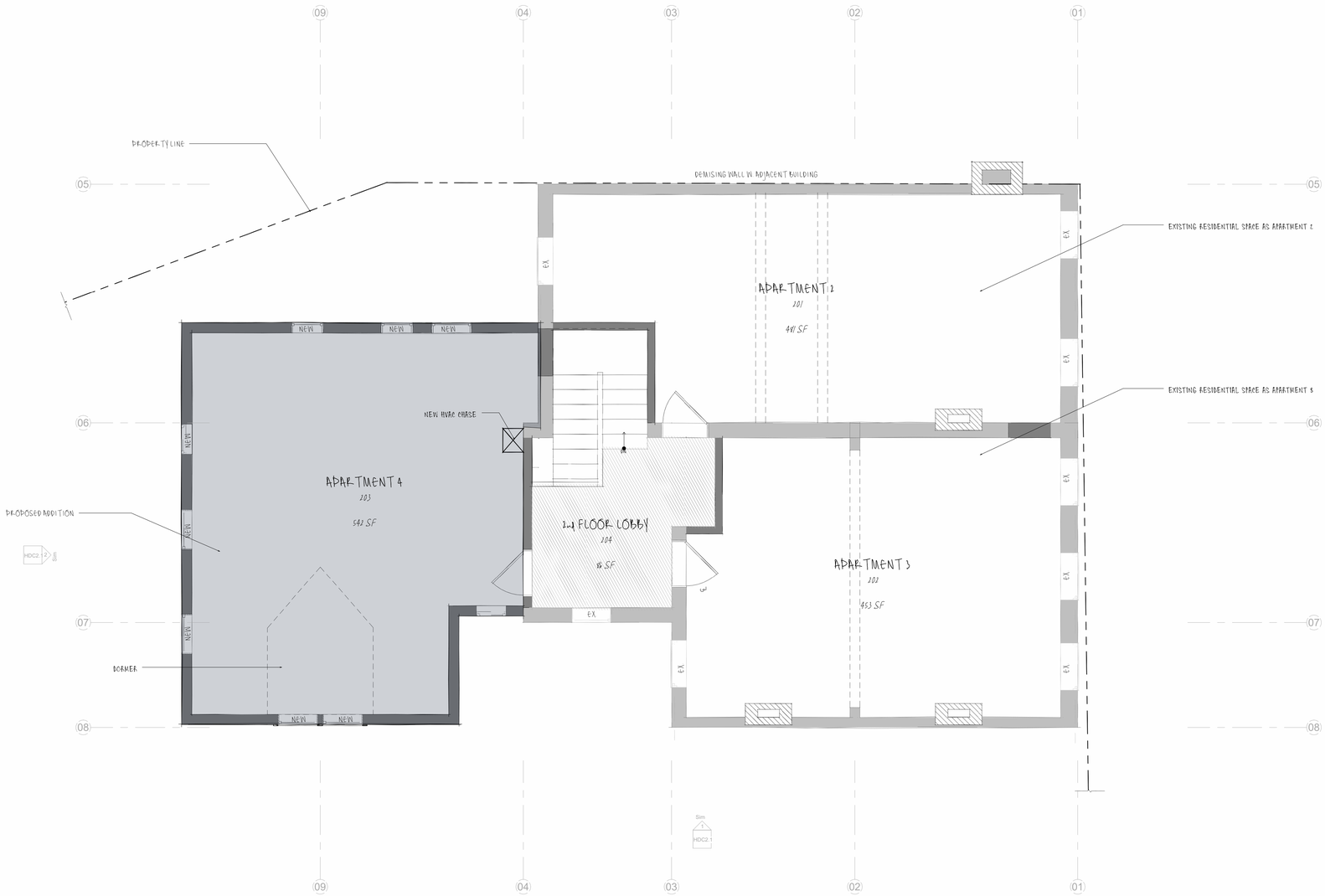
REVISIONS

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Drawn by	CC

HDC1.1

Scale	1/4" = 1'-0"

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1 HDC1.3 2ND FLOOR PLAN PROPOSED
1/4" = 1'-0"

0' 1' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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KEY MAP

Architect's Seal

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SECOND FLOOR PLAN

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

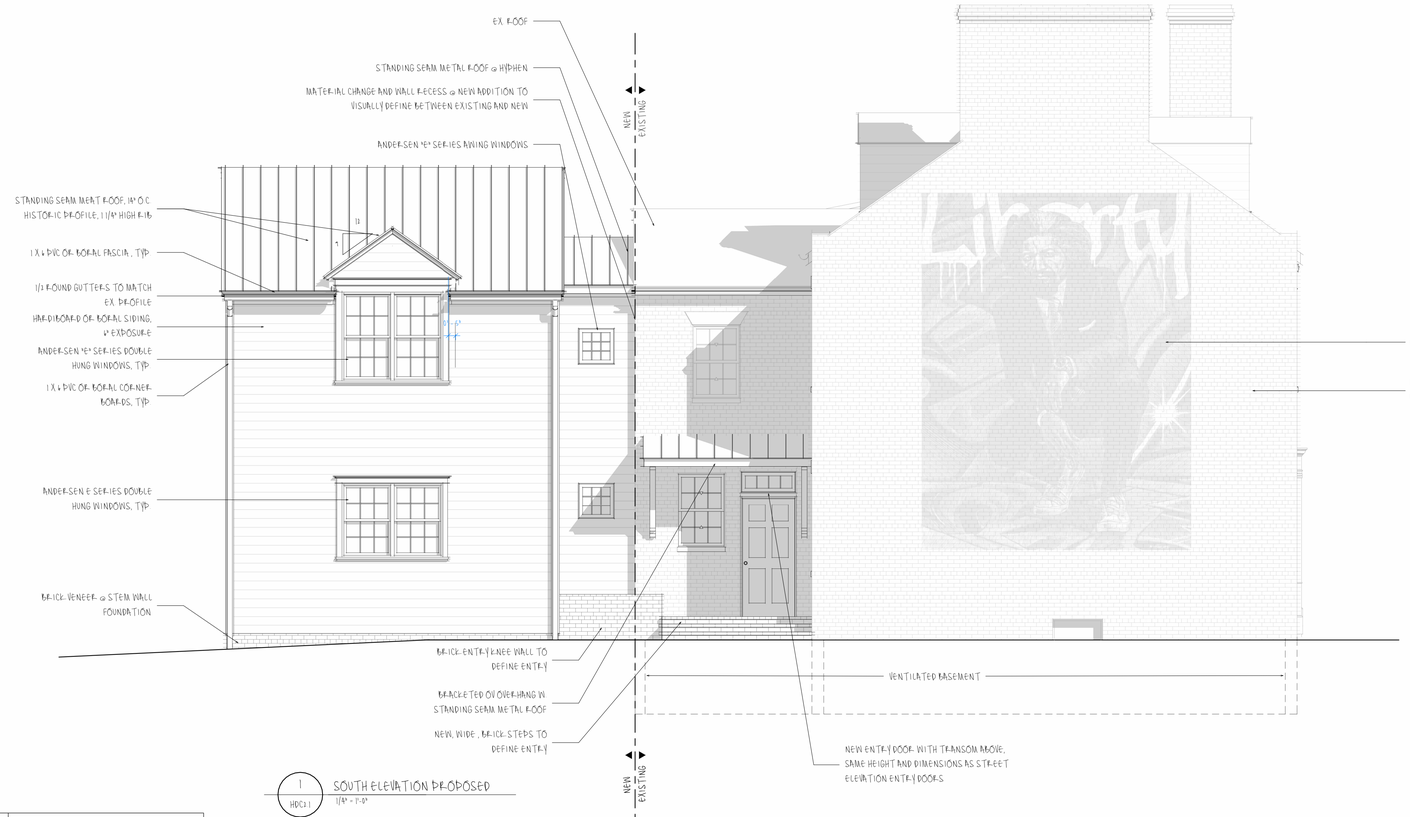
Project number	2402
Date	(03.25.24)
Drawn by	CC

HDC1.2

Scale	1/4" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

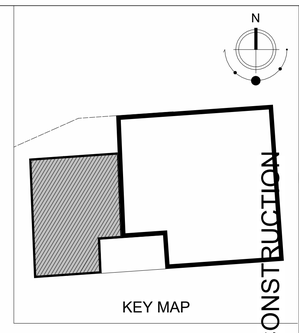
NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



1 HDC2.1 SOUTH ELEVATION PROPOSED
1/4" = 1'-0"



2 HDC2.1 WEST ELEVATION PROPOSED
1/4" = 1'-0"



KEY MAP

TYPICAL EXTERIOR MATERIALS	
1	HARDI BOARD LAP SIDING OR BOREAL TRU EXTERIOR LAP SIDING
2	ANDERSEN "E" SERIES WINDOWS
3	GAF TIMBERLINE ARCHITECTURAL SHINGLE, COLOR TBD
4	AZEK FACIA AND CORNER BOARDS OR APPROVED EQUAL
5	WESTERN STATES STANDING SEAM ALUMINUM METAL ROOFING



TRU EXTERIOR BOREAL 1 X TRIM



SIMPSON 3150 FIR DOOR



HARDIE SMOOTH LAP SIDING, 4" EXPOSURE



EMTEK CHAMPLESTON MORTISE LATCH



BOREAL CORNTHIAN BETU 5X5 1 5X5



WESTERN STATES, 11/2" NAIL STRIP, 24 GAUGE STANDING SEAM METAL ROOF

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ELEVATIONS

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REVISIONS	

Project number	2402
Date	(03.25.24)
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HDC2.1

Scale	1/4" = 1'-0"



RENDER PERSEDECTIVE LOOKING NORTHEAST

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RENDER PERSPECTIVE

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REVISIONS

Project number	2402
Date	(03.25.24)
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HDC3.1

Scale 1/4" = 1'-0"



IP-1
VIEW STANDING ON LANDING LOOKING EAST



IP-2
VIEW STANDING ON LANDING LOOKING SOUTH



IP-3
VIEW STANDING ON LANDING LOOKING SOUTHWEST



IP-4
VIEW STANDING ON LANDING LOOKING WEST



IP-5
VIEW AT ENTRY FLOOR LOOKING EAST



IP-6
VIEW AT ENTRY FLOOR LOOOKING NORTH



IP-7
VIEW AT ENTRY FLOOR LOOOKING WEST



IP-8
VIEW AT ENTRY FLOOR LOOOKING SOUTH

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EXISTING INTERIOR PHOTOS

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Project number	2402
Date	(03.25.24)
Drawn by	CC

HDC4.1

Scale



EP-1
VIEW LOOKING EAST, WEST ELEVATION



EP-2
VIEW LOOKING EAST, WEST ELVATION



EP-3
VIEW LOOKING EAST, WEST ELEVATION



EP-4
VIEW LOOKING EAST, WEST ELEVATION

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EXISTING EXTERIOR PHOTOS

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REVISIONS

Project number	2402
Date	(03.25.24)
Drawn by	CC

HDC4.2

Scale



EP-5
VIEW LOOKING NORTH EAST



EP-6
VIEW LOOKING NORTH, SOUITH ELEVATION



EP-7
VIEW LOOKING NORTHWEST,



EP-8
VIEW LOOKING WEST, EAST ELEVATION

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EXISTING EXTERIOR PHOTOS

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

Project number	2402
Date	(03.25.24)
Drawn by	CC

HDC4.3

Scale

T-10

Plate House

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

109 South Washington Street
Easton, Maryland 21601

T-10
Early Nineteenth Century

A small, three bay dwelling, this two-and-a-half story brick structure is one of the town's finest Federal period buildings. The Flemish bond facade is enriched with a belt course and double keystone lintels at window openings. The main entrance is outstanding: fluted pilasters carry an entablature decorated with Adamesque pineapples and sunbursts. The transom light has diamond panes, a detail also used inside the building.

MARYLAND HISTORICAL TRUST T 10 2100105304

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

109 South Washington Street

CITY, TOWN

Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER

4 OWNER OF PROPERTY

NAME

William B. and Francis Plate Telephone #: 301-745-2254

STREET & NUMBER

Maiden Point Farm

CITY, TOWN

St. Michaels ___ VICINITY OF

STATE, zip code

Maryland 21663

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 304

Folio #: 297

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 23, 1967 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED and restored	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay building stands on South Washington Street at the end of South Street. It faces east.

Two-and-a-half stories in height it is covered by a gable roof. A brick ell, two stories in height and two bays long at the rear of the main portion of the structure may be contemporary with it. The structure has been joined to its northern neighbor, another Federal period building, #107 South Washington Street, (T-442).

The brick is laid in Flemish bond on the front facade and Liverpool bond on the side and rear ell. The front facade is now painted light grey. A stuccoed belt course, three brick courses wide, crosses the facade at the second floor level.

The main entrance is found in the north bay. The structure's most notable feature, the opening is framed with fluted pilasters carrying an entablature decorated with Adamesque pineapples and sunbursts: a row of stylized leaf-designs surmounts the cornice. There is a transom light with diamond panes and a six panel door.

Flat-arch window openings have a double keystone lintel with chiseled reedings and flutings. Beaded frames with a quarter-round backbond molding hold six over six sashes. Louvered shutters painted dark green are used on the second floor. First floor shutters each have three raised and beveled panels; they are white. The windows on the second floor are most likely original: those on the first floor replaces a store front which was removed when the structure was restored in 1969.

The box cornice is finished with the usual crown molding: a line of wooden ornament chiseled in an intricate but deep chain motif is used in the position of the bed molding. Brick roof curtains terminate the gable roof which is covered with black asphalt shingles. A tall double chimney with a corbelled cap is enclosed within the south wall.

There are no window openings in the south wall. A small window in the upper floor on the north facade was covered over when #107 South Washington Street (T-443) was built.

The ell has a gable roof and evenly spaced windows with six over six sashes. Like the main portion of the house the window has a backbond molding.

Inside the woodwork in major rooms is well preserved and quite elegant. Throughout the building the chair rails have gouge work, with six-pointed stars alternating with flutings. Interior doors have raised and beveled panels with diagonal, beaded boarding on the back. Transom lights with diamond-shaped panes are used for major interior doors.

The second floor of this building and #107 are connected and used as one apartment. They are served by a single stair which is located in the ell of this structure adjacent to the party wall, and was evidently installed after the second structure was erected. It is unusually heavy for a structure of this period. Plain balusters and a turned newel with a squared cap are used on the open-string course.

The second floor front room of this dwelling can only be described as elegant: chair rails and mantles display gouge work carving. Windows and doors have paneled jambs. The floors are smoothly finished with

(cont.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-10

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Early Nineteenth Century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The structure is significant for its architecture. A well-proportioned structure it shows influence of both the Federal and Georgian periods in its exterior treatment and may be considered to be a transitional building. Its doorway is one of the few remaining in the town of Easton which retains the Adamesque sunburst detailing favored during the Federal period in this country. This structure also contains much early interior detailing, including extremely fine woodwork. Providing a beautiful terminus to South Street, this structure is one of the finest Federal row buildings on Washington Street and one of the best preserved.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE	COUNTY
None	
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION	DATE
Historic Easton, Incorporated	September 15, 1976
STREET & NUMBER	TELEPHONE Mr. Paul Parsons,
Box 1171	301-822-2706 President
CITY OR TOWN	STATE
Easton	Maryland 21601

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

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

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

PS-1108

random wide yellow pine.

The ell has original material, simpler than that of the main house, although the main room has a simple early mantle with a rectangular opening and a mantle shelf. It is flanked by cabinets with three-panel double doors.

Carefully restored in 1969, the well-maintained building is used for apartments.

107-109 South Washington Street
Easton, Maryland 21601

T-442 & T-10
Early Nineteenth
Century

-b43/F13 These two properties were put together as one in 1821 when Theodore Denny bought the southern portion of the double house. Hugh Martin had built #109. It was standing in 1809 according to a descr'ption deed for the property adjoining on the north. But it is unclear just when Martin built his house. However, Martin was forced to sell his home. James Earle, Jr. was appointed the trustee for the creditors of Hugh Martin and John Harwood contracted to buy the property, but his decease put it in the hands of John Goldsborough to sell it to Theodore Denny.

b31/F12 In 1804, James Willson bought the lot from James Earle, Jr. on which he had 'lately erected a two-story brick building.' The lot measured only 15 feet 7½ inches along Washington Street though it had a depth of 147 feet. Peter Denny, father of Theodore,

b33/F320 bought the house and lot in 1809 for $2513.00.

The two houses became one property in 1821 and have remained

b186/F385 so. It eventually came into the possession of James Spence in 1914. He willed it to his daughter,,now Mrs. William Platte, who is the present owner. For a time, the ground floor area was commercialized, but has lately been restored to its original facade, and is being used as apartments.

1. STATE Maryland
COUNTY Talbot
TOWN Easton VICINITY
STREET NO. S. Washington Street

ORIGINAL OWNER
ORIGINAL USE Dwelling
PRESENT OWNER
PRESENT USE Store and dwellings
WALL CONSTRUCTION Flemish bond brick
NO. OF STORIES 2 1/2

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME T-10

DATE OR PERIOD c. 1800 - 1810
STYLE Federal Rowhouses
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

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

This is a row of 2 Federal row houses which share a common wall. The one on the left is 2 bays wide. The 1st storey has a shop window and a door with a simple frame of pilasters and a flat cornice. The windows on this floor (now bricked up) and those on the second storey (9/6) all have flat white arches with a double keystone. There is a 6/6 peaked dormer on the roof. An enclosed chimney rises from the left side of the house. There is a cornice with a frieze of interlocking ineised squares. The house is in very bad condition.

The row house on the right is 3 bays wide. Again the first floor windows have been replaced by a shop window. The door here has an elaborate frame of reeded pilasters with a flat cornice with a row of tiny carved brackets. The frieze has 3 carved Adam urns connected by garlands and a sunburst oval design at each end. The 2nd storey windows are 9/6 and all windows have flat white arches with double keystones. There is one peaked dormer on the roof. All the windows have flat granite sills. The end wall rises higher than the roof to make a curtain. There are double chimneys on the left end of the house which rise to a great height and have a connecting curtain between. The cornice has a design of ineised interlocking squares.

These fine Federal row houses are deteriorating and have been altered. Something should be done to save them.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior
Deteriorating

6. LOCATION MAP (Plan Optional)

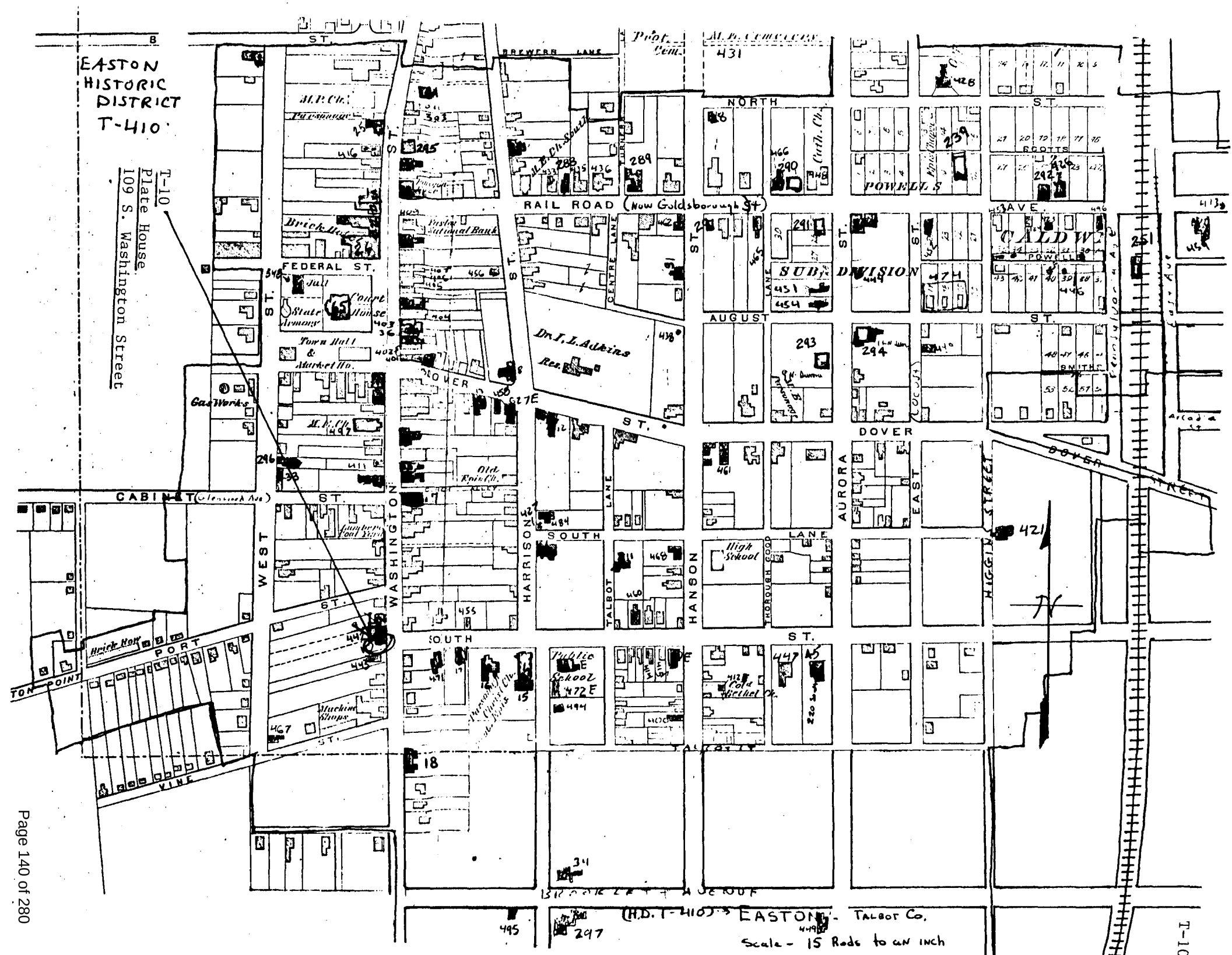
7. PHOTOGRAPH

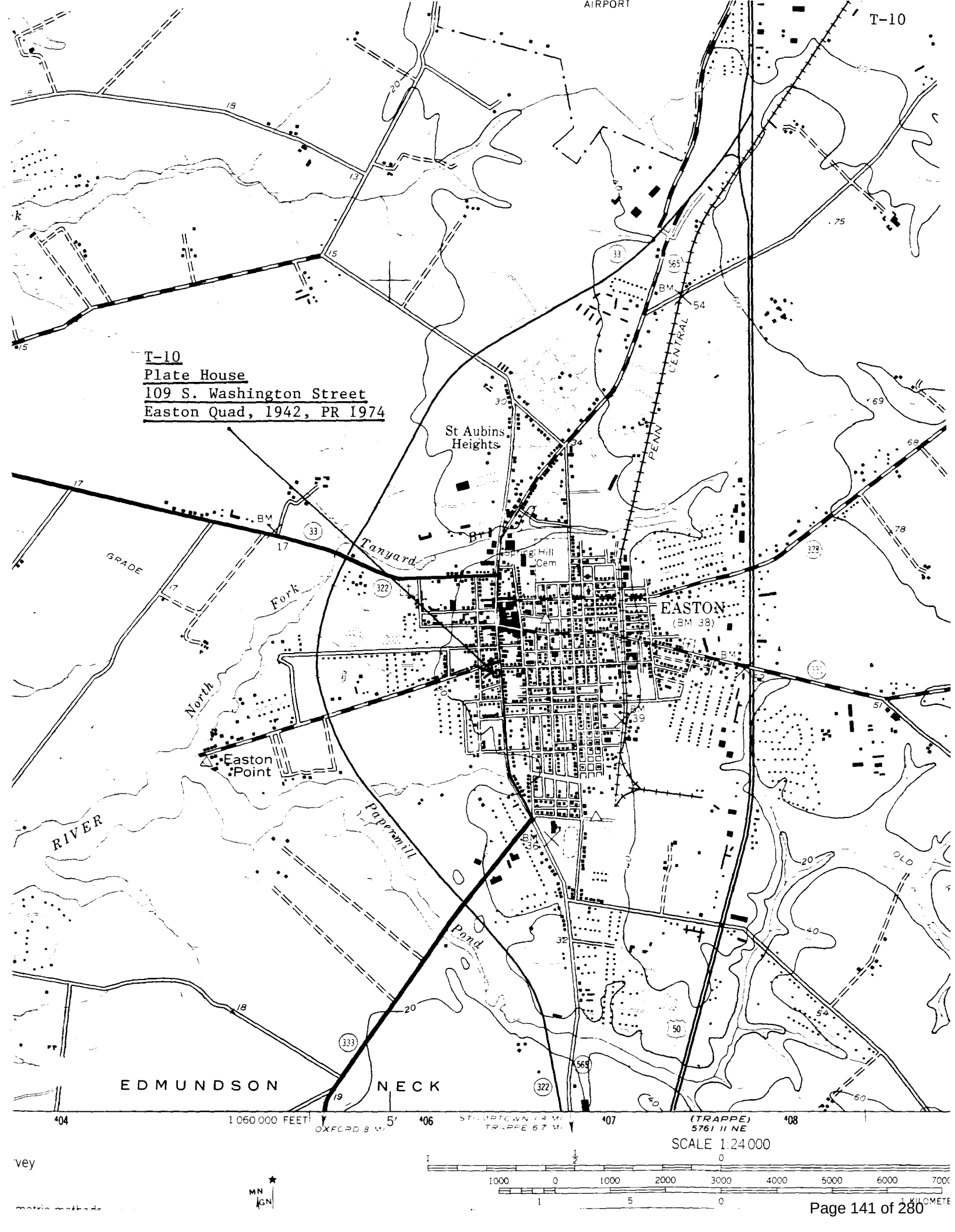
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

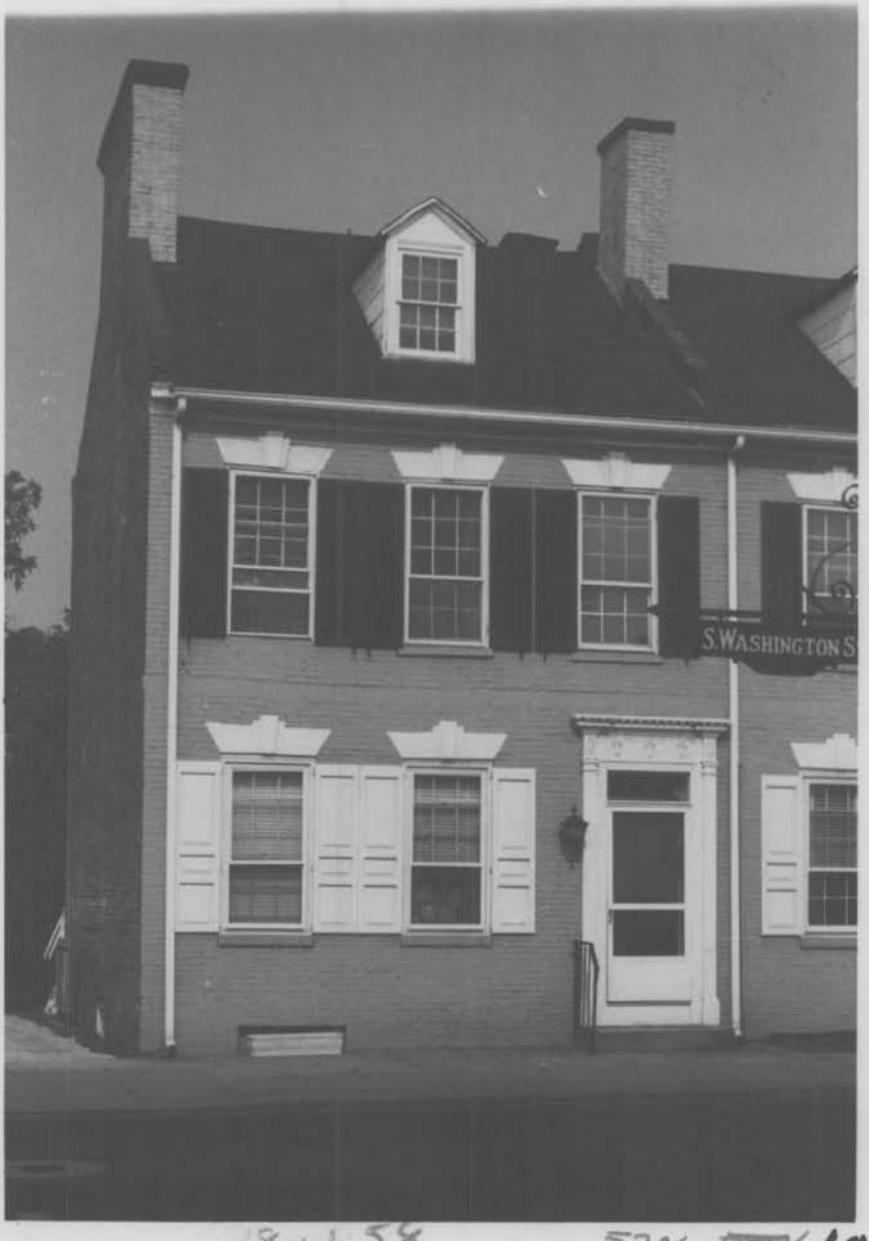
9. NAME, ADDRESS AND TITLE OF RECORDER
Paul A. Brinkman

DATE OF RECORD August 28, 1967

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


EASTON HISTORIC DISTRICT T-410
T-10
Plate House
109 S. Washington Street
RAIL ROAD (Now Goldsborough St)
FEDERAL ST.
NORTH
DOVER
AUGUST
CABINET (Glenwood Ave)
SOUTH
WASHINGTON
WEST
HARRISON
HANSON
AURORA
EAST
HIGGINS
TALBOT
LANE
ST.
Brick Hotel
Bank
Jail
State Armory
Court House
Town Hall & Market Ho.
Gas Works
M.E. Ch.
Old Epis. Ch.
Dr. I. L. Adkins Res.
High School
Public School
Machine Shops
Lumber Yard
Brick Row
PORT
VINE
POWELL'S
SUBDIVISION
(H.D. T-410) EASTON - Talbot Co.
Scale - 15 Rods to an inch
T-10


T-10
T-10
Plate House
109 S. Washington Street
Easton Quad, 1942, PR 1974
AIRPORT
St Aubins Heights
PENN CENTRAL
Tanyard Br
Spring Hill Cem
EASTON
(BM 38)
GRADE
North Fork
Easton Point
RIVER
Papermill Pond
EDMUNDSON NECK
OLD
1 060 000 FEET
OXFORD 8 MI
TRAPPE 6.7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 7000
1 5 0 1 KILOMETE



18.1.58

109 SOUTH WASHINGTON T-10
EAST FACADE
EASTON, MD

MLFRITZ
8/76

T-10

[redacted]



107-109 South Washington Street, Easton

T-10












SHIMANO




































TriMark
Foodservice Equipment, Supplies and Design
18140
LANDOVER, MD
USDOT 331932
ISUZU NPR-HD

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

Historic District Commission Staff Report

Meeting Date: 4/8/2024

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

Property Address: 106, 108, and 110 Talbot Lane

Application Number: 2024-1172

Request: New Construction/Restoration

Executive Summary:

The applicant is proposing to construct an approximately 3,000 square foot structure to serve as an annex to the existing Academy Art Museum. The scope of work includes the restoration of the historic structure located at 106 Talbot Lane and the construction of a roughly 1,600 square foot addition.

Background Information:

In October of 2022, the Planning Commission granted a parking waiver of the required parking spaces associated with the construction of a new museum on this property. Subsequentially on November 15, 2022, the Board of Zoning Appeals granted a special exception permitting a museum use on this property. This approval was conditioned upon the applicant meeting any screening requirements found in the Zoning Ordinance.

Historic District Guidelines Existing Buildings:

Guideline 1. Preserve Significant Historic Features

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 41. Maintain Original and Historic Doors

a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 55. Maintain Historic Masonry

a. Maintain and repair character-defining brick, stone, and stucco.

b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.

c. If a masonry wall has historically been painted, it should continue to be painted. Avoid painting or staining historically unpainted surfaces. Avoid applying waterproof coatings

to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.

d. Remove modern covering materials such as metal and vinyl siding applied over original masonry.

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

Guideline 65. Make Sensitive Replacements (Porch)

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

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.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Guideline 68. Maintain Historic Roof Shape

a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 77. Make Sensitive Replacements

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.

d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 90. Make Sensitive Replacements (Windows)

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

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

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

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

Historic District Guidelines New Construction:

Guideline 94. Style

a. Avoid imitating earlier or historic architectural styles.

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

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

Guideline 95. Siting

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

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

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

Guideline 96. Orientation, Alignment, and Setback

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

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

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

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

Guideline 97. Form, Massing, Height, and Scale

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

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

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

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

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

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

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

Guideline 101. Lateral Additions

a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.

b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

Guideline 103. Materials

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

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

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

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

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

Guideline 106. Details and Ornamentation

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

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

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

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

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

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

Guideline 107. Placement (Door)

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

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

Guideline 108. Design (Doors)

a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.

b. Secondary doors should be understated and simple in design as compared to the front or main door.

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

b. Wherever possible, use durable, repairable, and recyclable building materials.

c. Utilize energy efficient windows with low emissivity ("low-e") glass.

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

e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.

f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.

g. Avoid removing existing shade trees or vegetation.

h. Use permeable paving where appropriate to manage stormwater.

i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.

j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 115. Roof Form

a. Roof forms should be consistent with and similar to adjacent buildings.

b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.

c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

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

b. Locate downspouts in inconspicuous locations on the façade.

c. Half-round gutters and round downspouts are generally more appropriate than corrugated or "K-Style" gutters.

Staff Recommendation:

Staff supports a Commission approval of the application as submitted. The proposed renovations to the existing structure located at 106 Talbot Lane aim to restore the structure to its original appearance. All of the proposed changes are rooted in historic evidence and aim to

preserve as many original materials as possible. The proposed materials all appear to be consistent with the Historic District Guidelines. The proposed new construction is also generally consistent with the Design Guidelines for New Construction. The structure is clearly more modern in style but has siting and massing that are compatible with existing structures on Talbot Lane. The use of green roofing is something not currently found in Easton's Historic District but is consistent with Guideline 109. The proposed materials for the new addition are also consistent with the Design Guidelines for new construction.

Historic District Commission
MEETING MINUTES

Monday, April 25, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 05:59 PM, Chair Pezor called the meeting to order.

Opening statement given by the Chairman.
The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- Introduction of the application by the presiding officer
- Presentation by the applicant or his agent
- Questions by members of the Commission
- Public Comment
- Petitioner Rebuttal
- Discussion/Consideration by the Commission
- Decision motion and statement of Basis for Decision

The applicant may withdraw the application at any time up to when the vote is taken. 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 its 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.

I will now entertain a motion to accept the agenda for this evening.

Upon motion by Mr. Sebastian seconded by Mr. Mayhew and carried 7-0, the agenda was approved, with the addition of "Rules of Procedure amendments" to Old Business, a carry over from the 4/11/2022 meeting.

Commission Members Present:
Chair Kelly Pezor
Vice Chair Ernie Demby
Mr. Grant Mayhew
Mr. Kevin Bateman
Mr. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy

Staff Present:
Katie Reedy

Old Business

Amendment to Historic District Commission Rules of Procedure Section 13

Chair Pezor presented the following language to be added to Rules of Procedure Section 13 Demolitions

Add to the end of Section 13.3 *The Commission will also accept a condemnation letter from the Town of Easton in lieu of a structural report from a licensed structural engineer.*

Add to the end of Section 13.4 *The Commission may accept a plan to return a property back*

It was discussed that additional information was needed for the style of window proposed, including the lite pattern. And additional information is needed for the fire-rated door to the courtyard.

Upon motion by Mr. Bateman was seconded by Mr. Harrington and carried 7-0, 2022-00658 was **tabled.**

Discussion Item

Application Number:	N/A
Location:	106, 108, and 110 Talbot Lane
Applicant:	Armistead, Lee, Rust & Wright, P.A. - Zach Smith
Request:	Academy of Arts Expansion

Mr. Armistead, of Armistead, Lee, Rust, & Wright, and the project architect Ms. Pam Gardner along with representatives for the Academy of the Arts were present to discuss the expansion of the Academy of Arts onto properties currently addressed as 106, 108, and 110 Talbot Lane. Two of the properties are currently empty lots, 106 has a contributing house on the property. The applicant indicated that they may propose the demolition of 106 or possibly keep and add onto the existing building. The final design would be similar to the Legal Assets Restaurant building at 22/24 S Harrison or The White Oak Group building. Mr Armistead and Ms. Gardner indicated that the Academy of Arts would use the building for storage, and possible artist studios. It was also discussed that a building demolition in the Historic District requires either a report from a structural engineer or a condemnation order from the Code Enforcement department.

Approval of Minutes.

Approval of 4/11/2022 Minutes

Upon motion by Mr. Bateman seconded by Ms. Brophy and carried 7-0, Approval of the 4/11/2022 Minutes was approved, with the following clarifications, Correct the Habitat for Humanity properties to reflect that they are non-contributing empty lots, add additional information on the newly approved composite window material including the manufacturer and window type, correct 304 S. Hanson to a porch ballastrade and railing and not a handrail.

Administrative Approval

None.

Consent Docket

None.

Adjournment.

At 7:06 pm, upon motion by Mr. Mayhew seconded by Ms. Brophy and carried 7-0, Chair Pezor adjourned the regularly scheduled meeting.

TOWN OF EASTON

Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

Date: 2022-11-15
From: Samantha N. Smith
Subject: Board of Zoning Appeals Findings – SE-836 – 106, 108 & 110 Talbot Lane

On Tuesday, November 15th the Town of Easton's Board of Zoning Appeals heard application number SE- 836. At the conclusion of the Hearing, the Board voted 3-0, approving the Special Exception request for the use of a museum within the existing property with the condition that all adequate screening requirements are met.

You will receive a written Decision from the Board detailing all the above. You may now proceed to apply for applicable building permits. However, the decisions are subject to a 30-day appeal period from the date of the written decision.

Samantha N. Smith
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943
ssmith@eastonMD.gov

Planning Commission
MEETING MINUTES

Thursday, October 20, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order
Members Present: Chair- Mr. Paul Weber, Ms. Victoria McAndrews Mr. William Ryall, Mr. Phillip Toussaint and Ms. Jennifer Dindinger

Staff Present: Mr Lynn Thomas- Town Planner, Mr. Joseph A. Mayer- Plan Reviewer, Mr. Nicholas Johnson-Planner, Mrs. Sharon VanEmbrugh-Town Attorney, Mr. Rick VanEmburgh- Town Engineer, Ms. Samantha Smith- Administrative Specialist.

Staff Absent: Miguel Salinas, Director of Planning and Zoning

Approval of Minutes.

Approval of Minutes from the September 15, 2022 meeting.

Minutes of the September 15, 2022 meeting were delayed with revisions,and for correction of the motions.

Old Business

Applicant:	Casey Rauch - Rauch Inc.
Owner:	Chesapeake Community Development LLC
Location:	Port Street Lot **1,** Parcel 77
Nature of Request:	The site is located in the **MXW District.** The Arc is proposing affordable/workforce housing for low- and moderate-income households. Areas within the building will be reserved for job training, counseling, and behavioral health services. The building will be 3 stories high and have a square footage of 24,9 1 7 sf. A sidewalk will surround the building with 44 parking spaces and would require a Parking Waiver reduction of 14 parking spaces. A submerged gravel wetland facility will be provided to manage stormwater due to poor soil conditions. There are existing non-tidal wetlands and trees on site with a portion of them getting cleared and grubbed. Afforestation will be provided off site.

Mr. Zachary A. Smith, Mr. Casey Rauch and Mr. Paul Rodgers of Rauch Inc. were present to request approval of the proposed site plans, architecture, designated parking, landscape buffering waiver, and substitution of the impervious surface on the parking lot. Mr. Smith and the Commission discussed designated parking for visitors and staff as part of Section 28-312.3.5 under Off Street Parking Standards Item C. Mr. Rauch discussed amended changes to the outfall elevation to ensure that proper drainage is managed for the submerged gravel wetland. Mr. Rauch and Mr. Rick Van Emburgh also addressed the use of an impervious surface on the parking lot as all stormwater management requirements have been met and are acceptable to the MXW code. The Applicants and the Commission discussed access points along Meadow Drive and to Rails-to-Trails. The Staff recommended a principal entrance that connects from the west side of the building.

The Commission opened for comment to the public. There were no comments.

Vice Chairperson Jennifer Dindinger moved to approve the site plan, parking waiver, architecture, landscaping and buffing waiver subject to compliance with the marking of dedicated parking for staff and residents. Upon motion by Vice Chair Dindinger and seconded by Mr. Ryall and carried unanimously, Applicant:Casey Rauch - Rauch Inc.Owner: Chesapeake was approved.

New Business

Applicant:	Zachary A. Smith
Owner:	Robert G. Shannahan & Talbot Lane LLC
Location:	106, 108 and 110 Talbot Lane
Nature of Request:	The Applicant requests a Parking Waiver in connection with a potential project to build an "annex" to the Academy Art Museum on the properties known as 106, 108 and 110 Talbot Lane.

Mr. Zachary A. Smith and Ms. Sarah Jesse were present on behalf of the Academy Art Museum to request a Parking Waiver related to the properties known as 106, 108 and 110 Talbot Lane pursuant to Section 28-1001.3 K of the Town Code. Mr. Smith clarified from the original proposal letter that the parcel should also reflect Lot 108. The Applicant is intending to use the properties specifically as curatorial storage space to accommodate and protect the Academy's exhibits and other private collections. The Applicant believes that this facility will not create any additional parking needs. Ms. Jesse discusses the historic significance of the existing house on Lot 106, and the intended use of the building as an exhibition honoring the Freeman family and use as administrative offices. The Council and Applicant discussed seeking an exemption for the bicycle parking requirements. The Applicant agreed to add an additional fourth bicycle rack.

The Commission opened for comment to the public. Ms. Nancy Batey-Kelly, a resident of Hanson Street, voiced concern about maintaining the historic architectural aesthetic, and shared a noise complaint with the building's current HVAC system.

Upon motion by Ms. McAndrews, and seconded by Mr. Toussaint, the Commission voted 5-0 to approve the Parking Waiver request with the condition of adding an additional fourth bicycle rack.

Discussion Item

Review and Approval of Subdivision Regulations

Chairman Weber opened the discussion in regard to Subdivision Regulations and noted the need to remove subset item 2 on page 24 of Alleyways. The Commission and the staff agreed to strike Item 2. The Commission and staff decided to hold a discussion regarding the use of driveways in Multi Unit Family Homes for another session. Mr. Van Embraugh spoke of partnering with the Maryland State Highway Administration to draft the standard of how the Town of Easton presents the percentage of traffic impact within traffic studies. Mr. Ryall suggested an traffic impact study summary for residents to view. The Commission and staff discussed the criteria to define a community park for developers; specifically the public benefit to the town vs. private parks in subdivisions. Vice Chairperson Dindinger and the Commission discussed a variety of housing uses and occupancies pertaining to page 24 - Section 501.2 in House Types. Mr. Nick Johnson advised that these uses are permitted by right to avoid multiple Special Exception requests. This item is to be discussed again during the November 17, 2022 meeting. Mr. Philip Toussaint acknowledged that he would be absent for the November meeting. Mr. Lynn Thomas and Mr. Miguel Salinas will continue amending the Comprehensive Plan as scheduled.

Continue discussion of Amendments to Zoning Ordinance.

The Commission and staff scheduled a Zoning Workshop to be held on Tuesday, November 29th, 10 AM-12 PM. Attendance may be in person, or by Google Meet. Mr. Thomas highlighted the top priority Zoning Code Amendments: the Critical Area Chapter and the MXW Chapter have both since received Town Council approval and are effective. Mr. Thomas also outlined other various pending Zoning Code Amendments: Mr. Thomas first outlined the Short-Term Housing Amendment and an allowance of use in the MXW Zoning District . He indicated that the Short-Term Housing code is currently permitted under a Special Exception in all residential Zoning Districts excluding R-10M. Vice Chairperson Dindinger spoke in favor of the proposed permitted use as an allowance via Special Exception in the Waterview, Inland and Port Street subdistrict. Mr. Thomas next brought into consideration ways to increase the supply of Middle-housing types. The use is currently permitted in the R-7A district with Special Exception for the R-10A district. The staff and Commission considered the language used for "Special Exception" versus "Outright Permittable". Chairman Weber and the Commission suggested restricting Household Living, Duplex Side-by-Side, Duplex Stacked and Cottage Court as permissible to develop as A-1 Household Units with the exception of Live/Work Units. The staff and Commission agreed to revisit consideration of density in order to appropriately cross-reference prior reasoning for Middle-housing type definitions. In the R-10M District, the Commission recommended permitted use under Manufactured Housing as well as Accessory Dwelling Units. Chairman Weber and the Commission agreed to revisit aspects of the R-7A and R-10A as Special Exception for future discussion.

RECEIVED
MAR 25 2024
TOWN OF EASTON

HD 24-41

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

Application #:	2024-1172
Date Received:	03/25/2024
Fee Paid:	$200.00
HDC Meeting Date:	04/08/2024
Date Property Posted:	04/01/2024

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: 106, 108, & 110 Talbot Lane

[X] Contributing [ ] Non-Contributing YEAR BUILT: 1912-1919 NATIONAL REGISTAR #: N/A

PROPERTY INFORMATION

OWNER NAME: Academy Art Museum, Inc.
TELEPHONE NO.: (410) 822-2787 EMAIL: JChrzanowski@academyartmuseum.org

Applicant or Agent

NAME: John Hutchison (John Hutchison Architecture and GRT Architects)
TELEPHONE NO.: 410.449.0466 EMAIL: john@johnhutcharch.com

Description of Proposal (include additional sheets, as necessary)

The Academy Art Museum (AAM) is proposing a new Annex Building adjacent to the existing museum at 106, 108, & 110 Talbot Lane. The Annex Building will be comprised of approximately 1,340 sf from the existing structure at 106 Talbot, which is proposed to be restored, and approximately 3,640 new sf from a new addition. The Annex will provide ancillary support for museum operations and serve as an outdoor interpretation space that educates visitors on the significance of the Hill neighborhood, which has been home to free African Americans since the 1780's.

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 3/25/24
Printed Name of Applicant or Agent John C. Hutchison, John Hutchison Architecture, LLC

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
Page 1 and Page 5 of the attached drawings

☒ Photographs of all existing conditions and that will be affected by the proposed project
Page 4 of the attached drawings

☒ Description of all existing materials and a listing of all materials to be used for proposed project.
Pages 9-19 of the attached drawings

☒ Manufacturer cut-sheets and material specifications related to all proposed work.
Pages 19 and 21 of the attached drawings

☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
Pages 2 and 3 of the attached drawings

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 Pages 13-16 of the attached drawings

☒ 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. Page 7 of the attached drawings

☒ Construction schedule Page 1 of the attached drawings

☒ 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. Page 6 of the attached drawings

Renovations

- ☒ Elevations or photographs of the existing conditions Pages 13-16 of the attached drawings
- ☒ Elevation of the proposed changes Pages 13-16 of the attached drawings
- ☒ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows Pages 20 and 21 of the attached drawings
    - Doors Pages 20-22 of the attached drawings
    - Trim, fascia, soffit, etc Pages 13-16 of the attached drawings
    - Decking/ porch flooring materials Pages 13-16 of the attached drawings
    - Roofing Materials, gutters Page 19 of the attached drawings

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. PAge 20 of the attached drawings
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building. Page 21 of the attached drawings
- ☒ Materials for the windows must be clearly identified on the cut sheet Page 21 of the attached drawings
- ☒ 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. Page 21 of the attached drawings

Roofing

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

- ☒ Photographs or scaled elevations showing the existing roofing material to be replaced. Pages 13-16 of the attached draw
- ☒ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building. Page 19 of the attached drawings
- ☒ 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. Pages 13-16 of the attached drawings

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.

Proposed Work



Project Schedule

Target Completion Date: 10-12 months after permit (summer 2025)

HDC Submittal Contents

Project Info
- Proposed Work Perspective
- Project Schedule
- Request for Proposals

Site Background
- History
- Existing Conditions Report
- Existing Conditions Photos
- Neighborhood Background

Proposed Work: Overview
- Project Narrative
- Urban Concept
- Exterior Perspectives

Proposed Work: Drawings
- Site Plan
- Floor 1 Plan
- Floor 2 Plan
- Elevations

Proposed Work: Materials
- Cladding
- Roofing

Proposed Work: Windows & Doors

Site Background: Request for Proposals

ACADEMY ART MUSEUM



Academy Art Museum main campus located at 106 South Street, Easton, MD 21601

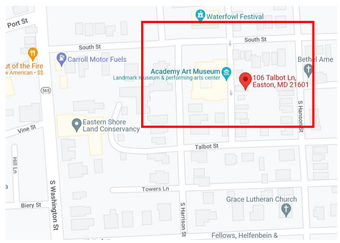
Request for Proposals

The Academy Art Museum (AAM) is developing an annex (approx. 3,000 sq. ft.) adjacent to the museum at 106, 108, and 110 Talbot Lane. The annex will provide ancillary support for museum operations and serve as an outdoor interpretation space that educates visitors on the significance of the Hill neighborhood, which has been home to free African Americans since the 1780s.



Proposed site of AAM Annex

AAM will commission an archaeological study on the site, and work with an architecture firm to restore an existing structure located on the 106 plot (1,200 sq ft) and develop new architecture on the 108 and 110 plots in a manner that mirrors the residential aesthetic of the neighborhood. Together, these structures will constitute the annex. Given the increased attention to the back of the main campus where one will access the annex, we also seek recommendations regarding beautification elements to the rear exterior of AAM's building.



Academy Art Museum main campus in relation to 106, 108 and 110 Talbot Lane

We seek the following experience and skills for this project:

- Preserving and rehabilitating historic residential architecture
- Working in a historic district
- Integrating new construction with an existing structure
- Storing and securing fine art collections
- Applying sustainable principles
- Presenting in an accessible and engaging manner for occasional public interfacing
- Sensitivity and cultural competence

The project scope will include, but not be limited to:

- Storage space for 1,700 object art collection, mostly works on paper
- Staging space for exhibition preparation and study of artworks
- Workshop space for framing and matting artwork
- Storage space for pedestals and crates
- Space for projected expansion of collection, in terms of quantity and media, e.g. painting and sculpture
- Secure interpretive display space for didactic panels and objects, unstaffed and accessible 24-7
- Visualizations of the project for fundraising and PR
- Consultation on beautification of AAM rear exterior

Architectural services:

- Designing the project
- Producing construction documents and specifications
- Observing construction on site
- Evaluating and producing change orders
- Post-construction services
- Coordinating consultants and engineers
- Coordinating with Town of Easton, obtaining required permits

Note: AAM will organize and oversee all aspects of the archaeological study, which we anticipate will take place concurrent to the design and planning of the annex. The archeological study is not part of the architectural scope.

Feasibility studies, including preliminary cost estimates, bid sheet template, conceptual design, and renderings **will be invited for submission by March 15, 2023**.

Context

The site is located within the Town of Easton's historic district, which is listed in the National Register of Historic Places. It is one of the most important landmarks in the Hill community, as it constitutes part of the former home of the first free African American landowning family in Easton, James and Hennie Freeman and their nine children. Historical documents, including James Freeman's 1798 will and land records, indicate that the Freeman family owned a half-acre lot, which was later subdivided into many small lots, including 106, 108, and 110 Talbot Lane, from the late 1700s to 1828. Between 1914 and 1989, various members of the Dobson family, another African American landowning family, lived on the land. The presence of these families (and perhaps others that future research may reveal) on this land illustrates a pattern of working class African American landownership in Easton, as well as racial segregation in housing during the Jim Crow era—topics the Museum will address in interpretive displays at the annex that will lend a fuller understanding of the African American experience in Easton.

The University of Maryland (UMD) conducted three archaeological studies on the site in 2017, 2018 and 2019. Through rigorous testing, including ground-penetrating radar, shovel testing, and test unit and feature excavation, over 20,000 objects were found. These objects reveal significant insights about how the Freeman family and others like them lived at the time. For example, we know what flowers, vegetables, and spices the Freemans grew in their kitchen garden from pollen and phytolith samples extracted from the site. We know they cared for livestock based on the discovery of a barn door hinge and indications in the soil of feed maize. Other archaeological finds include pottery and glass bottle shards and children's toys. These objects—and the stories we can infer from them—will constitute the original source material in (unstaffed, accessible 24-7) displays that will be part of the Hill Community walking tours. While the site is currently a stop on the walking tour, there are no interpretive panels or historical objects on view to bring these stories to life for visitors. UMD believes additional archaeological deposits may exist on the land, thus, AAM is commissioning an archaeological study prior to developing the properties.

Situated on the 106 plot of the three-plot site is an existing structure that may date back to 1890 and may have been the home of generations of the Dobson family, among other Black families. The structure represents a typical single-family dwelling in which a free working-class Black family would have lived at the time. Sadly, similar homes in the area have been demolished due to a lack of understanding about their historical significance and the perception that modest, vernacular architecture is not as worthy of preservation. Though the property has suffered tremendous neglect, AAM is committed to salvaging as many original materials as are still structurally sound and rehabilitating parts of the home.

AAM has received approval from the Town of Easton Board of Zoning Appeals for the property to be commercially zoned (as opposed to residential), as well as permission from the Planning Commission to omit three off-site parking spaces from the scope. Instead, AAM must offer a bicycle rack to accommodate at least four bikes.

About the Academy Art Museum

Founded in 1958, the Academy Art Museum is the premier art museum on the Eastern Shore of Maryland. Accredited by the American Alliance of Museums, past exhibitions have featured artists such as James Turrell, Robert Rauschenberg, Mark Rothko, Pat Steir and Richard Diebenkorn. The permanent collection of 1,700 objects focuses on works on paper from the 17th century to today by American and European artists including Ansel Adams, Mary Cassatt, Pablo Picasso, Rembrandt van Rijn, as well recent acquisitions by Graciela Iturbide, Zanele Muholi and Alyson Shotz.

We hope that you will be interested in being considered for this exciting and meaningful project. We look forward to hearing from you.

Best,

Sarah Jesse
Director

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Talbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Project Information

Site Background: History

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID	ADDRESS	OWNER NAME
2101006215	106 TALBOT LANE	TALBOT LANE, LLC

YEAR BUILT	PHYSICAL CONDITION
1890	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

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

NOTES

ORIGINAL FRONT DOOR AND SOME 2/2 WINDOWS. PORCH POSTS + RAIL BUT HAS LOST MANY BALUSTERS ASBESTOS SHINGLES.

original construction determined to be between 1912 and 1919; see Sanborn Map history below

rear addition found to be constructed between 1919 and 1927; see Sanborn Map history below

Other Project Information

October 2022 Planning Commission Parking Waiver: provided as an attachment to the HDC Hearing Application

October 2022 Board of Zoning Appeals Special Exception Request for Museum Use: provided as an attachment to the HDC Hearing Application

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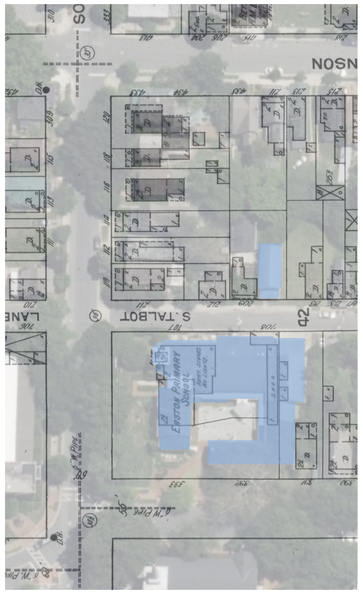
Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

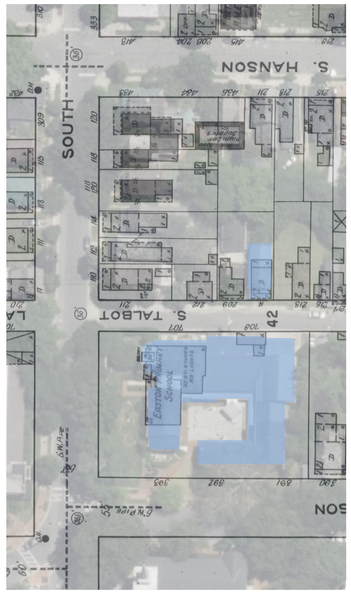
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Site Background: History

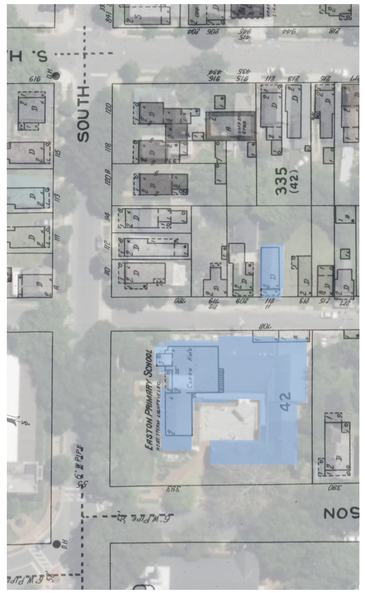
Reference: Sanborn Maps Overlaid on Present-Day Google Earth Aerial Image



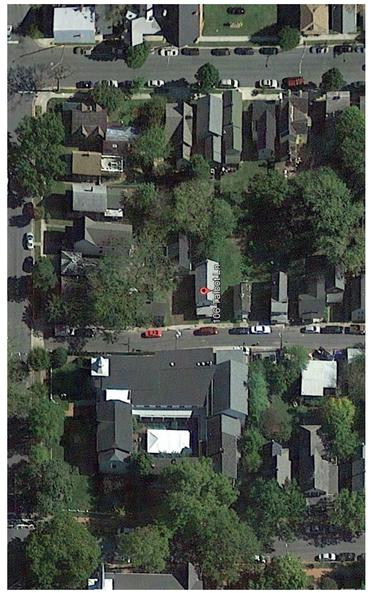
September 1912
Vacant parcel at 106 Talbot Lane



May 1919
Structure at 106 Talbot Lane
first appears on Sanborn Map



January 1927
Structure at 106 Talbot Lane
is shown with rear addtion



October 2013
Neighboring structure at 108 Talbot
Lane is still intact (now demolished)

existing footprint of Academy Art Museum & house at 106 Talbot Ln



second floor rear addition constructed between 1919 and 1927

Site Background: Existing Conditions Survey

Field Report #1

Project	JHA Project #23-003 - Academy Art Museum
Meeting Date	01/05/2024
Time	12:00
Location	Jobsite
Next Meeting	TBD
Distribution	Attendees, GRT Architects, Sarah Jesse (AAM)

Report by: John Hutchison
Link to Photos: https://www.dropbox.com/scl/fo/ikqq8ewoqejedo98zkp1t/h?rlkey=krk8fcy1qkoywphwlrm7xl9yv&dl=0

Attendees:
• John Hutchison (AOR), Jay Silcox (Structural Engineer)

The following represents the writer's understanding of the points covered. Please contact the author with any additions or corrections within 5 days of receipt of this report.

NEW BUSINESS

1.1 Review of existing siding
The original siding is currently covered by cementitious (possibly containing asbestos) siding. We removed the cementitious siding adjacent to an existing window to inspect the original siding. The main structure siding is wood clapboard, 4" exposure. It looks like cypress, but could also be cedar. The siding that we exposed, did not have any visual evidence of paint, however it did look like it may have been stained at one point. The clapboard siding is thoroughly rotted around the windows, but appears to be in much better condition once you get away from the openings (Image 1). Further removal of the cementitious siding is necessary to determine whether the existing siding can be salvaged.

The siding of the rear (East) structure can be seen from the interior, from within the Kitchen (Image 2). The rear structure siding is cedar clapboard, 6" exposure. Removal of the cementitious siding is necessary to determine whether the existing siding can be salvaged.



Image 1



Image 2

1.2 Review of existing exterior doors and windows
The existing exterior windows and doors were measured (See Exhibit A Attached). All existing windows show considerable rot and are not salvageable. The existing door opening (and slab) on the North side of the rear structure appears to be original. The front door opening appears to be original, however, we have yet to determine whether the slab is.

1.3 Review of Existing Crawlspace
The existing foundation consists of 12"x12" brick piers, which are original to the building, with single wythe brick infill, which would have been installed at a later date. There is no brick infill present at the joint where the main structure joins the rear structure, but the framing direction does change at this juncture. There is a small crawlspace opening on the North side. The existing piers appear to be stable and in fair condition, considering their age. There is a brick pier in the middle of the building, which we initially presumed was the foundation of a prior chimney. Further investigation of the first floor verified there was once a chimney at the large opening where the Living Room and Dining Room are joined (Image 3). We presume there used to be a continuous wall where the opening now currently exists, however, we would like to research this further. The flooring is a mass produced T&G wood from Lockhart, Alabama (Image 4). After some initial research on the internet, we learned that Lockhart was founded by the Jackson Lumber Company circa 1900. Jackson Lumber Company was a very large producer of lumber and wood flooring in the early 1900's until about 1940, and was founded by former Maryland Governor, E.E. Jackson. These dates correspond with Sanborn Insurance maps : The building is referenced on the 1919 Insurance Map, but does not appear on Maps prior. Refer attached Sanborn Map Study.



Image 3



Image 4

1.4 Review of Existing Framing

The exterior walls are framed using 1.75-2"x4" studs @ 24" o.c. It is presumed that the exterior walls are "balloon framed", but this needs to be verified.

1st floor framing members:

Rear Structure: 2" x 7.75", spanning E-W.

Main Structure: 1.75"x10" at 16" o.c., full span (some joists 9.5"), spanning N-S.

10.5" clear from bottom of joists to open dirt grade

4.5' spacing inside-inside on perimeter piers, piers 8" deep x 25" wide, though this varies

6"x6" perimeter sill

Joists notched 6" x 6" at sill bearing

2nd floor framing members:

Rear Structure: 1.75"x7.75" @ 16" o.c., spanning E-W, cantilevered over 1st floor Exterior wall.
Main Structure: 1.75"x9.75" @ 16" o.c. (Conjectural), spanning N-S.

Attic floor framing members:

1 5/8" x 5 1/4" @ 24" o.c., spanning N-S.

Roof framing members:

2"x6" @ 24" o.c. at 9:12 pitch, no ridge board, spanning N-S. See Image 5.

6.545' from top of ceiling joist to bottom of rafter apex

***Evidence of fire at the Eastern end - rafters show significant charring and will need to be reinforced. See Image 6.



Image 5



Image 6

1.5 Timing of construction

We believe the Original structure was built between 1912 and 1919, as suggested by the Sanborn Insurance maps (See Images 7 and 8, and attached Sanborn Map Study). The 1919 map does show a rear single storey structure attached to the main structure. It is probable the rear structure was built at the same time as the main structure. The 2nd floor of the rear structure was clearly built later, but the similarity of the framing members, and the similarity of the 2nd floor window construction (comparing main structure windows with rear structure windows), suggest that the rear 2nd floor addition was built within a few years of the original structure. Additionally, the 1929 Sanborn Map shows the building being 2 storey, all the way back, in lieu of the 1919 Sanborn Map showing the rear section being 1 storey.

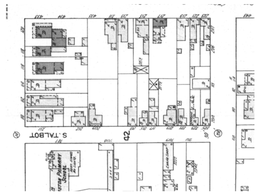


Image 7 - 1912 Sanborn Map

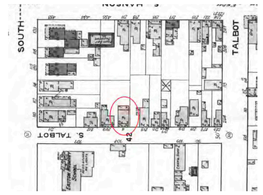


Image 8 - 1919 Sanborn Map

End of Field Report

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106 Talbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Existing Conditions Photos



1



2



3



4



5



6



7



8



9



10



11



12



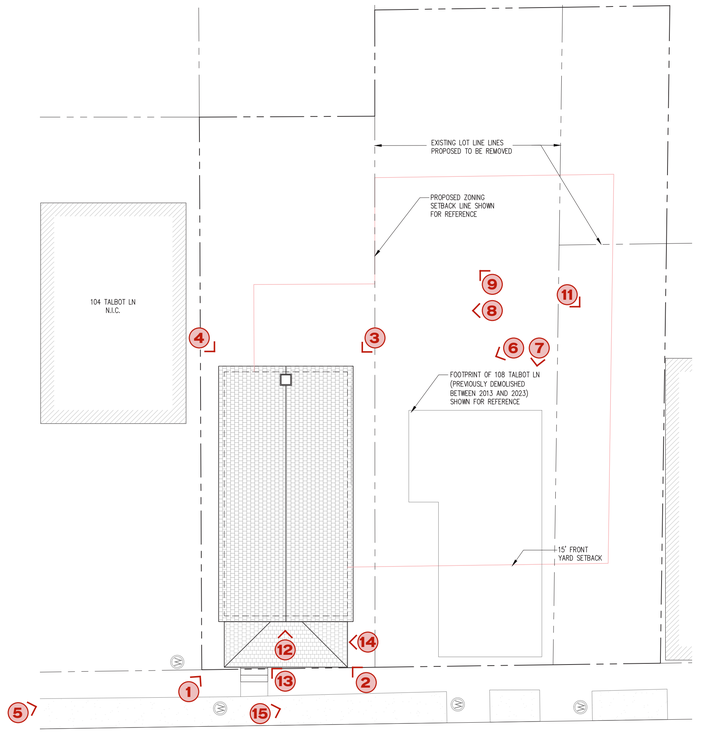
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14



15



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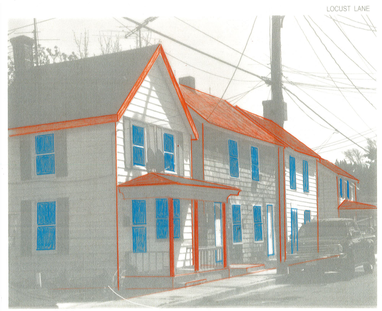
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Site Background: Neighborhood

"The Hill" in Crisis Report informed the design team's understanding of site history and architectural legacy.



"Railroad" Houses



"Railroad" and "Match Box" Houses – typical streetscape

Excerpt from "The Hill" in Crisis Report

"Here is a community shaped by practical necessity with limited resources, and one that was confined geographically by an apartheid tradition...We see scaled back, stripped down versions of the structures and vernacular vocabulary seen elsewhere in our town.

The story of "The Hill" is told by the rhythm and pattern of its structures not stylish details. It is the heritage we wish to preserve."

Notes from "The Hill" in Crisis Report

Neighborhood Structures
- typically railroad or match box styles
- diminished scale
- hug sidewalks in tight rows
- greater building density relative to open yards and streets
- compressed appearance

Rhythms & Patterns
- tend to drown out minor differences
- meant to be viewed at a slight distance, not scrutinized too closely
- entry doors do not appear as prominent as windows
- siding materials seem subservient to the uniform marching box shapes
- alterations over time have not obscured the dominant rhythyms, angles and massing themes
-

Neighborhood Lot Size
- lot sizes are smaller and more irregular

Open Lots
- vacant lots adjacent to houses offer green space

Site Background: Neighborhood

Existing Neighboring Structures Reference Images



Project Narrative

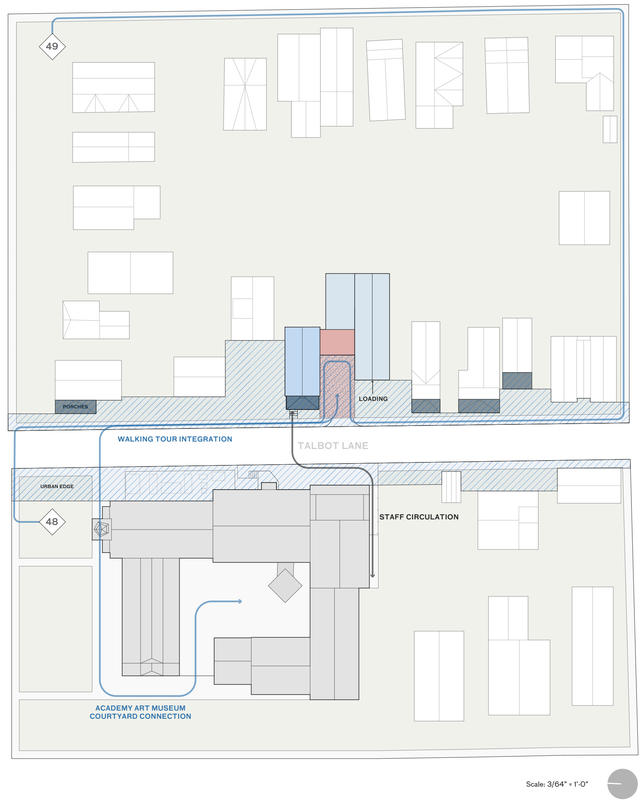
Our proposal takes a layered and transparent approach to preservation and addition in the Hill Neighborhood.

We begin with a faithful restoration of 106 Talbot Lane. Using the home's present state and the neighborhood context as the basis of design, we will renovate preserving as much of the structure as possible. The only changes we have proposed are in service of accessibility.

In laying out new space we were guided by two principals:

1. Creating a primary volume which feels at home in the Hill neighborhood on account of its siting, roofline, and materials, yet can clearly be identified as new.
2. Creating a connection between volumes whose primary aim is to make a welcoming public space. Cross-connections like these are not native to the neighborhood so we have no precedent to guide us. Therefore, we have sought to create a relevant and exciting backdrop to the courtyard by using recycled materials in a visually stimulating way that acts as an extension of the archaeological dig conducted on the site.

Urban Concept



Scale: 3/64" = 1'-0"

Proposed Exterior Perspective



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Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

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March 25, 2024

Site Background + Proposed Work Overview

Proposed Exterior Perspectives

See Proposed Site Plan for Key Plan

Overview proposed renderings shown here and additionally where materials are discussed in more detail throughout document.



1



2



3



4

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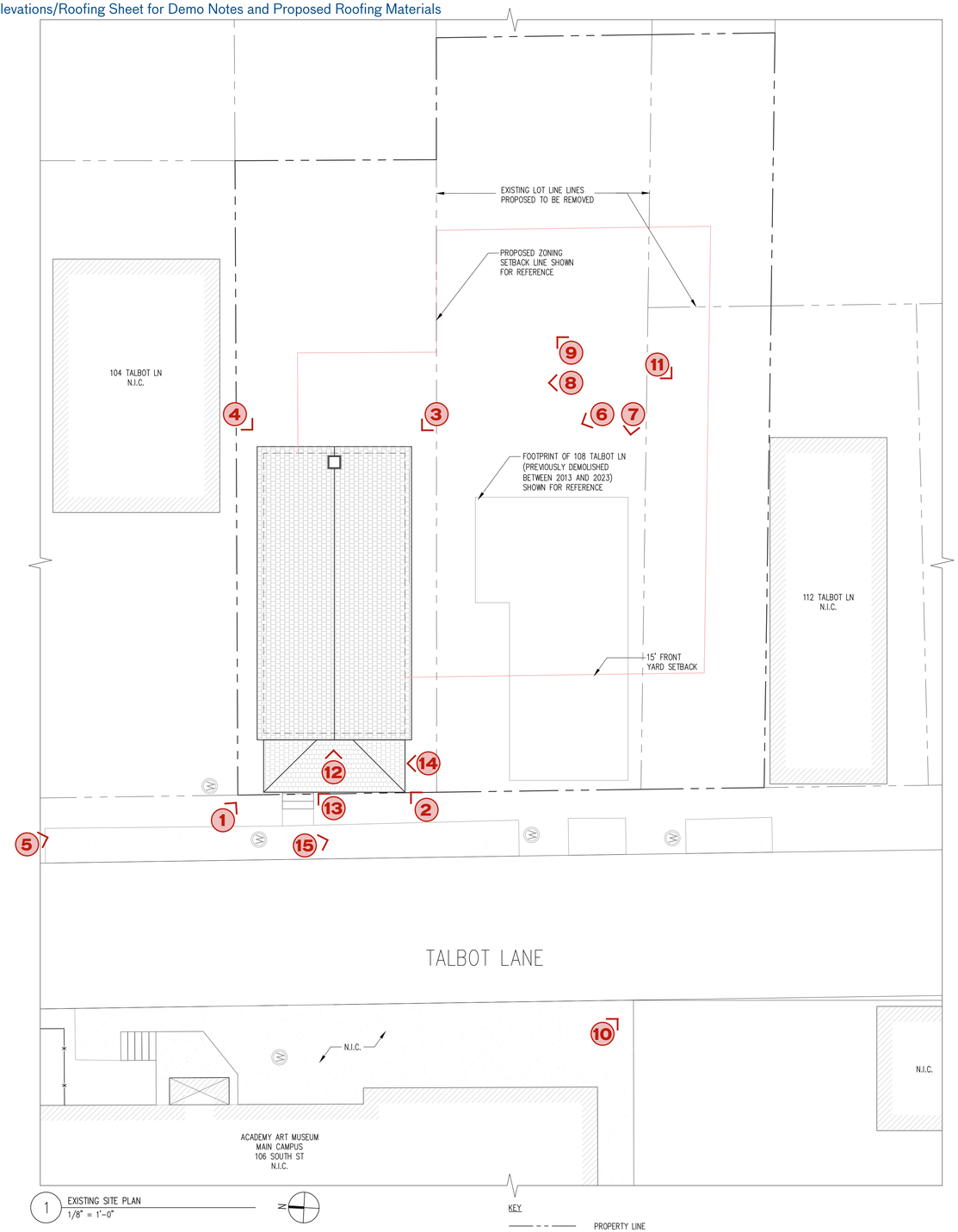
Academy Art Museum Annex

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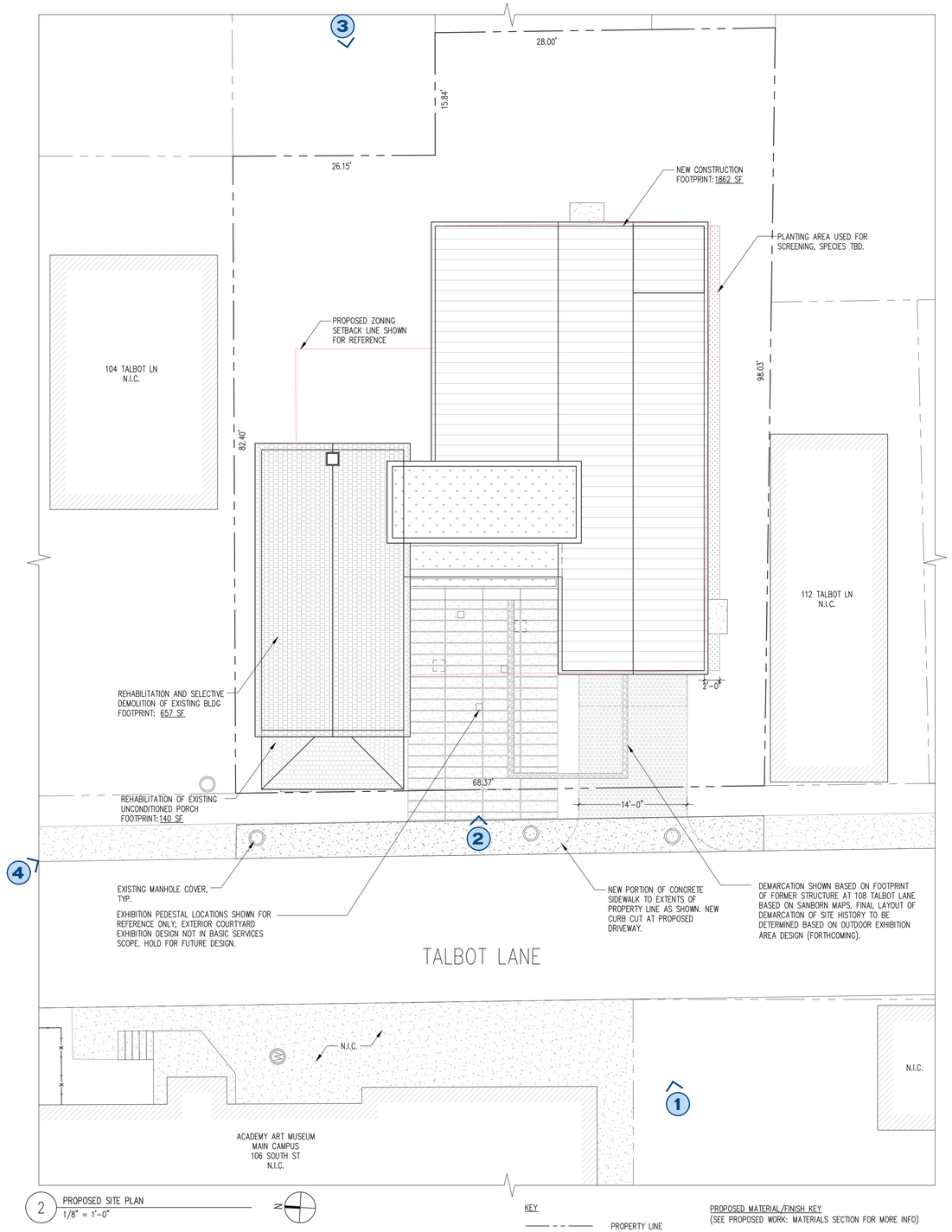
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March 25, 2024

Site Plan

See Elevations/Roofing Sheet for Demo Notes and Proposed Roofing Materials



1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

KEY

PROPERTY LINE

1 Existing Conditions Photo Key Number; arrow indicates facing direction

KEY

PROPERTY LINE

1 Proposed Perspectives Key Number

NOTE: SITE PLANTINGS, EXTERIOR LIGHTING FORTHCOMING AND TO BE PRESENTED AT LATER HDC MEETING DATE.

	106 Talbot (GSF)	Annex (GSF)	Total (GSF)
Level 1	670	1,450	2,120
Level 2	670	1,780	2,450
Subtotal	1,340	3,640	4,980

PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

- LOW MAINTENENCE GREEN ROOF SYSTEM AT CONNECTOR 1F/2F ROOFS & EMBEDDED PLANTERS IN BENCH
- POROUS INVISIBLE GRASS PAVING SYSTEM AT DRIVEWAY
- SAND SET MASONRY PAVERS AT COURTYARD / MAS-2
- STONE PAVER INLAY (DEMARCATION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE AS SHOWN IN SANBORN MAPS)
- CONCRETE
- PLANTING AREA

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Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

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March 25, 2024

Proposed Work Drawings

Proposed Site Plan & Materials

See Elevations/Roofing Sheet for Demo Notes and Proposed Roofing Materials

Proposed Site Material Reference Images

LOW MAINTENENCE GREEN ROOF SYSTEM AT CONNECTOR 1F/2F ROOFS & EMBEDDED PLANTERS IN BENCH



Notes:
Planting species to be low maintenance, to be determined at later date. See Proposed Work: Materials roofing section for more information.

POROUS INVISIBLE GRASS PAVING SYSTEM AT DRIVEWAY



Notes:
“Driveway” is not intended to be used as typical driveway, rather as loading area for works of art to be transported by hand cart. Invisible paving system covered by grass.

SAND SET MASONRY PAVERS AT COURTYARD / MAS-2



Notes:
See further information in materials section.

STONE PAVER INLAY (DEMARCATION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE AS SHOWN IN SANBORN MAPS)



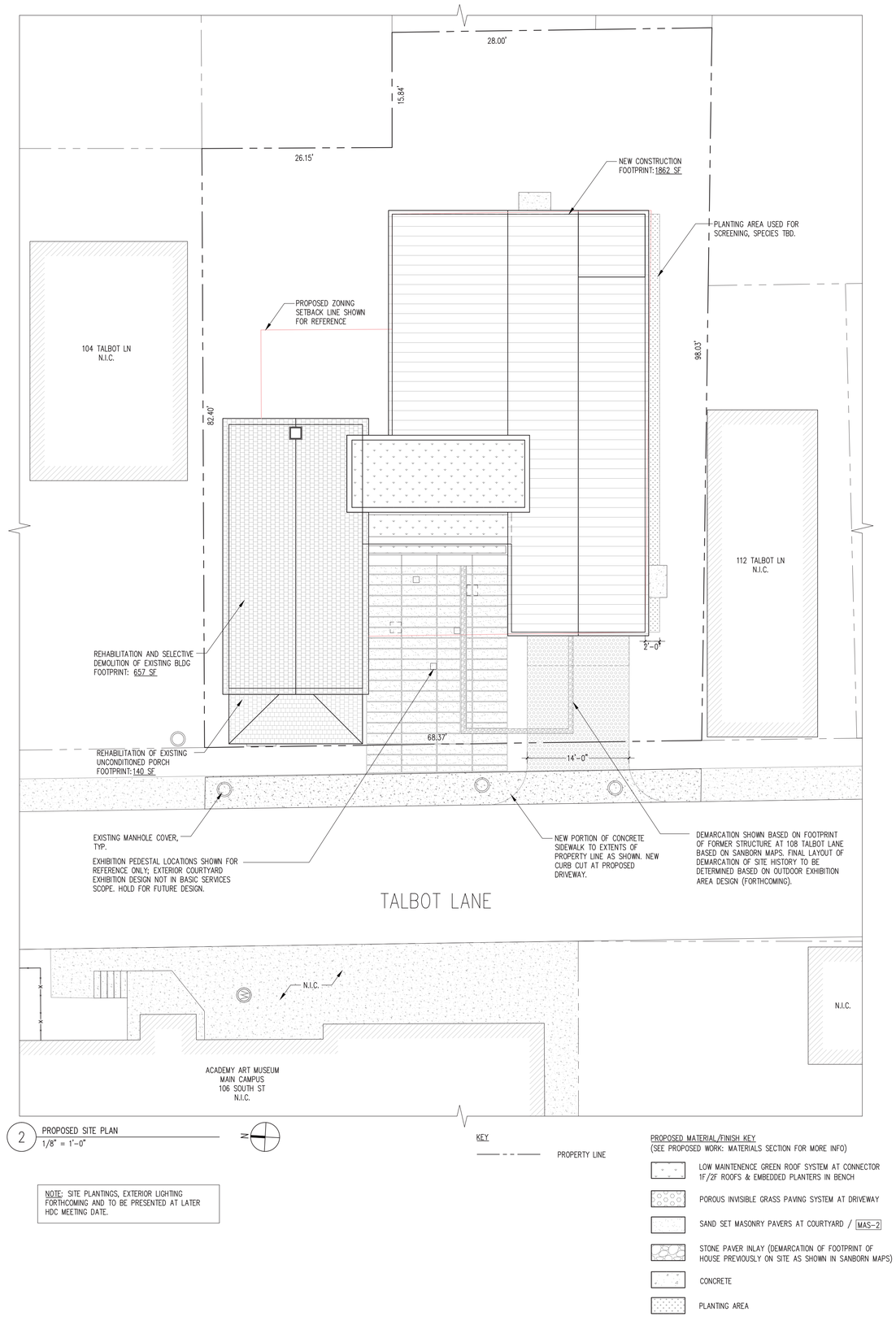
Notes:
Demarcation shown based on footprint of former structure at 108 Talbot Lane based on Sanborn Maps. Final layout of demarcation of site history to be determined based on outdoor exhibition area design (forthcoming).

PLANTING AREA



Notes:
Planting area at south face of new construction used for screening purposes. Pyramidal Hornbeam shown for reference but final species selection pending.

Exterior Lighting Note:
Exterior Lighting to be determined and submitted at later date.



2 PROPOSED SITE PLAN
1/8" = 1'-0"

NOTE: SITE PLANTINGS, EXTERIOR LIGHTING FORTHCOMING AND TO BE PRESENTED AT LATER HDC MEETING DATE.

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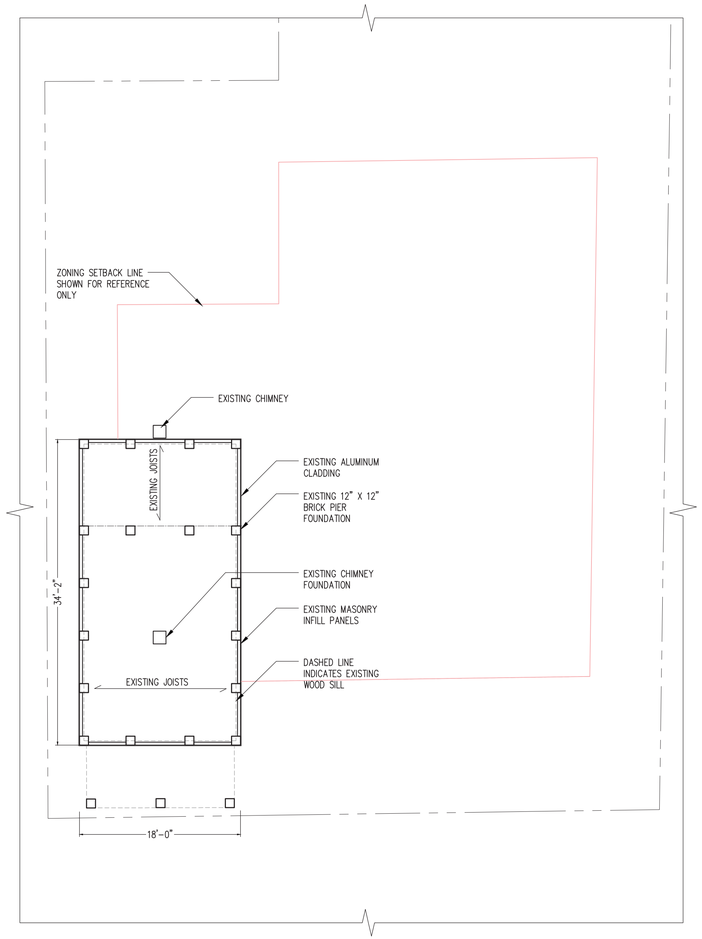
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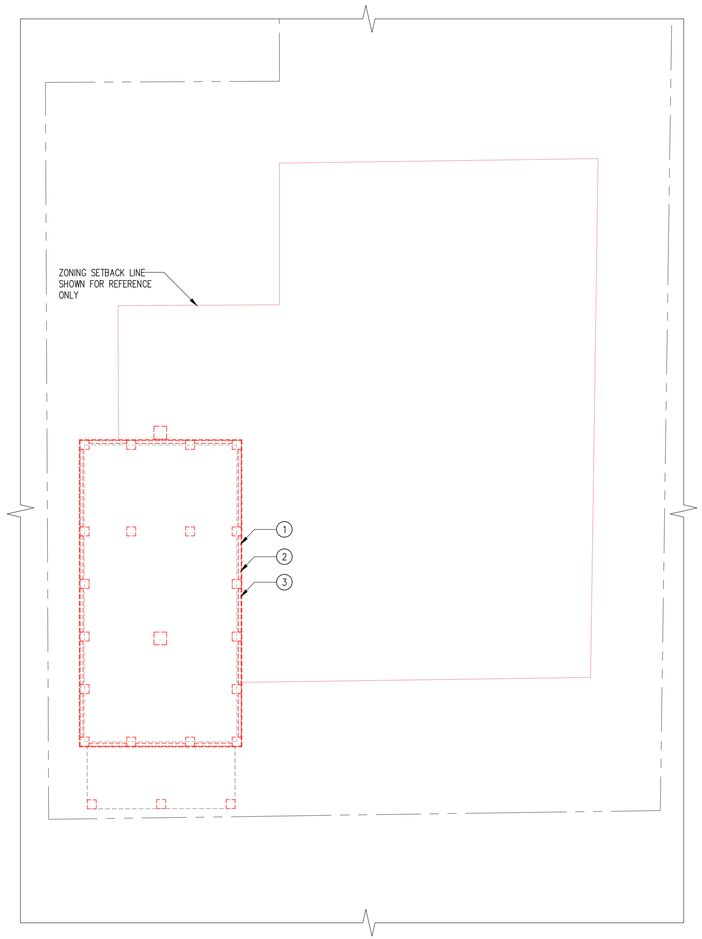
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March 25, 2024

Proposed Work Drawings

Foundation Strategy



1 EXISTING FOUNDATION PLAN
1/8" = 1'-0"



2 DEMO FOUNDATION PLAN
1/8" = 1'-0"

KEY

EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR

EXISTING TO BE REMOVED

PROPERTY LINE

DRAWING NOTES

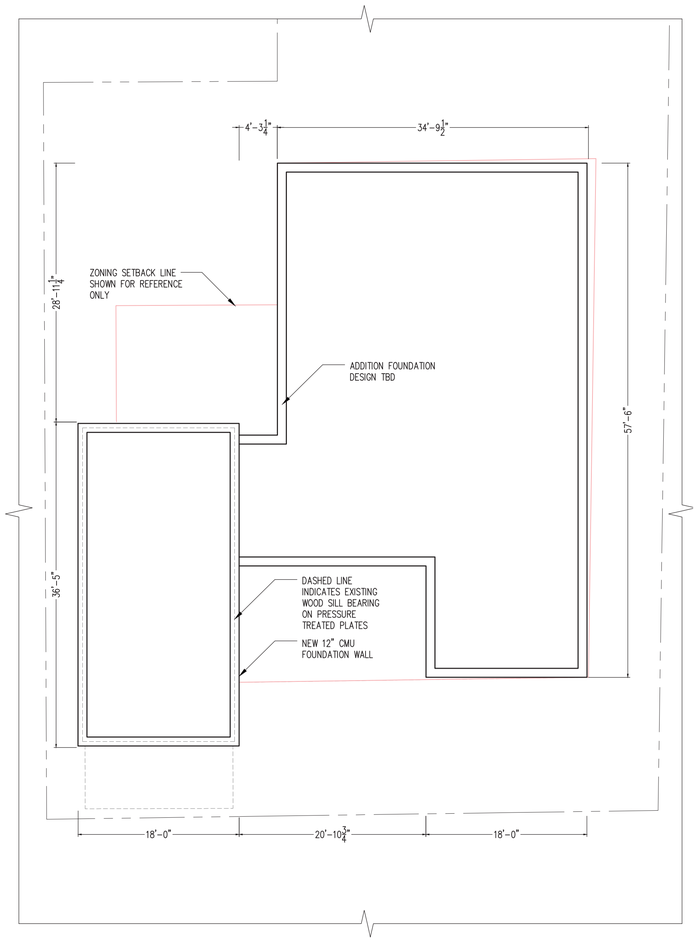
1. REMOVE ALUMINUM CLADDING AT EXISTING BUILDING FOUNDATION. EXISTING BRICK PIER FOUNDATION AND MASONRY INFILL PANELS ARE PROPOSED TO BE REPLACED WITH NEW BRICK VENEER FOUNDATION. SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
2. TEMPORARILY BRACE AND LIFT EXISTING STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.
3. AFTER NEW FOUNDATION, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING FLOOR JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXISTING WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES.

DEMO GENERAL NOTES:

1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.

2) DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.

3) THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.



3 PROPOSED FOUNDATION PLAN
1/8" = 1'-0"

KEY

PROPERTY LINE

GRT ARCHITECTS

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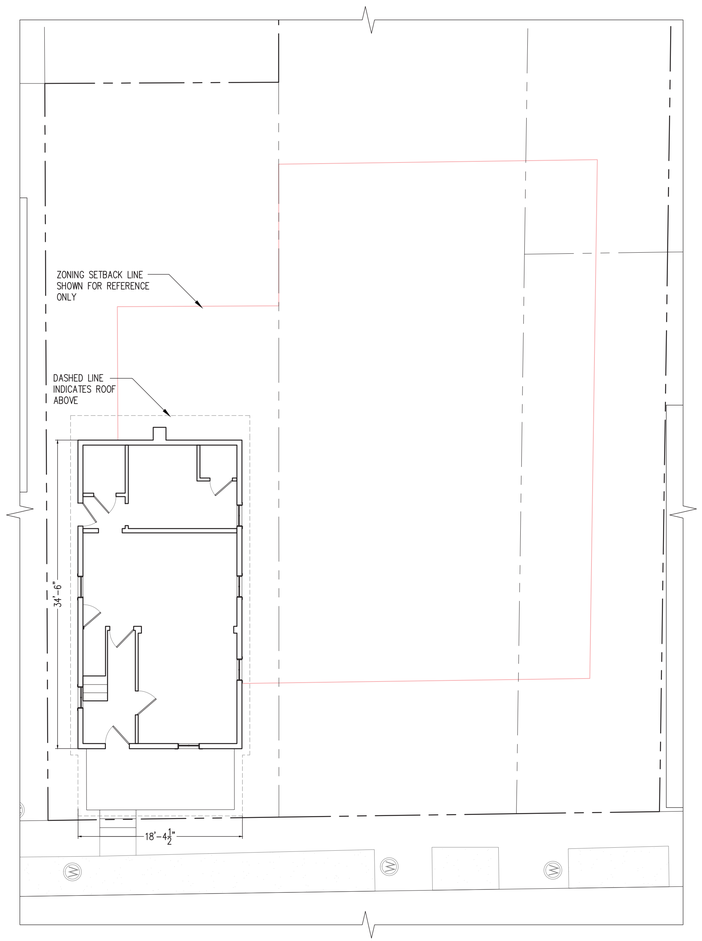
Academy Art Museum Annex

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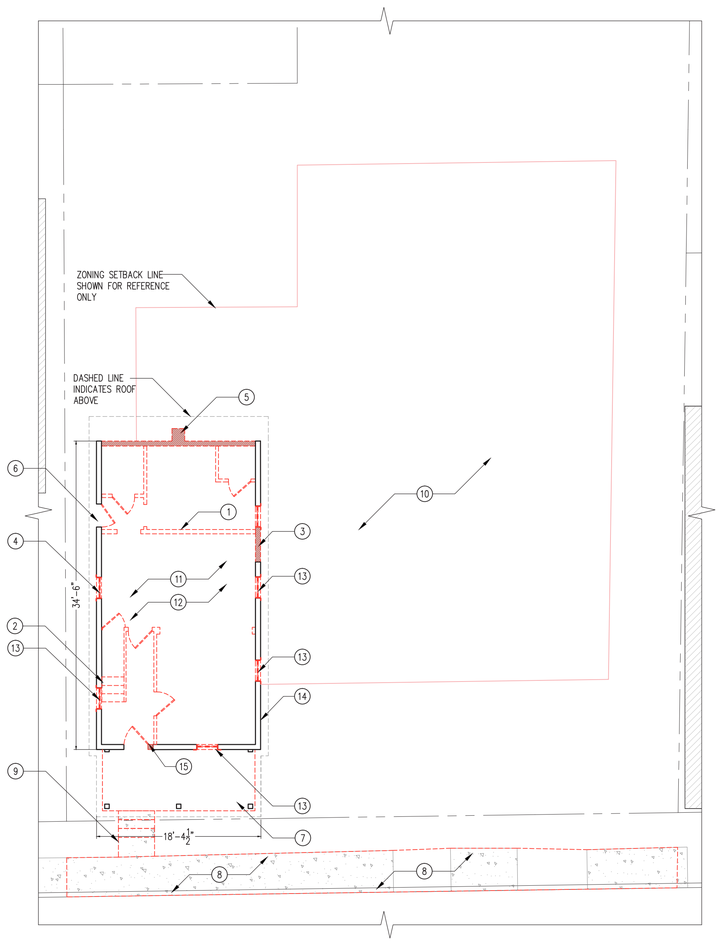
HDC Submission
March 25, 2024

Proposed Work Drawings

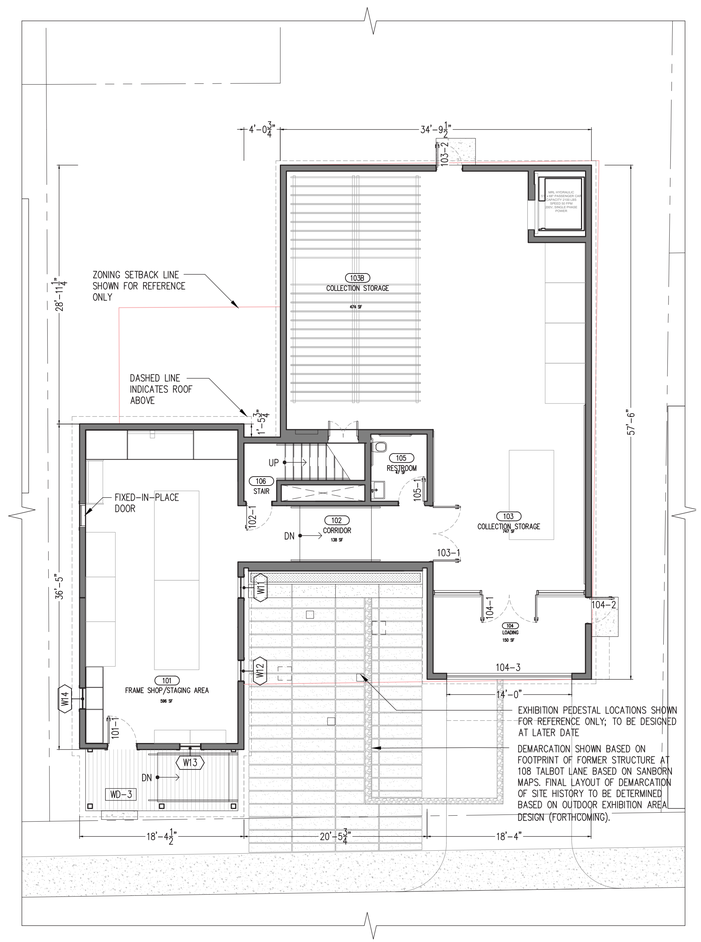
Floor 1 Plan



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



2 DEMO FLOOR 1 PLAN
1/8" = 1'-0"



3 PROPOSED FLOOR 1 PLAN
1/8" = 1'-0"

KEY

- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- PROPERTY LINE

DEMO GENERAL NOTES

1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
2) DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.
3) THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.

DRAWING NOTES

1. ALL INTERIOR PARTITIONS, DRYWALL, DOORS, CASED OPENINGS TO BE REMOVED. ALL INTERIOR CONDUIT, CABLES, WALL-MOUNTED FIXTURES, LIGHTING, AND EQUIPMENT TO BE REMOVED.
2. INTERIOR STAIRS, NEWEL POSTS, BALUSTERS, AND HANDRAILS TO BE REMOVED.
3. REMOVE PORTION OF EXTERIOR WALL AND PREPARE FOR NEW WORK.
4. EXISTING WINDOW AND OPENING DETERMINED TO BE NON-ORIGINAL TO STRUCTURE. REMOVE WINDOW AND INFILL WALL.
5. EXTERIOR BRICK CHIMNEY TO BE REMOVED. REMOVE PLASTER FROM EXISTING BRICK FIRST, THEN SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
6. EXISTING DOOR TO BE REMOVED, SALVAGED, AND STORED FOR RE-USE.
7. EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
8. REMOVE CONCRETE SIDEWALK, EXISTING CURB CUT, AND PLANT GROWTH AT PORTION INDICATED, AND PREPARE FOR NEW WORK.
9. REMOVE EXISTING EXTERIOR CONCRETE STEPS AND LANDING PAD.
10. PREPARE SITE FOR NEW WORK. ANY NON-ORGANIC BUILDING DEBRIS FOUND IN EXCAVATED SITE TO BE SAVED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
11. REMOVE T&G WD FLOOR, SALVAGE AND CLEAN NON-ROTTED BOARDS AND STORE FOR USE IN PROPOSED WORK.
12. REMOVE FL. 1 WD JOISTS BELOW AND BRACE ADEQUATELY DURING DEMOLITION. SALVAGE, CLEAN, AND STORE NON-ROTTING WD JOISTS AND PREPARE FOR NEW WORK.
13. EXISTING WINDOW HAS ROT BEYOND REPAIR. REPLACE WITH NEW PER PROPOSED PLAN.
14. REMOVE EXIST. CEMENTITIOUS SIDING TO EXPOSE ORIGINAL WD CLAPBOARD SIDING. EXISTING WD SIDING BEYOND REPAIR TO BE REPLACED WITH NEW TO MATCH.
15. EXISTING DOOR TO BE REMOVED TO ACCOMMODATE NEW CODE-COMPLIANT DOOR. SALVAGE DOOR SLAB FOR POTENTIAL RE-USE, ELSEWHERE IN PROJECT.

KEY

- WXX — WINDOW TAG; SEE SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- XXX-X — DOOR TAG; SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- XX-X — MATERIAL/FINISH TAG; SEE PROPOSED WORK: MATERIALS SECTION
- PROPERTY LINE

PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

- EMBEDDED PLANTERS
- INVISIBLE GRASS PAVING SYSTEM
- SAND SET MASONRY PAVERS / MAS-2
- STONE PAVER INLAY (DEMARCATION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE)
- CONCRETE
- PLANTING AREA (TO BE DEFINED FURTHER AT LATER DATE

GRT ARCHITECTS
John Hutchison Architecture

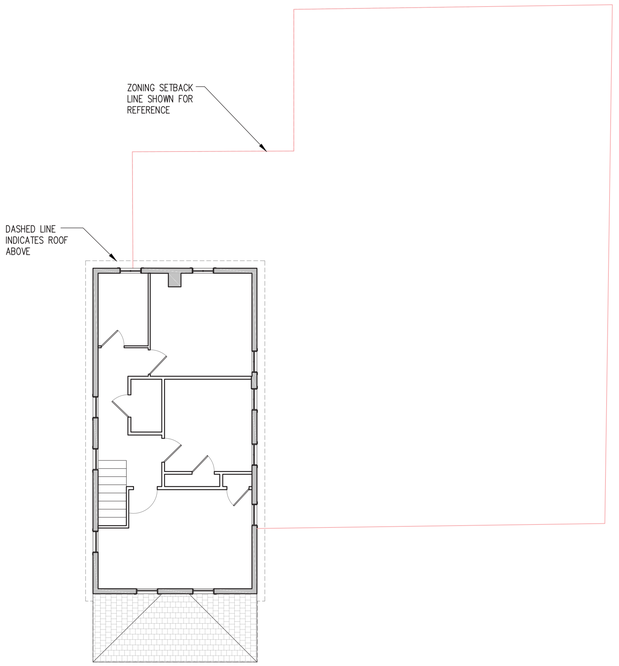
Academy Art Museum Annex

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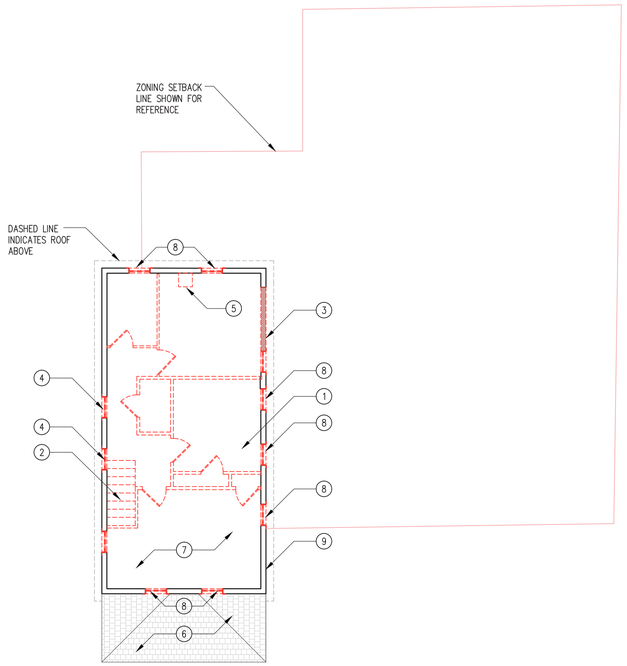
HDC Submission
March 25, 2024

Proposed Work Drawings
10

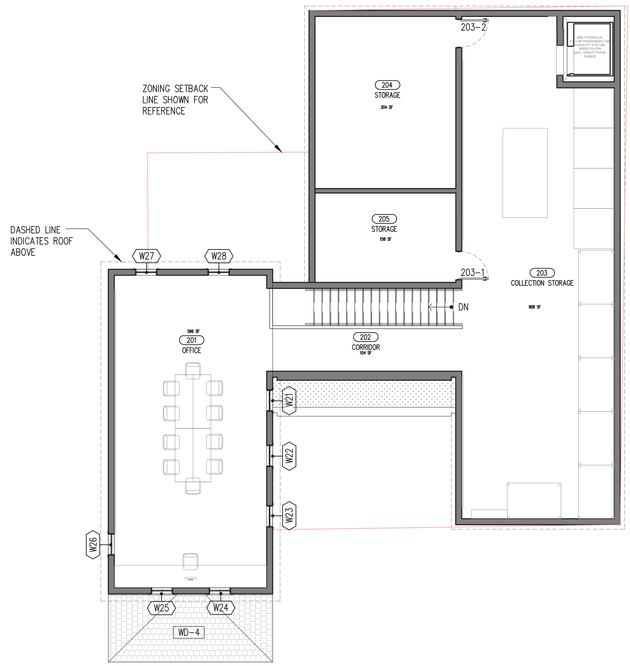
Floor 2 Plan



1 EXISTING FLOOR 2 PLAN
1/8" = 1'-0"



2 DEMO FLOOR 2 PLAN
1/8" = 1'-0"



3 PROPOSED FLOOR 2 PLAN
1/8" = 1'-0"

KEY

EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR

EXISTING TO BE REMOVED

PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED

PROPERTY LINE

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XX-X — MATERIAL/FINISH TAG; SEE PROPOSED WORK: MATERIALS SECTION

PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

GREEN ROOF SYSTEM

CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED / WD-4

STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH / MTL-1

GRT ARCHITECTS

John Hutchison Architecture

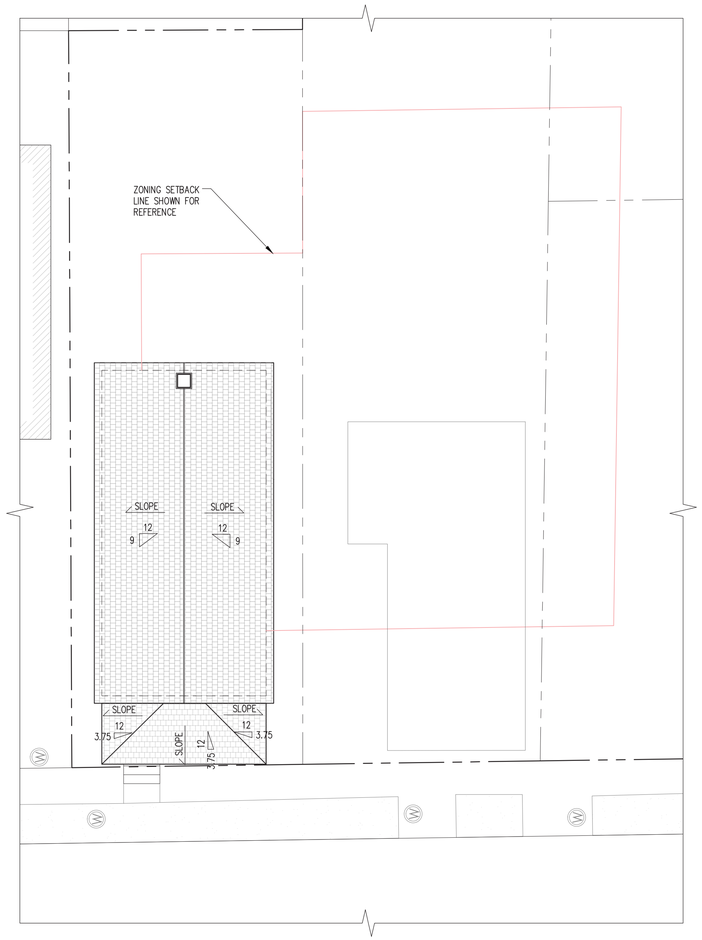
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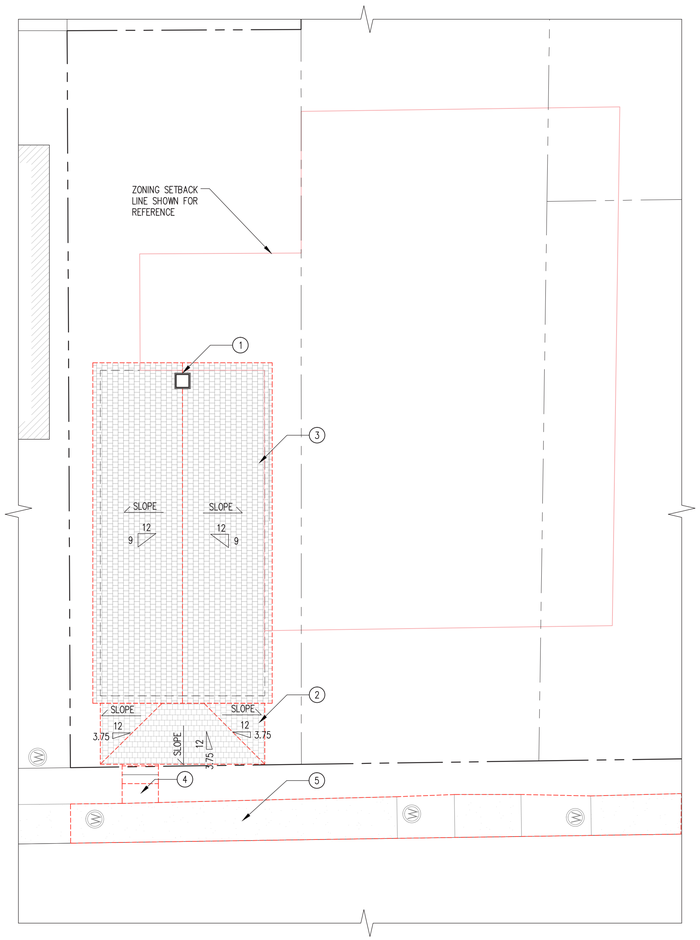
HDC Submission
March 25, 2024

Proposed Work Drawings

Roof Plan



1 EXISTING ROOF PLAN
1/8" = 1'-0"



2 DEMO ROOF PLAN
1/8" = 1'-0"

KEY

- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- PROPERTY LINE

DEMO GENERAL NOTES

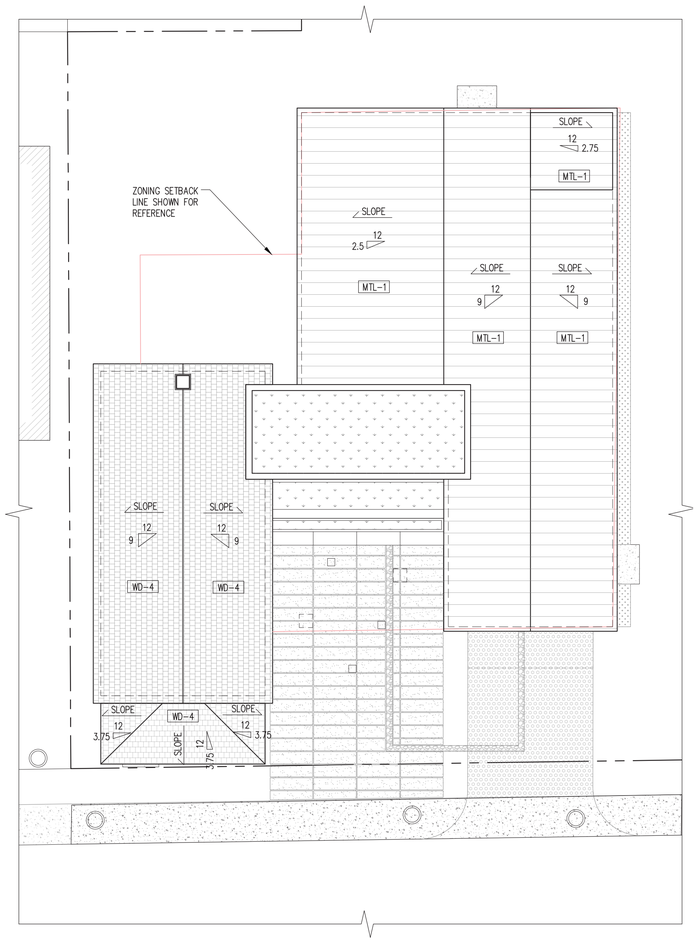
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DRAWING NOTES

1. EXISTING CHIMNEY TO REMAIN ABOVE THE ROOF STRUCTURE. REPOINT BRICK USING LIME-BASED TYPE-O MORTAR.
2. EXISTING PORCH ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHASLT SHINGLE ROOFING AND PREP FOR PROPOSED ROOFING. EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
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5. REMOVE CONCRETE SIDEWALK, EXISTING CURB CUT, AND PLANT GROWTH AT PORTION INDICATED, AND PREPARE FOR NEW WORK.



3 PROPOSED ROOF PLAN
1/8" = 1'-0"

KEY

- WXX — WINDOW TAG; SEE A-600
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(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

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- PLANTING AREA (TO BE DEFINED FURTHER AT LATER DATE
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- STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH / MTL-1

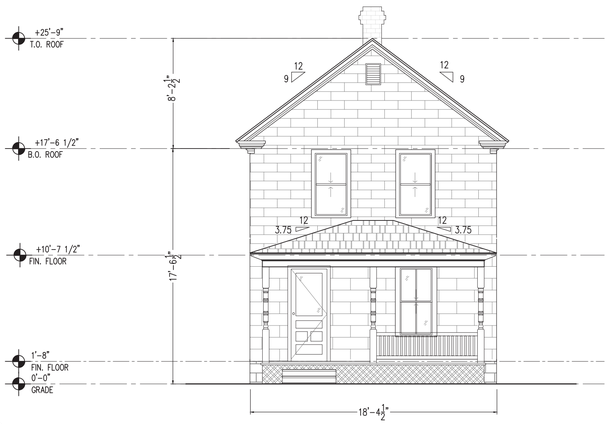
GRT ARCHITECTS
John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
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HDC Submission
March 25, 2024

Proposed Work Drawings



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



Existing West Elevation Photo

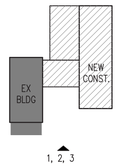
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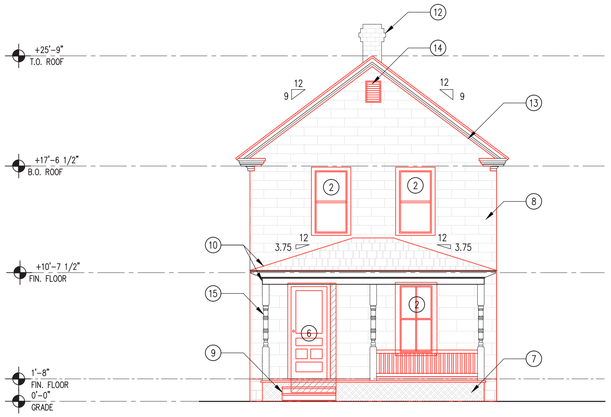
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MATERIAL/FINISH KEY
(SEE PROPOSED WORK MATERIALS SECTION FOR MORE INFO)

BR-1	RED BRICK; SALVAGE EXISTING AND SUPPLEMENT AS REQUIRED
CON-3	PIGMENTED CONCRETE TO MATCH COLOR OF MAS-1 AT CONNECTOR CLADDING
MAS-1	NEW CONSTRUCTION CONNECTOR CLADDING/SAND SET PAVERS
WD-1	WESTERN RED CEDAR CLAPBOARD, 4" EXPOSURE, UNTREATED
WD-2	WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED
WD-3	WESTERN RED CEDAR TO MATCH WD-1
WD-4	CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED
WD-10	MAHOGANY BASE AT POSTS
MTL-1	STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH
MTL-4	CHARCOAL GRAY METAL CHANNEL REVEAL
MTL-5	STEEL HANDRAIL

KEY PLAN





2 DEMO WEST ELEVATION
3/16" = 1'-0"

DEMO GENERAL NOTES

1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.

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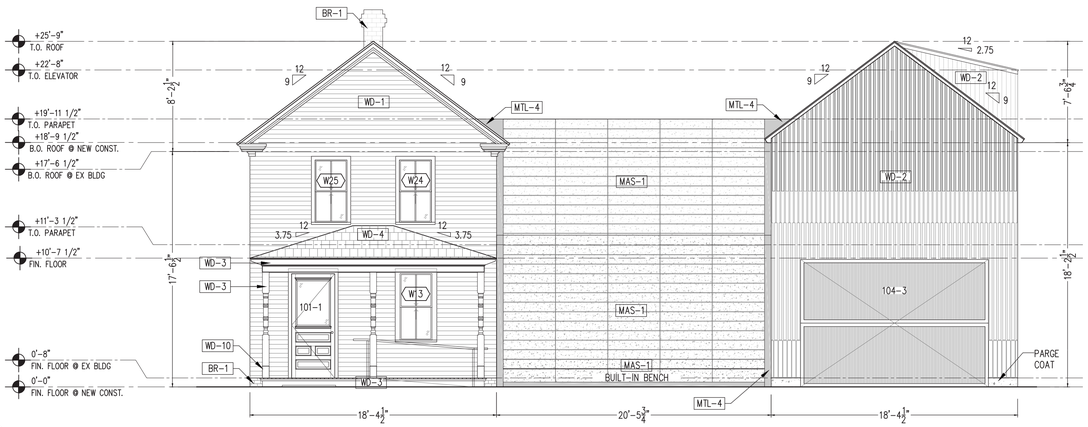
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4) TEMPORARILY BRACE AND LIFT EXIST. STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.

5) AFTER NEW FOUNDATION IS IN PLACE, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXIST. WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES

DEMO DRAWING NOTES

1. REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE MASONRY FOUNDATION. EXISTING BRICK PIERS ARE TO BE REMOVED AND STORED FOR RE-USE IN NEW FOUNDATION. EXISTING (NON-ORIGINAL) MASONRY INFILL PANELS ARE TO BE REMOVED. INFILL PANEL BRICKS ARE TO BE SALVAGED AND STORED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
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12. EXISTING CHIMNEY TO REMAIN ABOVE THE ROOF STRUCTURE. REPOINT BRICK USING LIME-BASED TYPE-O MORTAR.
13. EXISTING CORNICE AND FRIEZE TRIM TO BE RESTORED. REPLACE ANY ROTTED MATERIAL WITH MAHOGANY, MILLED TO EXISTING PROFILE.
14. EXISTING LOUVER TO BE REMOVED. INFILL WALL OPENING AND PATCH ORIGINAL SIDING TO MATCH.
15. EXISTING PORCH POSTS TO REMAIN.



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"

GRT ARCHITECTS

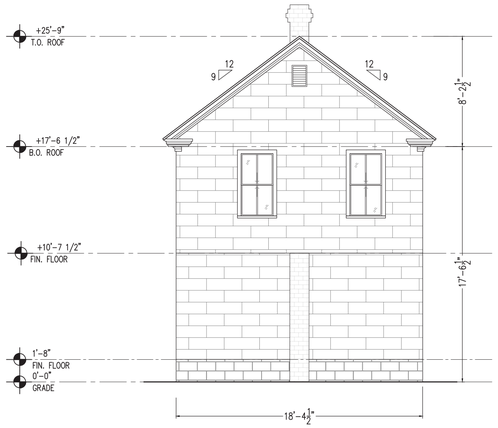
John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
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Proposed Work Drawings



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



Existing East Elevation Photo

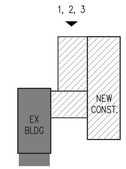
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- MAS-1 — NEW CONSTRUCTION CONNECTOR CLADDING/SAND SET PAVERS
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- WD-10 — MAHOGANY BASE AT POSTS
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- MTL-5 — STEEL HANDRAIL

KEY PLAN



DEMO GENERAL NOTES

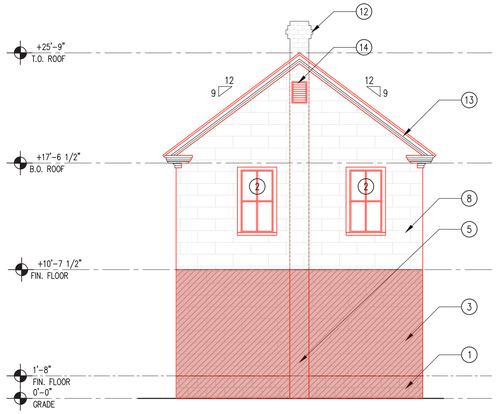
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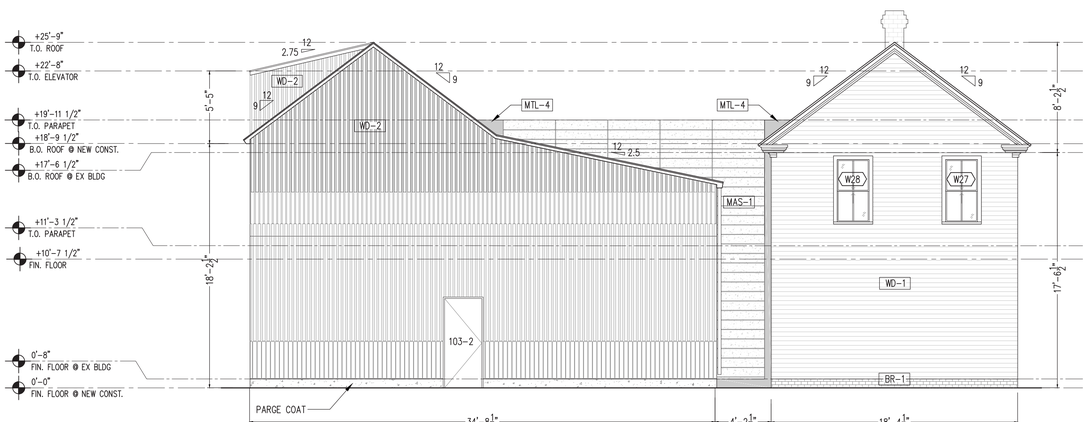
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2 DEMO EAST ELEVATION
3/16" = 1'-0"

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14. EXISTING LOUVER TO BE REMOVED. INFILL WALL OPENING AND PATCH ORIGINAL SIDING TO MATCH.
15. EXISTING PORCH POSTS TO REMAIN.



3 PROPOSED EAST ELEVATION
3/16" = 1'-0"

GRT ARCHITECTS

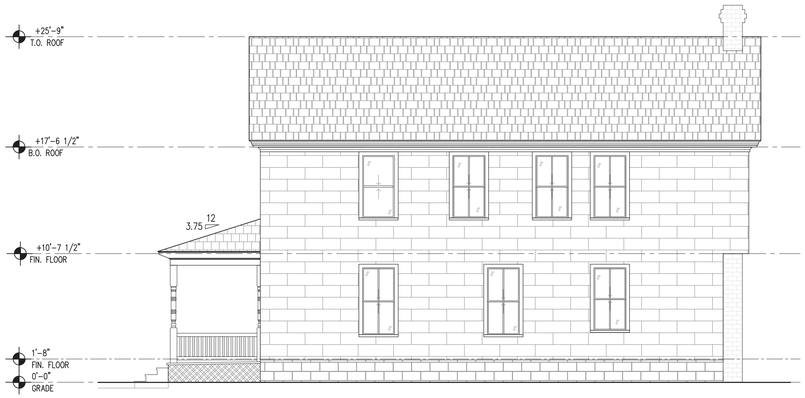
John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Work Drawings



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



Existing South Elevation Photo

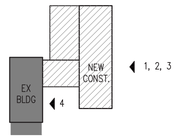
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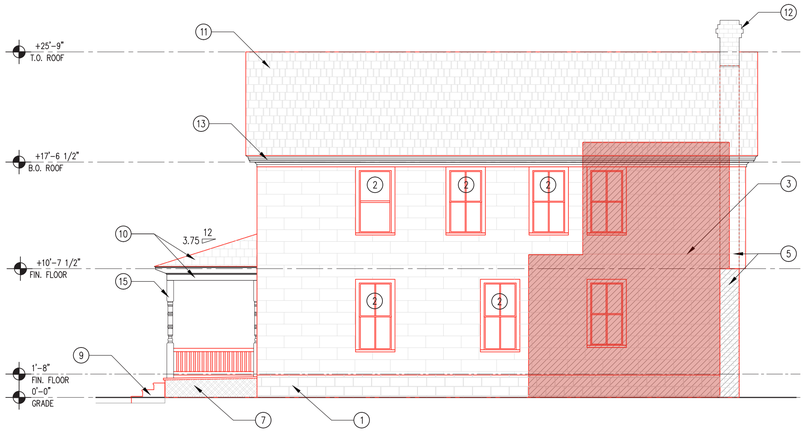
- WXX — WINDOW TAG; SEE A-600
- XXX-X — DOOR TAG; SEE A-600
- XX-X — MATERIAL/FINISH TAG
- X 12 — ROOF SLOPE
- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED

MATERIAL/FINISH KEY
(SEE PROPOSED WORK MATERIALS SECTION FOR MORE INFO)

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- WD-2 — WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED
- WD-3 — WESTERN RED CEDAR TO MATCH WD-1
- WD-4 — CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED
- WD-10 — MAHOGANY BASE AT POSTS
- MTL-1 — STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH
- MTL-4 — CHARCOAL GRAY METAL CHANNEL REVEAL
- MTL-5 — STEEL HANDRAIL

KEY PLAN





2 DEMO SOUTH ELEVATION
3/16" = 1'-0"

DEMO GENERAL NOTES

1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.

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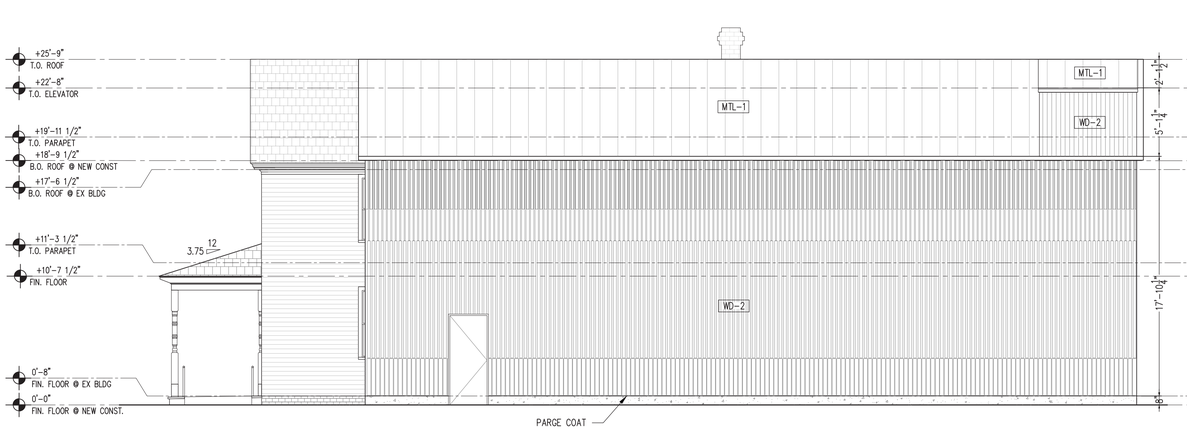
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4) TEMPORARILY BRACE AND LIFT EXIST. STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.

5) AFTER NEW FOUNDATION IS IN PLACE, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXIST. WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES

DEMO DRAWING NOTES

1. REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE MASONRY FOUNDATION. EXISTING BRICK PIERS ARE TO BE REMOVED AND STORED FOR RE-USE IN NEW FOUNDATION. EXISTING (NON-ORIGINAL) MASONRY INFILL PANELS ARE TO BE REMOVED. INFILL PANEL BRICKS ARE TO BE SALVAGED AND STORED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
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3 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

GRT ARCHITECTS

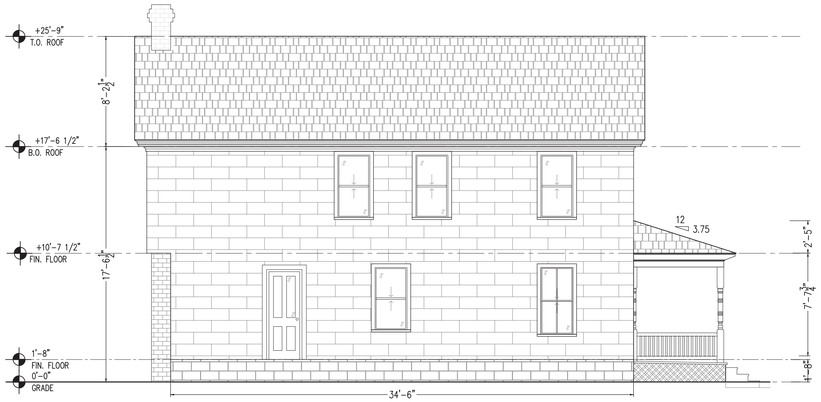
John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Work Drawings



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



Existing North Elevation Photo

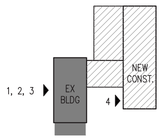
KEY

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KEY PLAN



DEMO GENERAL NOTES

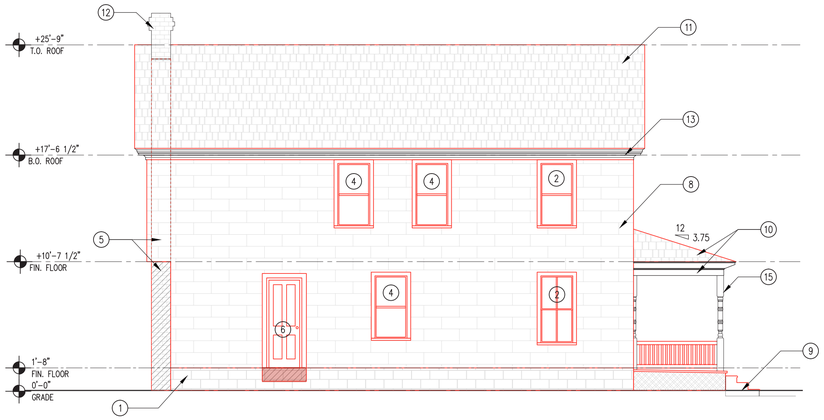
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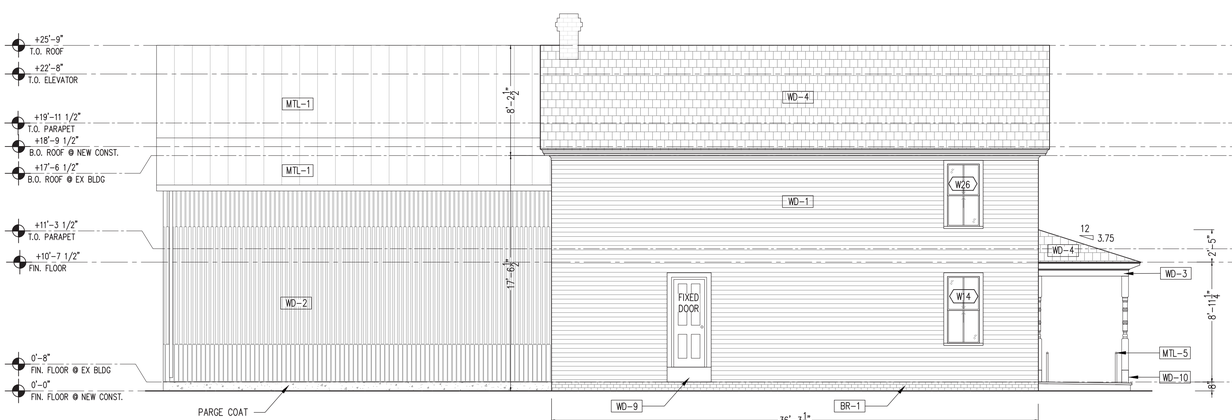
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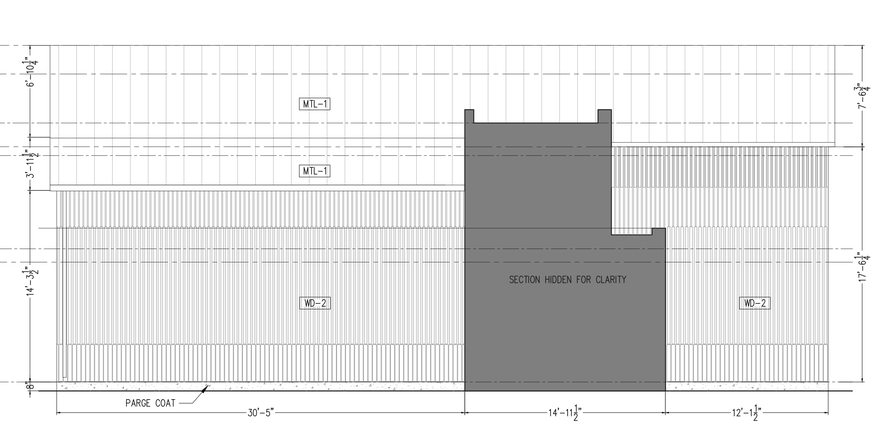
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3/16" = 1'-0"

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3 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Talbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Work Drawings

Proposed Wood Cladding at Existing Building

The original wood siding has been determined to be 4 inch exposure cedar clapboard siding and is currently covered by non-original cementitious siding. The cementitious siding is proposed to be removed to expose the original wood siding. All replacement siding is to match original and shall be left untreated to age naturally.

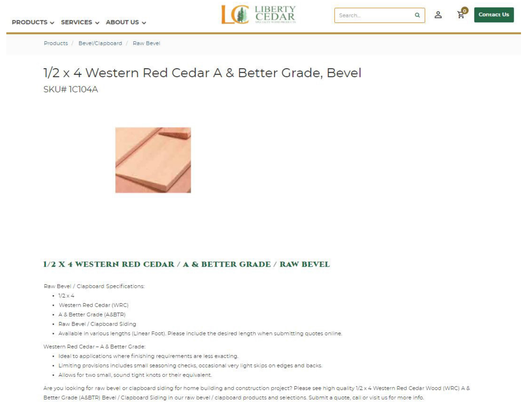
Design Reference Images





Aged Cedar

Selected Product (final selection pending bidding)



Proposed Exterior Perspective



Existing Building (106 Talbot Lane)

New Construction ("Connector")

New Construction ("Annex")

Proposed Wood Cladding at New Construction (Annex)

The proposed applied cladding is to match cedar siding at existing building, but oriented vertically. The proposed pattern references existing neighborhood board and batten cladding patterns with horizontal breaks. The elevation heights of the rhythm changes relate to the existing building window sill and meeting rail heights. Applied board siding shall be left untreated to age naturally.

Neighborhood Precedent Reference Images



200 North St

Design Reference Images



Cladding Pattern: Existing/Proposed Relationship



1 WEST ELEVATION AT EXISTING BUILDING
1/2" = 1'-0"

2 WEST ELEVATION AT NEW CONSTRUCTION
1/2" = 1'-0"

3 NEW CONSTRUCTION CLADDING SECTION
1/2" = 1'-0"

GRT ARCHITECTS

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Proposed Work Materials

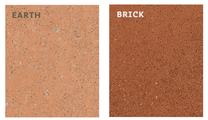
Proposed Cladding at New Construction (Connector)

Commissioned Mockup

Color Mixing References



Mockup 1: Buddy Rhodes pigments



Courtyard Rendering

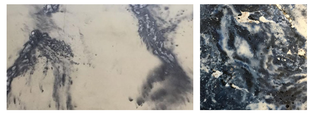


Proposed Exterior Perspective



Mockup Specifications

color mixing
Use (3) pigments to achieve clouded "watercolor" effect similar to prior work shown below in subtle range of hues naturally occurring in weathered brick. Hue pattern/color mixing in mockup plans shown for reference only--it is understood that mixing will vary with mockup.

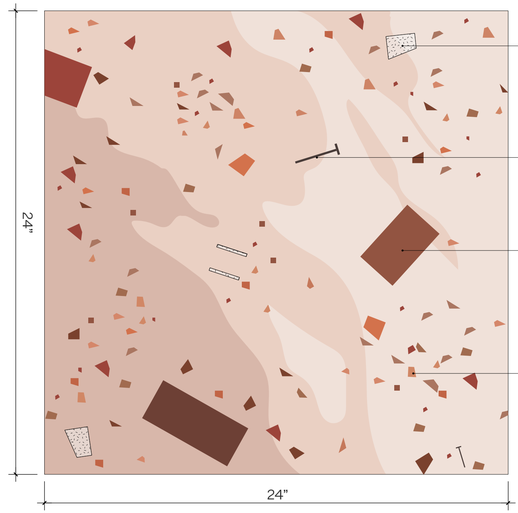


previous work by local artisan

embedded objects/aggregate
To be distributed to achieve variation across mockup similar to distribution of prior work shown below. See descriptions of embedded objects/aggregate to the right.



previous work by local artisan



broken glass
For mockup purposes could be any clear/brown/amber glass available. TBD if we could use glass found on site (e.g. perfume bottle). Shown with hatch for clarity.

metal pieces
For mockup purposes could try nails, screws, other smaller scrap pieces ranging 1"-4" in size.

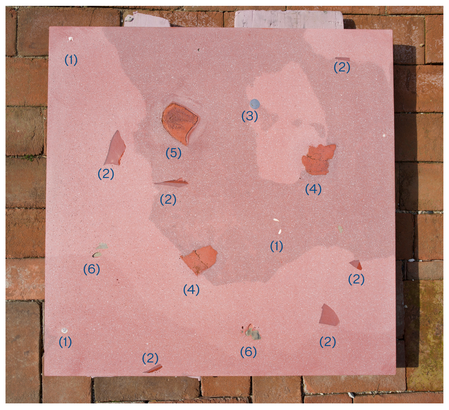
sawn brick sections
Would like to see how a few (2-3) full sections of brick works. Could be cut at different angles to achieve variation in size. Would like to use brick from site but for mockup purposes could supplement with other found brick (preferably weathered).

crushed brick
Sledgehammered red brick varied in size. Would like to use brick from site but for mockup purposes could supplement with other found brick (preferably weathered).

concrete panel mockup plan 1
scale: 3" = 1'-0"

Mockup 1 Results

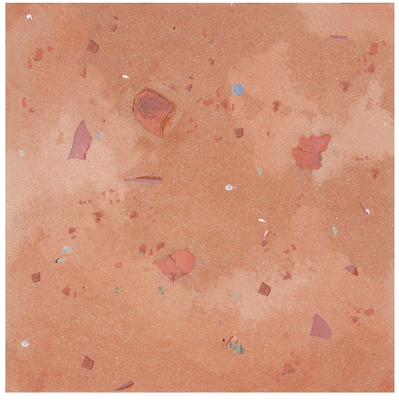






(1) oyster shell
(2) glass
(3) steel spike
(4) brick - flush
(5) brick - raised
(6) slate

Mockup 2 Proposed Revisions



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John Hutchison Architecture

Academy Art Museum Annex

106 Talbot Lane
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March 25, 2024

Proposed Roofing at Existing Building

Original shake/shingle roofing composition to be determined (cedar or cypress). Proposed roofing at existing building to match. Shakes or shingles to be left untreated to age naturally.

Design Reference Images





Proposed Roofing at New Construction (Connector)

Hardy grass/wildflower green roof proposed for new construction connector roof. Low maintenance green roof species selection and irrigation strategy to be determined and submitted to HDC at a later date.

Design Reference Images









Proposed Roofing at New Construction (Annex)

Aluminum standing seam roof proposed for new construction sloped roof. Neighborhood structures utilizing standing seam roofs shown for reference.

Neighborhood Precedent Reference Images



120 South St



114 South St

Design Reference Images

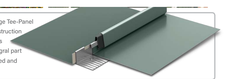




Selected Product: Aluminum charcoal grey standing seam roof, 1.5" seam height continuous interlocking engineered roof system (final selection pending bidding)

Berridge Tee-Panel

STANDING SEAM SYSTEM



The architectural metal standing seam Berridge Tee-Panel is designed for residential or commercial construction over solid sheathing. This 1" high panel comes with an exclusive vinyl weatherseal as an integral part of the snap-on seam and can be used in curved and tapered applications.*

Materials
24 Gauge Steel
Limited Availability: 22 Gauge Steel, 0.032 Aluminum

Specifications
Uses: Roof, Fascia
Coverage: 12 ¼"
Finishes: Smooth
Fasteners: Concealed
Applications: Solid sheathing
Seam: 1" snap-on with extruded vinyl weatherseal

Installation - Standard
- Panel is available from the factory in continuous lengths to a maximum of 40'
- May be site formed in continuous lengths with the Berridge SS-14 Roll Former
- Extruded vinyl weatherseal is an integral part of snap-on seam cap and prevents siphoning or flooding over seam
- Extra snap-on seam caps are factory formed to a maximum of 40'
- Use Seam Sleeve for splicing Tee-Panel snap-on seams
- Entire roof area shall be covered with Berridge approved underlayment
- Use 1" Tee-Clip with Steel panels**
- Use 1" Stainless Tee-Clip with Aluminum panels**



Note:
* Consult Curved/Tapered Tee-Panel data sheet or www.berridge.com for more information
** Consult Berridge Technical for clip spacing

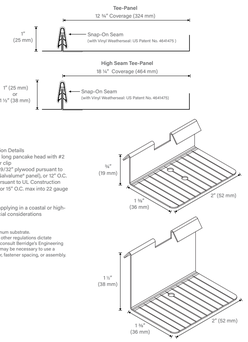
Pictured Above
Project: Chaparral Energy
Architect: Elliott Architectures
General Contractor: Lippert Bros, Inc.
Installing Contractor: Oklahoma Roofing & Sheet Metal
Color: Hemlock Green

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 • 800-669-0009 • www.berridge.com

Charcoal Grey

Berridge 1" & 1 ½" Tee-Clip

FOR USE WITH TEE-PANEL & HIGH SEAM TEE-PANEL



Materials
24 Gauge Steel
Stainless Steel*

Installation
- Install per Berridge Installation Details
- Attachment: Use (1) #10 x 1" long pancake head with #2 Phillips bit* on the head pan (1) #10 x 1 ½" (38 mm) min into 15/32" plywood pursuant to UL Construction #286 (for Galvalume® panel), or 12" O.C. max into 19/32" plywood pursuant to UL Construction #286 (for aluminum panel), or 10" O.C. max into 22 gauge steel deck**
- Use 2 Clips at the eave
- Please consult BMC when applying in a coastal or high-wind load area or have special considerations

Note:
* Consult BMC for use with Aluminum substrate.
** If specifications, local codes, or other regulations dictate specific wind uplift requirements, consult Berridge's Engineering Department at (800) 669-0009. It may be necessary to use a different clip, clip spacing, fastener, fastener spacing, or assembly.

Dimensions shown above are nominal.

CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

All information subject to change without notice. See website for details, specifications, and Watertightness Warranty requirements.
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Proposed Exterior Perspective



Existing Building
(106 Talbot Lane)

New Construction
("Connector")

New Construction
("Annex")

GRT ARCHITECTS

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Elevational Window/Door Key at Existing Building





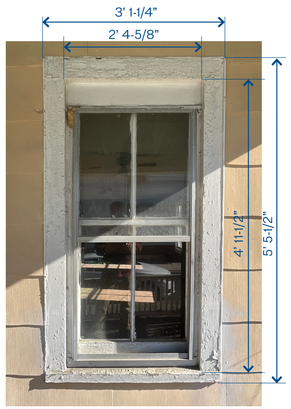




* denotes not likely original window/door

* denotes not likely original rough opening

Field Measurements



A



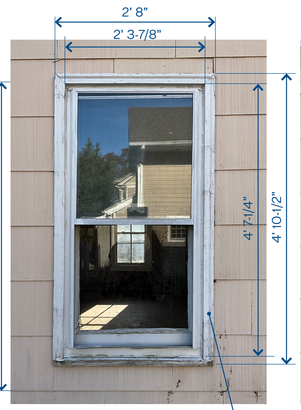
B



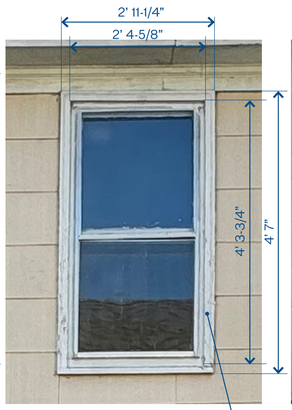
C



D



E



F

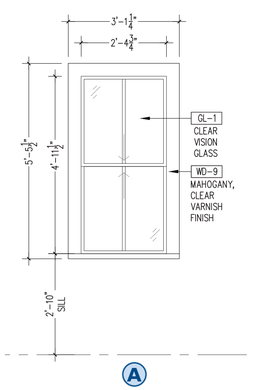


1



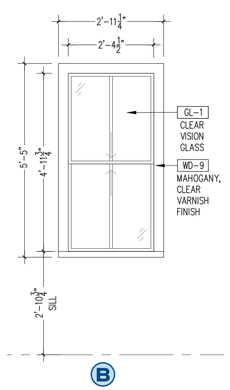
2

Proposed Window Schedule at Existing Building



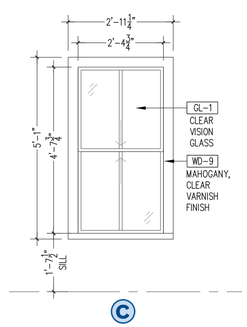
A

3 WINDOW TYPE (A) – EX BLDG
1/2" = 1'-0"



B

4 WINDOW TYPE (B) – EX BLDG
1/2" = 1'-0"



C

5 WINDOW TYPE (C) – EX BLDG
1/2" = 1'-0"

D

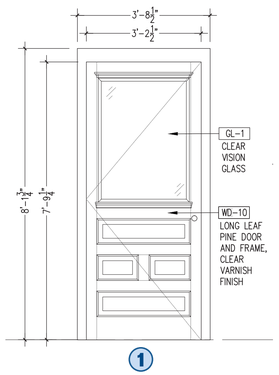
proposing removal of window

E

proposing removal of non-original window

F

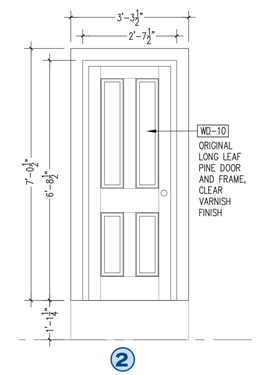
proposing removal of non-original window



1

NEW CODE-COMPLIANT DOOR WITH DETAILS TO MATCH EXISTING DOOR

6 DOOR 101-1 – EX BLDG
1/2" = 1'-0"



2

7 FIXED DOOR – EX BLDG
1/2" = 1'-0"

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Talbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Work
Windows + Doors

Window/Door Schedule at Existing Building

WINDOW SCHEDULE									
				Window Size					
Level	Tag	Location	Type	W	H	Glazing	Frame Material	Manufacturer	Notes
Floor 1	W11	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W12	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W13	106 Frame Shop	(A)	28 5/8"	59 1/2"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W14	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
Floor 2	W21	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W22	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W23	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W24	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W25	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W26	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W27	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original
	W28	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Mahogany, Clear Varnish	Marvin Double Hung	To match original

Note: Remove all rotted out sills and replace. Install new wood subsills to match the profile depth of the existing sills. Remove head and jamb casings if rotted. If they are found to be in acceptable condition and are able to accommodate the new windows, keep in place.

DOOR SCHEDULE							
					Door		
Level	Tag	Location		Description	Size (W x H)	Thickness	Material
Floor 1	101-1	Exterior	106 Entry/Frame Shop		36" x 80 1/2"	1 3/4"	WD-10

Proposed Window Manufacturer for Existing Building

Marvin Ultimate Wood Double Hung

Two-over-two style with Mahogany clear varnish finish. Profiles to match those of existing original windows. Final selection pending bidding.



Exterior View

Ultimate Wood Double Hung

The Ultimate Wood Double Hung window is ideal for historic projects where a wood exterior is needed to match original architectural details. Offers flexible design options like single hung or stationary sash configurations.

- Multiple design options and woods available to match historical aesthetics and design requirements
- Fits openings up to 4 feet wide by 8 feet high
- Also available as a round top, single hung, stationary transom, or picture window

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.



EXTERIOR

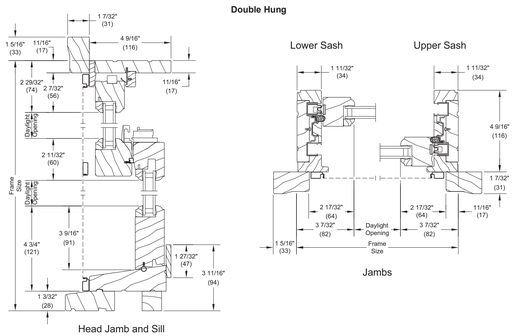


MARVIN

Ultimate Wood Double Hung

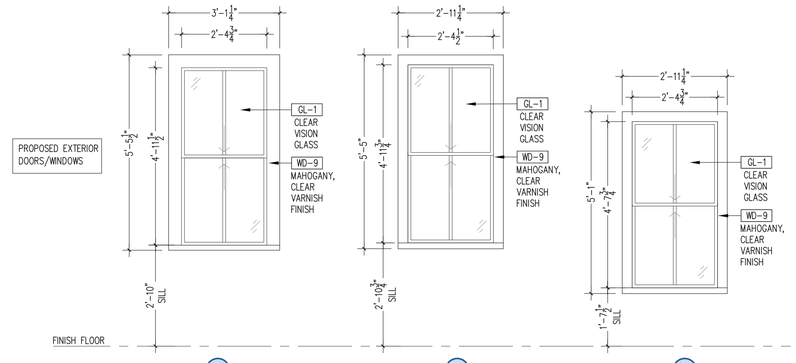
Section Details: Operating

Scale: 3" = 1' 0"



Head Jamb and Sill

Jambs



A — TWO-OVER-TWO DOUBLE HUNG; PROFILE TO MATCH EXISTING WINDOW

3 WINDOW TYPE (A) – EX BLDG 1/2" = 1'-0"

B — TWO-OVER-TWO DOUBLE HUNG; PROFILE TO MATCH EXISTING WINDOW

4 WINDOW TYPE (B) – EX BLDG 1/2" = 1'-0"

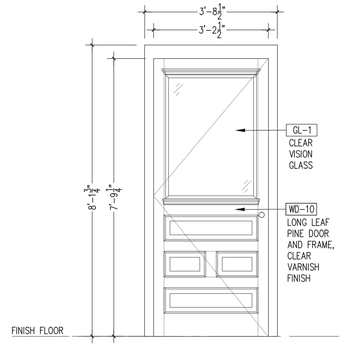
C — TWO-OVER-TWO DOUBLE HUNG; PROFILE TO MATCH EXISTING WINDOW

5 WINDOW TYPE (C) – EX BLDG 1/2" = 1'-0"

Proposed Door/Millwork Manufacturer for Existing Building

Custom Entry Door

To match design of existing door. Updated dimensions to accommodate code/accessibility requirements. Door to have four long horizontal panels as shown. Final fabricator selection pending bidding.

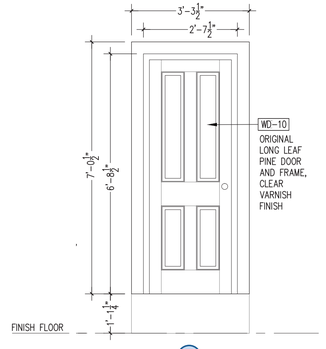


1 NEW CODE-COMPLIANT DOOR WITH DETAILS TO MATCH EXISTING DOOR

6 DOOR 101-1 – EX BLDG 1/2" = 1'-0"

North Elevation Existing Fixed-In-Place Door

Salvage existing solid four panel door: two long vertical panels over two short vertical panels. Remove paint and glass lites. Infill panels with wood to match and treat with clear varnish.



2 TO MATCH ORIGINAL DIMENSIONS; REMOVE PAINT AND GLASS LITES AND INFILL PANEL WITH WD TO MATCH (NOT LIKELY ORIGINAL TO DOOR)

7 FIXED DOOR – EX BLDG 1/2" = 1'-0"

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Talbot Lane Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Window/Door Schedule at Existing Building

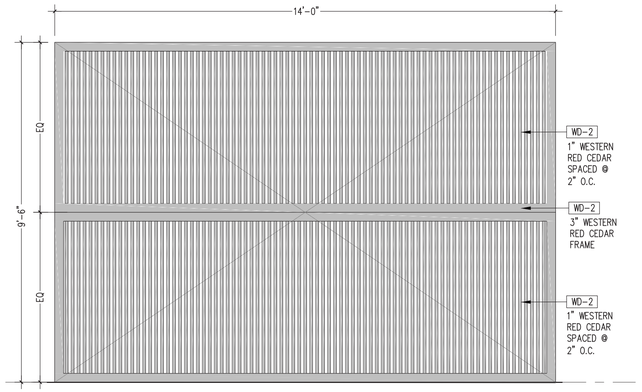
DOOR SCHEDULE														
					Door				Frame					
Level	Tag	Location		Description	Size (W x H)	Thickness	Material	Rating	Material	Head	Jamb	Sill	Hardware	Notes
Floor 1	103-2	Exterior	Annex Collection Storage	Flush Slab Door	32" x 84"	1 3/4"	color/veneer to match WD-2							
	104-2	Exterior	Annex Loading/Exterior	Flush Slab Door	32" x 84"	1 3/4"	color/veneer to match WD-2							
	104-3	Exterior	Annex Loading	Bifold Garage with Wood Cladding	168" x 114"		color/veneer to match WD-2							

Proposed Garage Door Manufacturer for New Construction

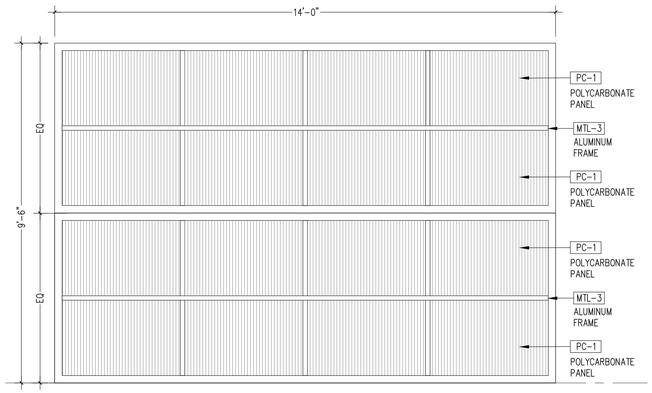
Design Reference Images







8A DOOR 104-3 EXTERIOR CLADDING - NEW CONST.
1/2" = 1'-0"



8B DOOR 104-3 FRAME - NEW CONST.
1/2" = 1'-0"

Proposed Door Manufacturer for New Construction

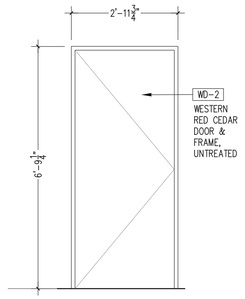
Proposed door is flat slab door to match proposed western red cedar cladding.

Design Reference Images









9 DOOR 104-2/103-2 - NEW CONST.
1/2" = 1'-0"

GRT ARCHITECTS

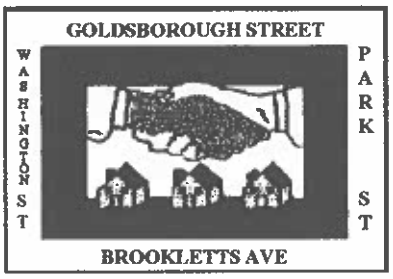
John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission
March 25, 2024

Proposed Work
Windows + Doors



East-End Neighborhood Association Testimony Before the Easton Historic District Commission Concerning the Proposed Academy Art Museum Renovation and Infill on Talbot Lane

April 8, 2024

Chairperson Demby and Members of the Easton MD Historic District Commission,

The East-End Neighborhood Association (EENA) is a non-profit association formed more than 30 years ago to improve the well being of people who live and work in Easton's East-End Neighborhood, the residential areas between Brookletts Avenue to the south, the residential parts of Washington and Hansen Streets to the west, Goldsborough Street to the north, and to the east, Park Street north of Dover and the rail trail to the south of Dover. The structures of concern are within EENA's boundaries.

EENA has the following comments on the proposed structure on Talbot Lane:

1. EENA has, in principle, supported the construction of a nearby auxiliary museum structure for storage, show preparation and art maintenance since its early planning. This is because the Academy Art Museum, which plays an important role in the lives of many families who live in Easton's East-End Neighborhood, must have the capability to function as a modern, accredited institution. Over time the museum has outgrown the ability to perform some of its work in it's main building, requiring additional space.

2. EENA supports the restoration of the historic house at 106 Talbot Lane and its incorporation into the overall design of the facility.

3. Easton's HDC guidelines for new construction calls for compatibility in scale, form, massing, height, color and character. The new building and bridge do not mirror the sense of the neighboring houses, particularly with regard to massing and building detail. Both the building and wall seem to loom over the small street and will loom over people on the street. The front

facade of the new building should be modified to include window or door openings or perhaps indentations to reduce it's plainness. This is also the case with the bridge. In this case relief could be provided using plantings in a living wall or perhaps variation in the plane of the bricks. The south side wall of the new building would also be improved with the addition of windows or indentations.

4. The garage door in the new building is large and dominates its front. Is a door of this size necessary or would smaller doors such as double doors be workable? Alternately, could art work be loaded and unloaded somewhere else, such as the recessed outdoor area where a modern door/garage door opening would not be so apparent?

5. EENA is concerned the space at the front of the storage facility will turn into permanent parking. That would impact the open public access shown on the drawings. We recommend the space in front of the new structure and bridge be maintained for public use.

Thank you,

Joseph Minarick, President
East-End Neighborhood Association

Railroad Hotel —Goldsborough Street at Pennsylvania Avenue

In 1870 Josiah Caldwell opened up his subdivision, Caldwell's Addition, a large tract of land which lay on both sides of the new railroad tracks and on both sides of Goldsborough Street. He had this tract platted in Blocks and Lots. That same year Thomas Webster bought Lot 28 in Block 3. The deed reads "with buildings and improvements made or being made." The lot extended from the intersection of Goldsborough Street and Pennsylvania Avenue, south 130 feet to Powell's Alley, west along the alley 30 feet, then north and east to the point of beginning. Mr. Webster put up a three-story building to be used as a hotel. Unfortunately, he died in 1872, and his executor, left in charge, seems to have let the property deteriorate badly. The Court ordered it sold in 1882 for the benefit of the heirs.

A succession of owners followed, but as a hotel enterprise this was never a very successful one. No doubt the opening of the new Avon Hotel, a really superior establishment, had much to do with the demise of the Railroad Hotel. At any rate, it was in a deplorable condition when Mr. Guy Lovelace, the head of Retrospect Studios Inc., bought it in 1976 for his firm. He has done an outstanding job of restoring this old building, which started out with such hopes of grandeur and success. Mr. Lovelace has now given it a productive life, with its antique shop, offices and studios.





PROPOSED FRONT ELEVATION

SCALE: ¼" = 1'-0" ARCHITECTURAL



PROPOSED RIGHT SIDE

SCALE: ¼" = 1'-0" ARCHITECTURAL



PROPOSED LEFT SIDE

SCALE: ¼" = 1'-0" ARCHITECTURAL



PROPOSED REAR ELEVATION

SCALE: ¼" = 1'-0" ARCHITECTURAL

SHEET NUMBER

E-1

PROJECT NUMBER:

NOTES:

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

Date of Plans Issued: February 23, 2024

REVISIONS

Rev. #:	Date:

WEST & CALLAHAN, INC. / EASTERN MILLWORK, INC.

8911 Mistletoe Drive Office #: 410-822-3617 / 410-820-8848

Easton, MD 21601 Fax #: 410-822-7954 / 410-820-7880

Drawn By: Christine Gross

Designer Specialist

Email: christinegross@goeaston.net

OWNER & PROPERTY INFO:

Owner(s): Happy Stafford (Oscar Alvarado)

Premises Address: 20 South Aurora Street
Easton, MD 21601

Mailing Address:

Map: 104 Tax Account #: 01-026135

Grid: 0 County: Talbot

Parcel: 1573 District: 1

Subdivision: 0000 Lot #: 8 /Acreage: 30' x 130'

Town of Easton Historic District Commission
Draft Decision Summary
Monday, March 25, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor
Michael Stuart

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:
Maria Brophy, Vice Chairperson

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

2. **Agenda Summary Review** —

   Commissioner Pezor moved to approve the March 25, 2024 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business —**

   a. **File No.:** **2023 - 920**
      Applicant: **Andrew Becker**
      Location: 205 Talbot Street, Easton, MD 21601

Tax Map 104, Grid 000, Parcel 1950
Zoning: R-7A

Request: The applicant is proposing an amendment to the Certificate of Appropriateness issued by the Commission in April of 2023 for a scope of renovations including the construction of a new rear addition, the replacement of the existing foundation, an in-kind replacement of the existing asphalt shingle roof, the replacement of the original doors, and the restoration of the original wooden siding. This application was first amended in October of 2023 to reflect a proposal for the new foundation to have a brick veneer instead of the originally approved parged block foundation. The applicant is now proposing to install a new standing seam metal roof. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 70. Roof Material

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation — None

Public Comment — None

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

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

b. File No.: 2022 - 780
Applicant: VP Construction
Location: 15 S. Higgins Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1601
Zoning: CB

Request: In November of 2022, the Commission granted a certificate of appropriateness for significant renovations to the structure with a scope of work including repair to the existing windows with new 2/2 windows, replacement of the rear door, an in-kind asphalt shingle roof replacement, and repair to the original wooden siding. The approval of this application was conditioned upon the windows being 2 over 2 windows; and the work was subsequently completed under a building permit issued in April of 2023. The applicant is now proposing

an amendment to the COA with a request to use double hung 1 over 1 windows instead. This is a contributing structure to the Historic District, and the Historic District Survey notes that the original windows for this structure were 2 over 2 style wooden windows.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation
Tim Vanvonno, VP Construction

Public Comment — None

Commissioner Stuart moved to approve the application with the condition that the existing windows will have SDL's added to create a 2 over 2 arrangement. Commissioner Greer seconded the motion.

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

4. New Business —

a. File No.: 2024 - 1157
Applicant: Jennifer Gilmer Kitchen & Bath
Location: 108 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2115
Zoning: R-10A

Request: The applicant is proposing to install a new aluminum-clad casement style window with simulated divided light on the east elevation of the structure. The proposed window is 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.

Historic District Guideline references:

i. Guideline 91. Shutters

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

Applicant Presentation:
Nancy McCarren AIA, Gilmer Kitchen & Bath

Public Comment — None

The applicant amended their application to reflect the new shutters being a composite material.

Commissioner Pezor moved to approve the amended application with the condition that: 1) the panel infill shall be a composite material and painted to match the trim; 2) The shutters will be sized to match the existing shutters . Commissioner Stuart seconded the motion.

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

b. File No.: 2024 - 1155
Applicant: Beaverdam Builders LLC
Location: 220 S. Washington Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2089
Zoning: R-10A

Request: The applicant is proposing to replace the existing deteriorated wooden porch with Trex composite decking material. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 65. Make Sensitive Replacements*
ii. *Appendix B.2. Common Substitute Materials (Porch and Deck Materials Composite)*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Brandon Barrow, Beaverdam Builders LLC

Public Comment:
Jerry Barrow, Barrow & Sons

Commissioner Bateman moved to table the application pending the submission of a revised application with a scope of work that includes the replacement of the composite steps and risers with tongue and groove wood, and the in-kind replacement of the tongue and groove wood porch decking. Commissioner Greer seconded the motion.

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

c. **File No.:** **2024 - 1158**
Applicant: **Barrow & Sons LLC**
Location: 121 N. Locust Lane, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0720
Zoning: R-7A

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

Historic District Guideline references:
i. Guideline 70. Roof Material

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Jerry Barrow, Barrow & Sons LLC

Public Comment — None

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

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

ABSENT: 1 - Brophy

d. File No.: 2024 - 1160
Applicant: Marasun Roofing LLC
Location: 117 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1544
Zoning: R-7A

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

Historic District Guideline references:
i. Guideline 70. Roof Material
ii. Guideline 90. Make Sensitive Replacements (Windows)

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
John Marrah, Marasun Roofing LLC

Public Comment — None

The applicant amended the application to exclude the request for the in-kind vinyl window replacement.

Commissioner Pezor moved to approve the amended application for the in-kind asphalt shingle roof replacement as submitted. Commissioner Bateman seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Bateman moved to approve the March 11, 2024 Decision Summary. Commissioner Pezor seconded the motion.

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

7. Administrative Approval

a. File No.: 2024 - 1159
Applicant: All Exteriors LLC
Location: 203 E. Earle Avenue, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2128
Zoning: R-10A

Request: The applicant is requesting to remove and replace the existing asphalt shingle roof in-kind. The existing soffit, facia 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*
iii. *Guideline 70. Roof Material*

b. File No.: 2024 - 1161
Applicant: Mid-Shore Exteriors
Location: 313 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2250
Zoning: R-10A

Request: The applicant is requesting to remove and replace the existing asphalt shingle roof in-kind. The existing soffit, facia 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*
iii. *Guideline 70. Roof Material*

c. File No.: 2022-701
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street, Easton, MD 21601

Tax Map 103, Grid 0EA, Parcel 0747
Zoning: R-7A

Request: The applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

1) Mechanical equipment shall be located out of view of the public right of way.
2) The exterior conduit shall be painted to match the exterior surface to which it is applied.
3) Units shall be screened from view using plantings, fencing, or other appropriate structures.

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

d. File No.: 2024 - 1164
Applicant: Jeffrey Mallory
Location: 523 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0764
Zoning: R-7A

Request: The applicant is requesting to remove and replace five (5) sections of fencing from Park Street. The sections of fencing will be relocated to surround the garbage/recycling cans in the rear alley. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

e. File No.: 2024 - 1153
Applicant: Shaw's Heating, Air & Plumbing
Location: 515 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1044
Zoning: CB

Request: The applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

1) Mechanical equipment shall be located out of view of the public right of way.
2) The exterior conduit shall be painted to match the exterior surface to which it is applied.

3) Units shall be screened from view using plantings, fencing, or other appropriate structures.

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

f. File No.: 2024 - 1168
Applicant: DBS Fine Jewelers
Location: 7 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning: CB

Request: The applicant is requesting to install a 20" x 18" wall sign that is considered a temporary sign by the Town's Zoning Ordinance. The application may be administratively approved subject to the following condition:

1) Connections for the sign shall be through the mortar joint rather than the masonry unit.

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage
ii. Guideline 35. Wall Signs

8. Consent Docket — None

9. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:00 p.m.

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

Application #:	24-1165
Date Received:	03/22/2024
Fee Paid:	
HDC Meeting Date:	04/08/2024
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: 12 Brooklette Ave Easton MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Carrie Mock
TELEPHONE NO.: 410 507 1073 EMAIL: Carrie.mock@engelvoelkers.com

Applicant or Agent

NAME: JL Painting Corp
TELEPHONE NO.: 443 510 0058 EMAIL: INFO@JLPainting-corp.com

Description of Proposal (include additional sheets, as necessary)

Roof replacement

GAF asphalt shingles

"Like" materials being used

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 3/22/24 March 22nd 2024
Printed Name of Applicant or Agent Tony McClure / Julio Pineda

Revised 4.4.2022

TM

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 (Attached Google view)
- ☒ 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.

TM

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. No new and any replaced wood tobe done w/ like material

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

TM

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.

To be added in with application 24-1165

JL Painting Corp installing a new "like" material roof

12 Brooklets Ave, Easton MD 21061

This document is to specify there will be no change of soffits, gutter, trim boards. This is a "like" roof replacement. Current home has asphalt shingles and will be replaced with asphalt shingles.

The shingle replacement is GAF HD Timberline architecual shingles.

If there is any wood replacement needed, JL painting will take photographs and document where the replacement was made. All replaced materials will be made with wood and to spec.





12 Brookletts Ave, Easton, MD 21601



EXTENDED COVERAGE 2D

Report Details Report:57687714

Roof Details
Total Area =3,689 sq ft
Total Roof Facets =11
Predominant Pitch = 10/12
Number of Stories >1
Total Ridges = 116 ft
Total Valleys = 68 ft
Total Rakes = 286 ft
Total Eaves = 181 ft

Report Contents
Images 1
Length Diagram 2
Pitch Diagram 3
Area Diagram 4
Notes Diagram 5
Report Summary 9

eagleview

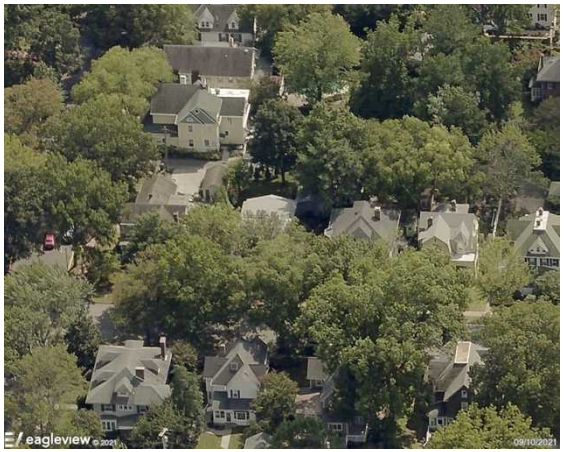
SATISFACTION EXTENDED COVERAGE GUARANTEED

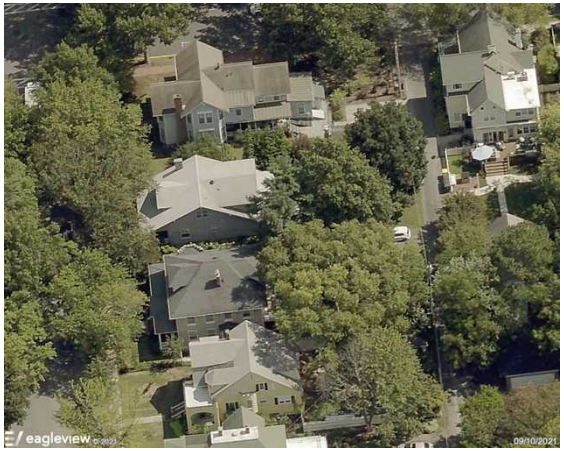
Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including but not limited to tree coverage, poor images, low photo resolution or other blockages, this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.
Measurements provided by EagleView

Contact: Julio Pineda
Company: JL PAINTING CORP.
Address: 800 Nursery Rd
Linthicum Heights, MD 21090
Phone: 443-510-0058

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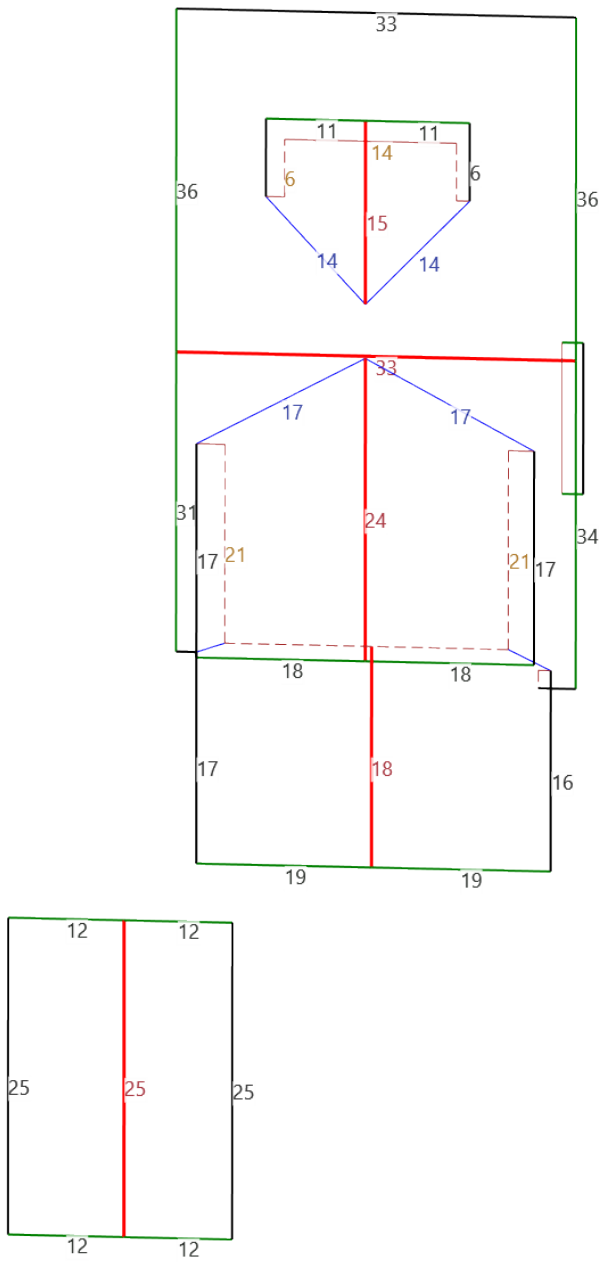
Images

The following aerial images show different angles of this structure for your reference.

EXTENDED COVERAGE 2D

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Length Diagram

Total Line Lengths:

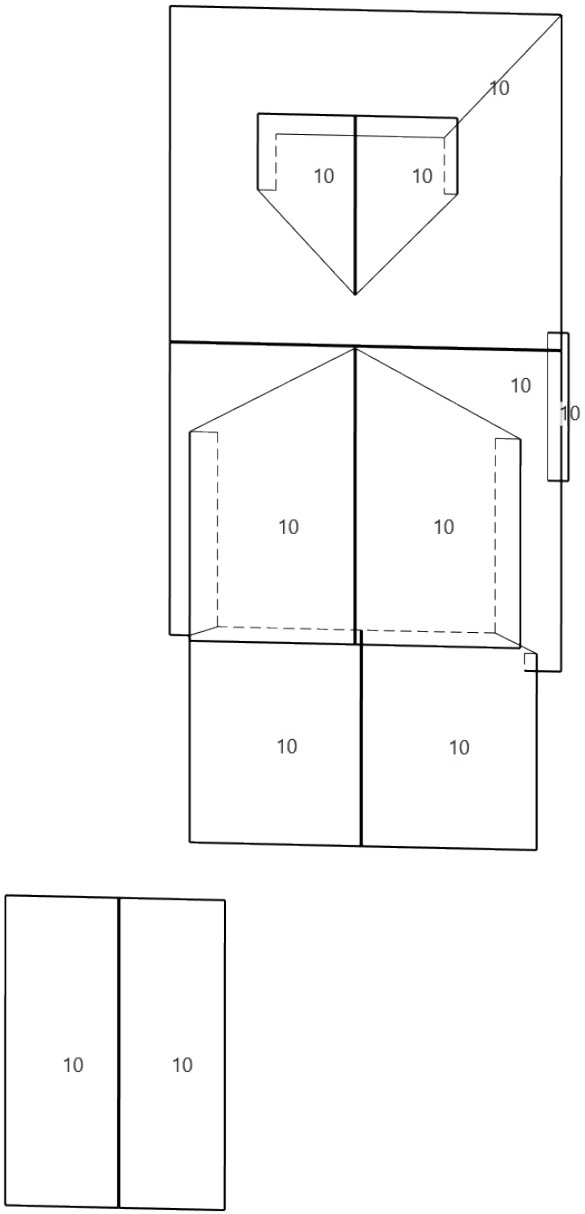
Ridges = 116 ft
Hips = 0 ft
Valleys = 68 ft
Rakes = 286 ft
Eaves = 181 ft
Flashing = 35 ft
Step flashing = 86 ft
Parapets = 0 ft

Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

EXTENDED COVERAGE 2D

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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 10/12.

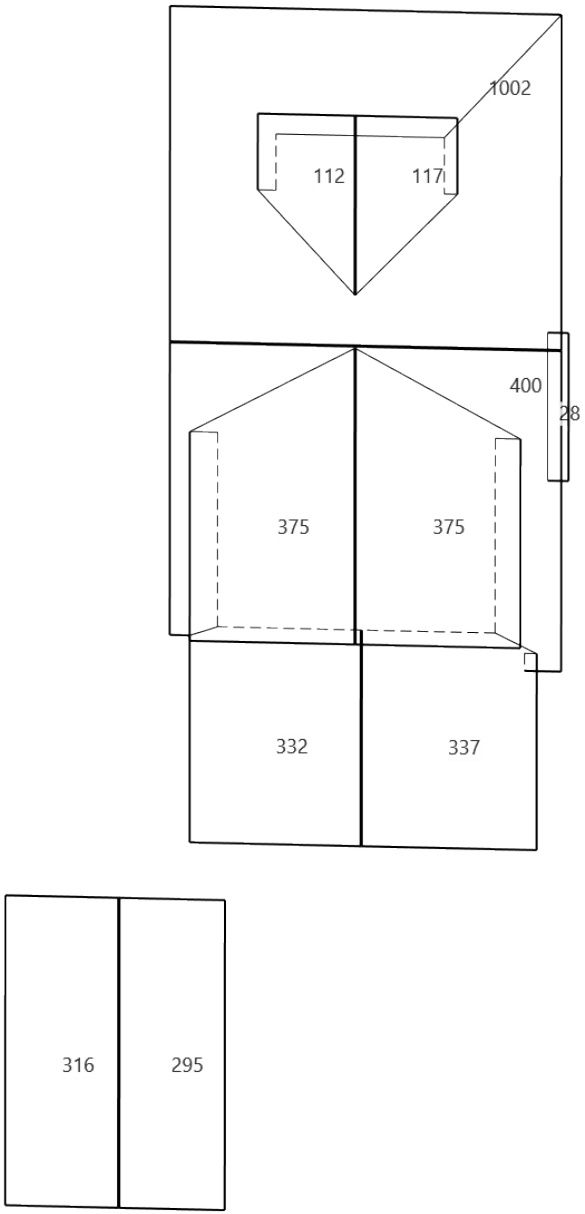
Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

EXTENDED COVERAGE 2D

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Area Diagram

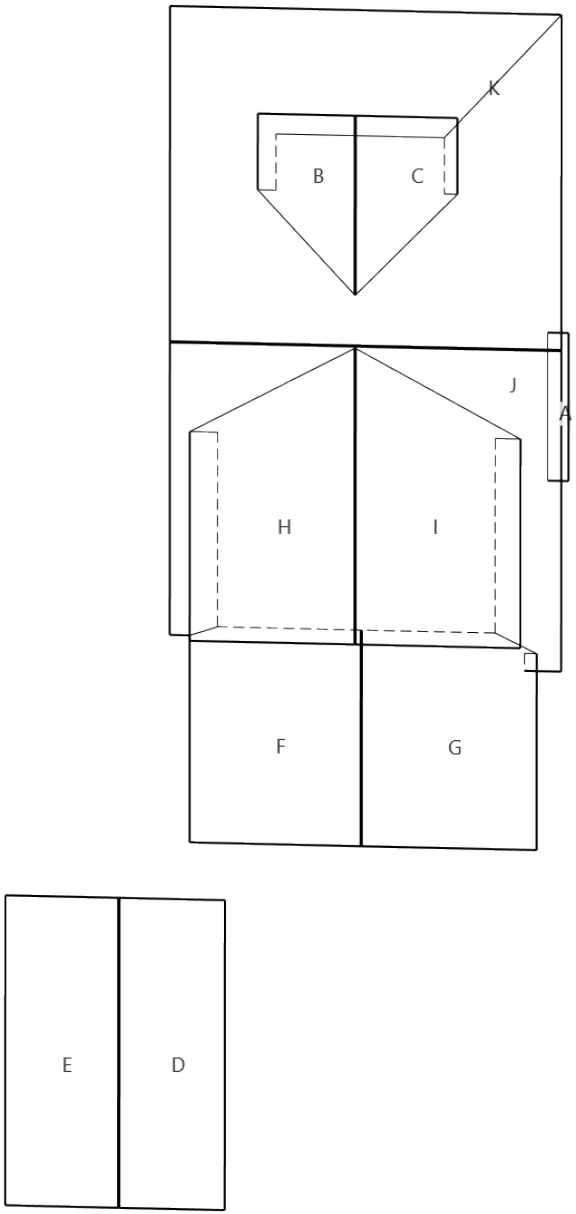
Total Area = 3,689 sq ft, with 11 facets.

Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square feet after being totaled).

EXTENDED COVERAGE 2D

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Notes Diagram

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

EXTENDED COVERAGE 2D

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Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	21.2	21.5	22.3	23.7	25.5	27.6	30	32.6	35.3	38.2	41.2
B	85.9	87.1	90.5	96	103.2	111.8	121.5	132	143.2	154.9	167
C	90.1	91.3	95	100.7	108.3	117.3	127.4	138.4	150.2	162.4	175.1
D	226.6	229.7	238.9	253.3	272.3	295	320.5	348.2	377.7	408.5	440.4
E	242.4	245.7	255.5	271	291.3	315.5	342.8	372.5	404	437	471.1
F	255	258.5	268.8	285.1	306.5	331.9	360.6	391.8	425	459.7	495.6
G	258.6	262.2	272.6	289.1	310.8	336.6	365.7	397.4	431	466.2	502.6
H	287.9	291.9	303.5	321.9	346	374.8	407.2	442.4	479.8	519	559.6
I	288.1	292.1	303.7	322.1	346.3	375	407.4	442.7	480.2	519.4	560
J	307.4	311.6	324	343.7	369.4	400.1	434.7	472.3	512.3	554.2	597.5
K	770.1	780.7	811.8	861	925.5	1002.4	1089.1	1183.3	1283.5	1388.3	1496.8
Total	2833	2872	2987	3168	3405	3688	4007	4354	4722	5108	5507

EXTENDED COVERAGE 2D

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Each value is rounded to the nearest square foot. The totals are based on the unrounded values.

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Report Summary
Structure #1

Areas per Pitch	
Roof Pitches	10/12
Area (sq ft)	3077.6
% of Roof	100%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater.
For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

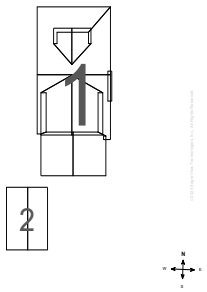
Waste %	**0%**	5%	8%	**10%**	12%	15%	20%	25%	30%
Area (Sq ft)	**3078**	3232	3325	**3386**	3448	3540	3694	3848	4002
Squares *	**31.00**	32.33	33.33	**34.00**	34.66	35.66	37.00	38.66	40.33
	Measured			**Suggested**					

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.



Total Roof Facets = 9

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Lengths, Areas and Pitches

Ridges = 90 ft (4 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 68 ft (6 Valleys)
Rakes† = 238 ft (12 Rakes)
Eaves/Starter‡ = 130 ft (10 Eaves)
Drip Edge (Eaves + Rakes) = 368 ft (22 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 35 ft (7 Lengths)
Step flashing = 86 ft (7 Lengths)
Predominant Pitch = 10/12
Total Area (All Pitches) = 3077.64 sq ft

Property Location

Longitude = -76.0747659
Latitude = 38.7702647

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

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Report Summary
Structure #2

Areas per Pitch	
Roof Pitches	10/12
Area (sq ft)	610.5
% of Roof	100%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater.
For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

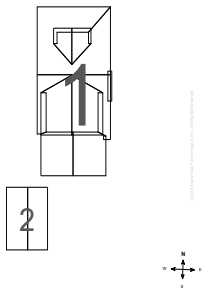
Waste %	**0%**	5%	8%	**10%**	12%	15%	20%	25%	30%
Area (Sq ft)	**611**	642	660	**673**	685	703	734	764	795
Squares *	**6.33**	6.66	6.66	**7.00**	7.00	7.33	7.66	7.66	8.00
	Measured			**Suggested**					

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.



Total Roof Facets = 2

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Lengths, Areas and Pitches

Ridges = 26 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 48 ft (4 Rakes)
Eaves/Starter‡ = 51 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 99 ft (6 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 10/12
Total Area (All Pitches) = 610.5 sq ft

Property Location

Longitude = -76.0747659
Latitude = 38.7702647

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

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Areas per Pitch	
Roof Pitches	10/12
Area (sq ft)	3688.1
% of Roof	100%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Report Summary

Below is a measurement summary of the values presented in this report.

Total Roof Facets = 11

Property Location

Longitude = -76.0747659
Latitude = 38.7702647

Notes

There were no changes to the structure in the past four years.

Lengths, Areas and Pitches

Ridges = 116 ft (5 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 68 ft (6 Valleys)
Rakes* = 286 ft (16 Rakes)
Eaves/Starter** = 181 ft (12 Eaves)
Drip Edge (Eaves + Rakes) = 467 ft (28 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 35 ft (7 Lengths)
Step flashing = 86 ft (7 Lengths)
Total Area = 3,689 sq ft
Predominant Pitch = 10/12

EXTENDED COVERAGE 2D

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=12+Brookletts+Ave,Easton,MD,21601
Directions from JL PAINTING CORP. to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=800+Nursery+Rd,Linthicum+Heights,MD,21090&daddr=12+Brookletts+Ave,Easton,MD,21601

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

* Rakes are defined as roof edges that are sloped (not level).
** Eaves are defined as roof edges that are not sloped and level.

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RECEIVED
MAR 25 2024
TOWN OF EASTON

HD 24-39

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

Application #:	2024 - 1171
Date Received:	03/25/2024
Fee Paid:	$25.00
HDC Meeting Date:	04/08/2024
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 18 N West Str
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Historical Society
TELEPHONE NO. 410-822-0773 EMAIL

Applicant or Agent

NAME Gannons Refrigeration
TELEPHONE NO. 410-822-3773 EMAIL Gannonsrefrig@aol.com

Description of Proposal (include additional sheets, as necessary)

Install: 1 VRF Wall Head Upstairs
1 VRF Wall Head Downstairs
1 VRF Condenser Outside
Connections Line Set & Control Wire in
Slim duct

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 J Brian Wegener
Date 3-25-24
Printed Name of Applicant or Agent J Brian Wegener

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

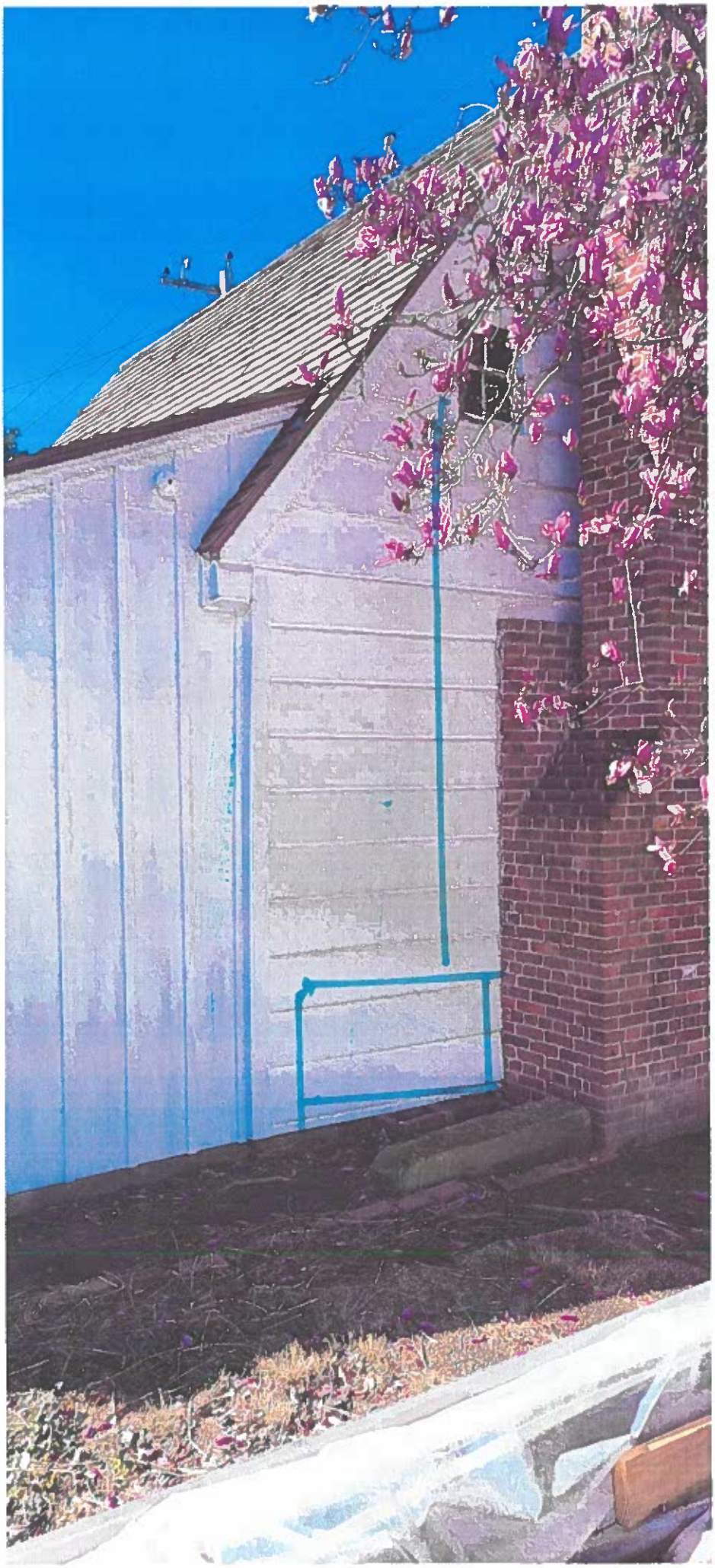
Other

☐ 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.



RECEIVED

MAR 25 2024

TOWN OF EASTON

HD 24-39

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

Application #:	2024-1171
Date Received:	03/25/2024
Fee Paid:	$25.00
HDC Meeting Date:	04/08/2024
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 20 N West Street

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

PROPERTY INFORMATION

OWNER NAME Historical Society

TELEPHONE NO. 410-822-0773 EMAIL

Applicant or Agent

NAME Gannon's R.C.

TELEPHONE NO. 410-822-3775 EMAIL Gannons&Refs@mail.com

Description of Proposal (include additional sheets, as necessary)

Install Ductless Heating + Cooling
One Evaporator Upstairs
" " Downstairs
1 Condensing unit installed outside

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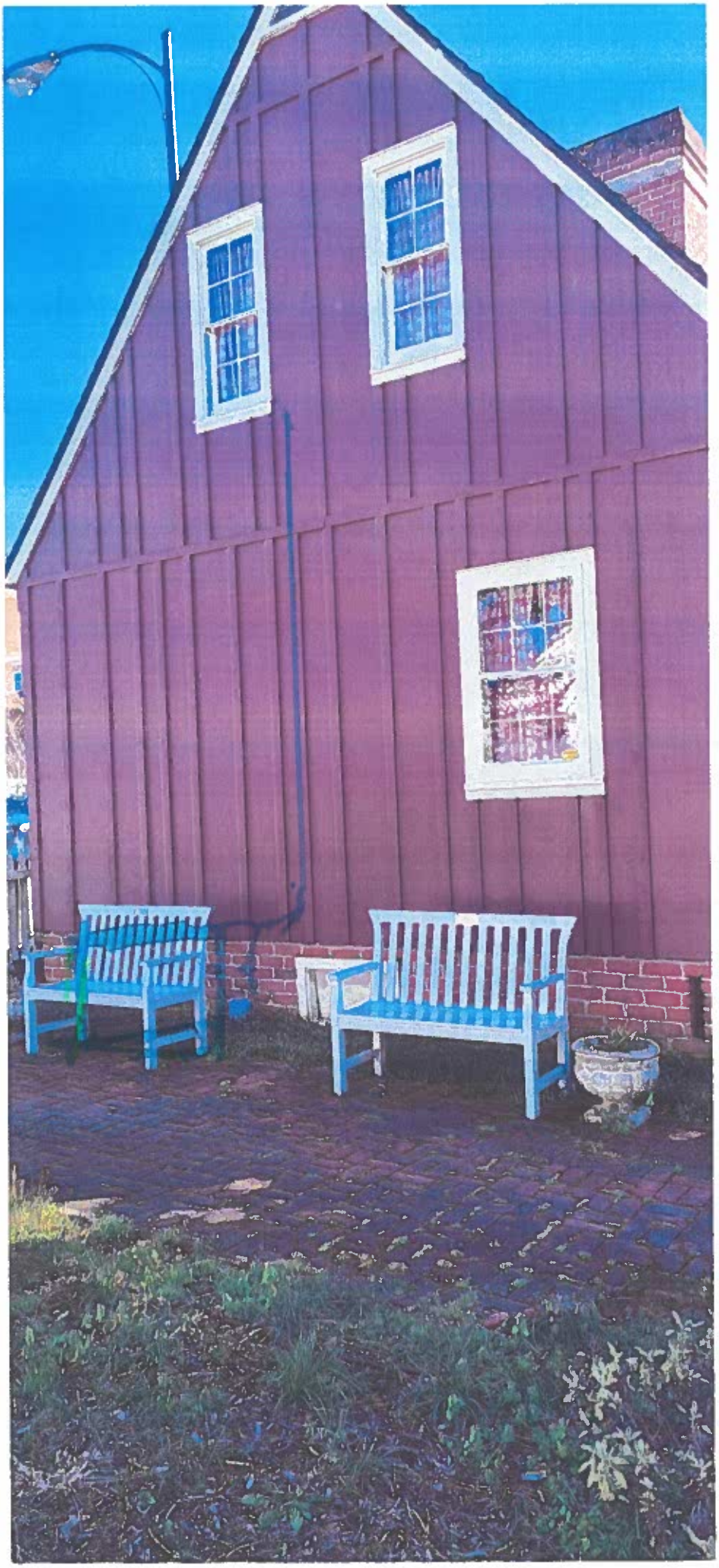
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent /Brian Wegener

Date 3-25-24

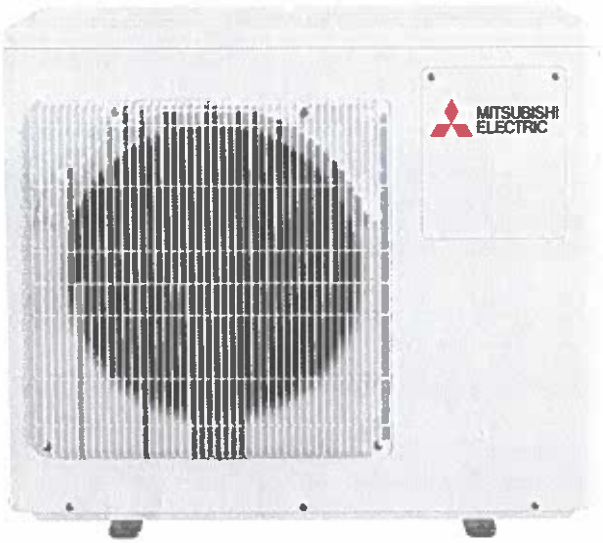
Printed Name of Applicant or Agent Brian Wegener

Revised 4.4.2022



MXZ-2C20NA4
1.66-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:



FEATURES

- Variable speed INVERTER-driven compressor
- M-NET connection through the outdoor unit
- Quiet outdoor unit operation as low as 50 dB(A)
- Intelligent Power Module (IPM) for reduced power loss
- Selectable thermal lockout/restart function
- Optional base pan heater
- High-pressure switch for additional protection
- A thermal differential of +/-1° F from setpoint
- 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

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-2C20NA4

Cooling[1] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	20,000 // 21,000 // 22,000 | 20,000 // 20,000
	Rated Capacity	BTU/H	18,000 // 19,000 // 20,000 | 19,000 // 20,000
	Minimum Capacity	BTU/H	5,700 // 5,700 // 5,700 | 6,550 // 7,400
	Maximum Power Input	W	2,245 // 2,258 // 2,270 | 2,258 // 2,270
	Rated Power Input	W	1,417 // 1,709 // 2,000 | 1,709 // 2,000
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 47°F[2] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,500 // 25,000 // 24,500 | 25,000 // 24,500
	Rated Capacity	BTU/H	22,000 // 22,000 // 22,000 | 22,000 // 22,000
	Minimum Capacity	BTU/H	7,400 // 7,400 // 7,400 | 9,450 // 11,500
	Maximum Power Input	W	2,455 // 2,433 // 2,410 | 2,433 // 2,410
	Rated Power Input	W	1,641 // 1,706 // 1,771 | 1,706 // 1,771
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 17°F[3] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	15,500 // 15,000 // 14,500| 15,000 // 14,500
	Rated Capacity	BTU/H	13,500 // 13,000 // 12,500 | 13,000 // 12,500
	Maximum Power Input	W	1,750 // 1,780 // 1,810 | 1,780 // 1,810
	Rated Power Input	W	1,364 // 1,515 // 1,665 | 1,515 // 1,665
Heating at 5°F[4] (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	11,100 // 11,000 // 10,900 | 11,000 // 10,900
	Maximum Power Input	W	1,600 // 1,650 // 1,700 | 1,650 // 1,700
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) | Mix (High-static) // Ducted (High-static))	SEER2		20.0 // 18.0 // 18.0 | 18.0 // 16.0
	EER2[1]		12.7 // 11.35 // 10.0 | 11.35 // 10.0
	HSPF2 (IV)		9.7 // 9.4 // 9.1 | 11.0 // 9.1
	COP at 47°F[2]		3.92 // 3.78 // 3.64 | 3.78 // 3.64
	COP at 17°F at Maximum Capacity[3]		2.6 // 2.48 // 2.35 | 2.48 // 2.35
	COP at 5°F at Maximum Capacity[4]		2.22 // 2.05 // 1.88 | 2.05 // 1.88
	ENERGY STAR® Certified		Yes // No // No | No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	20
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	17.2
	Maximum Overcurrent Protection	A	20
	Fan Motor Full Load Amperage	A	1.77
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	1,342 / 1,458
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	50
	Sound Pressure Level, Heating[2]	dB(A)	54
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB140FQUH2T
	Compressor Rated Load Amps	A	10.7
	Compressor Locked Rotor Amps	A	15.5
	Compressor Oil Type // Charge	oz.	NEO22 // 20.3
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	33-1/16 [840]
		D: In. [mm]	13 [330]
		H: In. [mm]	27-15/16 [710]
	Package Dimensions	W: In. [mm]	40 [1,006]
		D: In. [mm]	18-1/2 [466]
		H: In. [mm]	35-1/8 [892]
	Unit Weight	Lbs.[kg]	126 [57]
	Package Weight	Lbs.[kg]	150 [68]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum[*A])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / 5
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-4 / 5

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)
[1]Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
[2]Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions [4]Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

[*]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
[*A] 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-2C20NA4

Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	5.0, 15.0
	Maximum Pre-Charged Piping Length	Ft. [m]	131.0 [40.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		2
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	24,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B: 1/4 [A,B: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A,B: 3/8 [A,B: 9.52]
	Total Piping Length	Ft. [m]	164 [50]
	Maximum Height Difference, ODU above IDU	Ft. [m]	33 [10]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		50

NOTES:

AHRI Rated Conditions [1]Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) [2]Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions [4]Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
*A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
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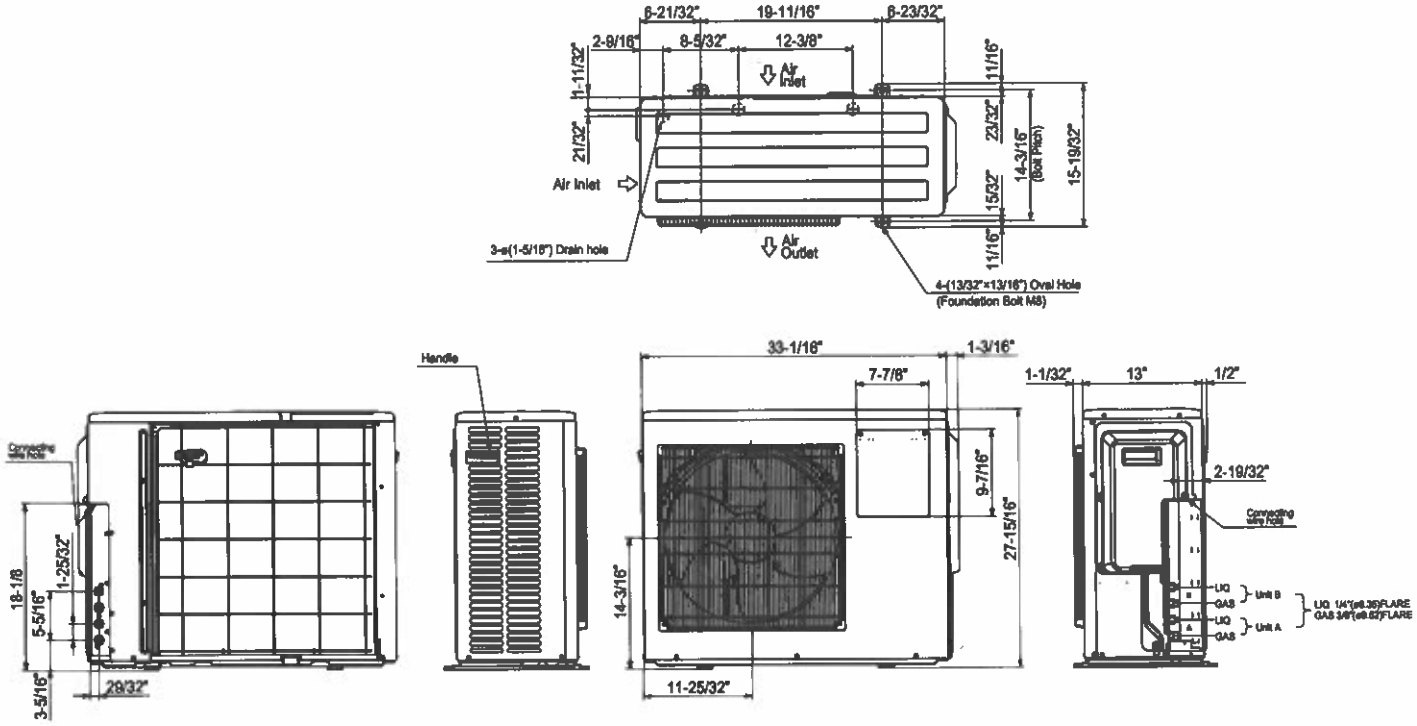
OUTDOOR UNIT ACCESSORIES: MXZ-2C20NA4

Air Outlet Guide	Air Outlet Guide	☐ MAC-856SG
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed, Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed, Plenum rated)	☐ CW162S-250
Drain Socket	Drain Socket	☐ MAC-811DS
Hail Guards	Hail Guard	☐ HG-A8
M-NET Converter	M-NET Converter	☐ PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	☐ ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Optional Defrost Heater	Base Heater	☐ PAC-646BH-E
Port Adaptor	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Single Fan Stand	☐ QSMS1801M
	24" Single Fan Stand	☐ QSMS2401M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1201M

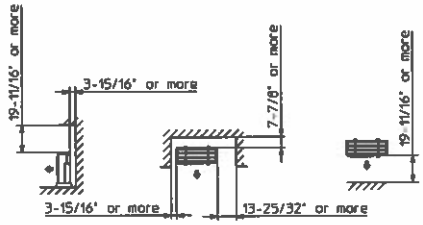
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OUTDOOR UNIT DIMENSIONS: MXZ-2C20NA4

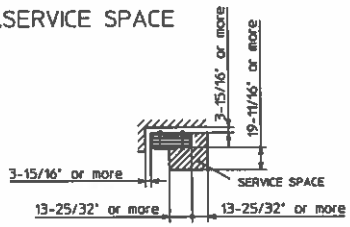
Unit: inch (mm)

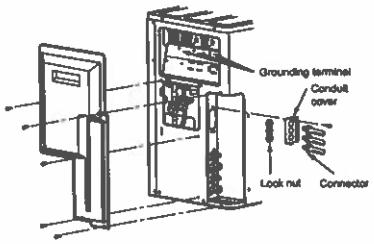


1.FREE SPACE



2.SERVICE SPACE





1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-2C20NA4 - 202311

Specifications are subject to change without notice.

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RECEIVED

APR 0 1 2024

TOWN OF EASTON

HD 24-45

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

Application #:	2024-1180
Date Received:	04/01/2024
Fee Paid:	$25.00
HDC Meeting Date:	04/08/2024
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: 15 South Street

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

PROPERTY INFORMATION

OWNER NAME: Michael Cattaneo

TELEPHONE NO.: 410-924-4141 EMAIL: MCattaneo@professionallease.com

Applicant or Agent

NAME:

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

Roof is leaking. Want to replace and repair rotted fascia + Soffit. ✓

* Gutters 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.

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

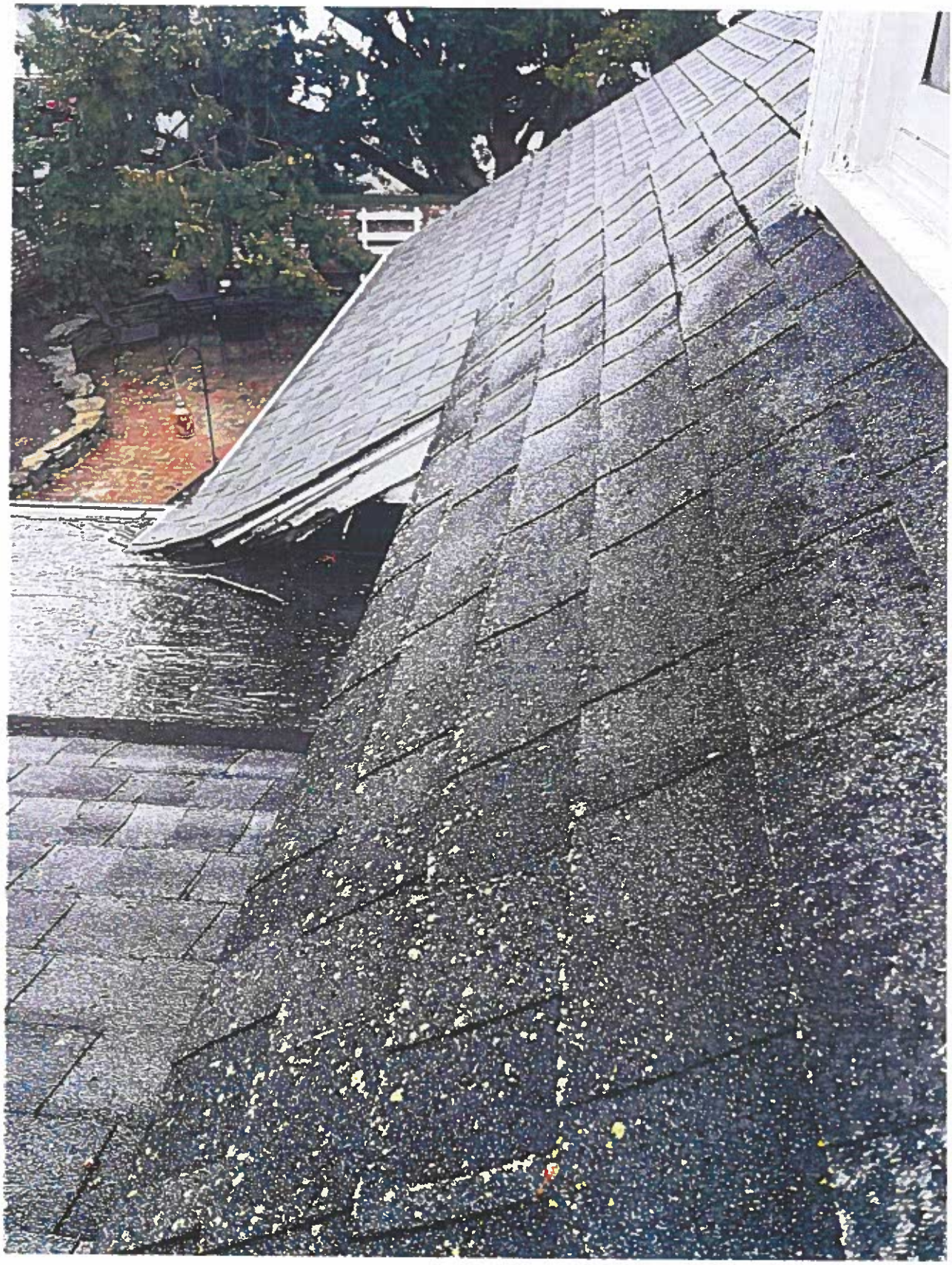
Signature of Applicant or Agent

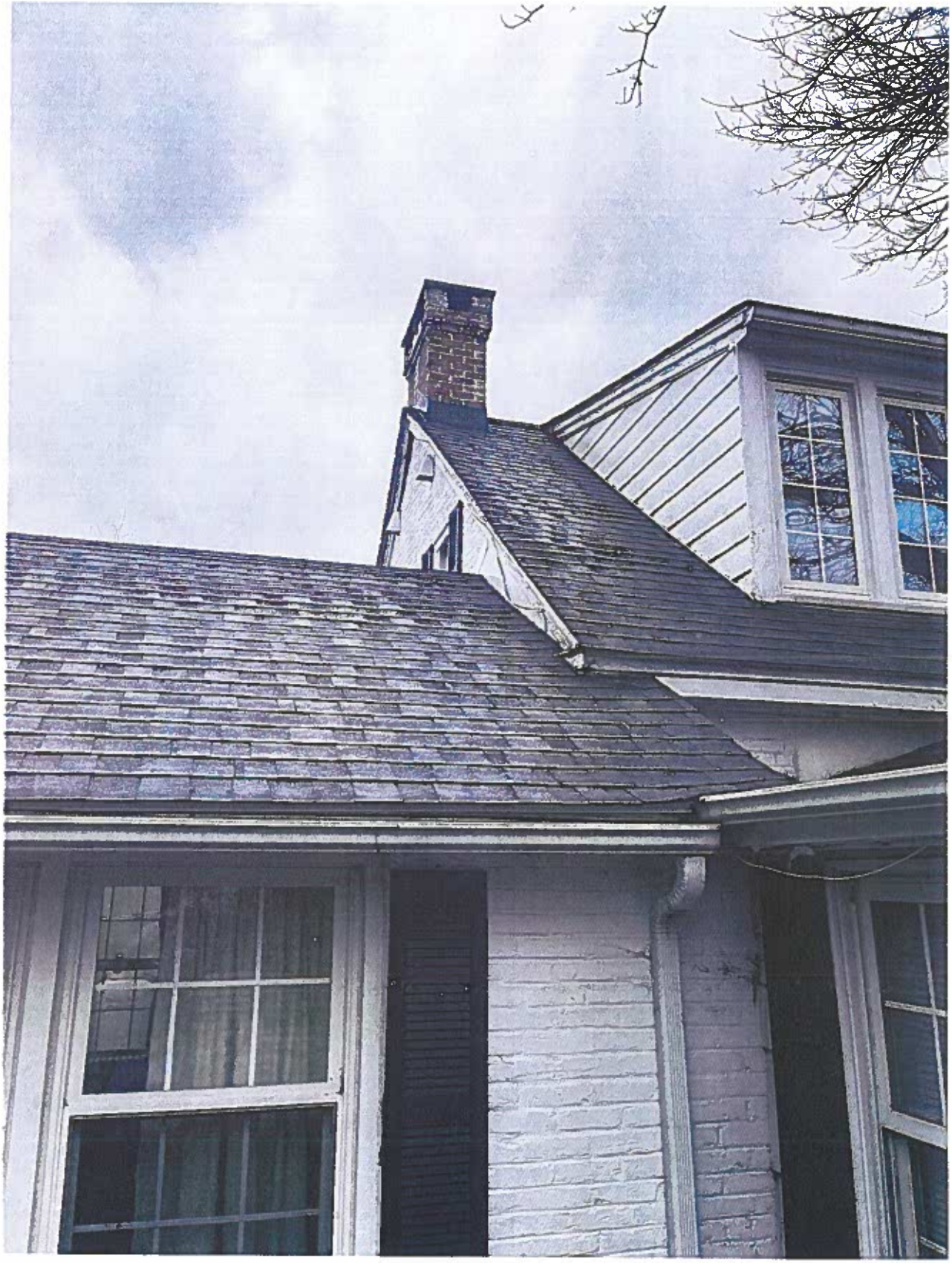
Date 3/27/24

Printed Name of Applicant or Agent Michael Cattaneo

Revised 4.4.2022







Estimate

Chris Jordan Exteriors
10486 Forest Gardens Rd
Cordova MD 21625
chrisjordanext@yahoo.com

CHRIS JORDAN EXTERIORS
410.829.2764
FOR ALL YOUR ROOFING NEEDS
MHIC# 111421

Name/Address
Mike Cattaneo

Date	Estimate No.	Project
03/01/24	1707	

Description	Cost	Total
-Remove existing roof using equipter no mess roofers buggy trash management system. -Install drip edge, GAF Weather Watch on eves, rakes, valleys and low slopes. -Install Deck-Armor synthetic underlayment and Pro-Start, starter strips around perimeter for maximum wind warranty. (130 mph) -Install GAF Timberline HDZ shingles with TimberTex hip and ridge caps, and Cobra SnowCountry advanced ridge vent where applicable. -Install Lifetime vent pipe colliers, kitchen, and bath vents. -Re-flash chimney and brick walls with aluminum coil stock. -Install TPO flat roof system. -Fix and repair fascia and soffit along flat roof area. -Dispose of old roof. -Town permit fee included. -Not responsible for Historical Society permit if one is needed. Any insufficient plywood will be an extra $45.00 per sheet for labor and market price for plywood. Framing or insufficient roof flashing will be an extra $45.00 per hour, per man plus material cost unless otherwise stated. All workmanship meets and exceeds manufactures specifications for a GAF Mater Elite, Golden Pledge warranty giving you a 50 year manufacture warranty on the shingles and a 25 year workmanship warranty backed by GAF.		

Note: This proposal may be withdrawn by us if not accepted within 15 days.	Total

Technical Information Sheet



UltraPly™ TPO SA

Item Description	Item Number
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) Tan	W56TSAT699
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) Gray	W56TSAG699
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) White	W56TSA3699

Description

UltraPly TPO SA with Secure Bond™ Technology is a heat weldable, flexible thermoplastic polyolefin (TPO) membrane with a factory applied pressure sensitive adhesive. Designed to be the next generation in fully adhered roof system application, Elevate's Secure Bond Technology helps ensure uniform adhesion across the entire membrane, creating a powerful bond. This advanced technology not only improves installation speed over traditional adhered application, but also widens the weather window with the ability to install down to 20 °F (-7 °C). With no VOC's, UltraPly TPO SA with Secure Bond Technology is an excellent solution for all your roofing needs. UltraPly TPO SA membrane meets or exceeds all the requirements for ASTM D6878-11 and ASTM D6878M-17 & 19. The membrane is reinforced with a 9 x 9, 1,000 denier polyester weft-inserted fabric. UltraPly TPO SA membrane is self-adhering. No primers or adhesives are required on horizontal surfaces, thus eliminating Volatile Organic Compounds (VOCs).

Product Preparation

1. Substrates must be clean, dry and free of foreign material such as grease and any debris which could inhibit adhesion. This may require cleaning with a broom or blower.
2. Fasten insulation per current Elevate technical specifications to provide a proper substrate.
3. Install UltraPly TPO SA membrane only when ambient and substrate temperatures exceed 20 °F (-7 °C) and rising. Do not install UltraPly TPO SA below this minimum temperature.
4. Apply Single-Ply QuickPrime Primer, Single-Ply LVOC Primer or Elevate Jet Bond Membrane Adhesive to vertical surfaces before installing flashing membrane.
5. Unroll and position the membrane over the substrate to achieve the desired alignment and overlaps. Allow membrane to relax before positioning and adhering. NOTE: Once membrane has fully relaxed, follow application methods below to adhere the membrane to the approved substrate.

Method of Application

Field Membrane Application (Steps 1-5):

1. Once the membrane has relaxed in place a minimum of 30 minutes (longer in colder weather), and the seam positions are aligned, carefully fold the sheet back approximately 10' (3.05 m) from one end to expose the release liner without disturbing the original position of the membrane. NOTE: Fold the membrane back from the end, not from the side.

Field Membrane Application (Steps 1-5) Continued:

2. Starting from the center split of the exposed release liner, remove the liner at a 45° angle from the center of the sheet back beyond the membrane edge. Be sure to pull enough of the release liner to hold below the membrane. Remove at least 5' (1.5 m) of release liner from one end of the sheet and adhere it to the substrate. The removed liner should extend at a 45° angle beyond the edges of the membrane.
3. Keeping the membrane flat and secured, and the seam overlap aligned, continue removing the release liner at a 45° angle along the entire length of the sheet: up to 100' (30.5 m). Pulling the release liner at a higher angle can cause the sheet to move and may trap air. The two halves of the release liner should be pulled out at the same time by two people. Keep the release liner as close to the roof surface as possible during removal. NOTE: Removal of the liner and any handling of the exposed SA adhesive should be completed by two persons minimum.
4. To initiate adhesion, use a stiff bristled broom and apply downward pressure across the installed membrane. Broom the membrane from the center of the sheet working toward the edge.
5. Roll the installed membrane with a weighted roller (5 lb per lineal inch) across the width of the sheet to ensure full contact with the substrate. NOTE: Do not roll membrane in place with a weighted roller if installed over ISOGARD™ HD or Resista™ / ISOGARD CG.

Roof Edge (Gravel Stop, Gutter Edge) Membrane Application (Steps 1-5):

1. Once the membrane has relaxed in place a minimum of 30 minutes (longer in colder weather), and it is positioned correctly along the roof edge, carefully fold the sheet back approximately 10' (3.05 m) from one end to expose the release liner without disturbing the original position of the membrane. NOTE: Fold the membrane back from the end, not from the side.
2. Starting with the outside (roof edge) portion of the release liner, carefully pull it beneath the membrane, toward the field of the roof at a 45° angle to expose the SA adhesive without disturbing the original position of the membrane. Next, pull the inside portion of the release liner beneath the membrane. Maintain a 12" (305 mm) wide minimum separation between the two sections of liner. Back-roll the 10' (3.05 m) exposed SA section into position onto the substrate without trapping any air beneath the sheet. NOTE: Removal of the liner and any handling of the exposed SA adhesive should be completed by two persons minimum.
3. Keeping the release liner as close to the roof surface as possible and maintaining a 10' (3.05 m) minimum space between the two liner halves, pull both halves of the liner at a 45° angle along the length of the roof edge. Pulling the release liner at a higher angle can cause the sheet to move and may trap air.
4. To initiate adhesion, use a stiff bristled broom and apply downward pressure across the installed membrane. Broom the membrane from the center of the sheet working toward the edge.
5. Roll the installed membrane with a weighted roller (5 lb per lineal inch) across the width of the sheet to ensure full contact with the substrate. NOTE: Do not roll membrane in place with a weighted roller if installed over ISOGARD HD or Resista / ISOGARD CG.

Application Information – Jet Bond Adhesive Used as Primer on Vertical Surfaces:

1. Apply Jet Bond Adhesive in a one-side (substrate only) primer application using a coverage rate of 2,000 square feet (20 square) per canister.
2. Pattern application shall be two back and forth overlapping passes to ensure full coverage.
3. Allow adhesive to flash off before mating the self-adhered membrane.

Seaming

1. Follow current Elevate technical specifications for heat welding TPO membrane.
2. Side Laps are to be heat-welded. Each membrane panel has a 2" (51 mm) uncoated selvedge edge. Overlap side laps and heat weld the 2" (51 mm) uncoated area to create a minimum 1½" (38 mm) robotic welded seam.

3. End Laps – Because the pressure sensitive adhesive extends the entire length of the roll, all adjoining rolls must be stripped in. Butt end laps together, then strip in the end lap with a minimum 8" (203 mm) wide UltraPly TPO membrane cover strip, centered on the end lap and heat-welded along all edges. (Do not allow primer to contaminate the area to be heat welded.)
4. Detailing – Install approved t-joint patches and apply UltraPly TPO Cut Edge Sealant as required by UltraPly TPO general specification.

Storage

- Warehouse membrane in a clean dry location.
- Membrane stored on jobsite must be kept dry.
- Material must be a minimum of 20 °F (-7 °C) prior to installation.
- Store away from sources of physical damage.
- Make certain the structural decking will support the loads incurred by material when stored on rooftop. The deck load limitations should be specified by the project designer.
- Store away from ignition sources.

Shelf Life

18 Months when stored between 60 °F (16 °C) and 80 °F (27 °C) out of direct sunlight.

Precautions

- Take care when moving, transporting, and handling to avoid physical damage.
- Removal of the plastic release liner from the adhesive backing may create a static electric charge; care should be used when removing and handling the release liner.
- Refer to Safety Data Sheets (SDS) for additional safety information.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 3-5%
Manufacturing Location: Tuscumbia, AL

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Test Method	Performance Minimum	Typical Performance
Overall Thickness	D 751	0.039" (0.54 mm)	0.060" (1.52 mm) ±10%
Coating over Scrim	D 7635	0.015" (0.39 mm)	0.021" (0.54 mm)
Breaking Strength	D 751 Grab Method	220 lbf (979 N)	390 lbf (1,735 N)
Elongation at Reinforcement Break	D 751 Grab Method	15%	30%
Tearing Strength	D 751	55 lbf (245 N)	156 (694)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass
Ozone Resistance, No cracks	D 1149	Pass	Pass
Retention of Breaking Strength	D 751 Grab Method	90%	>90%
Retention of Elongation at Break	D 751 Grab Method	90%	>90%
Retention of Tearing Strength	D 751 Grab Method	60%	>60%

Typical Properties Continued

Properties	Test Method	Performance Minimum	Typical Performance
Weight of Change	D 1204, 6h at 158 °F (70 °C)	±1% max	<0.02%
Linear Dimension Change	D 1204	<1%	<1%
Water Absorption	D 471	±3% max	<1.2%
Weather Resistance, 80 °C Black Panel, no cracking, crazing when wrapped around a 3" mandrel and inspected at 7x magnification	G 155	> 60,000 kJ/m²	> 60,000 kJ/m²
Puncture Resistance	FTM 101C, Method 2031	lbf (N)	300 lbf (1,334 N)
Dynamic Puncture Resistance MD	D 5635	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2178*	< 0.004 ft³/ft² (0.02 L/(s·m²))	Pass

NOTE:

1. * The ASTM 2178 values listed above are for the air permeance of the UltraPly TPO Membrane component only.
2. When system design includes an air barrier, please consult your Regional Technical Coordinator for additional roof system securement enhancements.
3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.

Acceptable Substrates

Acceptable Substrates	Primer Required	Acceptable Application Temperatures	Special Application Considerations
ISO 95+™ GL / ISOGARD GL	No	20 - 120 °F (-7 - 49 °C)	
ISOGARD HD	No	20 - 120 °F (-7 - 49 °C)	Do not roll in place with weighted roller
Resista / ISOGARD CG	No	20 - 120 °F (-7 - 49 °C)	Do not roll in place with weighted roller
Structural Concrete	No	20 - 120 °F (-7 - 49 °C)	Must be clean, dry and properly cured prior to application
Lightweight Concrete	No	20 - 120 °F (-7 - 49 °C)	Use on clean, dry and properly cured cellular lightweight concrete only, not acceptable with lightweight aggregate concrete
DensDeck* Prime	No	20 - 120 °F (-7 - 49 °C)	
Securock®**	No	20 - 120 °F (-7 - 49 °C)	
Plywood	No	20 - 120 °F (-7 - 49 °C)	Check local code for acceptance of direct application
OSB Board	No	20 - 120 °F (-7 - 49 °C)	Check local code for acceptance of direct application
CMU / Masonry and Vertical Substrates	Yes	20 - 120 °F (-7 - 49 °C)	Apply Elevate Single-Ply or Single-Ply LVOC Primer to all vertical substrates

*DensDeck is a registered trademark of the G-P Gypsum Corporation

**Securock is a registered trademark of the USG Corporation

Typical Properties – Pressure Sensitive Adhesive

Property	Test Method	Units	Performance Minimum	Typical Values
Color	---	---	---	clear
Nominal Thickness	ASTM E 408-71	in (mm)	N/A	0.008 (0.18)
Weight	---	lbf (kg/m²)	---	0.04 (.020)
Permeability	ASTM E 96	Perms	N/A	0.6
Specific Gravity	ASTM D 71	---	N/A	0.93

Radiative Properties

CoolRoof Rating Council (CRRC) Initial / 3 yr	White	Light Tan (HR)
Solar Reflectance	0.74 / 0.59	0.76 / 0.62*
Thermal Emittance	0.84 / 0.84	0.90 / 0.90*
Solar Reflectance Index (SRI)	90 /69	90 / 75*
Rated Product ID	0033	0608
Licensed Manufacturer ID	0608	0091
Classification	Production Line	Production Line

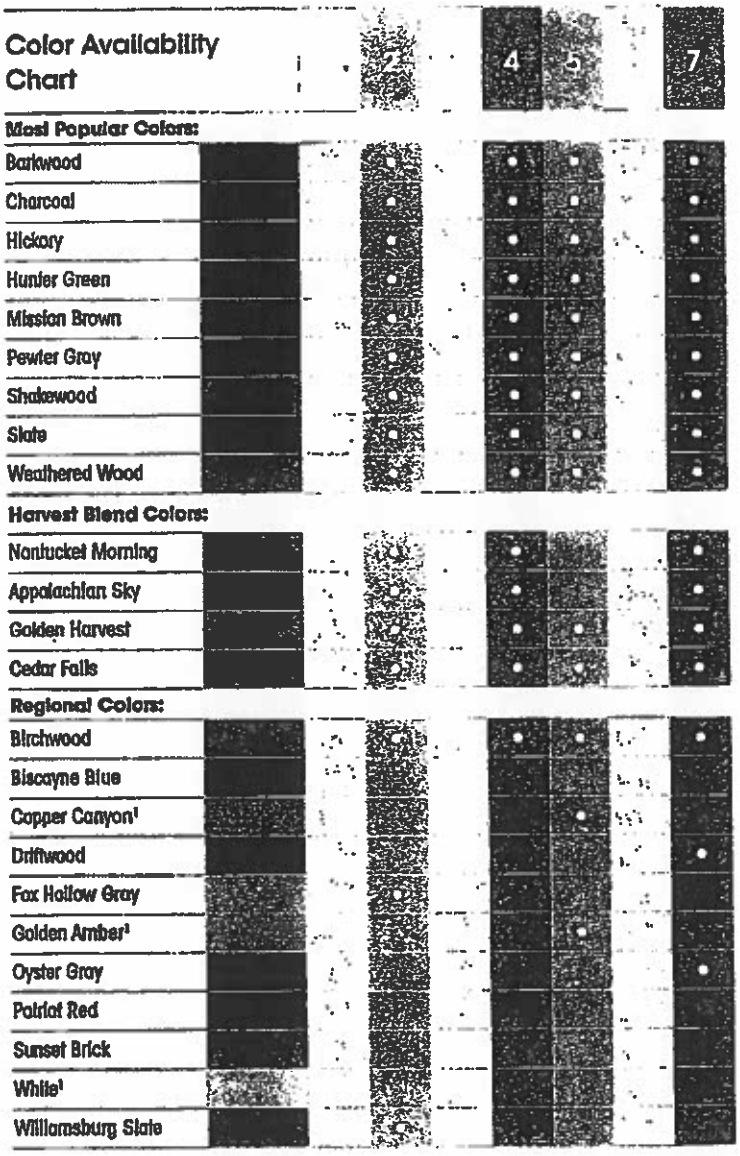
CRRC COOL ROOF RATING COUNCIL ® CHARTER MEMBER

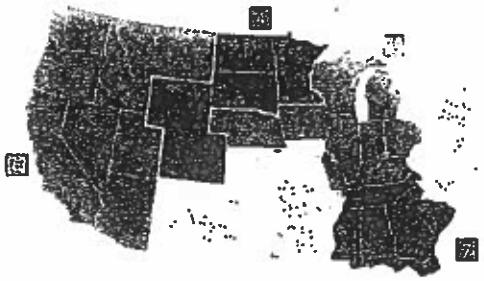
*Rapid Ratings Results

Please contact Holcim Technical Services at 800-428-4511 for further information.

This sheet is meant to highlight Elevate products and specifications and is subject to change without notice. Holcim takes responsibility for furnishing quality materials that meet published Elevate product specifications or other technical documents, subject to normal manufacturing tolerances. Neither Holcim nor its representatives practice architecture. Holcim offers no opinion on and expressly refuses any responsibility for the soundness of any structure. Holcim accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Holcim representative is authorized to vary this disclaimer.

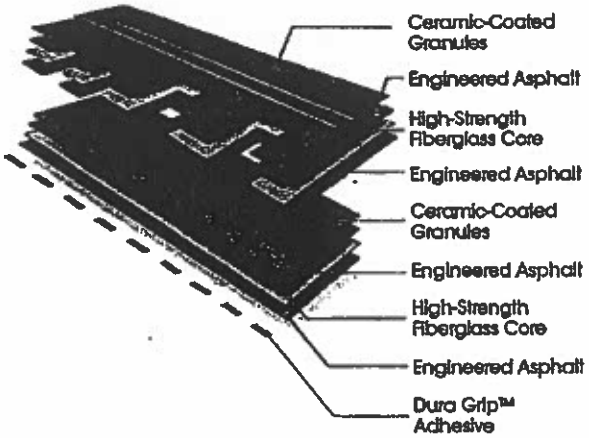
Timberline HDZ® Availability





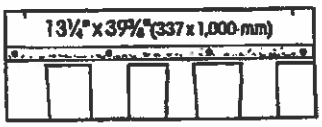
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker®



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type I
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

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

[3] Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

RECEIVED

APR 05 2024

TOWN OF EASTON

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

Application #: 2024-1183	HD 24-46
Date Received: 04/05/2024	
Fee Paid: $25.00	
HDC Meeting Date: 04/08/2024	
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: 300 South Harrison Street, Easton MD, 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: James Burke

TELEPHONE NO.: 240-427-8726 EMAIL:

Applicant or Agent

NAME:

TELEPHONE NO.: 410-758-2278 EMAIL: zwarner@jcwarnerco.com

Description of Proposal (include additional sheets, as necessary)

Kitchen Exhaust + Make up Air Ducting in Crawl Space Using 26ga 8" Pipe and 24v Static Press Make up Air Damper Connecting To Return Ducting or Floor Reg TBD

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.
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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 4-5-24

Printed Name of Applicant or Agent James G Warner

Revised 4.4.2022

600 CFM FLEXIBLE BLOWER

ABOUT THIS MANUAL

Signal Words for Safety and Best Use

⚠ WARNING

This indicates that death or serious injuries may occur as a result of non-observance of this warning.

⚠ CAUTION

This indicates that minor or moderate injuries may occur as a result of non-observance of this warning.

NOTICE: This indicates that damage to the appliance or property may occur as a result of non-compliance with this advisory.

Note: This alerts you to important information and/or tips.

Pay special attention to the important safety instructions in the "Safety" section.

FOR USE WITH THESE DOWNDRAFT MODELS

CAUTION

To reduce the risk of fire and electric shock, install this blower only with downdraft hood models shown below. Other downdraft hood models cannot be substituted. (Downdraft hoods sold separately).

Models HDD80050UC / HDD86050UC

⚠ IMPORTANT SAFETY INSTRUCTIONS

READ AND SAVE THESE INSTRUCTIONS

General notes

Note: Examine the appliance after unpacking it. In the event of transport damage, do not plug it in.

Note: Do not remove any of the aluminum tape as it is needed for sealing air leaks.

WARNING

TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:

- Use this unit only in the manner intended by the manufacturer. If you have questions, contact the manufacturer.
- Before servicing or cleaning unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally
- When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.

WARNING

TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:

- Installation work and electrical wiring must be done by qualified person(s) in accordance with all applicable codes and standards, including fire-rated construction.
- Sufficient air is needed for proper combustion and exhausting of gases through the flue (chimney) of fuel burning equipment to prevent back drafting. Follow the heating equipment manufacturer's guideline and safety standards such as those published by the National Fire Protection Association (NFPA), and the American Society for Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), and the local code authorities.
- When cutting or drilling into wall or ceiling, do not damage electrical wiring and other hidden utilities.
- Ducted fans must always be vented to the outdoors.

PARTS SUPPLIED

These parts are included with your Flexible Blower:

2 - blower mounting legs*

1 - Parts Bag containing:
- (4) wood screws #10 x .50" (12.7mm)*
- (4) blower mount brackets
- (1) strain relief bushing
- (8) screws #10 x .38" (9.7mm)
- (8) nuts #10

* *For use when mounting Flexible Blower directly to Downdraft housing. (See Downdraft instruction manual.)*

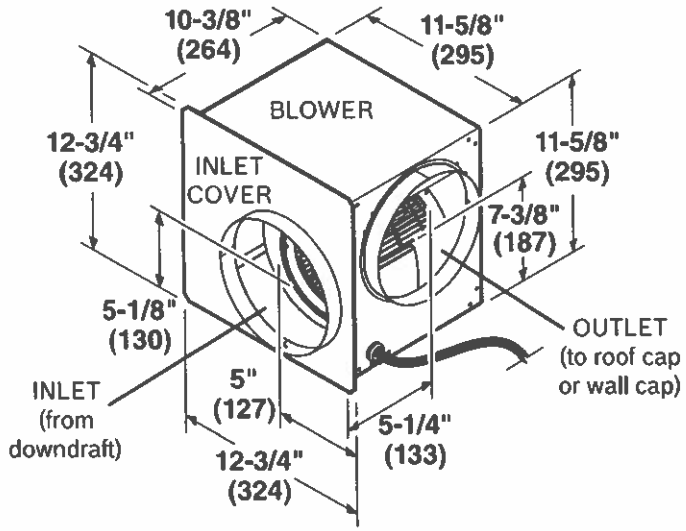
PLAN THE INSTALLATION

If you choose to mount the Flexible Blower directly to the Downdraft housing: Remove the inlet cover (taped in place for shipping) and discard inlet cover. Refer to installation instructions in the Downdraft manual.

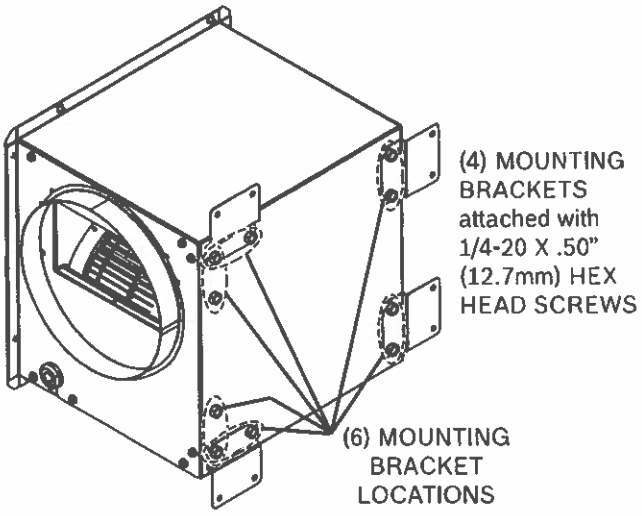
If you choose to mount the Flexible Blower in an inline location, (such as the cabinet back, cabinet side, or floor joists) - follow the instructions below.

INSTALL FLEXIBLE BLOWER IN REMOTE LOCATION

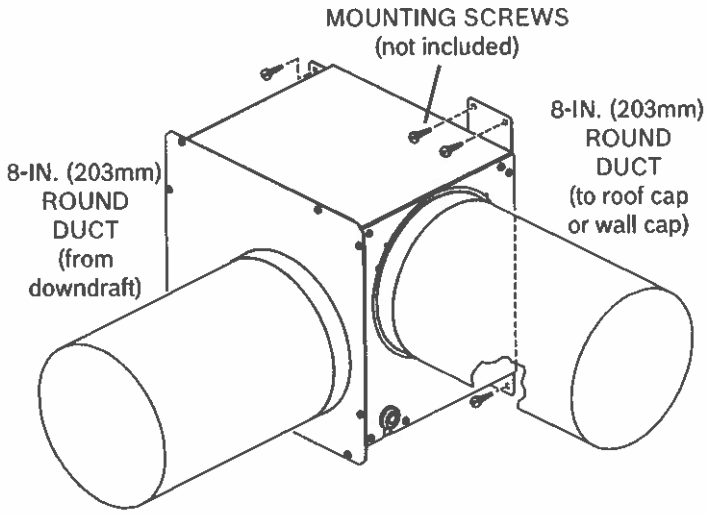
NOTE: THE FLEXIBLE BLOWER MUST BE INSTALLED WITHIN 4-FEET (1219mm) OF THE DOWNDRAFT'S ELECTRICAL PANEL. The Electrical Panel can be mounted directly to the Downdraft housing - or mounted in a remote location (always within 4-feet of the Flexible Blower).



1. Position inlet cover over blower wheel. Securely attach the inlet cover to the blower with 8 screws and 8 nuts from parts bag. Note that inlet cover is taped to blower for shipping. This tape may be removed.
2. Determine how the 8" (203mm) round **INLET** and **OUTLET** ductwork will connect to the Flexible Blower. Refer to installation instructions in the Downdraft manual.



3. Remove the necessary 1/4-20 x .50" (12.7mm) hex head screws and attach **4 MOUNTING BRACKETS** to the Flexible Blower - using 4 of the **6 POSSIBLE BRACKET MOUNTING LOCATIONS**.



4. Mount Flexible Blower to back of cabinet, floor joist, or adequate framework (constructed by installer) with appropriate **MOUNTING SCREWS (not included)**.
5. Connect **8" (203mm) ROUND DUCT** from Downdraft housing to Flexible Blower inlet and from Flexible Blower outlet to roof or wall cap.

   For best performance: Choose the ducting option which allows the shortest length of ductwork and a minimum number of elbows and transitions. Check location of floor joists, wall studs, electrical wiring or plumbing for possible interference.
6. Use strain relief bushing (provided) to attach Flexible Blower wiring to wiring box on Downdraft's electrical panel and make wiring connections. (See Downdraft manual for instructions.)

ADU - 410-819-8900

DHG602DUC BLOWER - 4-8

INSTALL OF DOWNDRAFT & BLOWER 4-9

37" Downdraft

800 Series Downdraft – HDD86051UC

BOSCH
Invented for life



HDD86051UC
Stainless Steel

Sleek, built-in, and retracts out of sight. Bosch 37" Downdraft's flexible design seamlessly integrates into your kitchen

Features & Benefits
Beautifully designed to preserve clean sight lines when not in use
Sleek front panel filter design acts as a guard against splatters
6 exhaust connections possible (transition sold separately)
Recirculation kit for sale for use in non ducted applications*

General Properties	
Operating mode	Convertible: ducted / recirculating
Maximum CFM	Blower sold separately
Number of speed settings	3-stage
Motor location	External
Damper included	No
Grease filter material	Aluminum
Grease filter type	Multilayer cassette
Duct direction	Front, Left, Right, Rear, Down
Optional blower required	Yes (600 CFM options sold separately)

Technical Details	
Volts (V)	120 V
Frequency (Hz)	60 Hz
Plug type	120V-3 prong
Power cord length (in.)	30"

Dimensions & Weight	
Overall appliance dimensions (width of canopy included) (HxWxD) (in.)	29 3/8" x 37" x 2 3/4"
Height of the rise (in.)	12"
Diameter of air duct (in.) internal	8"
Diameter of air duct (in.) external	6" or 8"
Net weight (lbs)	42 lbs

Accessories – Required
Blower (sold separately)

c UL us

Accessories – Transitions & Blowers	
6" side / rear / downward transition	HDDSTRAN6
8" side / rear / downward transition	HDDSTRAN8
NOTE: HDDSTRAN6 or HDDSTRAN8 required for side, rear or downward exhaust applications with inline and remote blowers.	
6" round front plate	HDDFTRAN6
8" round front plate	HDDFTRAN8
NOTE: HDDFTRAN6 or HDDFTRAN8 required for front exhaust applications with inline and remote blowers.	
Transition for rectangular duct	HDDSTRAN2
2" rectangular duct	HDD2RECTD
NOTE: HDDSTRAN2 needed to attach HDD2RECTD to downdraft. For use with installation of inline or remote blower applications.	
600 CFM flexible blower	DHG602DUC
600 CFM inline blower	DHI1FZUC
600 CFM remote blower	DHR1FZUC

Accessories – Optional	
Recirculation kit (compatible with electric and induction cooktops only)	HDDREC5UC
Charcoal filter replacement for recirculation kit	HDDFILTUC
36" Gas Cooktop Seal Kit for Downdraft (required for installation with gas cooktops)	HDD6RSP
Trim Kit for 36" FlameSelect® Gas Cooktops	HDDTRIM36S

*Recirculation kit is not compatible with gas cooktop installations with downdraft

Accessories: To purchase Bosch accessories, cleaners & parts please visit www.bosch-home.com/us/store or call 1-800-944-2904 (Mon to Fri 5 am to 6 pm PST, Sat 6 am to 3 pm PST)

Notes: All height, width and depth dimensions are shown in inches. BSH reserves the absolute and unrestricted right to change product materials and specifications, at any time, without notice. Consult the product's installation instructions for final dimensional data and other details prior to making cutout.

Warranties: Please see Use & Care manual or Bosch website for statement of limited warranty.

For more information on our entire line of products, go to www.bosch-home.com/us or call 1-800-944-2904

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37" Downdraft

800 Series Downdraft – HDD86051UC

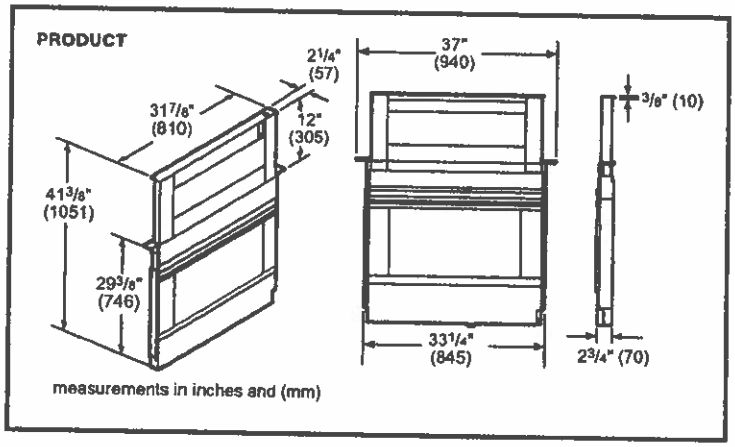
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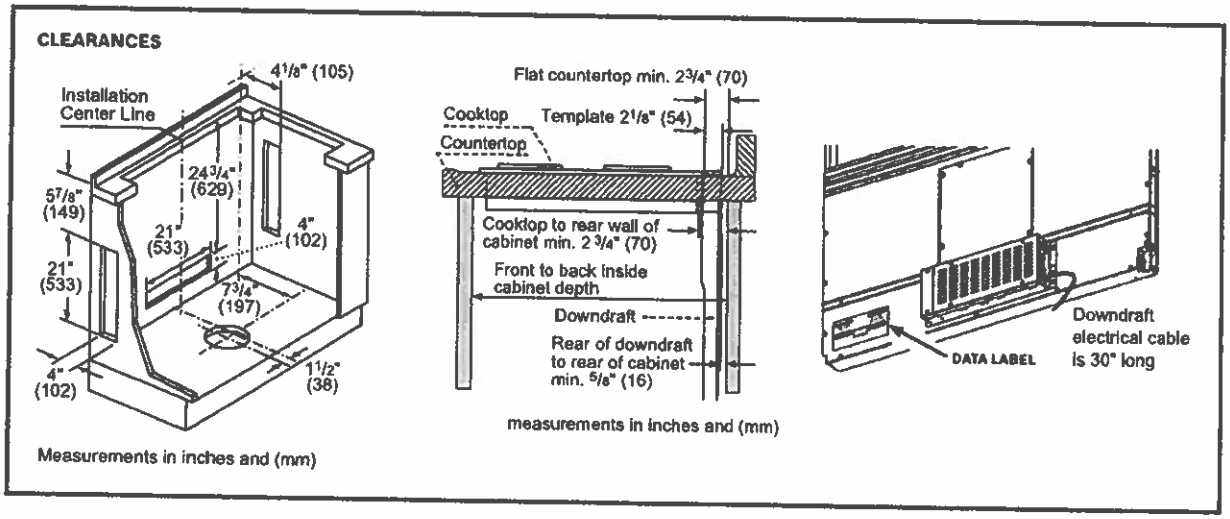
HVI Performance Values (CFM & Sones)

Downdraft HDD86051UC with Blower DHG602DUC

Exhaust	Duct Size	Required Accessories	Pressure (in. H2O)		Power (W)		CFM		Sones	
			High Speed	Working Speed	High Speed	Working Speed	High Speed	Working Speed	High Speed	Working Speed
Front	8" Round	None	0.1	0.016	306	69.4	450	180	11.0	1.2
Left	8" Round	Optional Adapter Model: HDDSTRAN8	0.1	0.016	297	69.2	410	160	9.0	0.9
Right	8" Round		0.1	0.017	297	68.6	400	160	11.0	1.1
Rear	8" Round		0.1	0.016	292	68.4	400	160	9.5	1.0
Bottom	8" Round		0.1	0.016	296	68.2	420	170	8.5	0.9
Front	8" Round	None	0.25	–	–	–	430	–	–	–
Left	8" Round	Optional Adapter Model: HDDSTRAN8	0.25	–	–	–	390	–	–	–
Right	8" Round		0.25	–	–	–	380	–	–	–
Rear	8" Round		0.25	–	–	–	380	–	–	–
Bottom	8" Round		0.25	–	–	–	400	–	–	–

Installation Details





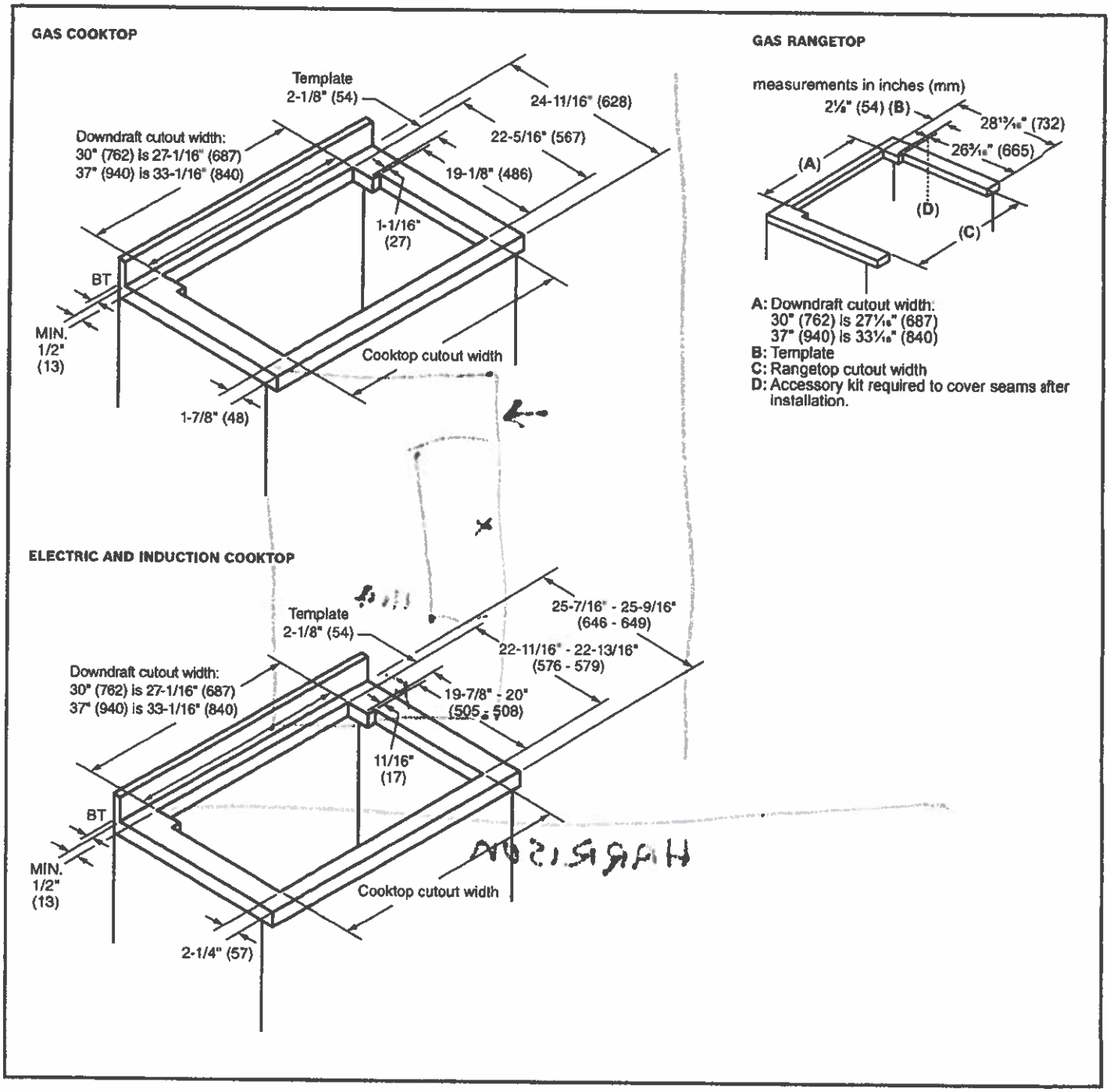
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37" Downdraft

800 Series Downdraft – HDD86051UC

BOSCH
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Installation Details – Cutouts



Accessories: To purchase Bosch accessories, cleaners & parts please visit www.bosch-home.com/us/store or call 1-800-944-2904 (Mon to Fri 5 am to 6 pm PST, Sat 6 am to 3 pm PST).

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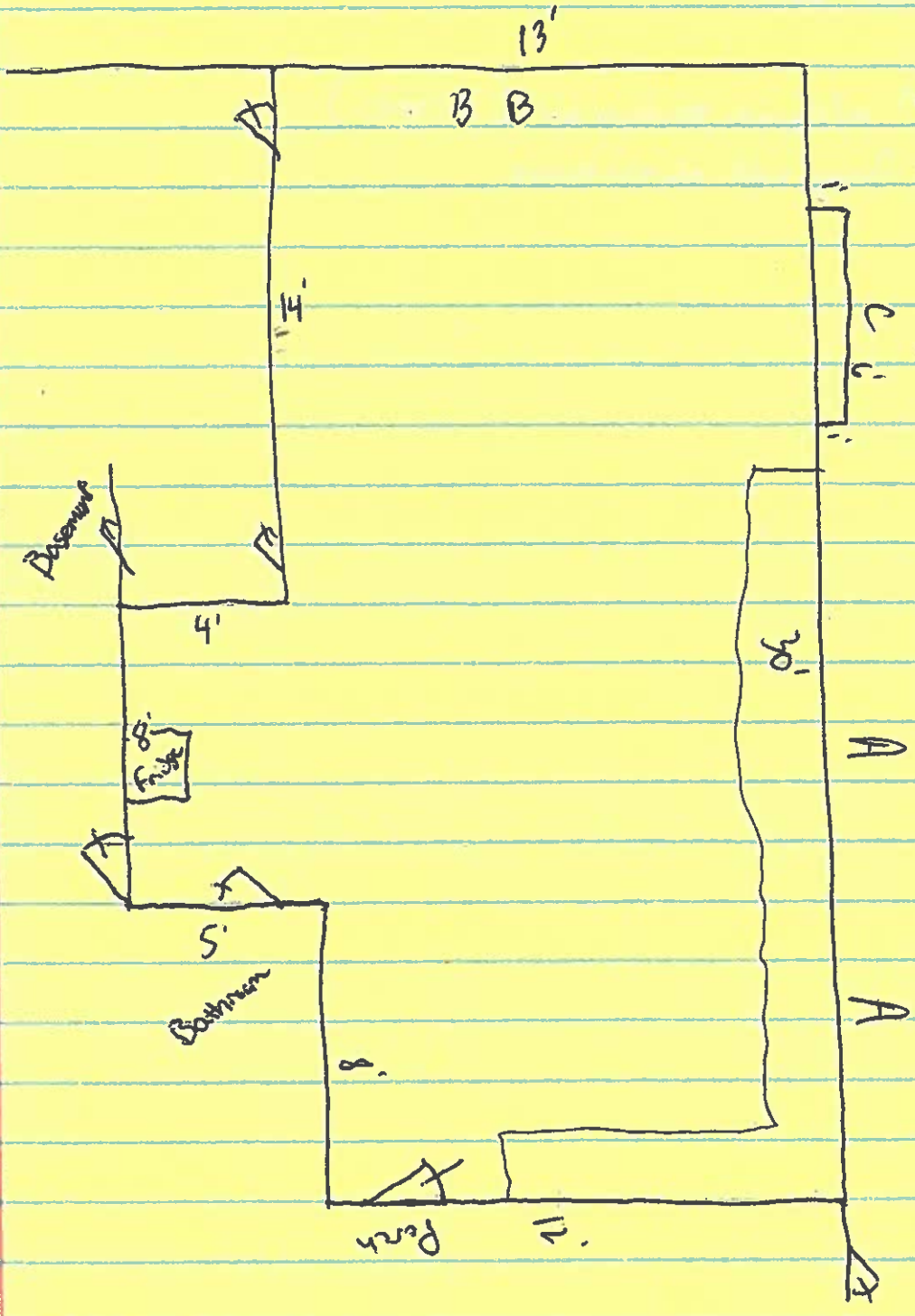
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300 S Harrison St. Kitchen Layout

appliances here by the 9th



8½'-ceiling

A- 3½ x 3

B- 2½ x 5

C- 5½ x 5

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 04/05/24
Mech. Permit Number 23-18833
Total Permit Fees $ _____

Part 1: Project Information

4-5-24	Project Application Date
23-18833	Project Building Permit Number
300 South Harrison Street	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

☐	New Construction and Additions	☒	Existing Building 390 sqft
☐	Temporary Structures	☐	Site (Hydronic, Solar, Etc.)

Part 2: Owner - Tenant Information

Owner

James BURKE	Name
300 South Harrison ST	Address
EASTON MD 21601	City, State and Zip Code
240-427-8726	Email Address and Phone Number

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

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Contractor Information

Mechanical Contractor
Names and License Numbers of all Mechanical Contractors for the project

Warner Ventures T/A JC Warner	Name - Trading As
210 Del Rhodes Ave	Address
Queenstown, MD 21658	City, State and Zip Code
zwarner@jcwarnerco.com / 410-758-2278	Email Address and Phone Number
#7022	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]	James G Warner
Signature of Owner, or the Mechanical Contractor in Charge	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

RUN KITCHEN EXHAUST + MAKE UP AIR DUCTING IN CRAWL SPACE USING 8" 26GA PIPE AND 24V STATIC PRESS MAKE UP AIR DAMPER CONNECTED TO RETURN DUCTING OR FLOUR REGISTER TBD

Part 7: Project Equipment Types

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

Part 8: Project Appliance Types and Counts

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