



Historic District Commission MEETING AGENDA

Monday, April 22, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for April 22, 2024.

Old Business

- 1) **Application Number:** 2024 - 1155
Applicant: Beaverdam Builders LLC
Location: 220 S. Washington Street
Tax Map 105, Grid 000, Parcel 2089
Zoning District: R-10A
Request: Porch and step replacement.

New Business

- 1) **Application Number:** 2024 - 1169
Applicant: Andrew Yetter
Location: 204 Brookletts Avenue
Tax Map 105, Grid 0EA, Parcel 2138
Zoning District: R-10A
Request: Brick walkway replacement.
- 2) **Application Number:** 2024 - 1177
Applicant: George McGuire
Location: 117 E. Dover Street Unit 306
Tax Map 104, Grid 000, Parcel 1188
Zoning District: CB
Request: Window replacement.
- 3) **Application Number:** 2024 - 1179
Applicant: Timothy and Mary Gibson
Location: 408 August Street
Tax Map 104, Grid 0EA, Parcel 1068, Lot 2
Zoning District: R-7A
Request: Shed and fence installation.

Discussion Item

- 1) **Application Number:** 2024 - 1182
 Applicant: Lane Engineering, LLC
 Location: 139 N. Washington Street
 Tax Map 104, Grid 0EA, Parcel 0612

 Zoning District: CB
 Request: Demolition of the existing Safeway
 building, and the construction of 4-story
 town homes and single-family detached
 dwellings.

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the April 8, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2024-1193
 Location: 513 Goldsborough Street
 Applicant: Brandon Shostak
 Request: In-Kind Asphalt Roof Replacement
- 2) **Application Number:** 2024-1194
 Location: 209 Port Street
 Applicant: Derick Daly
 Request: Wood Privacy Fence
- 3) **Application Number:** 2024-1196
 Location: 10 S Hanson Street
 Applicant: Jason Ewing
 Request: In-Kind Roof Replacement

Consent Docket

- 1) **Application Number:** 2024-1192
 Location: 128 S Harrison Street
 Applicant: Joseph W. Minarick III
 Request: Emergency Roof Replacement

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 4/22/2024

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

Property Address: 220 S Washington Street

Application Number: 2024-1155

Request: Porch Decking and Stair Replacement

Executive Summary:

The applicant is proposing to replace the existing deteriorated wooden porch boards in-kind with new tongue and groove wood. The applicant is also proposing to remove the existing composite steps and pvc risers and install new wood steps and risers. This is considered a contributing structure to the Easton Historic District.

Staff supports a Commission approval of this application as submitted. The applicant has incorporated the Commission's feedback from the March 25th HDC meeting and the proposed materials are consistent with Guideline 65.

Background Information:

This application previously appeared before the Commission at the March 25, 2024 meeting. At that time, it was discovered that the porch steps and risers had been replaced with composite materials without HDC approval or a building permit. The Commission tabled the application pending a revised scope of work that included "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."

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements

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



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

Staff Recommendation:

Staff supports a Commission **approval** of the application as submitted. The applicant incorporated the HDC's suggestions from the March 25, 2024 Historic District Commission meeting. With all of the materials now being wood, the request is consistent with Guideline 65b.

Draft Motions:

1. I move that the Historic District Commission **approve** of the application as submitted.
OR
2. I move that the Historic District Commission deny the application based on the following findings...
OR
3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



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



RECEIVED

MAR 28 2024

HDC 24-28

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

Application #:	2024-1155
Date Received:	03/28/2024
Fee Paid:	-
HDC Meeting Date:	04/22/2024
Date Property Posted:	04/15/2024

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 220 South Washington Street Easton Md 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Adam Gronski
TELEPHONE NO. 703-278-1881 EMAIL adamgronski@yahoo.com

Applicant or Agent

NAME Brandon Barrow
TELEPHONE NO. 410-829-5743 EMAIL beaverdambuilders@yahoo.com

Description of Proposal (include additional sheets, as necessary)

Remove 5 composite porch steps and 6 pvc risers previously installed and replace with in kind 3 1/4" wide Tongue and Groove wood boards to match 8x10 porch deck. Remove Rotted wood 3 1/4 8x10 porch boards and replace with in kind 3 1/4" Kiln dried treated and primed pine wood boards Tongue & Groove to match existing

Specific Requirements Install Kiln dried wood risers preprimed

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Brandon Barrow
3/28/2024
Brandon Barrow

Revised 4.4.2022





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

Historic District Commission Staff Report

Meeting Date: 3/25/2024

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

Property Address: 220 S Washington Street

Application Number: 2024-1155

Request: Porch Decking Replacement

Executive Summary:

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

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

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements

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

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

Composite

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



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

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

Staff Recommendation:

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

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
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1890		EXCELLENT					
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NOTES							
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RECEIVED

MAR 08 2024

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

TOWN OF EASTON

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

HDC 24-28

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

220 South Washington Street



Contributing



Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Adam Gronski

TELEPHONE NO.

703-298-1881

EMAIL

adamgronski@yahoo.com

Applicant or Agent

NAME

Brandon Barrow / Beaverdam Builders LLC

TELEPHONE NO.

410-829-5743

EMAIL

beaverdambuilders@yahoo.com

Description of Proposal (include additional sheets, as necessary)

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

Existing steps and risers are composite with PVC risers

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Brandon Barrow

Date

3/7/2024

Printed Name of Applicant or Agent

Brandon Barrow

Revised 4.4.2022

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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



SDSTWP-01
8-8-23

SECTION 1 - IDENTIFICATION:

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

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

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

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

REVISION: 8-8-23

SECTION 2 - HAZARD IDENTIFICATION:

HEALTH HAZARD:

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

EFFECTS OF OVEREXPOSURE:

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

PHYSICAL / CHEMICAL HAZARDS:

No significant hazards.

ENVIRONMENTAL HAZARDS:

No significant hazards.

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

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

SECTION 3 – COMPOSITION / INFORMATION ON INGREDIENTS:

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

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

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

SECTION 4 – FIRST AID MEASURES:

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

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

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

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

SECTION 5 – FIRE-FIGHTING MEASURES:

EXTINGUISHING MEDIA: Water

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

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

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

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

SECTION 6 – ACCIDENTAL RELEASE MEASURES:

NOTIFICATION PROCEDURES: None

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

ENVIRONMENTAL PRECAUTIONS: Not expected to be a problem.

PERSONAL PRECAUTIONS: See Section 8

SECTION 7 – HANDLING AND STORAGE:

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

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

SECTION 8 – EXPOSURE CONTROLS / PERSONAL PROTECTION:

VENTILATION: Use in well-ventilated area.

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

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

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

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

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

SECTION 9 – PHYSICAL AND CHEMICAL PROPERTIES:

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

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

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

SECTION 10 – STABILITY AND REACTIVITY:

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

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

INCOMPATIBILITY (MATERIALS TO AVOID): Strong oxidizers.

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

HAZARDOUS POLYMERIZATION: Will not occur.

SECTION 11 – TOXICOLOGICAL INFORMATION:

ACUTE TOXICOLOGY:

Oral Toxicity (Rats): Not established.

Dermal Toxicity (Rabbits): Not established.

Inhalation Toxicity (Rats): Not established.

Eye Irritation (Rabbits): Not established.

Skin Irritation (Rabbits): Not established.

CHRONIC TOXICOLOGY (SUMMARY):

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

SECTION 12 – ECOLOGICAL INFORMATION:

ENVIRONMENTAL FATE AND EFFECTS: Not established.

SECTION 13 – DISPOSAL CONSIDERATIONS:

WASTE DISPOSAL: Dispose of waste as normal refuse.

SECTION 14 – TRANSPORT INFORMATION:

HS NUMBER: 3925.90.0000

USA DOT: Not regulated by USA DOT.

IMO: Not regulated by IMO.

IATA: Not regulated by IATA.

SECTION 15 - REGULATORY INFORMATION:

GOVERNMENTAL INVENTORY STATUS: All components comply with TSCA.

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

SARA (311/312) REPORTABLE HAZARD CATEGORIES: CHRONIC

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

The following product ingredients are cited on the lists below:

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

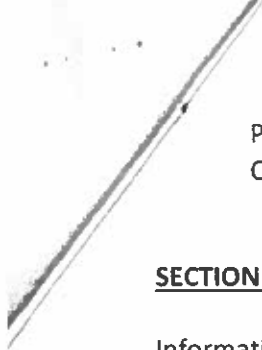
----REGULATORY LISTS SEARCHED----

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

CODE KEY: CARC = CARCINOGEN SUS = SUSPECTED CARCINOGEN

USE: COMPOSITE LUMBER PRODUCTS

INGREDIENT	PCT
Wood Fiber	50-60



Polyethylene
Carbon Black

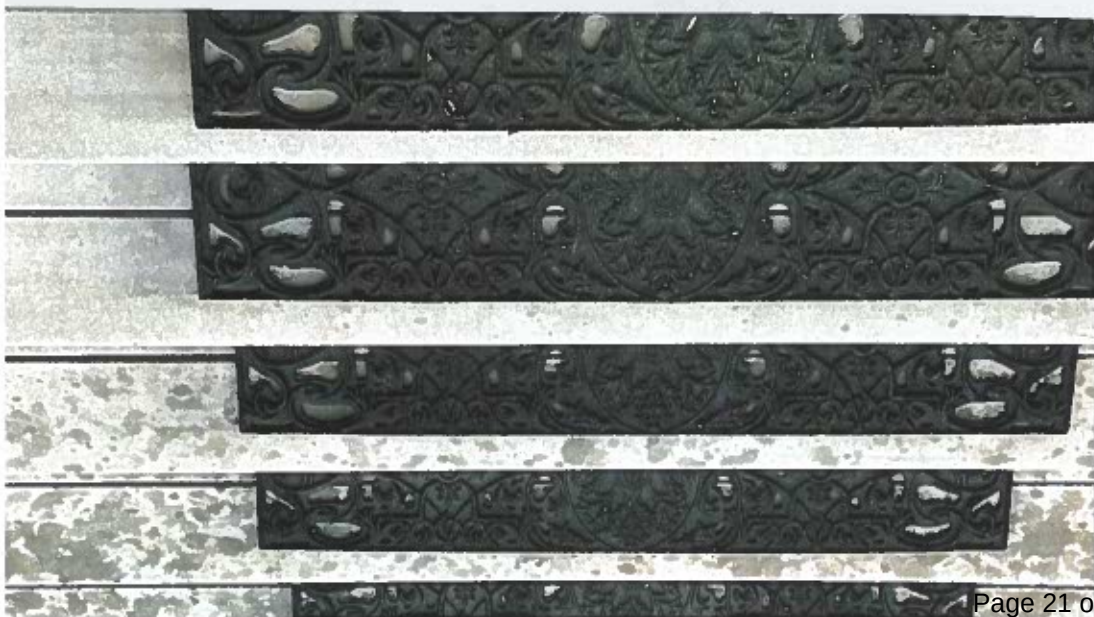
40-50
< 1

SECTION 16 – OTHER INFORMATION:

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

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

Historic District Commission Staff Report

Meeting Date: 4/22/2024

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

Property Address: 204 Brookletts Avenue

Application Number: 2024-1169

Request: Sidewalk

Executive Summary:

The applicant is proposing to replace an existing concrete walkway with a new brick walkway. Both the primary structure and garage on this property are considered contributing to the Easton Historic District.

Historic District Guidelines:

Guideline 15. Preserve Historic Sidewalk and Curb Material

- c. Historic private walkways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material matching the dimension, texture and finish of the original.
- d. New private walkways should be designed to be compatible with the historic walkways and buildings on the property.

Staff Recommendation:

Staff supports a Commission **approval** of the application as submitted. While the proposed replacement material is not the same as the existing sidewalk material, it is compatible with the existing structures on the property. This structure currently has brick steps leading from the sidewalk to the front porch. Private brick walkways are found on other properties within this neighborhood such as 108 Brookletts, 14 Brookletts, and 210 Brookletts.

Draft Motions:

1. I move that the Historic District Commission **approve** of the application as submitted.
- OR
2. I move that the Historic District Commission deny the application based on the following findings...



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

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023667		204 BROOKLETT'S AVE		BONE, TALBOT W AND CHRISTINA V			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				REBUILT CORNER TOWER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY GABLE FRONT AND WING DWELLING 2/2 WINDOWS APPEAR ORIGINAL AS DO DOORS NICE DOUBLE DOOR FRONT ENTRANCE VINYL SIDING. CONTRIBUTING GARAGE.							



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

RECEIVED

MAR 22 2024



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

Application #: 2024-1169 HD 24-37
Date Received: 03/22/2024
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 204 Brookletts Ave
☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Lisa Stone
 TELEPHONE NO. _____ EMAIL lisa.v.stone@gmail.com

Applicant or Agent

NAME Andrew Yetter
 TELEPHONE NO. 724-993-7230 EMAIL Ayetter1@icloud.com

Description of Proposal (include additional sheets, as necessary)

replace cracked brick concrete walkway w/ Brick walkway.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Andrew Yetter</u>
<u>3/22/24</u>
<u>Andrew Yetter</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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



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

Historic District Commission Staff Report

Meeting Date: 4/22/2024

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

Property Address: 117 E Dover Street Unit 306

Application Number: 2024-1177

Request: Window Replacement

Executive Summary:

The applicant is proposing to replace five (5) existing windows on the third floor with new Fibrex® windows. Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018 and 2019. This is a non-contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- 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.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Appendix B: Common Substitute Materials

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many



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

composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Staff Recommendation:

Staff supports a Commission **approval** of the application with a condition regarding the grill pattern. Fibrex® windows have previously been approved by the HDC for replacement windows on this structure. Given that this structure is non-contributing and the proposed material matches that of other windows on the structure, staff feels that it is an appropriate replacement material.

Recommended Condition:

1. The new windows shall have an 8/8 grille pattern.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101064932		117 E DOVER ST		REYNOLDS, HUGH WILLIAM, TRUSTEE			
YEAR BUILT		PHYSICAL CONDITION					
1985		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				G		N	AGE
NOTES							
LARGE COLONIAL REVIVAL CONDOMINIUM BUILDING							



RECEIVED

HD 24-43

MAR 28 2024

TOWN OF EASTON

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

Application #: 2024-1177
Date Received: 03/28/2024
Fee Paid: \$75.00
HDC Meeting Date: 04/22/2024
Date Property Posted: 04/15/2024

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

Install windows

PROPERTY INFORMATION

ADDRESS

117 East River Street Unit 306

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

1995

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Gerbe McGuire

TELEPHONE NO.

410-699-6927

EMAIL

Gerbe.McGuire@GSA.GOV

Applicant or Agent

NAME

OWNER

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace ALL Windows (85) windows 3rd Floor. Five
By Renewal by Anderson - Kevin Garman 410-938-1311
Windows are First Floor Already Installed
by company
All windows are the same in complex

Specific Requirements

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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

Printed Name of Applicant or Agent

7/20/24	Gerbe McGuire owner
---------	---------------------

Disabled Veteran

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:

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- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
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New Construction / Addition

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- ☐ Construction schedule
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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:
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 - ☐ Doors
 - ☐ Trim, fascia, soffit, etc
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will be provided at Handin

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
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Roofing

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Signs

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

Landscaping & Trees

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Fence

- ☐ Application must Include:
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 - 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)
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 - If the height or style of fence changes based on location, this must be clearly identified.
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 - other relevant construction and or material detail

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- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

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

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



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF MARYLAND

Legal Name: Renewal by Andersen LLC

DC-420215000125, VA - 2705155684, MD-155474

8265 Patuxent Range Road Suite A | Jessup, MD 20794

Phone: 301-483-7340 | Fax: N/A | capitalorders@andersencorp.com

George McGuire

117 E Dover St. Unit 306

Easton, MD 21601

H: (410)699-6027

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
000	scope	0 W 0 H	Misc Misc, CapRegion Job, *Scope of Work*, Quantity 1, Project Summary: install windows as inserts. Homeowner getting own permit	
301	LR	34 W 60 H	Window Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , Fiberglass, Full Screen, Grille Style , Grilles Between Glass (GBG), Grille Pattern , All Sash: Colonial 4w x 2h, Misc , Trim- Omit Interior, New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.,	
302	LR	34 W 60 H	Window Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , Fiberglass, Full Screen, Grille Style , Grilles Between Glass (GBG), Grille Pattern , All Sash: Colonial 4w x 2h, Misc , Trim- Omit Interior, New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.,	
303	LR	34 W 60 H	Window Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , Fiberglass, Full Screen, Grille Style , Grilles Between Glass (GBG), Grille Pattern , All Sash: Colonial 4w x 2h, Misc , Trim- Omit Interior, New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.,	



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF MARYLAND
Legal Name: Renewal by Andersen LLC
DC-420215000125, VA - 2705155684, MD-155474
8265 Patuxent Range Road Suite A | Jessup, MD 20794
Phone: 301-483-7340 | Fax: N/A | capitalorders@andersencorp.com

George McGuire
117 E Dover St. Unit 306
Easton, MD 21601
H: (410)699-6027

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
304	office	34 W 60 H	Window Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , Fiberglass, Full Screen, Grille Style , Grilles Between Glass (GBG), Grille Pattern , All Sash: Colonial 4w x 2h, Misc , Trim-Omit Interior, New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.,	
305	master	34 W 60 H	Window Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White, Performance Calculator PG Rating: 40 DP Rating: + 40 / - 40 Glass , All Sash: High Performance, No Pattern, Hardware , White, Standard Color Recessed Hand Lift, Screen , Fiberglass, Full Screen, Grille Style , Grilles Between Glass (GBG), Grille Pattern , All Sash: Colonial 4w x 2h, Misc , Trim-Omit Interior, New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.,	
WINDOWS: 5 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1				TOTAL \$14,665



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.











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

Historic District Commission Staff Report

Meeting Date: 4/22/2024

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

Property Address: 408 August St

Application Number: 2024-1179

Request: Fence and Shed Installation

Executive Summary:

The applicant is proposing to construct a 6' by 8' outbuilding and install a 6' tall wooden picket fence in the rear yard. The proposed outbuilding will have an asphalt shingle roof, T111 siding, a wooden door, and Azek trim. The proposed fence will run along the rear property line between the existing shed and the proposed shed. The existing fence was approved by the Historic District Commission and received a building permit in 2011.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitively

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Guideline 14. Perimeter Walls and Fences

- 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.



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

Staff Recommendation:

Staff supports a Commission **approval** of the application as submitted. The proposed outbuilding will be located along the rear property line and will only be visible from the rear alley. The shed will be constructed of materials that are generally appropriate for new construction and are compatible with the historic main building. The proposed fence height and location appear to be consistent with the requirements of the Town's Zoning Ordinance.

Draft Motions:

1. I move that the Historic District Commission **approve** of the application as submitted.
OR
2. I move that the Historic District Commission deny the application based on the following findings...
OR
3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101018574		408 AUGUST ST		GIBSON, TIMOTHY			
YEAR BUILT		PHYSICAL CONDITION					
1910							
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				MODERN REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
1 OF A ROW OF 5 SIMILAR HOUSES. WOODEN SIDING: 1/1 WOOD SASH WINDOWS; NICE GLAZED + PANELED FRONT DOOR. RUSTICATED + PLAIN (HISTORIC) CONCRETE BLOCK FOUNDATION. PORCH MAY BE MODERN RESTORATION OUTBUILDING.							

RECEIVED

APR 01 2024

15 HHTT



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

TOWN OF EASTON

Application #:	НЛНПТММТФ
Date Received:	ЛПКЛМКНЛНП
Fee Paid:	Ртрлл
HDC Meeting Date:	ЛПКННКНЛНП
Date Property Posted:	ЛПКМРКНЛНП

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 408 AUGUST ST EASTON, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TIMOTHY KEVIN GIBSON MARY C GIBSON
TELEPHONE NO. 301-775-1979 EMAIL GIBSON.KEVINS4@GMAIL.COM

Applicant or Agent

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

- BUILD A 6'x8' SHED
- ERECT A FENCE IN BACK YARD

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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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
APRIL 1, 2024

Revised 4.4.2022



6x8 SHED
SIDING: T111 PAINTED
TRIM 1x4

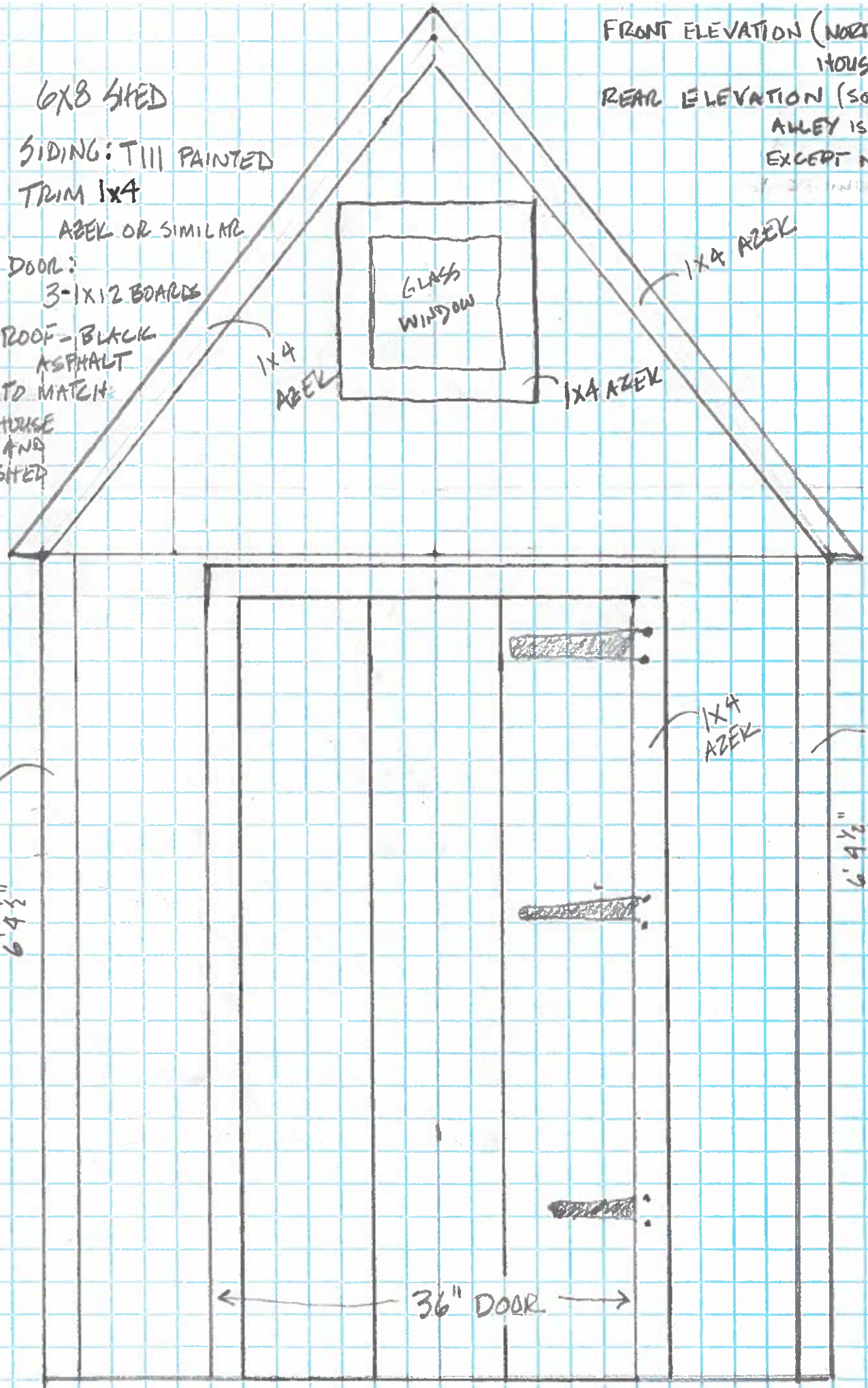
AZEK OR SIMILAR

DOOR:
3-1x12 BOARDS

ROOF - BLACK
ASPHALT
TO MATCH

HOUSE
AND
SHED

FRONT ELEVATION (NORTH FACING
HOUSE)
REAR ELEVATION (SOUTH FACING
AWLEY IS IDENTICAL
EXCEPT NO DOOR)

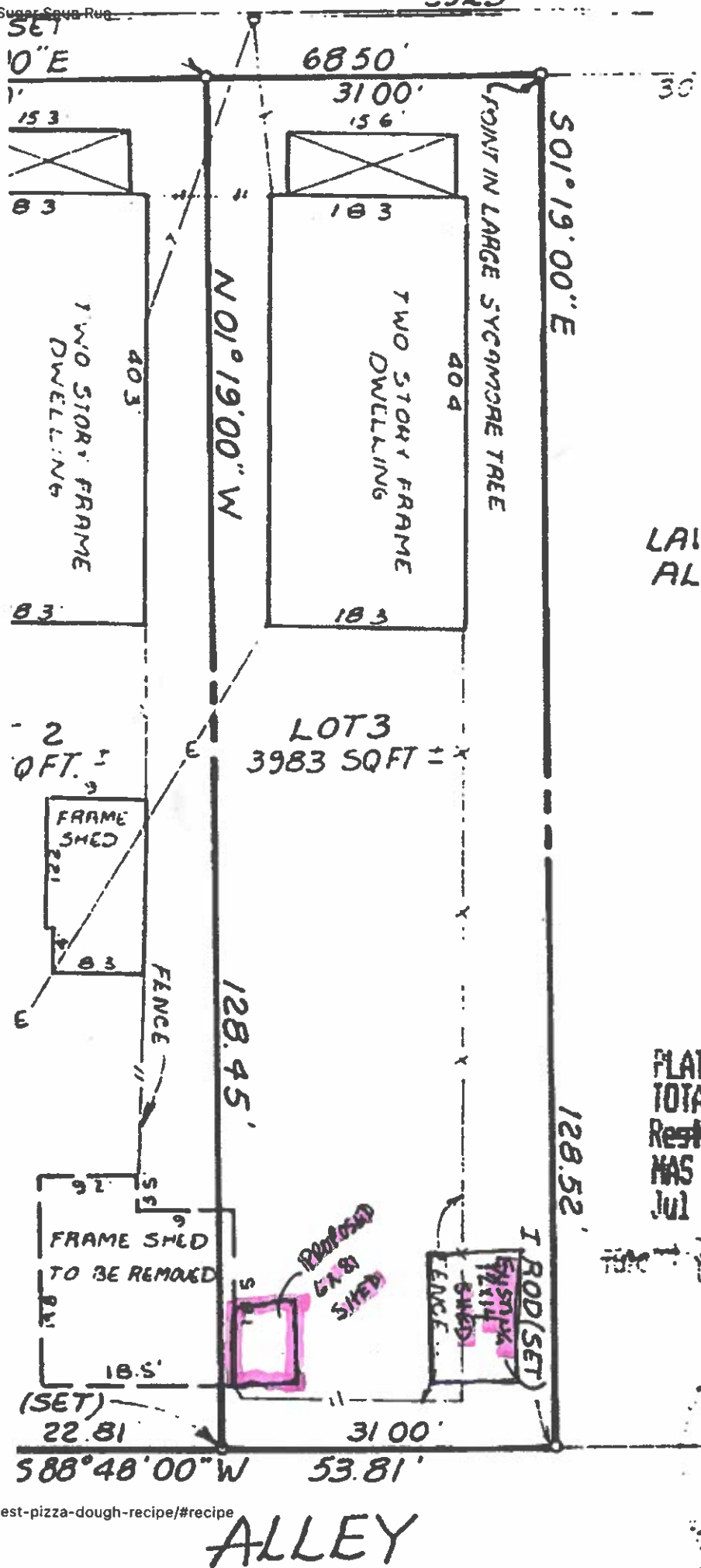


ROOF - BLACK ARCHITECTURAL SHINGLES

SIDING - T111

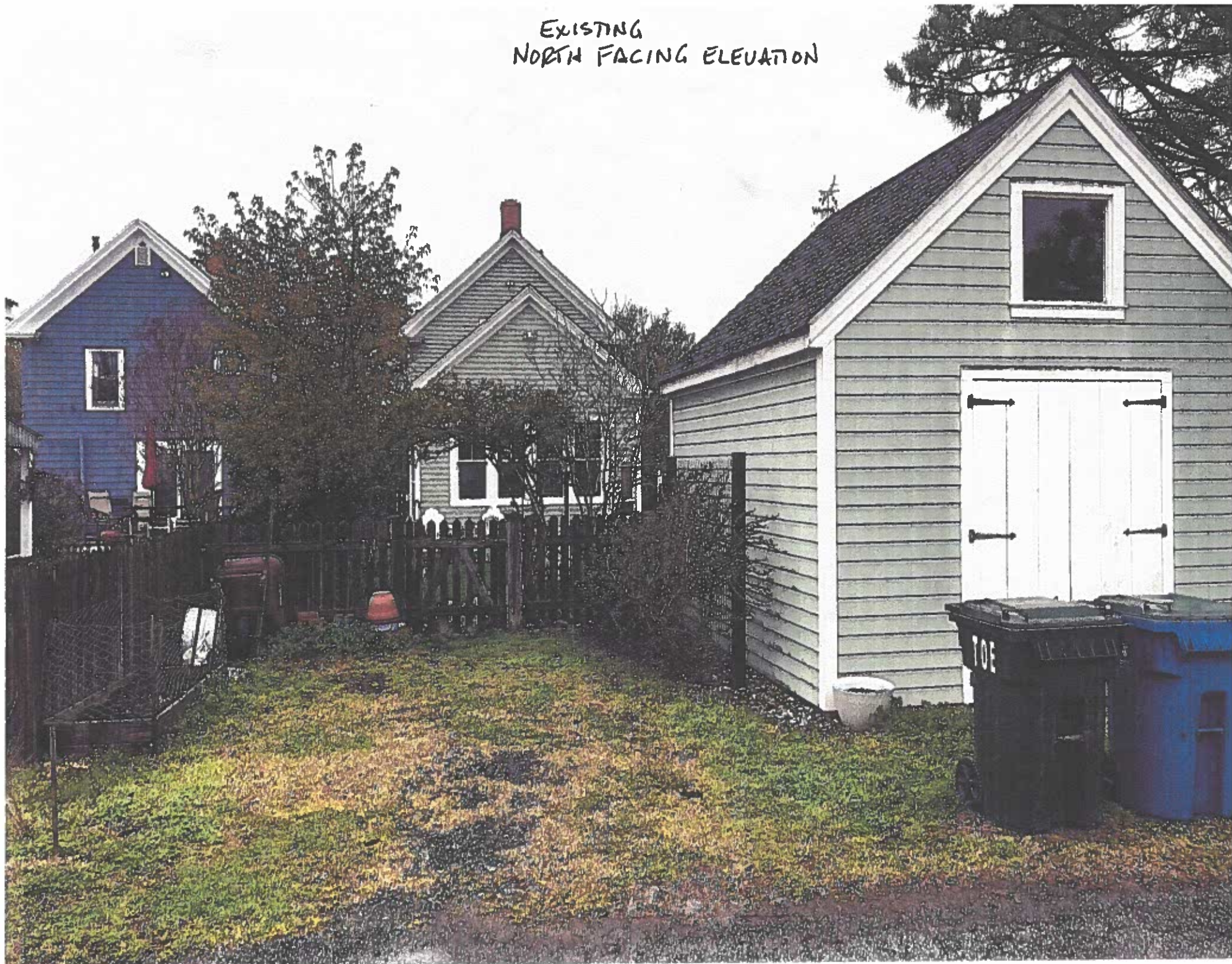
1X
AZEK
OR SIMILAR

SIDE ELEVATION (FACING WEST)
EAST ELEVATION IDENTICAL



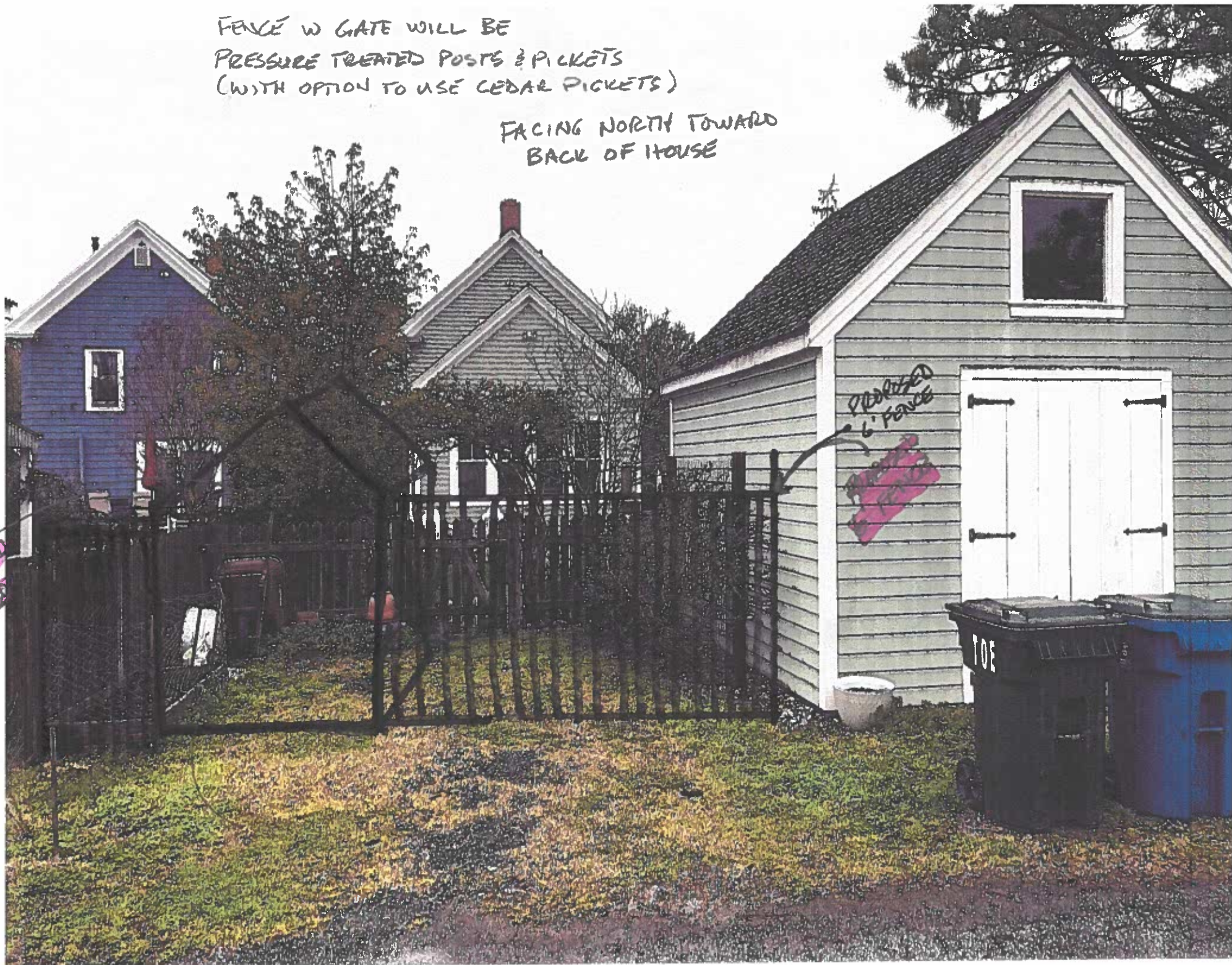


EXISTING
NORTH FACING ELEVATION



FENCE W GATE WILL BE
PRESSURE TREATED POSTS & PICKETS
(WITH OPTION TO USE CEDAR PICKETS)

FACING NORTH TOWARD
BACK OF HOUSE





RECEIVED

APR 08 2024

HD 24-47

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

Application #: 2024-1182
Date Received: 04/08/2024
Fee Paid:
HDC Meeting Date: 04/22/2024
Date Property Posted: 04/15/2024

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 139 N Washington St, Easton, MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1967 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Contract Purchaser/Applicant: Miller Development Corporation c/o Robby Miller
TELEPHONE NO. 301-807-7057 EMAIL rmiller@miller.group

Applicant or Agent

NAME Lane Engineering, LLC c/o Brett Ewing, AICP
TELEPHONE NO. 410-822-8003 EMAIL bewing@leinc.com

Description of Proposal (include additional sheets, as necessary)

Demolition of the old Safeway building and construction of 4-story townhomes and single-family dwellings (33 units total).

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

4/8/2024

Brett Ewing, AICP, Lane Engineering, 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

☒ Photographs of all existing conditions and that will be affected by the proposed project

TBD ☐ Description of all existing materials and a listing of all materials to be used for proposed project.

TBD ☐ 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.

TBD ☐ 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.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID	ADDRESS	OWNER NAME
2101024329	139 N WASHINGTON ST	SAFEWAY STORES HOLDINGS CORP.

YEAR BUILT	PHYSICAL CONDITION
1967	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COMMERCIAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE

NOTES

BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.

PUD SKETCH PLAN FOR

PROJECT DATA

OWNER: NAI SATURN EASTERN, LLC
ATTN LEGAL DEPARTMENT
250 PARK CENTER BOULEVARD
BOISE, ID 83706

APPLICANT/DEVELOPER: MILLER DEVELOPMENT CORPORATION
C/O ROBBY MILLER (PRESIDENT)
8120 WOODMONT AVENUE, #160
BETHESDA, MD 20814

PROPERTY ADDRESS

139 NORTH WASHINGTON STREET EASTON, MD 21601

DEED REFERENCE: 2237/62

PLAT REFERENCE: 21/37 & 48/10

ZONING CLASSIFICATION: CB - CENTRAL BUSINESS COMMERCIAL DISTRICT
PUD - PLANNED UNIT DEVELOPMENT (INFILL)
HISTORIC DISTRICT

SITE AREA: 1.522 ACRES±

ZONING REQUIREMENTS

	<u>CB</u>	<u>PUD INFILL</u>	<u>PROPOSED PUD</u>
MINIMUM LOT SIZE	5,000 SF	N/A	1,159 SF±
MAXIMUM LOT SIZE	N/A	5 ACRES	4,934 SF±
MAXIMUM BUILDING HEIGHT	60'	N/A	42'±
*MAXIMUM LOT COVERAGE	90%	N/A	N/A
*EXISTING LOT COVERAGE	34%	—	—
*PROPOSED LOT COVERAGE	—	—	41%
*(BUILDINGS & STRUCTURES)			
MAXIMUM DENSITY	<u>SINGLE FAMILY</u>	60 DWELLING UNITS/ACRE	22 DWELLING UNITS/ACRE
	7 DWELLING UNITS/ACRE (10 DWELLING UNITS TOTAL)	(91 DWELLING UNITS TOTAL)	(33 DWELLING UNITS TOTAL)
	<u>MIDDLE HOUSING</u>		
	9 DWELLING UNITS/ACRE (13 DWELLING UNITS TOTAL)		

APPROVALS:	HDC REVIEW/APPROVAL IS REQUIRED.
EXISTING CONDITIONS:	EXISTING GROCERY STORE BUILDING WITH THE REMAINDER OF THE PARCEL CONSISTING OF PAVED PARKING LOT.
PROPOSED DEVELOPMENT:	4-STORY TOWNHOMES & SINGLE FAMILY DETACHED DWELLINGS (33 UNITS TOTAL)
BUILDING FOOTPRINT:	760 SF± (TOWNHOMES) 798 SF± (SINGLE FAMILY DETACHED DWELLINGS) 840 SF± (SINGLE FAMILY DETACHED DWELLINGS)
PARKING REQUIRED:	CODE 28-305.2 OFFSTREET PARKING SHALL NOT BE REQUIRED WITHIN CB ZONING DISTRICT.
PARKING PROVIDED:	67 TOTAL SPACES PROVIDED (INCLUDES GARAGES)
PARKING NOTE:	OFF-STREET PARKING IS NOT REQUIRED FOR PROJECTS IN THE CBD ZONING DISTRICT, ALTHOUGH ADEQUACY IS CONSIDERED THROUGH THE SITE PLAN PROCESS. 2.06 SPACES IS PROPOSED PER UNIT AND SIDEWALK CONNECTION TO ACCESS DOWNTOWN EASTON RESULT IN ADEQUACY FROM A FUNCTION AND MARKETING PERSPECTIVE.
REFUSE/TRASH:	PROPOSED RESIDENTIAL TIPPER CANS TO BE STORED WITHIN INDIVIDUAL GARAGE
SITE LIGHTING:	POLE HEIGHT TO BE DETERMINED FOR EFFICIENT LIGHT COVERAGE, BUT HEIGHT IN RANGE OF 18'-20'±. PHOTOMETRIC ANALYSIS WILL BE PROVIDED PRIOR TO FINAL APPROVAL.
STORMWATER MANAGEMENT:	STORMWATER QUALITY MANAGEMENT IS ADDRESSED WITH UNDERGROUND CHAMBERS. THE SITE IS THE IN THE TANYARD BRANCH WATERSHED AND THE POST-DEVELOPMENT 10-YEAR STORM RUNOFF IS MANAGED TO THE PRE-DEVELOPMENT 2-YEAR STORM RUNOFF. STORMWATER QUALITY MANAGEMENT IS ADDRESSED THROUGH USE OF STRUCTURAL, FILTERS, PAVERS, AND PLANTED AREAS. ADDITIONALLY THIS IS A REDEVELOPMENT SITE AND IMPERVIOUS AREA HAS BEEN SIGNIFICANTLY REDUCED.
FOREST CONSERVATION:	IS EXEMPT PER §31-3.2.0; AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA

PROJECT NOTES

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 ABOVE GROUND IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON
FEBRUARY 2, 2024.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM BEST AVAILABLE RESOURCES AND ARE APPROXIMATE ONLY.

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

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO COR
STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360

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

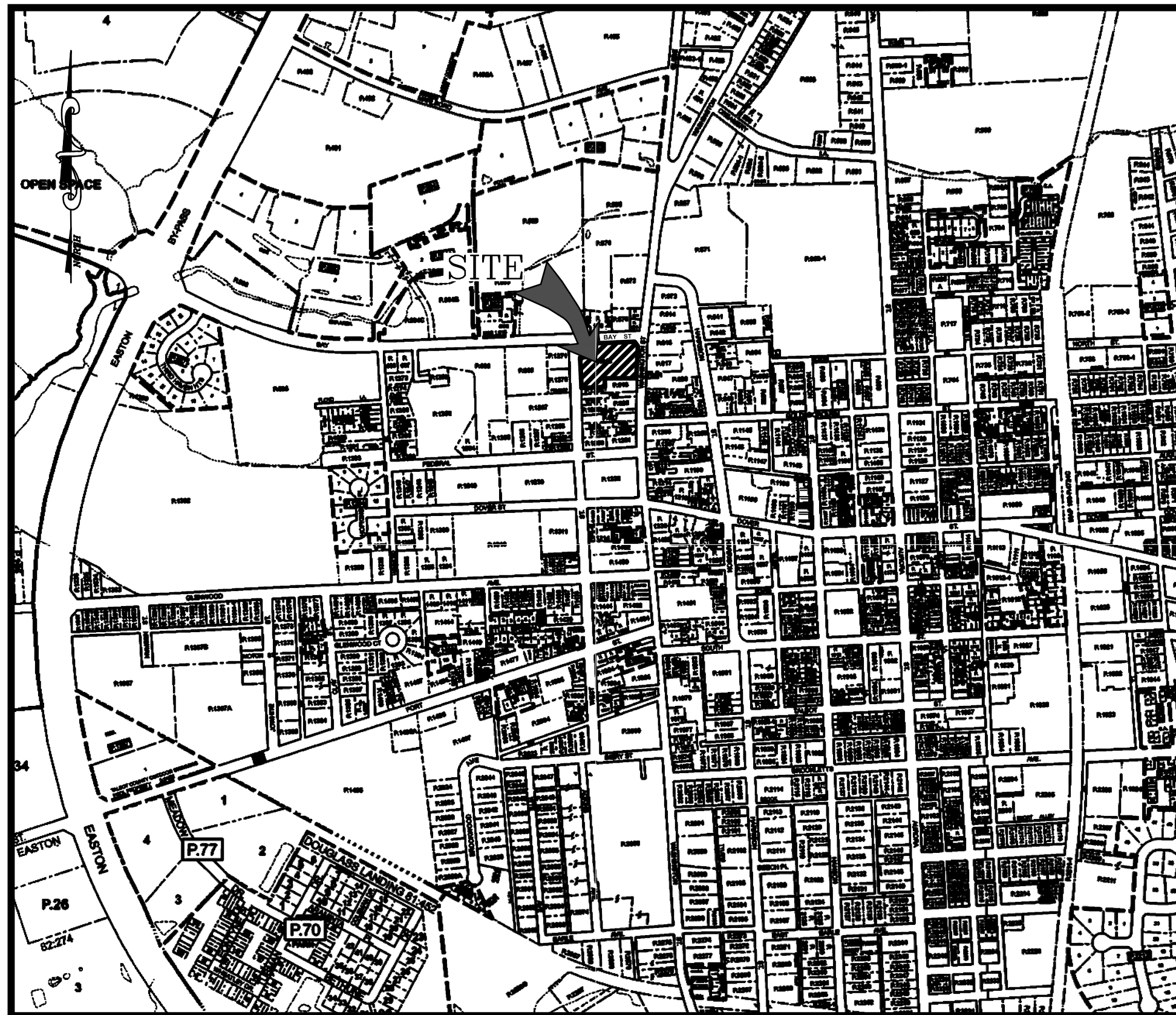
NO ABSTRACT OF TITLE, TITLING COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE ABOVE PROPERTY. REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIONS, ETC. NO 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 FLOOD INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 240401C0189D 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 EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA IS NOT THE SAME AS THE 1% ANNUAL CHANCE FLOOD. 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

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.



VICINITY MAP



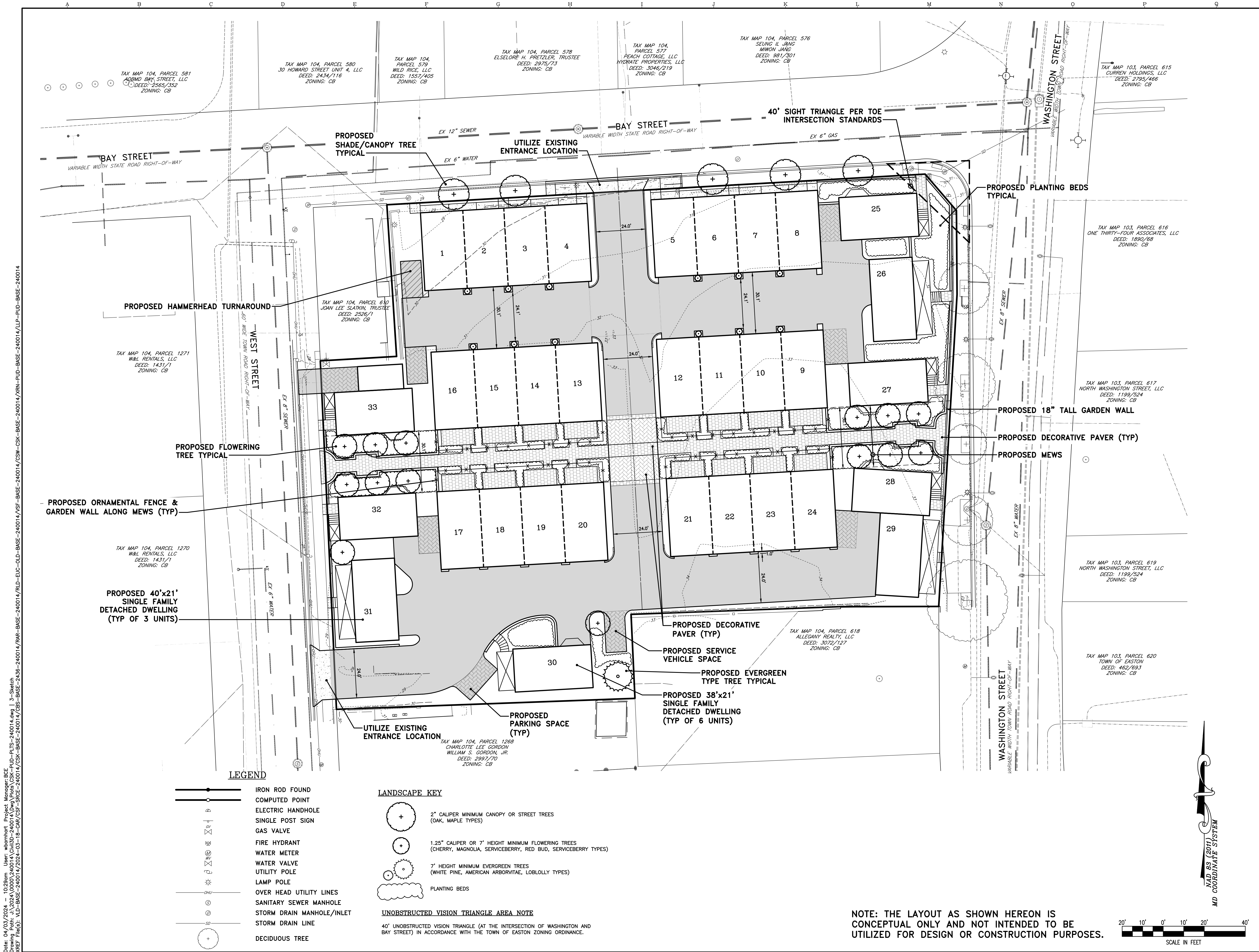
INDEX OF SHEETS

PDF SHEET	<u>TITLE</u>
1	TITLE SHEET & PROJECT NOTES
2	AERIAL CONTEXT PLAN
3	SKETCH SITE PLAN
4	ILLUSTRATIVE SITE PLAN
5	CONCEPTUAL SWM PLAN
6	PROPOSED LOT LAYOUT

[illegible]



11



APPROVED: **PLANS ARE ISSUED FOR REVIEW ONLY**

APPROVED: **PLANS ARE NOT APPROVED FOR CONSTRUCTION**

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!

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MISS UTILITY

BEFORE YOU DIG CALL 1-800-441-8355 OR 911
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors

E-mail: general@laneinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Centerville, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45188, Expiration Date: 12/28/2025.

SEAL

STATE OF MARYLAND
TOWN OF EASTON
APR 24 2024

DATE

SKETCH SITE PLAN

ON THE LANDS OF NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: DATE: BY:

SHEET No. **3 OF 6**

SCALE: **AS NOTED**

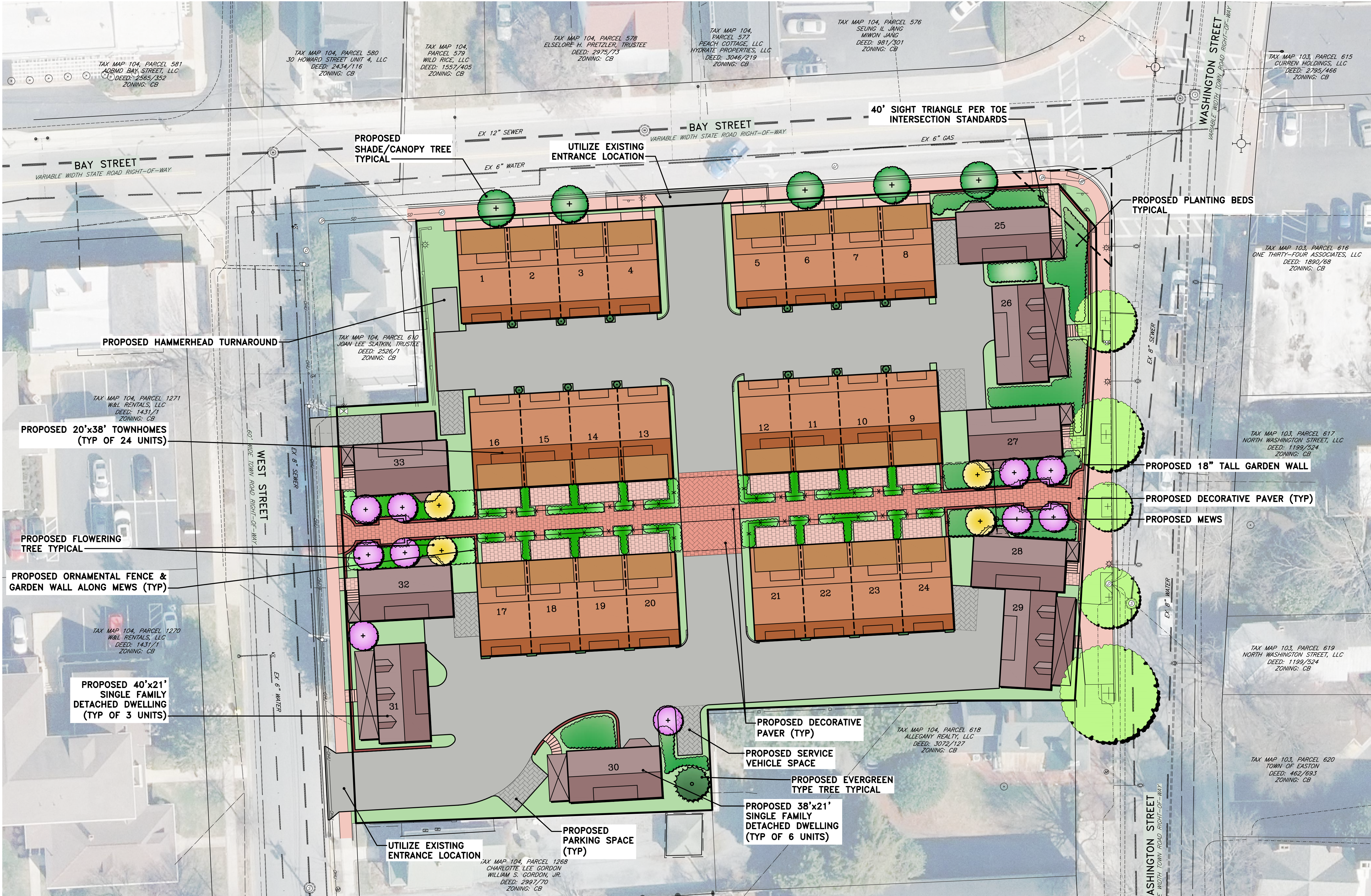
JOB No. 240014

FILE No. B412

7' 0' 10' 20' 40'

SCALE IN FEET

Date: 04/03/2024 - 10:30am User: wbrnhart Project Manager: BCE
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XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSF-SRCE-240014/CBS-BASE-2436-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/VSF-BASE-240014/CSW-BASE-240014/XRN-PUD-BASE-240014/LP-PUD-BASE-240014



LEGEND

- IRON ROD FOUND
- COMPUTED POINT
- ELECTRIC HANDHOLE
- SINGLE POST SIGN
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- UTILITY POLE
- LAMP POLE
- OVER HEAD UTILITY LINES
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE/INLET
- STORM DRAIN LINE
- DECIDUOUS TREE

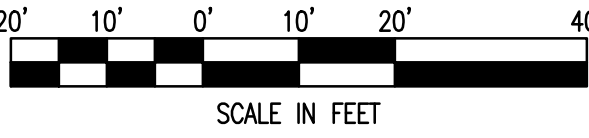
LANDSCAPE KEY

- 2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, MAPLE TYPES)
- 1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, SERVICEBERRY, RED BUD, SERVICEBERRY TYPES)
- 7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, AMERICAN ARBORVITAE, LOBLOLLY TYPES)
- PLANTING BEDS

UNOBSTRUCTED VISION TRIANGLE AREA NOTE

40' UNOBSTRUCTED VISION TRIANGLE (AT THE INTERSECTION OF WASHINGTON AND BAY STREET) IN ACCORDANCE WITH THE TOWN OF EASTON ZONING ORDINANCE.

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.



NAD 83 (2011)
MD COORDINATE SYSTEM

APPROVED: _____
TOWN OF EASTON - TOWN PLANNER DATE _____
PLANS ARE ISSUED FOR REVIEW ONLY

APPROVED: _____
TOWN OF EASTON - TOWN ENGINEER DATE _____
PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

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MISS UTILITY

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SEAL

STATE OF MARYLAND
JAMES H. HARRIS
14-2-24

DATE

ILLUSTRATIVE SITE PLAN
ON THE LANDS OF NAI SATURN EASTERN, LLC
IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: _____ DATE: _____ BY: _____

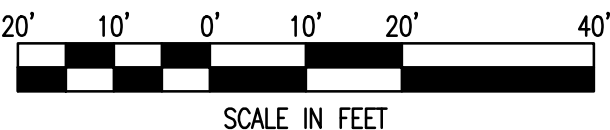
SHEET No. 4 OF 6	JOB No. 240014
SCALE: AS NOTED	FILE No. B412

Page 63 of 111

Date: 04/03/2024 - 10:30am User: wbornhart Project Manager: BCE
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XREF File(s): VLD-BASE-240014\2024-03-18-CAR\CSF-SRCE-240014\CSK-BASE-240014\CSB-BASE-2436-240014\RAE-BASE-240014\RLD-EUC-OLD-BASE-240014\VPF-BASE-240014\XRN-PUD-BASE-240014\LP-PUD-BASE-240014

SWM QUANTITY SUMMARY CHART													
POI	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	WSE	PRE 10 YEAR	POST 10 YEAR	WSE	PRE 100 YEAR	POST 100 YEAR	WSE
1	1.50	0.04	-	2.9	7.06	3.87	-	11.15	6.93	-	-	-	-
2	0.06	0.01	-	1.3	0.33	0.15	-	0.53	0.30	-	-	-	-

ESD SUMMARY CHART													
DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (FT³)	ACTUAL ESDv (FT³)
OVERALL	-	BAYFILTER 522	ON-SITE	-	-	-	1.52	1.50	-	1.0	1.0	952	1,250



APPROVED:

PLANS ARE ISSUED FOR REVIEW ONLY

TOWN OF EASTON - TOWN PLANNER DATE

APPROVED:

PLANS ARE NOT APPROVED FOR CONSTRUCTION

EASTON TOWN ENGINEER DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY

BEFORE YOU DIG CALL 1-800-441-6355 OR 811 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

E-mail: general@laneinc.com

117 Bay St. Easton, MD 21601 (410) 822-8003

15 Washington St. Centreville, MD 21613 (410) 221-0818

354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45188, Expiration Date: 12/28/2025.

SEAL

STATE OF MARYLAND

ENGINEER

4-2-24

DATE

CONCEPTUAL SWM PLAN

ON THE LANDS OF NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1 TALBOT COUNTY, MARYLAND TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: DATE: BY:

SHEET No. 5 OF 6

SCALE: AS NOTED

JOB No. 240014

FILE No. B412

NAD 83 (2011)
COORDINATE SYSTEM

THESE LOTS ARE PROPOSED AS FEE SIMPLE LOTS WITHOUT DIRECT ROAD FRONTAGE. A 'BLANKET EASEMENT' WILL BE PROVIDED ACROSS THE PROPERTY FOR AREAS OF COMMON USE/TRAVEL.

20' 10' 0' 10' 20' 40'

SCALE IN FEET

ISSUED/REVISED FOR:		DATE:	BY:
SHEET No. 6 OF 6			
SCALE: AS NOTED		JOB No.	240014
		FILE No.	B412



HDC SUBMISSION - 04.08.24

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

NCPPC:

OWNER / CLIENT

 MILLER GROUP
8120 Woodmont Ave, Ste 160 | Bethesda, MD 20814
202.752.9866 | www.miller.group

ARCHITECT

mauricewalters | architect
400 7th St NW, Ste 502 | Washington, DC 20004
202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER

Lane Engineering, LLC
117 Bay St. | Easton, MD 21601
410.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT

OEHME, VAN SWEDEN
800 G St SE | Washington, DC 20003
202.546.7575 | www.ovsla.com

LAND USE ATTORNEY
McAllister, DeTar, Showalter & Walker, LLC

100 N. West St | Easton, MD 21601
410.820.0222 | www.mdswwlaw.com

Issues / Revisions

[illegible]

Professional Seal



I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A001

Scale

1" = 40'-0"



BAY ST.

VIEW FROM WASHINGTON ST TOWARD MEWS ENTRY



○ KEY PLAN 1-40
1" = 40'-0"

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT

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410.822.8003 | www.leinc.com

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Issues / Revisions

NO.	DESCRIPTION	DATE

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NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title
SITE RENDERING

Sheet No.

A002

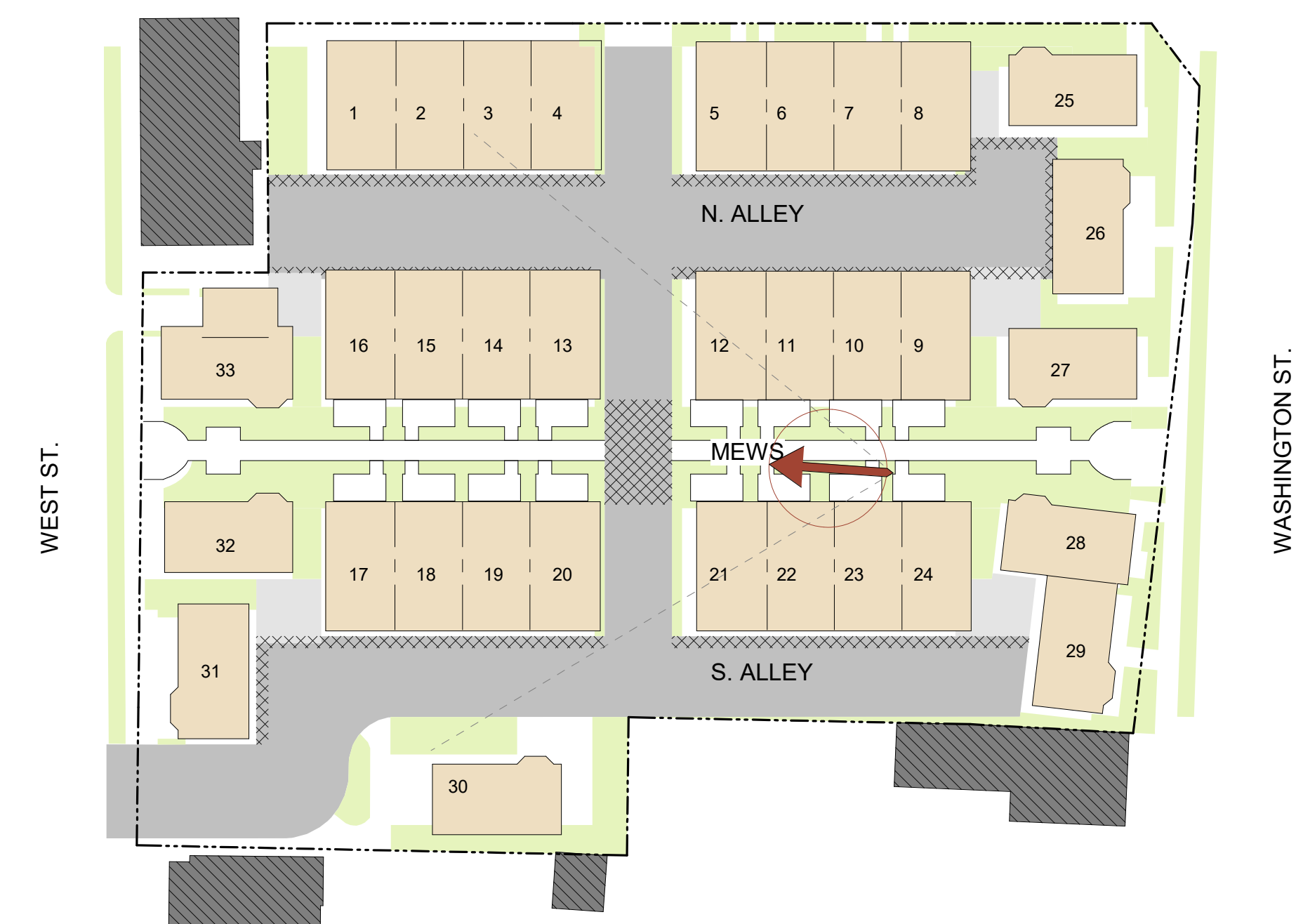
Scale 1" = 40'-0"

HDC SUBMISSION - 04.08.24



BAY ST.

VIEW IN MEWS TOWARD WEST ST



○ KEY PLAN 1-40
1" = 40'-0"

HDC SUBMISSION - 04.08.24

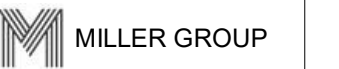
139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT



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ARCHITECT

mauricewalters | architect

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Issues / Revisions

[illegible]

Professional Seal



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NAME: MAURICE WALTERS

LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A003

Scale

1" = 40'-0"



BAY ST.

VIEW FROM WEST ST TOWARD MEWS ENTRY



○ KEY PLAN 1-40
1" = 40'-0"

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT

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LANDSCAPE ARCHITECT

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202.546.7575 | www.ovsla.com

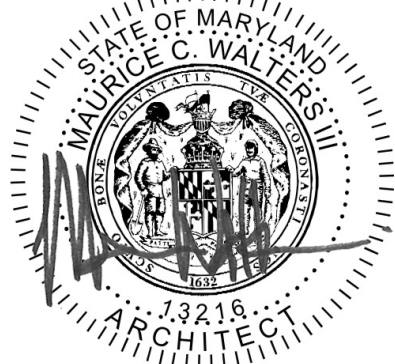
LAND USE ATTORNEY

McAllister, DeTar, Showalter & Walker, LLC
100 N. West St | Easton, MD 21601
410.820.0222 | www.mdswlaw.com

Issues / Revisions

NO.	DESCRIPTION	DATE

Professional Seal



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NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE RENDERING

Sheet No.

A005

Scale

1" = 40'-0"

HDC SUBMISSION - 04.08.24



DEMOLITION NOTICE:
Guideline 2.9 Demolition Review Procedures
Sign posted on April 8, 2024



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

Monday, April 8, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Susan Filbird, Code Enforcement Officer

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

2. Agenda Summary Review —

April 8, 2024- The Commission made an amendment to the agenda to title the Discussion Item: *“Discussion on the preliminary redevelopment of the empty lot located at 20 S. Aurora Street”*

Vice Chairperson Brophy moved to approve the April 8, 2024 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

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

51 **3. Old Business —**

52
53 **a. File No.:** 2020 - 0219
54 **Applicant:** Ginna Tiernan
55 **Location:** 226 S. Washington Street, Easton, MD 21601
56 Tax Map 105, Grid 0EA, Parcel 2086
57 **Zoning:** R-10A
58

59 **Request:** On April 27, 2020, the applicant received approval from the
60 Commission for the installation of cedar picket style fencing, and screening to the
61 front porch. The applicant is now requesting an extension to the Certificate of
62 Appropriateness to continue the installation of an additional 285 feet of cedar
63 picket style fencing. This is a contributing structure to the Historic District.
64

65 Historic District Guideline references:

66 *i. Guideline 14 Perimeter Walls and Fences*
67

68 **Staff Presentation:**

69 Nicholas Johnson, Town Planner - Current
70 Tom Diem, Building Code Official
71

72 **Applicant Presentation:**

73 Ginna Tiernan, Owner
74

75 **Public Comment —** None
76

77 **Commissioner Pezor moved to approve the COA extension request as submitted.**
78 **Commissioner Bateman seconded the motion.**
79

80 Vote 6 - 0
81 FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
82 AGAINST: 0
83 ABSTAIN: 0
84 ABSENT: 0
85
86

87 **4. New Business —**

88
89 **a. File No.:** 2024 -1170
90 **Applicant:** Nelsa and Glenn Klakring
91 **Location:** 225 S. Aurora Street, Easton, MD 21601
92 Tax Map 105, Grid 000, Parcel 2149
93 **Zoning:** R-10A
94

Request: The applicant is proposing to screen in a portion of the existing front porch, and to install two (2) screen doors. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 45. Screen, Storm, and Garage Doors*
 - ii. *Guideline 64. Preserve Historic Porches*

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Nelsa Klakring, Owner
Glenn Klakring, Owner

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the door shall be wood. Commissioner Stuart seconded the motion.

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

- 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 an in-kind asphalt shingle roof replacement, and the replacement of the existing K-style gutters with new K-style on a contributing outbuilding. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 70 Roof Material.*
 - ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Jerry Heilman, Owner

Public Comment — None

Commissioner Bateman moved to approve the application as submitted with K-style gutters. Commissioner Stuart seconded the motion.

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

c. File No.: 2024 - 1174
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1217
Zoning: CB

Request: On May 8, 2023, the Commission granted a certificate of appropriateness for alterations to the Dover Street storefront, and the installation of new windows on the East alleyway elevation with the condition that the windows shall have SDL. Subsequent to a February 2024 building permit application for the routine maintenance of the masonry on the existing chimney and a proposal to replace the existing flat roof, the applicant is now requesting the Commission's approval for the replacement of the existing flat roof on this structure. The new flat roof to be installed is proposed to be three (3) feet lower than the existing roof. The applicant is also proposing alterations to the alley facing façade including the installation of new fiber cement siding, the installation of new aluminum-clad windows to the second floor, and the existing windows of the first floor to be filled in. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 76. Preserve Historic Wood Siding*
- iv. *Guideline 78. Substitute Materials for Siding*
- v. *Guideline 79. Fiber Cement Siding*
- vi. *Guideline 89. Maintain Historic Windows*
- vii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Richard Marks, 4 North LLC
Tim Boyle

Public Comment — None

Commissioner Stuart moved to approve the application as submitted with the finding that membrane or metal roof to be an appropriate material. The applicant shall return with an application for the installation of solar panels. Commissioner Bateman seconded the motion.

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

d. File No.: 2024 - 1173
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1985 & 1986, Lots 2B
Zoning: CB

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

Historic District Guideline references:

- i. Guideline 128. Avoid Demolition*
- ii. Guideline 129. Partial Demolition*

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Richard Marks, 4 North LLC

Public Comment:
Charles Adler, 105 S. Washington Street
Robert Shannahan

Public Comment Written:
Charles Adler, 105 S. Washington Street

Commissioner Pezor moved to table the application with the determination that the rear portion of the structure is contributing; and with a request for comment from the Maryland Historic Trust on the appropriateness of the demolition of the contributing structure. Commissioner Bateman seconded the motion.

This is the first of two required meetings for the demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

e. **File No.:** 2024 - 1172
Applicant: John Hutchison Architecture & GRT Architects
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcels 1948, 1949 & 1951
Zoning: R-7A

Request: The applicant is proposing to construct a 3,000 square foot annex to the existing Academy Art Museum. The scope of work includes the restoration of the structure at 106 Talbot Lane, and the construction of a 1,600 square foot addition. On October 20, 2022, the Planning Commission granted a parking waiver of the required parking spaces associated with the construction of the new museum; and on November 15, 2022, the Board of Zoning Appeals granted the applicant a special exception for a museum use on this property with the condition that the applicant shall meet all adequate screening requirements are met. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 41. Maintain Original and Historic Doors*
- iv. *Guideline 55. Maintain Historic Masonry*
- v. *Guideline 64. Preserve Historic Porches*
- vi. *Guideline 65. Make Sensitive Replacements (Porches)*
- vii. *Guideline 68. Maintain Historic Roof Shape*
- viii. *Guideline 70. Roof Material*
- ix. *Guideline 76. Preserve Historic Wood Siding*
- x. *Guideline 77. Make Sensitive Replacements (Siding)*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*

Historic District Guidelines New Construction:

- xii. *Guideline 94. Style*

- xiii. *Guideline 95. Siting*
xiv. *Guideline 96. Orientation, Alignment, and Setback*
xv. *Guideline 97. Form, Massing, Height, and Scale*
xvi. *Guideline 101. Lateral Additions*
xvii. *Guideline 103. Materials*
xviii. *Guideline 106. Details and Ornamentation*
xix. *Guideline 107. Placements (Doors)*
xx. *Guideline 108. Design (Doors)*
xxi. *Guideline 109. Energy and Sustainability*
xxii. *Guideline 115. Roof Form*
xxiii. *Guideline 116. Roof Material*
xxiv. *Guideline 117. Gutters and Downspouts*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

John Hutchison, Hutchison Architecture
GRT Architects
Jennifer Chrzanowski, Interim Deputy Director of the Academy Arts Museum

Public Comment:

Joseph Minarick, President of the East End Neighborhood Association
Robert Shannahan
Joyce DeLaurentis, 215 Talbot Street

Public Comment Written:

East End Neighborhood Association

Commissioner Pezor moved to approve the application with the condition that minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission. Commissioner Bateman seconded the motion.

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

5. Discussion Item —

- 324 a. Discussion on the preliminary redevelopment of the empty lot located at 20 S.
325 Aurora Street — Mr. Hoppy Stafford was present on behalf of the owner of the
326 empty lot located at 20 S. Aurora Street to seek the Commission’s feedback for
327 the preliminary redevelopment of the lot. The Commission discussed the general
328 scope of the proposed project, with features including the doors, siding and roof
329 inspired by the three-story Railroad Hotel first built by Thomas Webster in 1870
330 (provided in historic narrative exhibit). Considering setbacks and other zoning
331 requirements, the Commission indicated their preference for the proposed front
332 porch to be as identical to the hotel’s front porch as possible. The Commission
333 also indicated that vinyl windows would not be an appropriate material; and that
334 Hardie Plank siding and Marvin windows may be acceptable despite their
335 stronger preference for arched windows as shown on the front façade on
336 Goldsborough Street.
337
338 b. Chairperson Demby took a moment to share appreciation and thanks to Kelly
339 Pezor for her dedicated service to the Historic District Commission.
340 Commissioner Pezor served three consecutive terms on the Commission (six
341 years as the Chairperson), and showed sustained enthusiasm and passion for
342 preserving the historic character of the Town of Easton and its most significant
343 structures. The Commission thanked Mrs. Pezor, and wished her well on her
344 future endeavors.
345
346

347 **6. Decision Summary Review —**
348

349 **Commissioner Bateman moved to approve the draft decision summary.**
350 **Commissioner Pezor seconded the motion.**
351

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

352
353
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358

359 **7. Administrative Approval**
360

- 361 a. **File No.:** **2024 - 1165**
362 **Applicant:** **JL Painting Corp.**
363 **Location:** 12 Brookletts Avenue, Easton, MD 21601
364 Tax Map 105, Grid 0EA, Parcel 2097
365 **Zoning:** R-10A
366
367 **Request:** The applicant is requesting an in-kind replacement of the existing
368 asphalt shingle roof. The existing trim, fascia, soffit, and gutters shall remain.
369 This is a contributing structure to the Historic District.

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

b. File No.: 2024 - 1171
Applicant: Gannon's Refrigeration Services Inc.
Location: 18 & 20 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1232
Zoning: GI

Request: The applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

- 1) Exterior line sets shall be painted to match the siding.
- 2) The units shall be screened from view using planings, fencing, or other lattice material.
- 3) The units shall be mounted in a way that does not damage the structure.

This is a contributing structure to the Historic District.

Historic District Guideline references:
i. *Guideline 48. HVAC*

c. File No.: 2024 - 1180
Applicant: Michael Cattaneo
Location: 15 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1965
Zoning: R-7A

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

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

d. File No.: 2024 - 1183
Applicant: Warner Ventures, LLC
Location: 300 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2271
Zoning: R-10A

Request: The applicant is requesting to install a new mechanical vent. The application may be administratively approved subject to the following condition:

- 1) The mechanical equipment shall be screened from view using plantings, appropriate fencing, or a lattice material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 84. Mechanical Equipment*

8. Consent Docket — None

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 8:00 p.m.



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

Application #:
Date Received: 4/19/24
Fee Paid:
HDC Meeting Date: 4/23/24
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

513 Goldshorough St

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Brandon Shostak

TELEPHONE NO.

410 310 1480

EMAIL

brandonwshostak@gmail.com

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Reroof. Trim Fascia & soffit to remain

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

4/19/24

Brandon Shostak

Revised 4.4.2022

PEREZ HOME IMPROVEMENT LLC

2010 Church Creek Road

Cambridge, Maryland 21613

443-521-5198

aperezhhomeimp@outlook.com

MHIC# 119978



JOB ESTIMATE

CUSTOMER NAME	Brandon Shostak
SITE ADDRESS	513 Goldsborough St Easton, Md 21601
PHONE EMAIL	4103101480 brandonwshostak@gmail.com

JOB DESCRIPTION

Roof replacement/new ☒

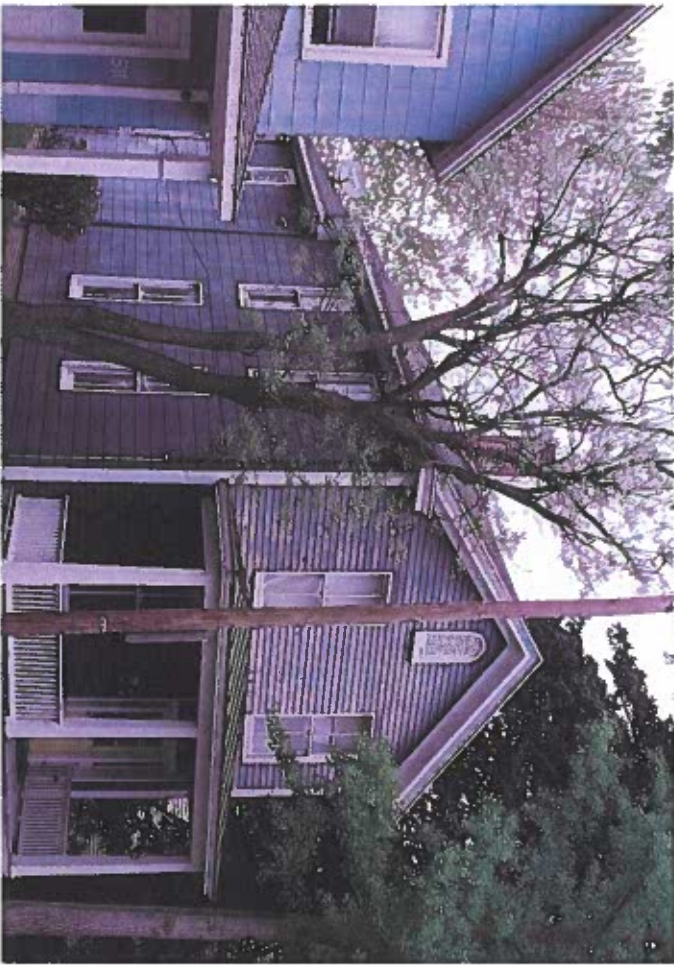
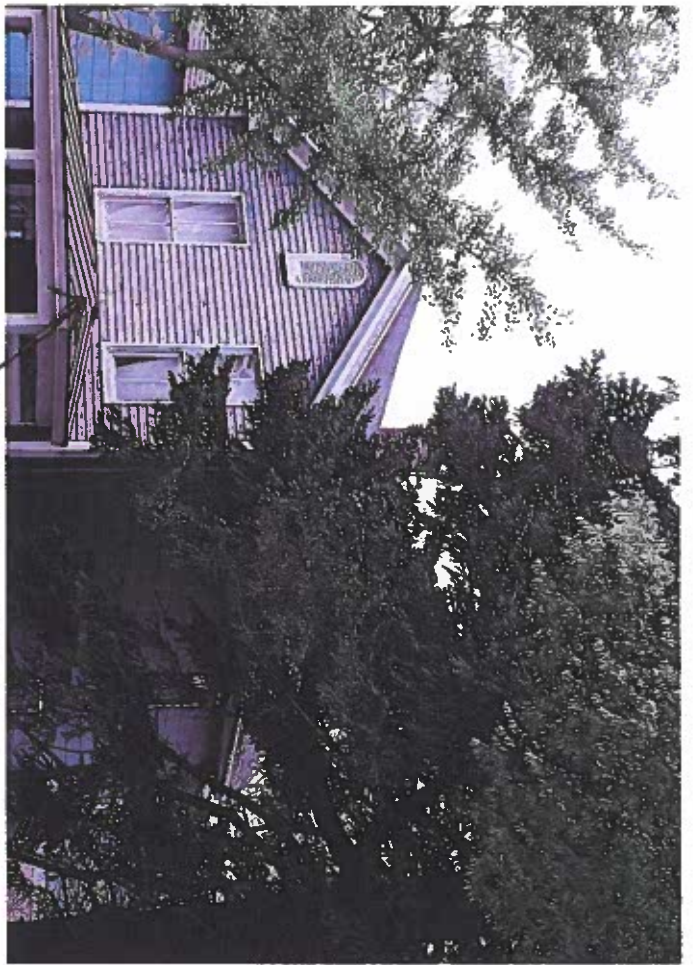
Siding ☐

Gutters ☐

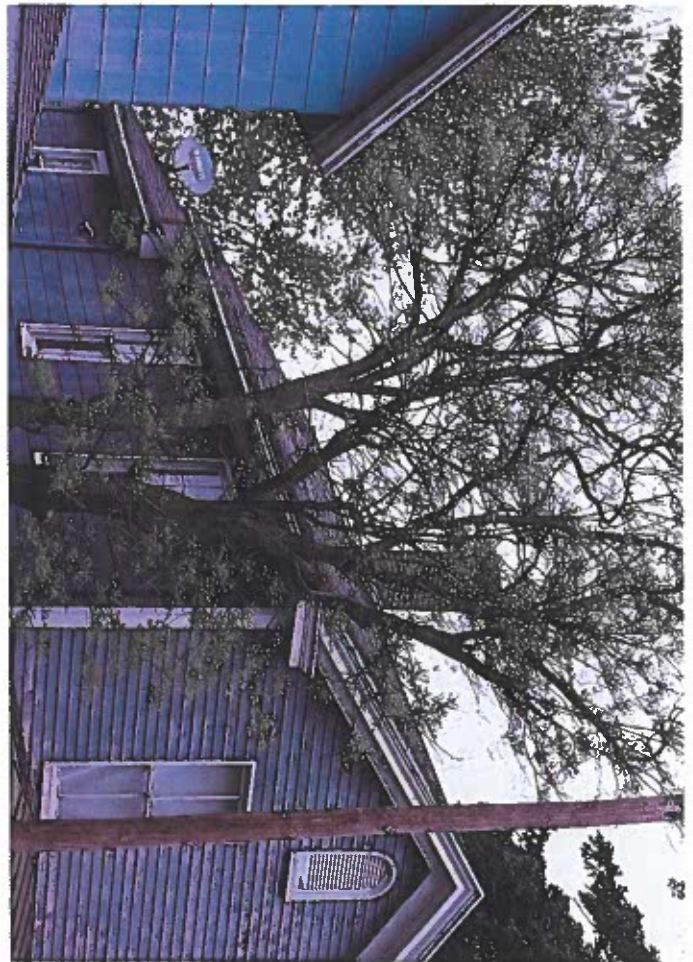
ROOF REPLACEMENT/NEW:

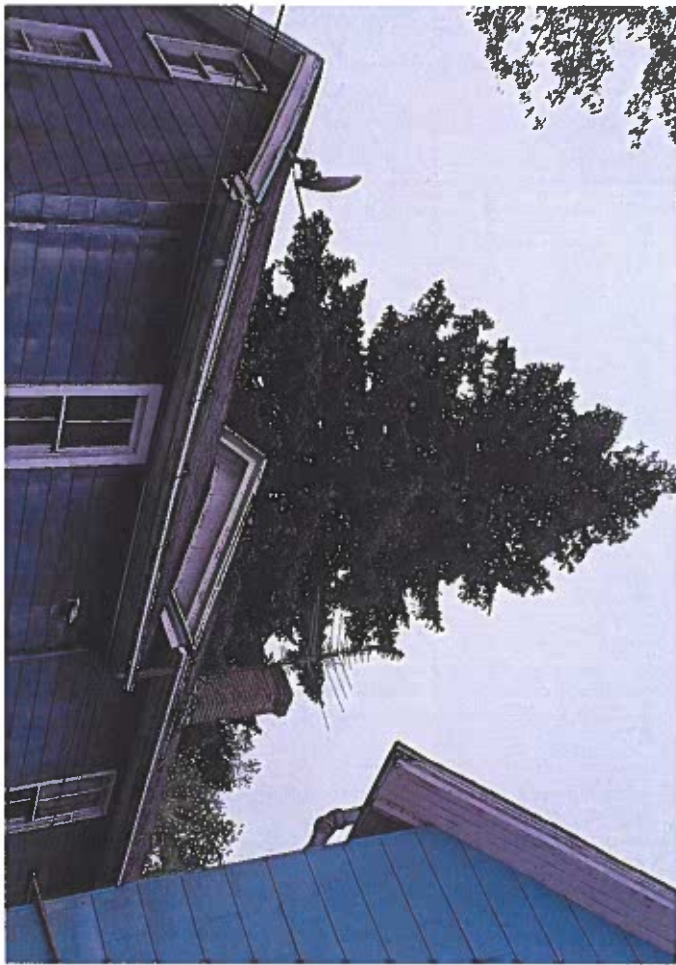
- Tear off existing roof consisting of 2 layers to bare deck.
- Install new ice/water shield on the eaves, flashing areas and any roof protrusions
- NEW GAF synthetic underlayment
- NEW drip edge
- NEW pipe flashing (boots)
- NEW GAF starter strips on the rake and eaves
- NEW GAF architecture lifetime shingles. Color TBD match existing color. charcoal
- NEW GAF Cobra ridge vent (if applicable) Y__ N X UNK__
- NEW GAF Timbertex caps to match
- Flash and counter flashing the chimney (if applicable) Y X N__
- NEW step flashing (if applicable) Y X N__

Any sheeting replacement required is at the rate of \$75.00 per sheet of OSB and \$100.00 per sheet for plywood CDX. Any other required labor is at the rate of \$75.00 an hour plus materials.



metal pond roof to ceiling







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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: April 22, 2024
Application Number: HD-24-1193
Location: 513 Goldsborough Street
Applicant: Brandon Shostak
Request: In-Kind Roof Replacement

The applicant, Brandon Shostak, requested approval for improvements to a contributing structure at 513 Goldsborough Street. The request is to replace the existing asphalt shingle roof in-kind. **The existing trim, fascia, soffit, and standing seam metal roof shall remain.** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 14

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton's building codes.

Nicholas Johnson
Representative, Historic District Commission

4/22/2024
Date



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

Application #:
Date Received: 4/19/24
Fee Paid:
HDC Meeting Date: 4/23/24
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: 209 Port St Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Polaris Village Ministries, Inc.
TELEPHONE NO. 410-310-6241 EMAIL: ddaly@jackresources.com

Applicant or Agent

NAME: Derrick Daly
TELEPHONE NO. 410-310-6241 EMAIL: ddaly@jackresources.com

Description of Proposal (include additional sheets, as necessary)

<u>Left High Wooden Fence in the rear of</u>
<u>the property.</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>4/19/2024</u>
<u>Derrick Daly</u>

Revised 4.4.2022





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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: April 22, 2024
Application Number: HD-24-1194
Location: 209 Port Street
Applicant: Derick Daly
Request: Fence

The applicant, Derick Daly, requested approval for improvements to a contributing structure at 209 Port Street. The request is to install a six (6) foot tall wooden privacy fence in the rear yard. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 14

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.

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Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.

Nicholas Johnson
Representative, Historic District Commission

4/22/2024
Date



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

Application #:	24-1196
Date Received:	4/22/24
Fee Paid:	
HDC Meeting Date:	4/22/24
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

APBMD Landholdings LLC 10. S. Hanson St.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1968

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

APBMD Landholdings LLC

TELEPHONE NO.

302-745-6788

EMAIL

chris@dhwholdings.com

Applicant or Agent

NAME

Jason Ewing

TELEPHONE NO.

410-924-5619

EMAIL

jasonewing08@gmail.com

Description of Proposal (include additional sheets, as necessary)

Remove and replace existing shingle roof with
one similar in like and kind. All trim,
fascia, soffit and gutters are untouched.

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

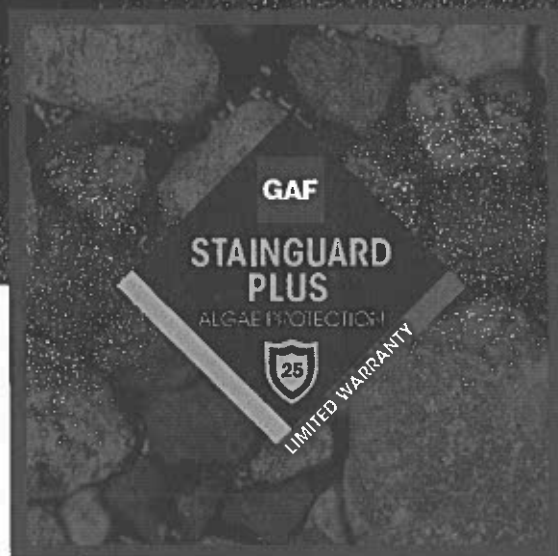
Date

Printed Name of Applicant or Agent

<u>Jason Ewing</u>
<u>4/22/24</u>
<u>Jason Ewing</u>

Revised 4.4.2022

GAF Timberline**HDZ**
High Definition Lifetime Shingles



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

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

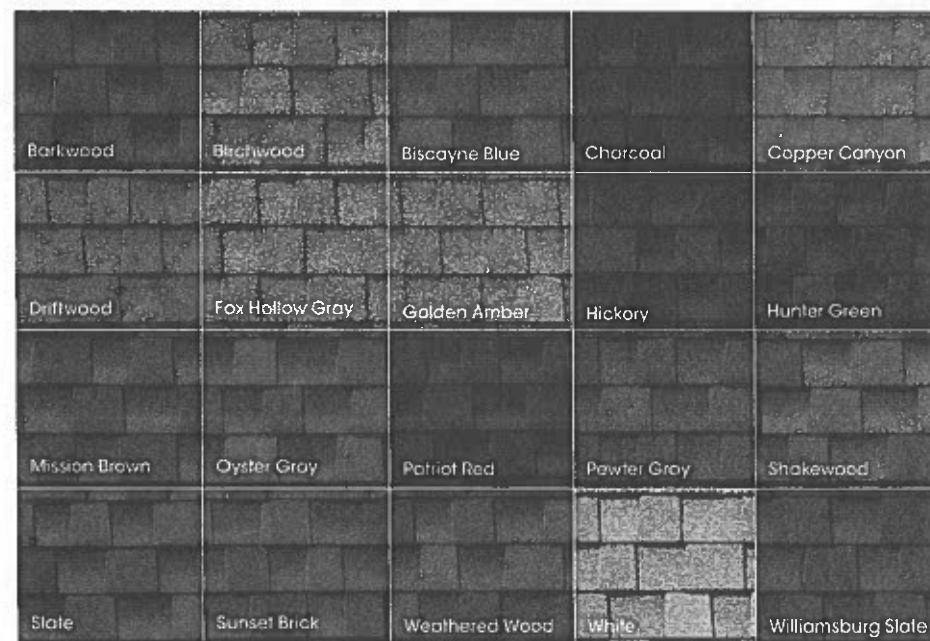


Timberline HDZ® Shingles

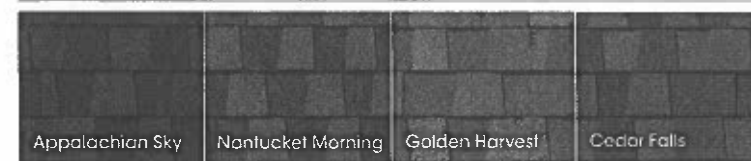
Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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

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

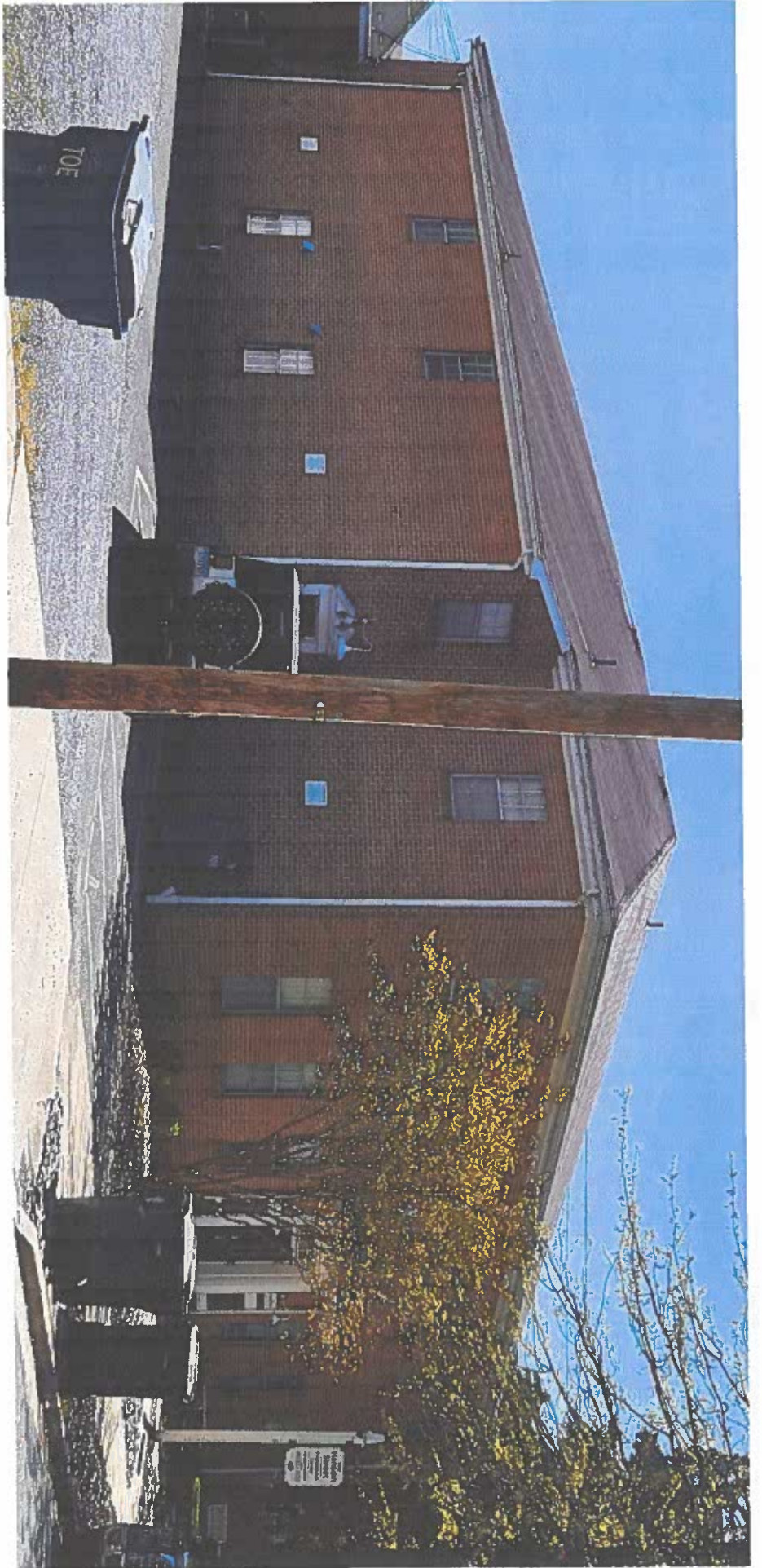
⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

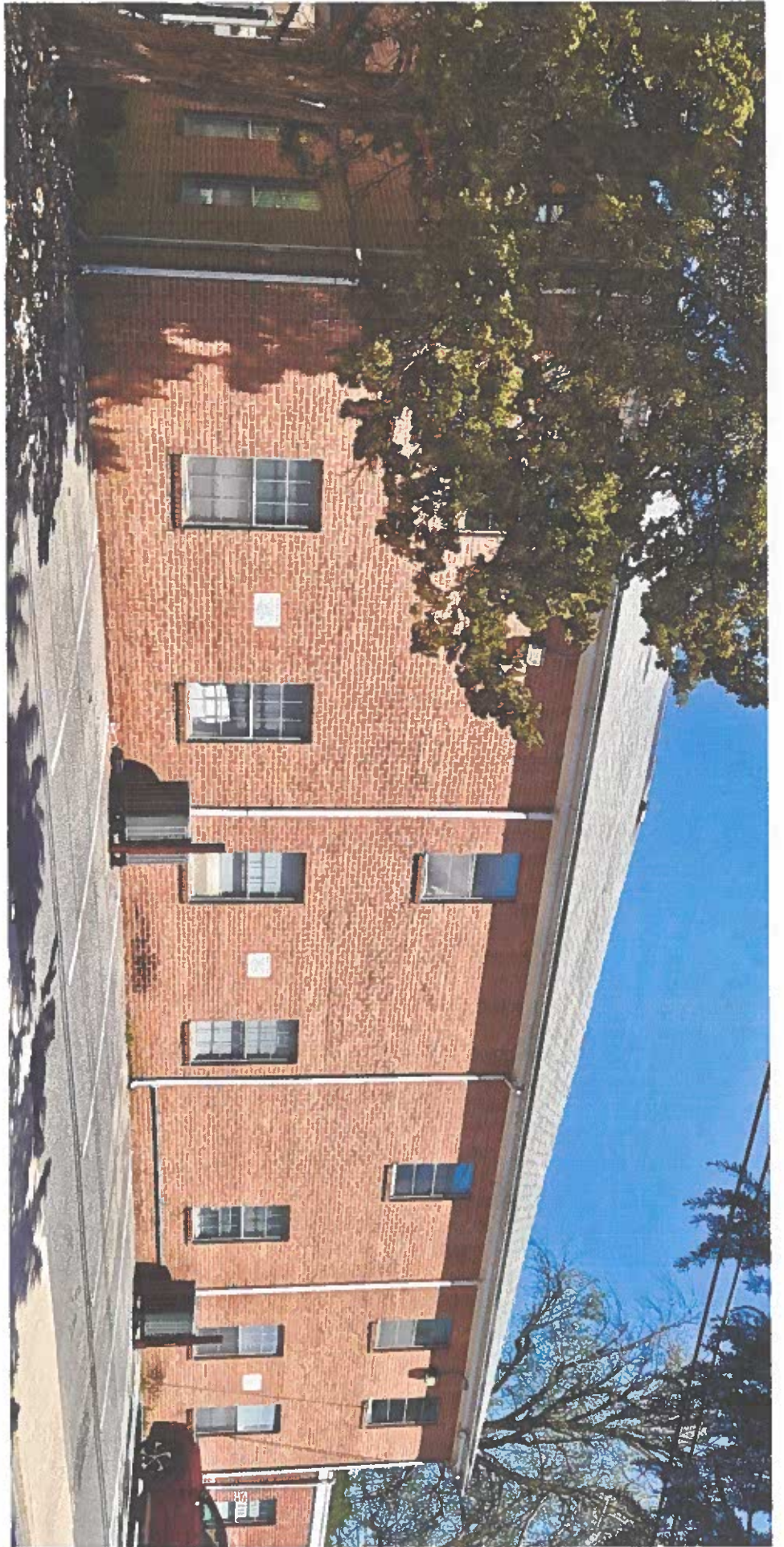
⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

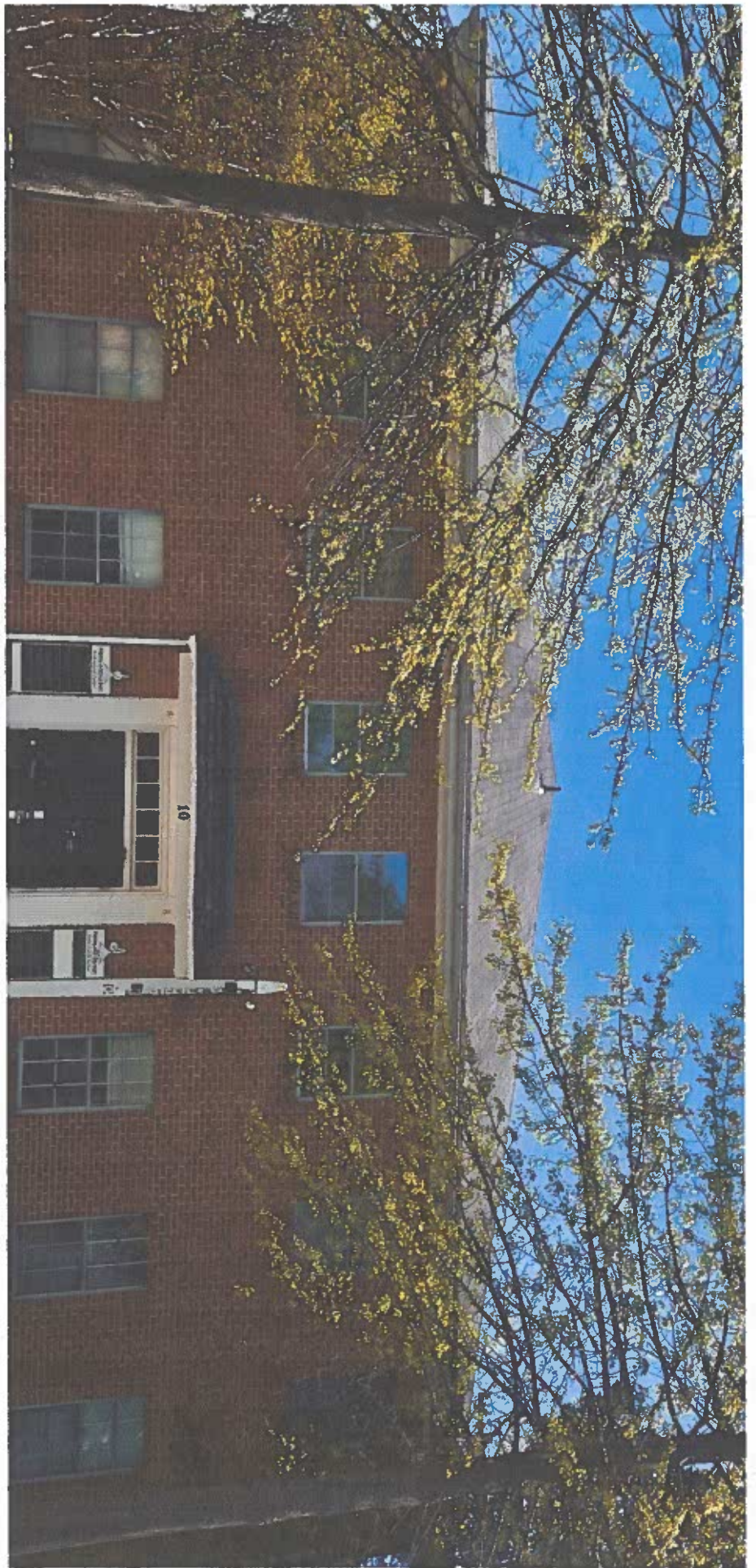
Note: It is difficult to reproduce the color clearly and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™











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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: April 22, 2024
Application Number: HD-24-1196
Location: 10 S Hanson Street
Applicant: Jason Ewing
Request: In-Kind Roof Replacement

The applicant, Jason Ewing, requested approval for improvements to a non-contributing structure at 10 S Hanson Street. The request is to replace the existing asphalt shingle roof in-kind. **The existing trim, fascia, soffit, and gutters shall remain.** Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 68 & 70

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Nicholas Johnson
Representative, Historic District Commission

4/22/2024
Date



Nicholas Johnson <njohnson@eastonmd.gov>

Emergency Approval Request

Ernest Demby <evdjr47@live.com>

Fri, Apr 19, 2024 at 10:48 AM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Cc: Samantha Smith <:ssmith@eastonmd.gov>

Good morning Nick. I have reviewed the application and support material doc and approve this emergency roof replacement. The application stated that the roof is actively leaking and if this goes to long without repairs they could potentially develop a mold issue. The roofs are high enough and not visible from the street view so I have no issue with that. Thanks!

Ernie

[Quoted text hidden]

**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

128 S Harrison Street

☒ Contributing☐ Non-Contributing

YEAR BUILT:

~1890

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Joseph W. Minarick III

TELEPHONE NO.

410-961-6464

EMAIL

minarick@verizon.net

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

1. Replace upper roof. Remove two layers of existing shingle, inspect plywood and replace as needed and install a layer of architectural shingles, GAF Timberline HDZ shingles. Note that the roof on the one-story south-east addition was replaced ~4 years ago and will not be replaced.
2. Replace degraded and potentially leaking metal roof above part of the rear bedroom (formerly a sleeping porch) with a membrane roof Duro-Last Duro-Tuff 50 mil membrane. This roof cannot be seen from the street or 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

Printed Name of Applicant or Agent

18 April 2024
Joseph W. Minarick III

Revised 4.4.2022

Renovations

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

Windows

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

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

Roofing

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

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

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

DURO-TUFF® 50-MIL MEMBRANE

Advantages:

Duro-Last® Duro-Tuff® 50-Mil (DT50) is an excellent choice for low-slope roof projects requiring a long lasting, energy efficient roofing membrane. A complete line of custom-fabricated accessories is available for use with DT50.

Description:

Duro-Tuff membrane incorporates a weft-inserted, knitted scrim within PVC films to provide exceptional strength and waterproofing.

Duro-Tuff membranes must not be used with Duro-Last EV membranes.

PVC Film – Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents.

- PVC film above weft-inserted scrim – 26 mil, nominal

Weft-Inserted Scrim – An 18 x 9 polyester fabric construction with weft insertion, composed of 840 x 1000 denier threads, provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness – 50 mil, nominal.

Weight – 0.28 lb. per square foot.

Color – Top surface: white. Bottom surface: light gray.

R-Value – 0.1 R (0.1 ft²·°F·hr/Btu).

Packaging – DT50 is supplied in the roll sizes shown below. A full pallet contains ten rolls.

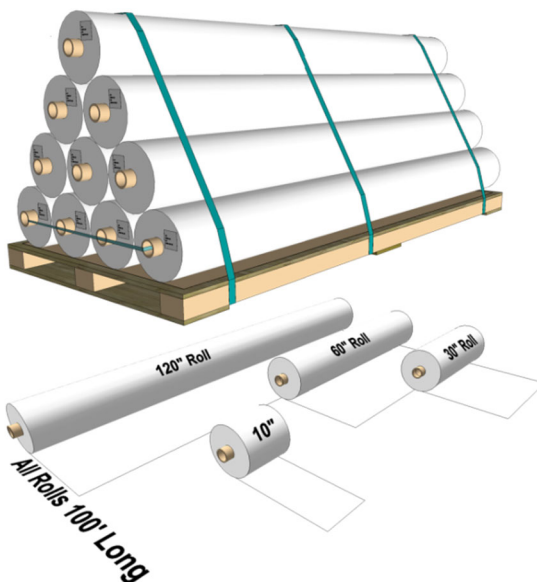
Roll Dimensions

Dimensions	Approximate Coverage		Approximate Weight
	6" Overlap ¹	4" Overlap ²	
120 in. x 100 ft.	950 sq. ft.	967 sq. ft.	280 lb.
60 in. x 100 ft.	450 sq. ft.	467 sq. ft.	140 lb.
30 in. x 100 ft.	200 sq. ft.	217 sq. ft.	70 lb.
10 in. x 100 ft.	Stripping		24 lb.

¹ 6-inch overlap and use of Duro-Last Poly or Cleat Plates®.

² 4-inch overlap and use of Duro-Last Oval Metal Plates.

Overlap Line – A line, 6 inches from one edge of the sheet, is factory-applied to the top of the sheet to assist in maintaining proper overlap between sheets.



Seam Plate and Fastener Placement Guides –

“X”s are placed at 6-inch intervals along one edge of the sheet to assist in maintaining proper spacing between fasteners. Install fasteners so that the outside edge of the seam plate is flush with the edge of the sheet.

“T-Lap” Patches – A patch, with rounded corners, is required at all lap areas where 3 or more layers of membrane intersect (“T-Lap”). The minimum size of the patch is 4 x 4 inches or 4-inch diameter. Patches can be made of either DT or DL membrane of any thickness. Refer to Detail Drawing RG1066.

Energy Efficiency:

White DT50 is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane.

Cool Roof Rating Council (CRRC)

	CRRC ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
		Initial	3-yr	Initial	3-yr	Initial	3-yr
White	0610-0008	0.85	0.73	0.89	0.88	108	90

LEED-NC & LEED-EB Credits – White DT50 alone can obtain 1 credit in either U.S. Green Building Council's LEED-NC or LEED-EB programs. In combination with other design criteria the membrane may help attain other credits.

LEED-NC Credit Category	Duro-Last Attribute
Sustainable Sites Heat Island Reduction	Solar Reflective Index (SRI) = 108

LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Heat Island Reduction	Solar Reflective Index (SRI) = 108

Warranty:

The following warranties are available for projects utilizing DT50. Contact Duro-Last for warranty details.

Consequential damage coverage is not available for Duro-Tuff installations.

Available Warranties		
Supreme	Not applicable for this product	
Ultra	15-Year NDL High Wind Warranty	20-Year NDL High Wind Warranty
Basic	15-Year NDL Warranty	20-Year NDL Warranty
Residential	15-Year Residential Material Limited Warranty	20-Year Residential Material Limited Warranty

Codes and Standards:

Underwriters Laboratories (US & Canada), UL Evaluation Report (ER10128), FM Approvals, Canadian Construction Materials Centre (CCMC 14012-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:

Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:

Mechanically Fastened – DT50 may be mechanically fastened to a variety of roof deck and wall materials. An appropriate slip sheet, insulation or cover board may be required. Refer to the Roll Good Mechanically Fastened Roofing System Specification for system requirements.

Induction welded – Induction welding may be used to attach DT50. An appropriate slip sheet, insulation or cover board may be required. Refer to the Duro-Bond® Induction Weld Roofing System Specification for system requirements.

Adhered – DT50 may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations. Refer to the Adhered Roofing System Specification for system requirements.

Physical Properties:

DT50 has been subjected to the tests required by ASTM D4434 “Standard Specification for Poly (Vinyl Chloride) Sheet Roofing” and has been classified as a Type III, internally reinforced sheet. The results of each test are listed below. ASTM’s Overall Thickness requirements for the membrane are plus or minus 10% (nominal) of the listed Typical Value.

Physical Property	Test Method	ASTM D4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D751	≥ 0.045 and ≤ 0.055 in. (≥ 45 and ≤ 55 mil)	PASS	0.050 in. (50 mil), nominal
Thickness Over Scrim	ASTM D7635	≥ 0.016 in.	PASS	0.026 in. (26 mil)
Breaking Strength ¹	ASTM D751 Grab Method	≥ 200 lbf./in.	PASS	423 x 278 lbf./in.
Elongation ¹	ASTM D751 Grab Method	$\geq 15\%$	PASS	31% x 30%
Seam Strength	ASTM D751 Grab Method	≥ 317 lbf. (75% of Breaking Strength.)	PASS	423 lbf.
Tear Strength ¹	ASTM D751 Procedure B	≥ 45 lbf.	PASS	90 x 143 lbf.
Low Temp. Bend	ASTM D2136	Must pass at -40° F.	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 56 days in oven maintained at 176° F.	PASS	PASS
Accelerated Weathering	ASTM G155	10,000 hours total test time. Irradiance level of 0.35 W/m ² -340nm. Cycle: 102 minutes light, 18 minutes light + H ₂ O spray, 63±2.5° C black panel, 30±5% RH	PASS	PASS
Dimensional Stability ¹	ASTM D1204	Conditioned for 6 hours in oven maintained at 176° F. Allowable change: $\leq 0.5\%$	PASS	0.20% x 0.10%
Water Absorption	ASTM D570	Immersed in water at 158° F for 168 hours. Allowable weight change: $\leq 3\%$	PASS	2.60%
Static Puncture	ASTM D5602	≥ 33 lbf.	PASS	≥ 33 lbf.
Dynamic Puncture	ASTM D5635	≥ 14.7 ft-lbf. (20 J)	PASS	≥ 14.7 ft-lbf. (20 J)

¹ Typical values are shown for both machine and cross machine directions. The machine direction results are listed first.

Additional Tests

Fungi Resistance	ASTM G21	No Sustained Growth or Discoloration
Moisture Vapor Transmission	ASTM E96, Proc. B, Method A	< 0.35 U.S. perms





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

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



Timberline HDZ® Shingles

Benefits:

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

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

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

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

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

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

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

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

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

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



We protect what matters most™





128 S Harrison East Elevation

Metal Roof to be Replaced



128 S Harrison - Satellite Photo
Showing Metal Roof



128 S. Harrison South Elevation



128 S Harrison West Elevation