Historic District Commission
MEETING AGENDA

Tuesday, May 28, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for May 28, 2024.

Old Business

New Business

1)

Application:	2024 - 1205
Applicant:	Bee Green Land Companies, LLC
Location:	220 S. Aurora Street Tax Map 0105, Grid 0EA, Parcel 2178
Zoning District:	R-7A
Request:	Porch floor board and fascia replacement.

2)

Application Number:	2024 - 1215
Applicant:	Callahan Signs
Location:	114 S. Washington Street - Eastern Shore Land Conservancy Tax Map 0104, Grid 0EA, Parcel 1979
Zoning District:	CB
Request:	Installation of two (2) 3/4" Colorcore PVC signs.

3)

Application Number:	2024 - 1212
Applicant:	Hambleton Law, LLC
Location:	216 Bay Street Tax Map 0104, Grid 0EA, Parcel 0607
Zoning District:	CB
Request:	Signage installation.

4)

Application Number:	2024 - 1220
Applicant:	Matt Hurst
Location:	200 South Harrison Street Tax Map
Zoning District:	R-10A

	Request:	Renovation to the front porch including replacement of two (2) posts, and four (4) sections of railing.
5)	**Application Number:**	2024 - 1213
	Applicant:	Stephen Mangasarian
	Location:	28 S. Washington Street Tax Map 0104, Grid 0EA, Parcel 1457
	Zoning District:	CB
	Request:	Porch decking replacement.
6)	**Application Number:**	2024 - 1214
	Applicant:	Linda Redmond
	Location:	410 August Street Tax Map 0104, Grid 0EA, Parcel 1067
	Zoning District:	R-7A
	Request:	**The application for exterior alterations has been withdrawn from the May 28, 2024 Historic District Commission agenda.**
7)	**Application Number:**	2024 - 1218
	Applicant:	VF Builders
	Location:	408 Goldsborough Street Tax Map 0103, Grid 0EA, Parcel 1091
	Zoning District:	R-7A
	Request:	Deck replacement.
8)	**Application Number:**	2024 - 1219
	Applicant:	Michael Stuart
	Location:	418 North Street Tax Map 103, Grid 0EA, Parcel 0732
	Zoning District:	CB
	Request:	New construction.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the May 13, 2024 meeting.

Administrative Approval

1)	**Application:**	2024 - 1222
	Applicant:	Town and Country Roofing
	Location:	222 & 224 N. Aurora Street Tax Map 0103, Grid 0000, Parcel 0685
	Zoning District:	R-7A
	Request:	Removal of three (3) satellites, and an in-kind asphalt shingle roof replacement.
2)	**Application:**	2024 - 1224
	Applicant:	Marasun LLC
	Location:	206 Brookletts Avenue Tax Map 0105, Grid 0000, Parcel 2139
	Zoning District:	R-10A
	Request:	In kind asphalt shingle roof replacement.
3)	**Application:**	2024 - 1225
	Applicant:	Robert and Emily Carey
	Location:	13 N. Aurora Street Tax Map 0103, Grid 00EA, Parcel 1155
	Zoning District:	R-7A
	Request:	Installation of mini-split HVAC system.

Consent Docket

Adjournment.

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

Historic District Commission Staff Report

Meeting Date: 5/13/2024

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

Property Address: 220 S Aurora Street

Application Number: 2024-1205

Request: Porch Renovation

Executive Summary:

The applicant is proposing to replace rotten porch boards on second story rear porch with new tongue and groove wood boards. The applicant is also proposing to replace the rotten wood facia board. The request stems from a Code Enforcement letter dated April 17, 2024 regarding violations of the Town's property maintenance code. This is considered a contributing structure to the Easton Historic District.

Outstanding Issues:

1. There is an outstanding Code Enforcement case regarding rotten wood on the second story rear porch as well as peeling paint and damaged screening.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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

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

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and

texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 64. Preserve Historic Porches

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

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

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

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.

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

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

Recommended Condition:

1. The facia shall match the existing material in size, shape, profile, texture, and color.

Draft Motions:

1. I move that the Historic District Commission **approve** 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.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:

TAX ID	ADDRESS	OWNER NAME
2101000047	220 S AURORA ST	ADAMS, JOSEPH WAYNE

YEAR BUILT	PHYSICAL CONDITION
1910	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE	NONE

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

NOTES

2 1/2 STORY 3 BAY DWELLING. ORIGINAL 2/2 WINDOWS + GLAZED + PANELED FRONT DOOR. REAR 2 LEVEL PORCH IS A RARE SURVIVOR OF ONCE COMMON FEATURE. FRONT PORCH SCREENED IN BUT POSTS PROBABLY ORIGINAL. ASBESTOS SHINGLES HIPPED ROOF WITH PROJECTING 2 STORY SIDE

BAY HISTORIC GARAGE HAS PARTIALLY COLLAPSED.

RECEIVED
APR 30 2024
TOWN OF EASTON

HD 24-61

Application #:	2024-1205
Date Received:	04/29/2024
Fee Paid:	
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

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

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 Aurora Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Bee Green Land Companies, LLC

TELEPHONE NO.: 410-924-6200 EMAIL: beegreen.md@gmail.com

Applicant or Agent

NAME: Louis Ewing

TELEPHONE NO.: 410-924-6200 EMAIL: beegreen.md@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace rotten porch floor boards on rear porch with 3 1/2 wood tongue and groove boards.

Replace rotten wood fascia board between upper and lower rear porches and paint.

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.

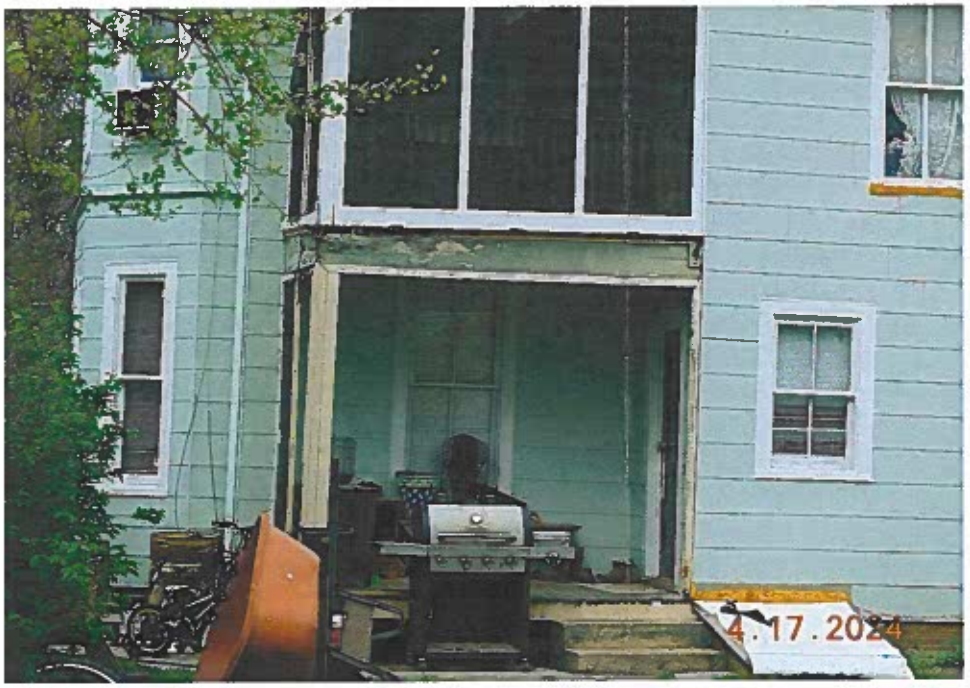
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent: [signature]

Date: 4/30/24

Printed Name of Applicant or Agent: LOUIS EWING JR.

Revised 4.4.2022


4.17.2024

4.17.2024

4.17.2024

4.17.2024

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 14 S Washington Street

Application Number: 2024-1215

Request: Signage

Executive Summary:

The applicant is proposing to install an approximately 3.8 square foot PVC hanging sign and an approximately 1.1 square foot wall sign to a masonry wall. The structure to which these signs would be attached is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

This guideline recommends mounting all types of signage in a way that does not cover or obscure architectural features **or damage historic fabric**. Signs should also be located in a way that emphasizes architectural features of the building and avoids creating a cluttered appearance that competes with the building's historic character. Signs should also be placed in locations that are traditionally used for signs (See Figure 1).

Figure 1 Common Sign Placement

Guideline 31. Hanging and Bracket Signs

This guideline recommends utilizing existing sign brackets where possible. **These signs should be mounted with connections through the mortar joints rather than through brick** or stone units to the greatest extent possible. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building. Dimensionally, such signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb. Hanging signs should have a maximum area of 8 square feet per face. These signs should not be nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building. Such signs should not be internally lit or use flashing or moving illumination. External illumination should be shielded to protect pedestrians and motorists from glare.

Guideline 35. Wall Signs

This guideline recommends that wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it. It also recommends that wall signs be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills and be an appropriate scale for the wall to which they are attached. The Guideline also says that it is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

Staff Recommendation:

Staff supports a Commission **approval** of the application with a condition regarding the mounting of the sign. The proposed signs meet all dimensional recommendations of the Guidelines and are placed in appropriate locations for signage. Staff supports a condition regarding mounting the signs through the mortar joints in order to comply with Guidelines 25 and 31.

Recommended Condition:

1. **Signs shall be mounted through the mortar joints rather than through the brick.**

Draft Motions:

1. **I move that the Historic District Commission approve 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.

RECEIVED
MAY 06 2024
TOWN OF EASTON

HD 24-65

Application #:	2024-1215
Date Received:	05/06/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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

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: 114 S. Washington St

☐ Contributing ☑ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: ESCC Landowner LLC
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: John Callahan
TELEPHONE NO.: 410-900-2044 EMAIL: JCALLAHANSIGNS@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

2 signs - one on wall by door
one hanging perpendicular to building by straight iron scroll bracket
both signs made from 3/4" Coloroore PVC
colors: black + white

Specific Requirements

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

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

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

Signature of Applicant or Agent
Date
Printed Name of Applicant or Agent

Revised 4.4.2022

18x9 sign

28" x 20"
Double sided
sign to
hang from
scroll
bracket

RIVERS &
ROADS

CONSULTING • REAL ESTATE

9"

18"

RIVERS & ROADS
28"
20"

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 216 Bay Street

Application Number: 2024-1212

Request: Signage

Executive Summary:

The applicant is proposing to install a 16.25 square foot freestanding sign. The proposed sign has a PVC face and post covers with vinyl lettering.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

This guideline recommends mounting all types of signage in a way that does not cover or obscure architectural features or damage historic fabric. Signs should also be located in a way that emphasizes architectural features of the building and avoids creating a cluttered appearance that competes with the building's historic character. Signs should also be placed in locations that are traditionally used for signs (See Figure 1).

Figure 1 Common Sign Placement

Zoning Code Considerations:

The Zoning Ordinance establishes additional criteria for freestanding signs that will need to be met prior to approval of a signage permit. The relevant standards are as follows;

1. Freestanding signs may not exceed 50 square feet in area per side and may not exceed 10 feet in height.
2. A landscaped area equivalent to two and one-half square feet for each square foot of the area of each side of a freestanding sign shall be maintained by the permit holder.
3. The building's legally assigned street number must be incorporated into the freestanding sign

Additionally, §28-1008 establishes a "visibility triangle" at the intersection of all intersecting streets where no structure (including signage) over three feet in height may be installed. This area is considered all of the area "for a distance of forty (40) feet along both flowlines of curb, measured from the point of intersection of the projected flowline of curb of said intersecting flowlines."

Staff Recommendation:

Staff supports a Commission **approval** of the application with a condition regarding the placement of the sign in relation to the visibility triangle as established by §28-1008 of the Zoning Ordinance. The style and materials of the proposed sign are consistent with other freestanding signs for businesses found outside of the Town's traditional downtown area.

Recommended Condition:

1. **The proposed signage shall be located as to not obstruct vision at the intersection in accordance with §28-1008 of the Town's Zoning Ordinance.**

Draft Motions:

1. **I move that the Historic District Commission approve 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.

RECEIVED

MAY 02 2024

TOWN OF EASTON

HD 24-62

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

Application #:	2024 - 1212
Date Received:	05/02/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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 216 Bay Street Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Stephanie Hambleton

TELEPHONE NO. 4109244006 EMAIL stephanie@hambletonlawfirm.com

Applicant or Agent

NAME Stephanie Hambleton

TELEPHONE NO. 4109244006 EMAIL stephanie@hambletonlawfirm.com

Description of Proposal (include additional sheets, as necessary)

Adding signage to property

Specific Requirements

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

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

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

Signature of Applicant or Agent [signature]

Date 5/1/24

Printed Name of Applicant or Agent Stephanie Hambleton

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 <u>may</u> be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.

- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

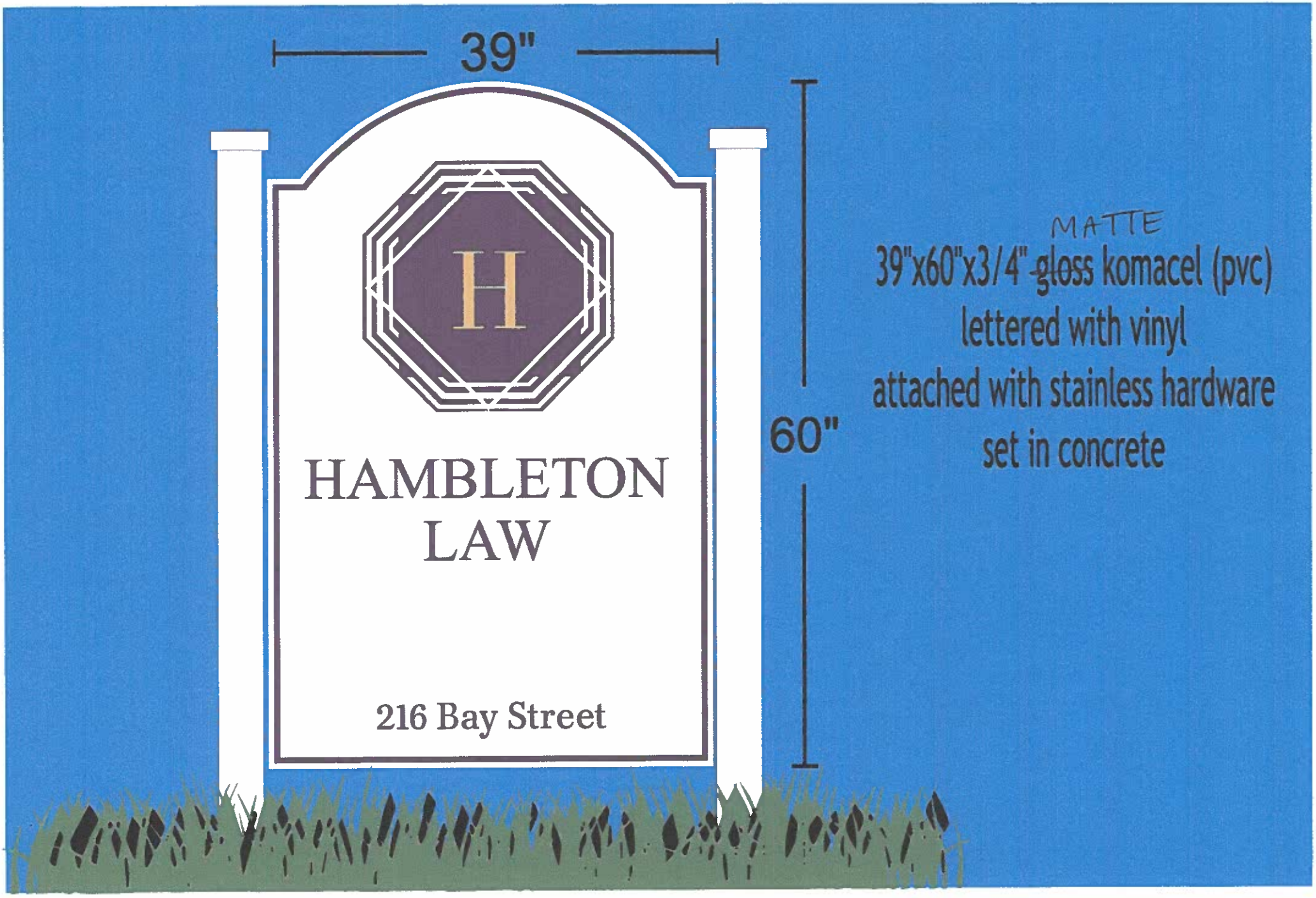
Other

☐ Attach all documentation supporting request

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

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

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


39"
60"
H
HAMBLETON
LAW
216 Bay Street
MATTE
39"x60"x3/4" ~~gloss~~ komacel (pvc)
lettered with vinyl
attached with stainless hardware
set in concrete

ESTIMATE

HARBINGER SIGN & DESIGN
TODD WINDSOR-OWNER

3538 Bambury Rd
Trappe, MD 21673
410-443-1231
harbingersign@outlook.com

DATE: 4/29/2024

TO Hambleton Law Firm
Rachel Laird
rachel@hambletonlawfirm.com
410-888-0072

DATE OF SERVICE	JOB	PAYMENT TERMS	DUE DATE
		50% deposit before production; balance due at completion; all payments by check only	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Aprrox. 60" x 39" Double sided 3/4" white ~~gloss~~ matte komacel (pvc) lettered with premium cut vinyl-navy and metallic gold, mounted to post with white powder coated aluminum brackets, stainless hardware, salt treated post with white pvc sleeves and caps, set in concrete Design, Materials, Labor, Installation on site		$1,780.00
		6% MD SALES TAX	$
		50% DEPOSIT BEFORE PRODUCTION	$890.00

THANK YOU FOR YOUR BUSINESS!

Estimate valid for 15 days from date above

SIGN

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 200 S Harrison Street

Application Number: 2024-1220

Request: Porch Posts and Railing Replacement

Executive Summary:

The applicant is proposing to replace the existing wood posts and railings on the north facing portion of the front porch with new mahogany painted posts and railings.

Background Information:

On June 8, 2020 the Historic District Commission issued a certificate of appropriateness for the replacement of one existing porch column with a new custom column. Approval was also given for the installation of new tongue and groove flooring.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

This guideline recommends maintaining and repairing original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

Guideline 65. Make Sensitive Replacements (Porches)

This guideline recommends replacing missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature. It also recommends the use of 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. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Staff notes that the proposed material for the porch railings and posts is wood. Staff's recommended condition would ensure that the new features match the existing.

Staff Recommendation:

Staff supports a Commission approval of this application with a condition ensuring that the new porch features match the existing. The proposed material is consistent with Guideline 65b.

Recommended Condition:

1. **The new railing and posts will match the existing features in size, shape, profile, proportion, and spacing.**

Draft Motions:

1. **I move that the Historic District Commission approve 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
2101016172	200 S HARRISON ST	EASTERN SHORE GENESIS, LLC

YEAR BUILT	PHYSICAL CONDITION
1890	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	SEVERAL REAR ADDITIONS

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

NOTES

ALUMINUM SIDING + REPLACEMENT WINDOWS TOWER ALSO APPEARS TO HAVE BEEN ALTERED. RETAINS MANY NICE TRIM DETAILS. VERY NICELY EXECUTED WRAP AROUND PORCH. GARAGE APPEARS MODERN.

T-297

Parlett House (Newnam Funeral Home)

Architectural Survey File

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

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All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Newnam Funeral Home
200 South Harrison Street
Easton, Maryland 21601

T-297
C1890

Nearly square in plan, this is a frame Victorian building with corner tower and projecting pavillions on major facades. The detailing of the wide front porch is quite bold with wooden globes beneath the frieze and turned posts. The front pavillion has chamfered corners and the tower is covered by a pyramidal roof with a cast iron finial.

210297411

MARYLAND HISTORICAL TRUST

T-297

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC: Parlett House

AND/OR COMMON: Newnam Funeral Home

2 LOCATION

STREET & NUMBER: 200 South Harrison Street

CITY, TOWN: Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT: FIRST

STATE: Maryland 21601

COUNTY: Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Maurice E. Newnam III

Telephone #: 301-822-3132

STREET & NUMBER: 200 South Harrison Street

CITY, TOWN: Easton ___ VICINITY OF

STATE, zip code: Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 441

Folio #: 345

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

STREET & NUMBER: Washington Street

CITY, TOWN: Easton

STATE: Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: None

DATE:

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS:

CITY, TOWN:

STATE:

7 DESCRIPTION

T-297

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Newnam Funeral Home is the occupant of one of Easton's grandest Victorian structures. The building stands at the corner of Brookletts in a residential area which developed south of the Washington Street commercial district in the late nineteenth and early twentieth centuries. Constructed by B. F. Parlett as his residence, the house was designed by T. Buckler Chequier, a Baltimore architect whose office was located at 227 St. Paul Street.

The frame dwelling is characterized by its bold detailing and corner tower. Nearly square in plan the building is covered by hipped roof with projecting gable roofed pavillions on major facades. A one story porch crosses the front, north and south side of the house meeting these pavillions. To the east is a two story wing, part of which may be contemporary with the main house.

The Parlett House is most notable on the exterior for its tower and the porch detailing. On the ground floor the main entry is situated in the tower; on the third floor there is an unenclosed belfry with segmentally arched openings on each facade. The pyramidal roof is decorated with bands of imbricated shingles and topped with a delicate cast iron weather vane.

The west pavillion which fronts on Harrison Street is the most decorative. In the gable there is a half circle window with diamond-shaped panes. The second floor has chamfered corners, large enough to have a one over one sash window in each. The corner is supported by a single turned post and huge bracketts. There is a central window, facing west. Each window on the second floor has a one over one sash and overlight of ten small square panes filled with dark colored glass. On the first floor the pavillion also contains windows in each face; here the one over one sashes have overlights of ten larger, lighter colored decorative panes.

To the north is a pavillion also covered by a gable roof. Due to its position on the side street, Brookletts, it is simpler, but has windows similiar to those on the west bay. Small dormers facing this street have simple tracery windows. Finally the south pavillion facing the side yard is quite simple.

The wide porch is covered by a shed roof which follows the contours of the house. The posts are similiar to those on the pavillion described above, but larger and elaborately turned. The balustrade has plain balusters in the lower one third and a large handrail. Most interesting, however, is the three-dimensional decoration below the porch roof: bulky wooden globes are suspended below the frieze.

The main entrance door is reached by climbing a flight of steps which runs parallel to Harrison Street. The door itself is of golden oak and leaded glass. The small-beveled clear glass panels, thirty of them, are complimented by the six small wooden panels below. The entry area is tiled in terra cotta and white.

Recent alterations include the north side entrance, conversion of a portion of the south porch to an office, and covering the building with wide aluminum siding.

The interior is grand and ornate: the mantle in the main room is of white marble, deeply carved; others are of marbelized slate with Baltimore or Latrobe stoves of cast iron.

(CONT.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-297

200 South Harrison Street
Easton, Maryland 21601

T-297
Newnam Funeral Home

Window and door trim is symmetrically treated with deep, sharp reedings. A great deal of brass hardware remains.

The stair, centrally located behind the tower, is remarkable. The closed string-course has circular inset decorations. The balustrade is composed of quarter-round openings, each filled in with three turned balusters.

Other interior details include wide sliding oak doors and plaster bracketts in door openings.

T-297

8 SIGNIFICANCE

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

SPECIFIC DATES C1890 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Newnam Funeral Home is notable for its architecture. A late nineteenth century building, it has the free use of decoration and irregularity so favored during the period. The interior is one of the most intact and representative Victorian domestic interiors in the town.

With its attractive tower, boldly detailed porch, the old Parlett House is an interesting contrast to the delicatly detailed Chaffinch House (T-34) across Brookletts Street.

The builder, Mr. Parlett, was a prosperous Easton merchant.

L305/F91 /F345 L99/F201 L180/F33 L253/F258 L253/F259 L180/F133 L108/F51 L114/F470 L125/F161

The Newnams, Maurice Jr. and his wife Lillian acquired this property in 1953 from H. Burrus Atkinson. It is presently owned by Maurice Newnam III who is continuing to run the funeral home. The property, as sold by Mr. Atkinson, comprised Lots 38, 39, 40, and a part of lot 41 of Earle's sub-division as laid out in the plat of the sub-division. Arthur Grace had bought the house and premises in 1919. It was from his estate that Mr. Atkinson was able to acquire it. Mr. Grace was deeded these lots and the house from the estate of Charles A. Chipley in 1919. William Adkins, Trustee for Mr. Chipley's estate, held the property from 1909 (with the confirmatory deed in 1919 from George Nickerson). George Nickerson had acquired the premises from Benjamin F. Parlett and his wife in 1907 for $8000.00. Parlett had put his property together in three deeds. This house and lot is concerned with the first deed when he bought Lots 38 and 39 of Earle's sub-division from Robert Todd and Lot 40 from John Earle in 1891. The partial part of Lot 41, he added in 1896. Mr. Parlett built the present house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-297

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
Drawing of the architect: T.Buckler Chequier, 227 St. Paul Street, Baltimore, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE	COUNTY
None	
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE: Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian
ORGANIZATION: Historic Easton, Incorporated
DATE: November 10, 1976
STREET & NUMBER: Box 1171
TELEPHONE: Mr. Paul Parsons, 301-822-2706 President
CITY OR TOWN: Easton
STATE: Maryland 21601

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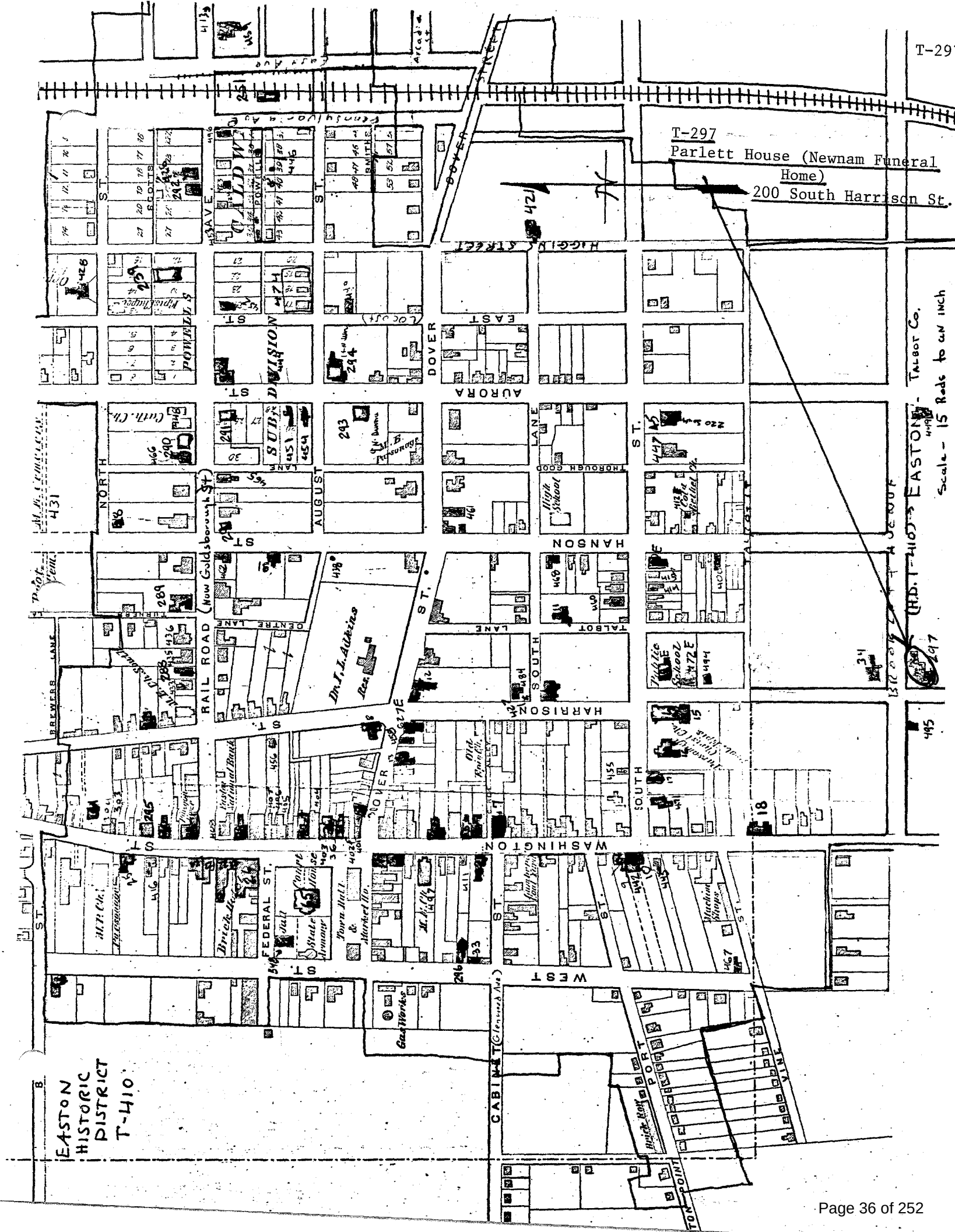
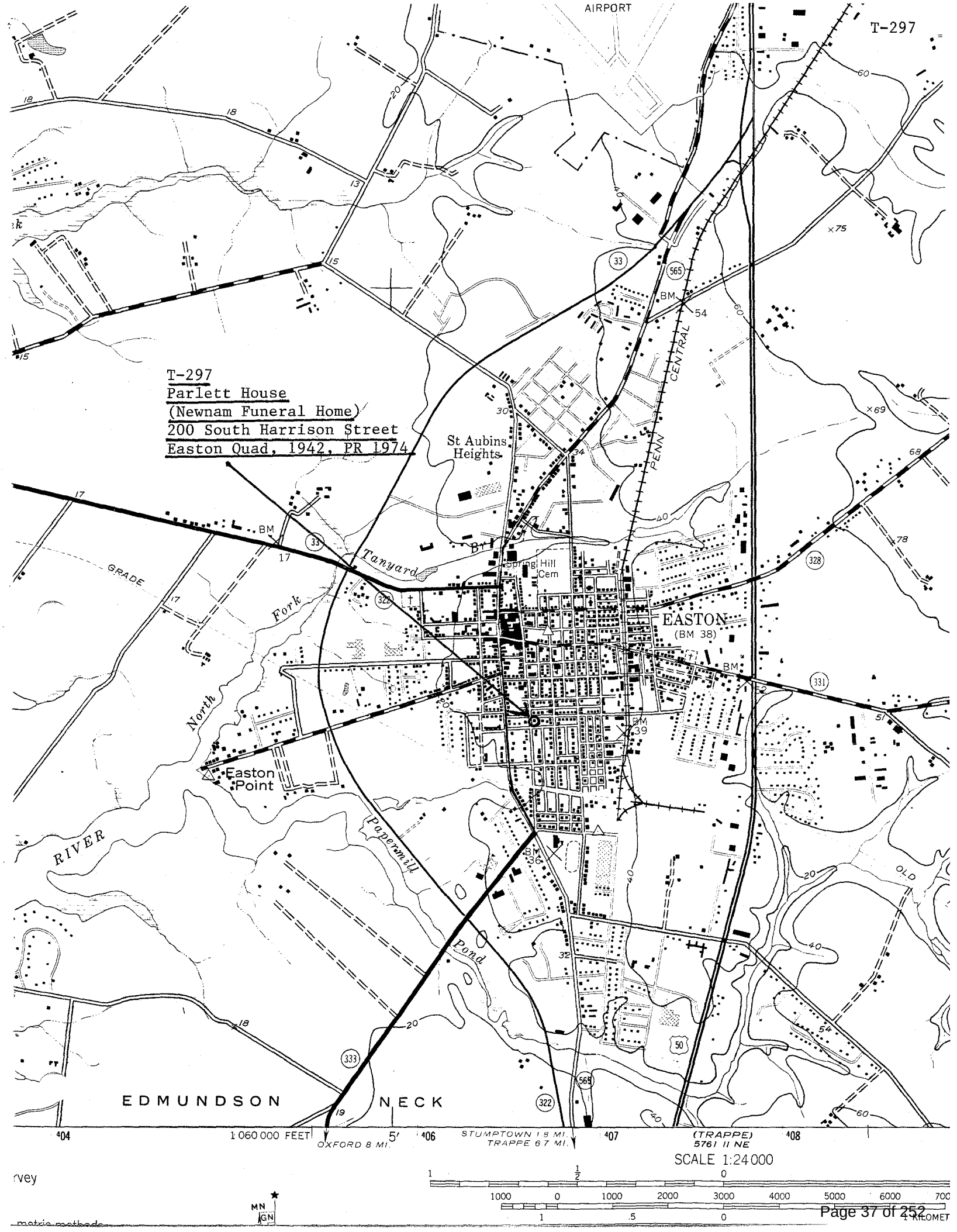
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

PS-1108


T-297
Parlett House (Newnam Funeral Home)
200 South Harrison St.
EASTON
Talbot Co.
Scale - 15 Rods to an inch
EASTON HISTORIC DISTRICT T-410
DOVER ST.
HIGGINS STREET
EAST
AURORA
DIVISION ST.
POWELL ST.
NORTH
AUGUST
HANSON
HARRISON
SOUTH
WASHINGTON
WEST
FEDERAL ST.
RAIL ROAD (Now Goldsborough St)
CABIN CT (Glenwood Ave)
PORT POINT
BREWERS LANE
CENTRE LANE
THROUGH GOOD LANE
TALBOT LANE
Dr. T. L. Atkins Res.
High School
Gas Works
State Armory
Town Hall & Market Ho.
Court House
Jail
Brick Hotel
Pacemaker
Machine Shops
Lumber Yard
Hotel Kent
Colored School
Colored Church
Presbyterian Church
Methodist Church
Episcopal Church
Baptist Church
Catholic Church
Old Episcopal Church
Old Methodist Church
Old Presbyterian Church
Old Baptist Church
Old Catholic Church
Old Colored Church
Old Colored School
Old Colored Church
Old Colored School
Old Colored Church
Old Colored School


T-297
AIRPORT
T-297
Parlett House
(Newnam Funeral Home)
200 South Harrison Street
Easton Quad, 1942, PR 1974
St Aubins Heights
PENN CENTRAL
Tanyard
Fork
North
GRADE
Spring Hill Cem
EASTON
(BM 38)
Easton Point
RIVER
Papermill
Pond
OLD
EDMUNDSON NECK
1 060 000 FEET
OXFORD 8 MI.
STUMPTOWN 1.8 MI.
TRAPPE 6.7 MI.
(TRAPPE)
5761 II NE
SCALE 1:24 000
MN
GN

14 x 1.77 52% 207

NEWNAM FUNERAL HOME T-[illegible]D

[redacted] 200 S. HARRISON

EASTON, MD.

VIEW TO SE

MLF 8/76

T-297

F. R. VERNON - WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND [illegible]

RECEIVED

MAY 15 2024

TOWN OF EASTON

HD 24-69

Application #:	2024 - 1220
Date Received:	05/15/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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

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: 200 South Hamson St. Easton

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # T-297

PROPERTY INFORMATION

OWNER NAME: Eastern Shore Exodus LLC

TELEPHONE NO.: 443-786-6590 EMAIL: pam@fhnfuneralhome.com

Applicant or Agent

NAME: Matt Hurst

TELEPHONE NO.: 410-310-5663 EMAIL: matt@mrhcontracting.com

Description of Proposal (include additional sheets, as necessary)

Replace two newel posts and four sections of railing on North side of existing front porch. - facing Brooketts Avenue.
All new components to be fabricated from mahogany and painted white.

Specific Requirements

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

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

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

Signature of Applicant or Agent: Matt Hurst

Date: 5-10-24

Printed Name of Applicant or Agent: Matt Hurst

Revised 4.4.2022

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 28 S Washington Street

Application Number: 2024-1213

Request: Porch Decking

Executive Summary:

The applicant is proposing to replace the tongue-and-groove wood porch decking with new 5/4" x 3" boards. The applicant is also proposing to install new bullnose trim. This structure is listed on the Maryland Inventory of Historic Properties and is considered a contributing structure to the Easton Historic District.

Outstanding Issue(s)

1. There is an active Code Enforcement case regarding tongue-and-groove boards being replaced on the front porch of this structure without a certificate of appropriateness in violation of §28-601.E.1(a). At no time did staff make a determination that the proposed work is considered routine maintenance.

Figure 1 Violation Photo

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements (General Guidance)

When a historic element is deteriorated to the point that replacement is required, the replacement should replicate the element as closely as possible. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature

Staff notes that the proposed material does not match the previous decking material (See Figure 2). The dimensions of the boards are either the same or very similar but the type of material is different.

Figure 2 Comparison of Old and New Material

Guideline 64. Preserve Historic Porches

This guideline recommends maintaining and repairing original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

Staff notes that the proposed project does repair damaged floor boards. However, staff never issued a determination considering the scope of work routine maintenance permitting replacement of the flooring without a COA.

Guideline 65. Make Sensitive Replacements (Porches)

This guideline recommends that you replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature. It also recommends that you **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. It also states that **front porches on contributing historic structures are held to a higher standard than side or rear porches.**

Staff notes that the proposed flooring material is wood. It is not considered an in-kind replacement because the original flooring material was tongue-and-groove boards while the proposed material is standard lumber.

Draft Motions:

1. **I move that the Historic District Commission deny the application based on the finding that the proposed decking material is inconsistent with Guideline 3b and issue an order to restore. The applicant shall return to the Commission within 30 days with a plan to restore the porch to the condition that existed prior to the intervetnion.**

OR

2. **I move that the Historic District Commission approve the application based on the finding that the proposed material adequately replicates the historic material.**

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:

TAX ID	ADDRESS	OWNER NAME
2101007580	28 S WASHINGTON ST	MANGASARIAN, STEPHEN H

YEAR BUILT	PHYSICAL CONDITION
1880*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE INFLUENCE	2 STORY FRAME ELL

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

NOTES

2 1/2 STORY FLEMISH-BOND SIDE GABLE ROOFED. FEDERAL STYLE DWELLING RAISED TO 3 STORIES IN 3RD QTR OF 19TH CENTURY 1ST FLOOR 2/2 WINDOWS ENLARGED AT THAT TIME GLAZED AND GEOMETRIC PANEL DOOR HAS 3-LIGHT TRANSOM PORCH ALSO 19TH CENTURY

T-5

Judge Tharp House

Architectural Survey File

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All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Judge Tharp's House
26 South Washington Street
Easton, Maryland 21601

T-5
Early Nineteenth Century

Judge Tharp's House is a two-and-a-half story Federal period townhouse to which a third floor has been added. The early Flemish bond wall is still visible, as is the outline of the original gable roof, more steeply pitched than the present one. The front porch, which probably dates from the early twentieth century, has curved wooden brackets and a beautiful cast iron railing.

MARYLAND HISTORICAL TRUST

T 5 2100055304

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC: Judge Tharp's House

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 26 South Washington Street

CITY, TOWN: Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT: FIRST

STATE: Maryland 21601

COUNTY: Talbot

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME: T. Earl Ewing Real Estate and Management Service, Inc. Telephone #: 301-822-2436 301-822-4200

STREET & NUMBER: Nine Harrison Street

CITY, TOWN: Easton ___ VICINITY OF

STATE, zip code: Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

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

Liber #: 387

Folio #: 009

STREET & NUMBER: Washington Street

CITY, TOWN: Easton

STATE: Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Town of Easton Survey by Paul Brinkman

DATE: August 29, 1967 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Maryland Historical Trust

CITY, TOWN: Annapolis

STATE: Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three story brick structure on the east side of South Washington Street is situated very close to the sidewalk.

The building is three bays wide and thirty feet deep; it is covered with a very shallow gable roof. As originally constructed, this was a two-and-a-half story building with a steeply pitched gable roof; its outline may be still seen on the side elevations. Flemish bond brick with narrow mortar joints is used on the front facade up to the former cornice line; the addition is common bond.

The window openings are symmetrically spaced. Window frames, apparently installed when the third floor was added, are very narrow and trimmed with a bead. Sills are flat and unmolded. Two over two sashes are used on the first floor with six over six above.. Shutter-dogs remain at each window; those on the second floor, possibly dating from the first period of the building, are decorated with a six-pointed star. Shutters on upper floors have been removed; louvered shutters remain on the first floor windows.

The main entrance is found in the southern bay. It has a transom light, but no sidelights. Marks in the brick indicate that the original door was wider than this one.

The cornice projects rather far from the face of the building; a shallow cove is used at the crown mold. There is a bed mold and plain, flat frieze. A wide enclosed chimney with a corbelled cap rises in the center of the north gable end.

A three bay porch, probably dating from the twentieth century, exists on the front of the building.

Square, chamfered posts support a low hipped porch roof covered with raised seam tin. Curved ornamental brackets and the steps at the ends make the porch resemble a delicate arcade standing beside the sidewalk. The balastrade is of iron cast in an intricate geometric pattern. Beautifully proportioned and skillfully crafted, this balastrade is a fine example of nineteenth century cast iron work.

Most interior features appear to date from the late nineteenth century. The stair has turned balusters and a heavy newel. A small portion of stair which may date from the earliest period of the building remains between the second and third floor. It has a round newel and plain balusters and appears to be in its original position.

Additions form an ell to the rear.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-5

8 SIGNIFICANCE

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

SPECIFIC DATES Early Nineteenth Century **BUILDER/ARCHITECT**

STATEMENT OF SIGNIFICANCE

This building is significant for its architecture. Its brick work and early stair would indicate that the structure was probably constructed during the Federal period, Easton's first major architectural period. It may once have resembled in form the remaining Federal structures on Washington. It would probably have been one of the simpler of these buildings. Its present cornice and short third floor windows give it a Greek revival appearance. The structure is especially notable for its delicate front porch with a cast iron railing.

L387/F11
L250/F130
L98/F463
L66/F341
L46/F299

This building is also owned by the T. Earle Ewing Real Estate and Management Services, Inc. It was put in this name by T. Earle Ewing and his wife Eva, who bought the property from the heirs of Alfred Tharp in 1941. It came to him in 1894 through foreclosure of a mortgage (Chancery Docket T.H. #2, Folio 26) which James Tharp has given to Reuben Tharp in 1884. Reuben had bought the house and premises for $1400.00 in 1855. It fronted 27 feet 6 inches on Washington St. It has previously been sold, in 1825, to William Mackay, the father of Emma Perry. He paid $1571.00 for the house and premises. This points to an earlier house, occupied by William Mackay, and later changes and additions made by the Tharps.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-5

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE	COUNTY
None	
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	Marsha L. Fritz, Consultant, Cynthia B. Ludlow, Research Historian
ORGANIZATION	Historic Easton, Incorporated
DATE	September 20, 1976
STREET & NUMBER	Box 1171
TELEPHONE	Mr. Paul Parsons, 301-822-2706 President
CITY OR TOWN	Easton
STATE	Maryland 21601

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1. STATE Maryland
COUNTY Talbot
TOWN Easton VICINITY
STREET NO. 28 Washington Street

ORIGINAL OWNER
ORIGINAL USE Dwelling
PRESENT OWNER
PRESENT USE Dwelling
WALL CONSTRUCTION Flemish bond brick
NO. OF STORIES three

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME T-5

DATE OR PERIOD c. 1845
STYLE Late Federal
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

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

This is a late Federal town house, deeper than it is wide. It has a gently pitched A-roof with a white wooden molded cornice along the front roof line. There are 2 enclosed chimneys within the left wall with a brick curtain between them. The house is 3 bays wide. The 1st and 2nd storey windows are Victorian 2/2 sashes. The third storey windows are 6/6. All of the windows have flat brick arches and white wooden sills. A one storey porch runs along the front of the house. It has cut gingerbread porch posts and an elegant cast iron balustrade. The house is well-kept up and helps preserve the character of Washington Street. From the appearance of the brickwork it is likely that this house was an earlier 2 1/2 storey structure enlarged to its present 3 storey size sometime in Victorian times.

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior very good

6. LOCATION MAP (Plan Optional)

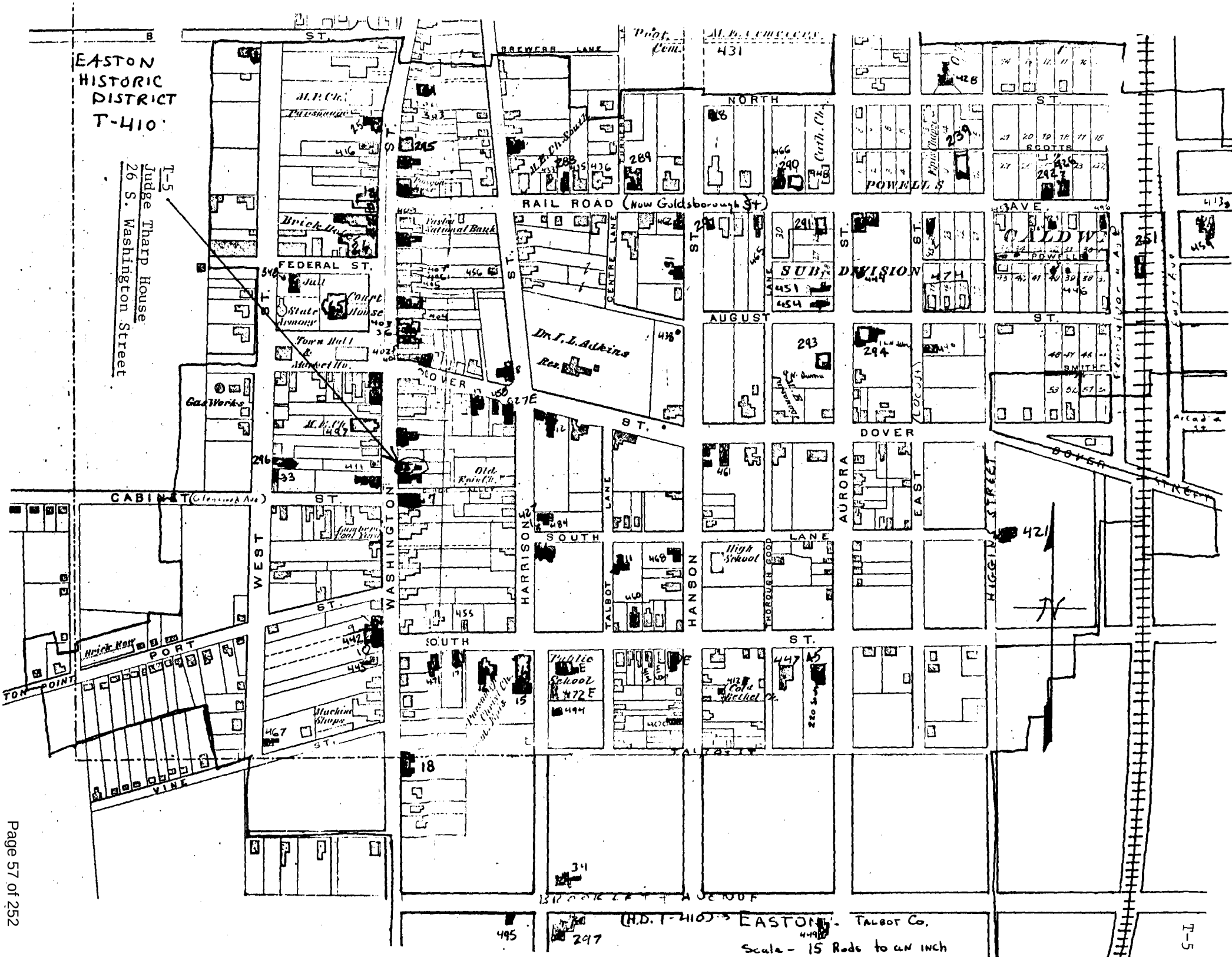
7. PHOTOGRAPH

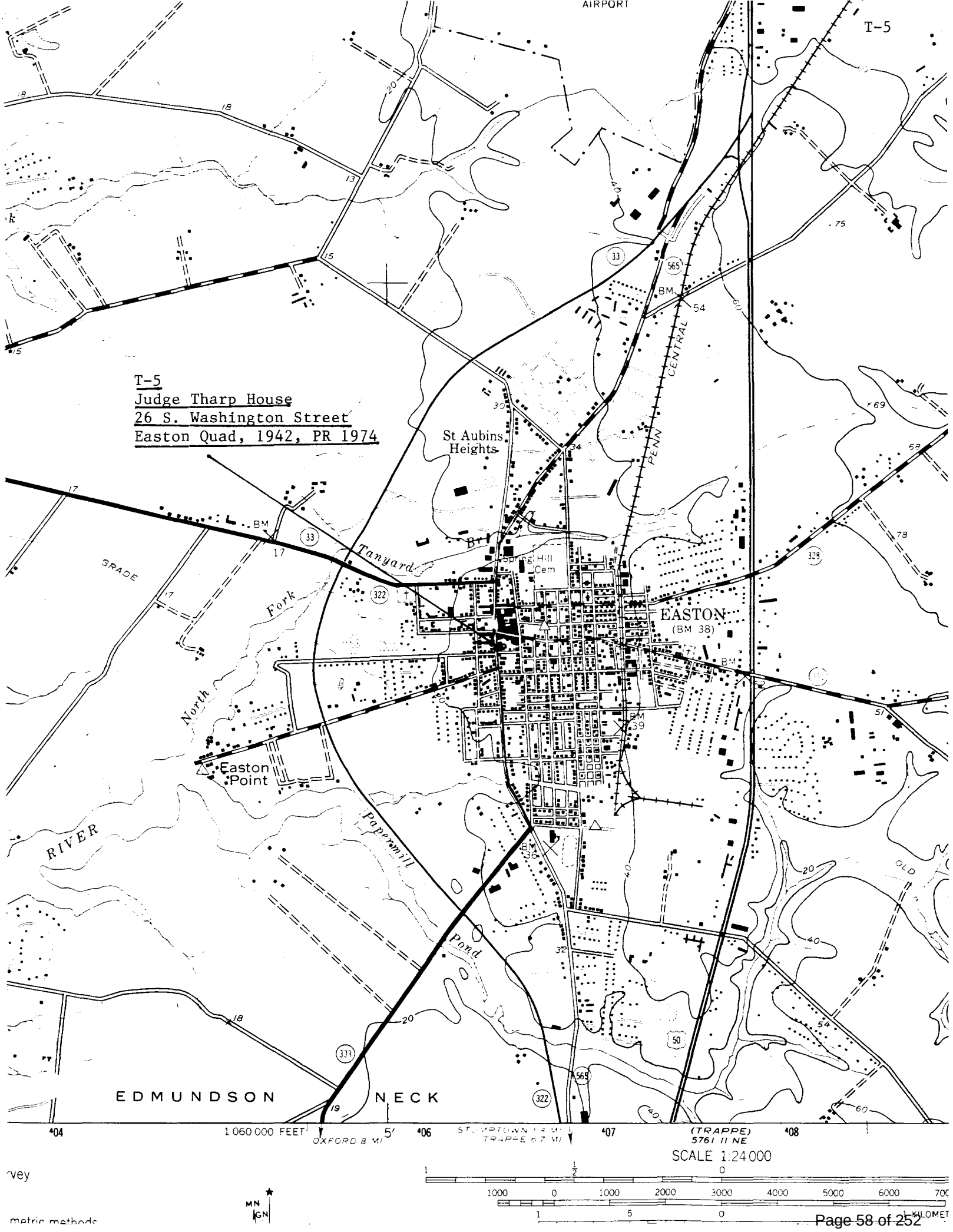
8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

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

DATE OF RECORD August 28, 1967

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


EASTON HISTORIC DISTRICT T-410
T-5 Judge Tharp House 26 S. Washington Street
ST.
BREWERS LANE
Prot. Cem.
M.P. Cemetery
431
NORTH
ST.
M.P. Ch.
Parsonage
245
M.E. Ch. South
288
289
Cath. Ch.
239
SCOTTS
POWELL'S
RAIL ROAD (Now Goldsborough St)
AVE.
Brick Hse.
First National Bank
FEDERAL ST.
Jail
Court House
State Armory
Town Hall & Market Ho.
Gas Works
M.E. Ch.
Dr. T. L. Atkins Res.
CENTRE LANE
ST.
SUBDIVISION
AUGUST
293
294
DOVER
Old Epis. Ch.
CABINET (Glenwood Ave)
WEST
WASHINGTON
HARRISON
TALBOT
HANSON
AURORA
EAST
HIGGINS STREET
SOUTH
LANE
High School
THOROUGH GOOD
Brick Row
PORT
TON POINT
Machine Shops
VINE
Public School
Cold Water Ch.
421
18
34
495
297
BROOKLYN AVENUE
(H.D. T-410) EASTON - TALBOT CO.
Scale - 15 Rods to an inch


T-5
AIRPORT
T-5
Judge Tharp House
26 S. Washington Street
Easton Quad, 1942, PR 1974
St Aubins Heights
PENN CENTRAL
Spring Hill Cem
EASTON
(BM 38)
Tanyard
North Fork
GRADE
Easton Point
Papermill
Pond
RIVER
OLD
EDMUNDSON NECK
1 060 000 FEET
OXFORD 8 MI
TRAPPE 6.7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
MN
GN

·13 x 1.54

52% Ex

JUDGE THARP HOUSE T·5
28 SOUTH WASHINGTON STREET
EASTON, MD.

AUGUST 1976

ML FRITZ

T-5

Judge Tharp House
28 South Washington Street, Easton

RECEIVED
MAY 03 2024
TOWN OF EASTON

HD 24-63

Application #:	2024 - 1213
Date Received:	05/03/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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

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: 28 S. WASHINGTON

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1795 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: STEPHEN MANGASARIAN

TELEPHONE NO.: 410 829 9836 EMAIL: COLUMBIA@EASTON.NET

Applicant or Agent

NAME: SAME

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

MAINTENANCE OF PORCH - painting & replacing SOME ROTTED BOARDS & BULLNOSE TRIM

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: [signature]
Date: 5/3/24
Printed Name of Applicant or Agent: S. H. MANGASARIAN

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.
  PRIMER, PAINT, 5/4 X 3" boards, 5/4 x 1 1/2" bullnose trim
- ☐ 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.

The Coburn Group

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 410 August Street

Application Number: 2024-1214

Request: Window and siding replacement, HVAC installation, Porch roof replacement

Executive Summary:

The applicant is proposing to replace the existing windows with new composite clad wood windows (Fibrex®) and add new windows to the south, west, and east facades. A rear window will also be replaced with a French style door. The existing porch roof will be replaced in-kind with an architectural asphalt shingle roof. The existing siding will be replaced with new smooth fiber cement lap style siding. Two HVAC units will be installed on the west side of the house and screened from view using plantings.

Outstanding Issue(s)

1. There is an active Code Enforcement case regarding a violation of the Town's property maintenance code (IPMC 304.2 Protective Treatment). A notice was sent to the property owner on March 1st 2024 directing the property owner to "scrape and paint all the peeling paint surfaces on the exterior of the single-family dwelling."

Historic District Guidelines:

Guideline 44. Adding New Doors

This guideline recommends avoiding the addition of a new door to a front façade. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Staff notes that the additional door that is being added is on the rear façade of the structure that is not visible from the public right-of-way.

Guideline 70. Roof Material

This guideline recommends new roofing match the existing material or be a roofing material that is consistent with the building's architectural style in cases where the replacement

of all roofing material is required. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

Staff notes that the proposed porch roof replacement is an in-kind replacement that utilizes heavy-wight architectural shingles.

Guideline 77. Make Sensitive Replacements (Siding)

This Guideline recommends replacing only the affected areas with wood siding that matches the existing in size, shape, profile, and texture in cases of sever deterioration.

Staff notes that the HDC will need to clarify the extent to which the existing wooden siding has deteriorated.

Guideline 78. Substitute Materials for Siding

This Guideline states that **Contributing buildings with original wood siding are to continue with wood siding.** On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Staff notes that if this siding is determined to be original, this guideline recommends that wood siding be used as a replacement material. There is recent precedent for the replacement of deteriorated wood siding with a fiber cement material that is similar in appearance with an approval given to 102 Talbot Lane at the January 8, 2024 meeting.

Guideline 79. Fiber Cement Siding

This Guideline recommends the use of smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, **it is generally not**

appropriate to replace wood siding with fiber cement or other synthetic siding, **however, severely deteriorated siding will be considered on a case-by-case basis.** Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a "stair step" appearance. Joints will be avoided in areas with spans of less than 12 feet in length. Maintain existing trim details at window and door surrounds. If necessary, "pad out" existing window trim to maintain the existing detail, depth, and appearance.

Staff notes that this Guideline discourages the use of fiber cement siding as a replacement for wood siding but gives the Commission the flexibility to approve fiber cement siding on a case-by-case basis.

Guideline 90. Make Sensitive Replacements (Windows)

This guideline recommends that you **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. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

The proposal to replace wooden windows with composite clad wood windows contradicts Guideline 90 which states windows should be replaced in-kind. Appendix B.2. further elaborates upon appropriate window materials. 1/1 windows may be appropriate on this structure given that style of window is found on other structures in this immediate area.

Appendix B.2. Common Substitute Materials – Siding

Appendix B.2 states that Fiber cement board with a smooth finish is also an appropriate replacement for existing vinyl, asbestos, or aluminum siding. A smooth, rather than woodgrain, finish is appropriate, as it mimics the appearance of planed and painted wood boards. **Fiber cement board may be approved for use as a replacement for historic wood siding** or on newly constructed buildings within the Historic District.

Appendix B.2. Common Substitute Materials – Windows

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

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. 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 notes that while the applicant is not proposing an in-kind replacement of the wood windows, Appendix B.2 suggests that composite windows may be more appropriate than modern wood windows (given it replicates the profile of the existing windows). This section further states that fiberglass-clad and composite windows are "a good lower-cost option for residences in the historic district.

Staff Recommendation:

Should the Commission approve this application, the applicant should provide clarification on;

1. Whether gutters will be installed or replaced on the front porch
2. What materials will be used for the rear steps to the new door
3. What material will be used for window trim
4. The extent of the wood sidings deterioration

Should the application be approved, staff recommends the following conditions, in addition to any other conditions required by the Commission:

1. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a "stair step" appearance.
2. New trim shall be painted and match the existing trim in profile.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

RECEIVED

MAY 03 2024

HD 24-64

Application #:	2024 - 1214
Date Received:	05/03/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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

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 410 AUGUST STREET

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME LINDA REDMOND

TELEPHONE NO. 410-336-0074 EMAIL LINDAREDMOND@MAC.COM

Applicant or Agent

NAME same as above

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

See attached for details:
Replace siding with Hardie Plank
Replace windows
Add several new windows
Heat pump / mini split system

Specific Requirements

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

Date 5-3-24

Printed Name of Applicant or Agent Linda Redmond

Revised 4.4.2022

Proposal to the Easton Historic District Commission

May 3, 2024

410 August Street

Proposal Details:

- Exterior
- Windows
- Heating and Cooling

Exterior: History

410 August Street originally had wood lap siding on the entire house. It is one of the few houses on the street that was not covered at some point with other siding.

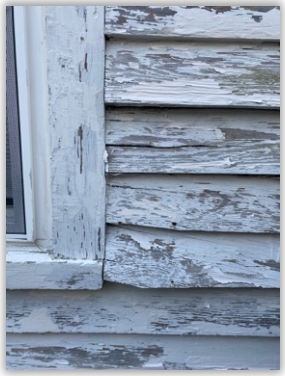
The house had a significant fire in the 1990s. Following the fire, some siding was replaced with a composite material.

Since purchasing the house in 2005, the following improvements were completed:

- Scraping and painting the entire house, followed by smaller maintenance painting efforts.
- Reglazing the windows.
- Removing plastic shutters.
- Rebuilding the rotted porch deck and railing to match the original materials and specifications.
- Building a new shed.
- Replacing the front door from the 80s-90s with a higher-quality and more architecturally appropriate design.
- Full roof replacement (main and front porch).
- Sealing the crawlspace and installing a dehumidifier and sump pump.

Exterior: Current State

Much of the siding and soffit is in poor condition.



Not wood

Exterior: Proposed Remediation

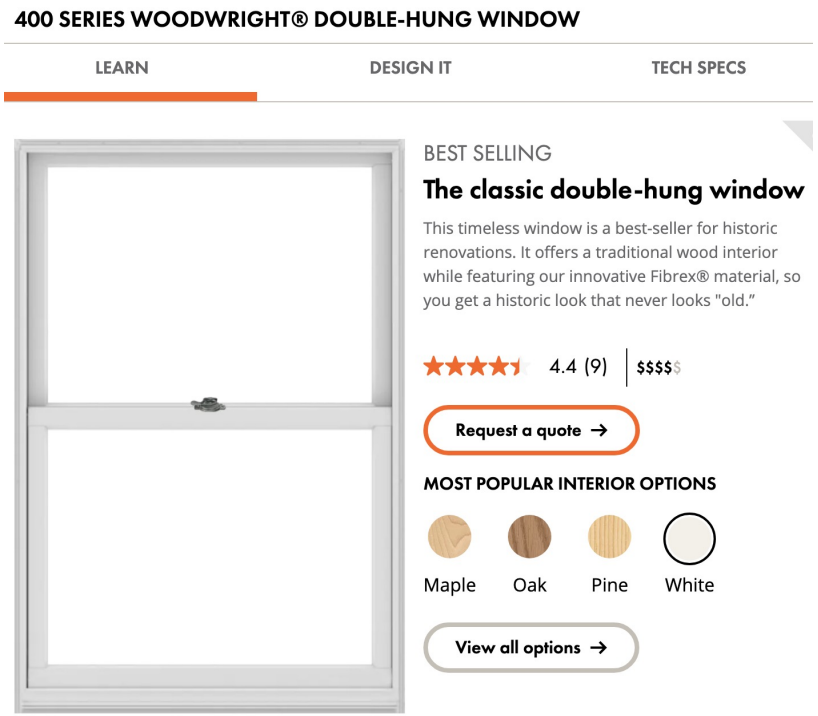
- Remove the existing siding and install Hardie Plank lap siding (Smooth).
- Install siding with a 4.75” reveal, in keeping with the existing reveal.
- Paint pre-primed siding on site (Benjamin Moore Historical Collection).
- Replace soffit and trim with CertainTeed Restoration Millwork or Tri-Built, paint on site.
- Replace the front porch roof shingles to match the main roof. (GAF Timberline HDZ lifetime shingles)

Windows: Current State

- Many original (wavy) panes of glass were broken and replaced.
- Glazing is coming out.
- Triple-track storm windows have damaged or missing screens, drainage holes were covered during installation, or there is a large gap between the storm and window, minimizing the purpose of the storm window.

Windows: Proposed

Install **Andersen 400 Series Woodright** (wood interior and Fibrex exterior) double-hung windows, one over one. I recognize that the existing windows are 2/2, but am requesting 1/1, which matches the original window style on several neighboring houses. Add several new windows and one door.



Fibrex is a blend of wood fiber and thermoplastic polymer.

Qty	Location	Style	Dimensions	Andersen Model
9	Upstairs	Double hung	29 5/8” x 56 7/8”	WDH2446
1	Upstairs (rear/Southside)	Double hung	37 5/8” x 56 7/8”	WDH3046
1	Upstairs (bathroom)	Double hung	29 5/8” x 36 7/8”	WDH24210
5	Downstairs	Double hung	29 5/8 x 60 7/8”	WDH24410
3	Downstairs (kitchen and laundry area)	Double hung	29 5/8 x 36 7/8”	WDH24210
1	Downstairs	French door	59 ¼” x 82 3/8”	FWH50611
1	Attic	Double hung	29 5/8 x 36 7/8”	WDH24210

Windows: Examples of 1/1

Windows: Front (North)

Replace 3 windows.

Windows: East side

Current

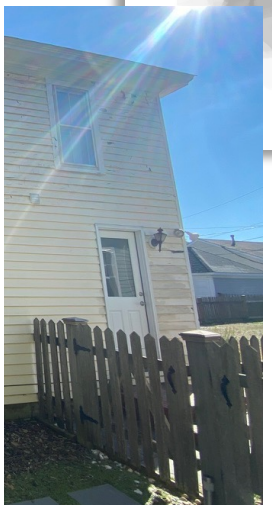
Proposed

Replace the vinyl window, add 1 window (in the location of the original). (Both windows will be shorter to go over kitchen counters).

Replace the other 4 windows.

Windows: West side

Current



Proposed

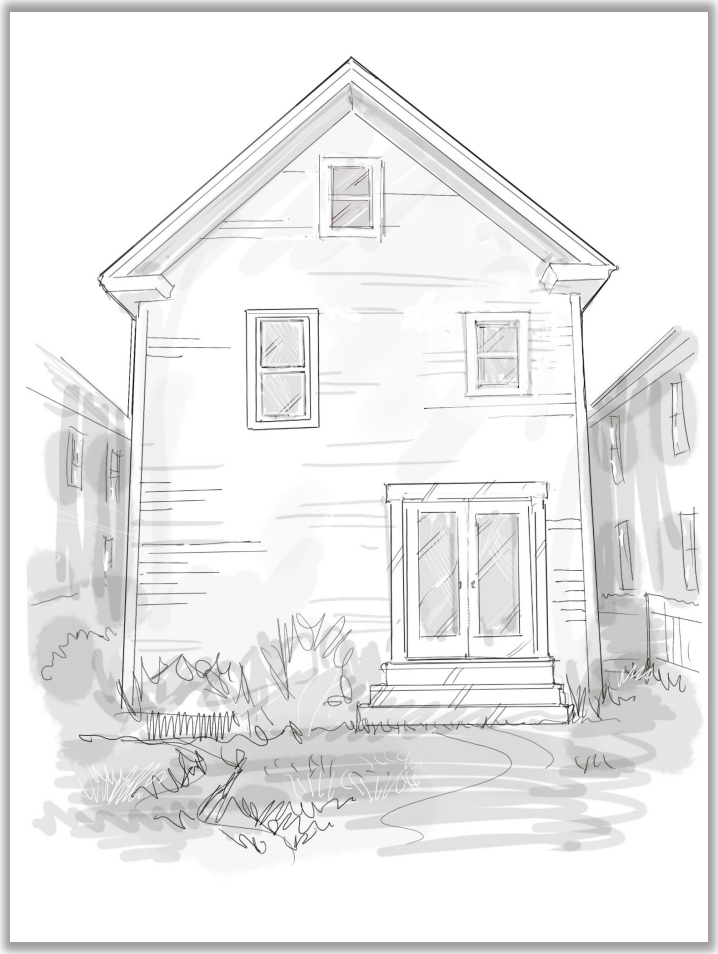
Replace the side door with a window (the same dimensions as the windows added in the kitchen area).

Replace the 7 other windows on the West side.

Windows: South side

Current

Proposed



Add attic window.

Replace upper left window.

Add window to bathroom.

Add French door.

Heating and Cooling

- Install two Mitsubishi heat pump units on the West side of the house.
- All lines to the interior will be installed **inside** the wall.
- Plantings will reduce the exterior units' visibility from all sides.

First Floor

Equipment: 21.0 SEER

Model	Description
MUFZ-KJ18NAHZ-U1	18,000 BTU Heat Pump Outdoor Unit
MFZ-KJ18NA-U1	18,000 BTU Low Wall Mount Blower

Second Floor

Equipment: 17.0 SEER

Model	Description
MXZ-2C20NAHZ4-U1	20,000 BTU Ductless H/P Condenser
MFZ-KJ09NA-U1	9,000 BTU Low Wall Mount Blower
MFZ-KJ09NA-U1	9,000 BTU Low Wall Mount Blower

Heating and Cooling: Load Preview

Rhvac - Residential & Light Commercial HVAC Loads
Shaw's Incorporated
Saint Michaels, MD 21663-2408

Elite Software Development, Inc.
Linda Redmond
Page 1

Load Preview Report

Scope	Net Ton	Rec Ton	ft² /Ton	Area	Sen Gain	Lat Gain	Net Gain	Sen Loss	Sys Htg CFM	Sys Clg CFM	Sys Act CFM	Duct Size
Building	2.51	3.06	367	1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	
System 1	2.51	3.06	367	1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	12x17
Zone 1				1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	12x17
1-Downstairs				720	16,675	1,383	18,058	22,713	296	759	759	7--7
2-Linda's Room				242	6,199	723	6,922	7,166	93	282	282	3--6
3-Son's Room				160	4,646	516	5,162	6,554	85	212	212	2--7

Materials

- Siding: Hardie Plank
- Trim: Restoration Millwork and Tri-built
- Windows: Andersen 400 Series Woodright
- Shingles: GAF Timberline
- Heat Pump: Mitsubishi

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

Hardie® Plank

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Thickness 5/16 in **Length** 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection®				•
Dream Collection®	•	•	•	•
Prime	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection®				•
Dream Collection®	•	•	•	•
Prime	•	•	•	•

Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	•

Beaded Smooth

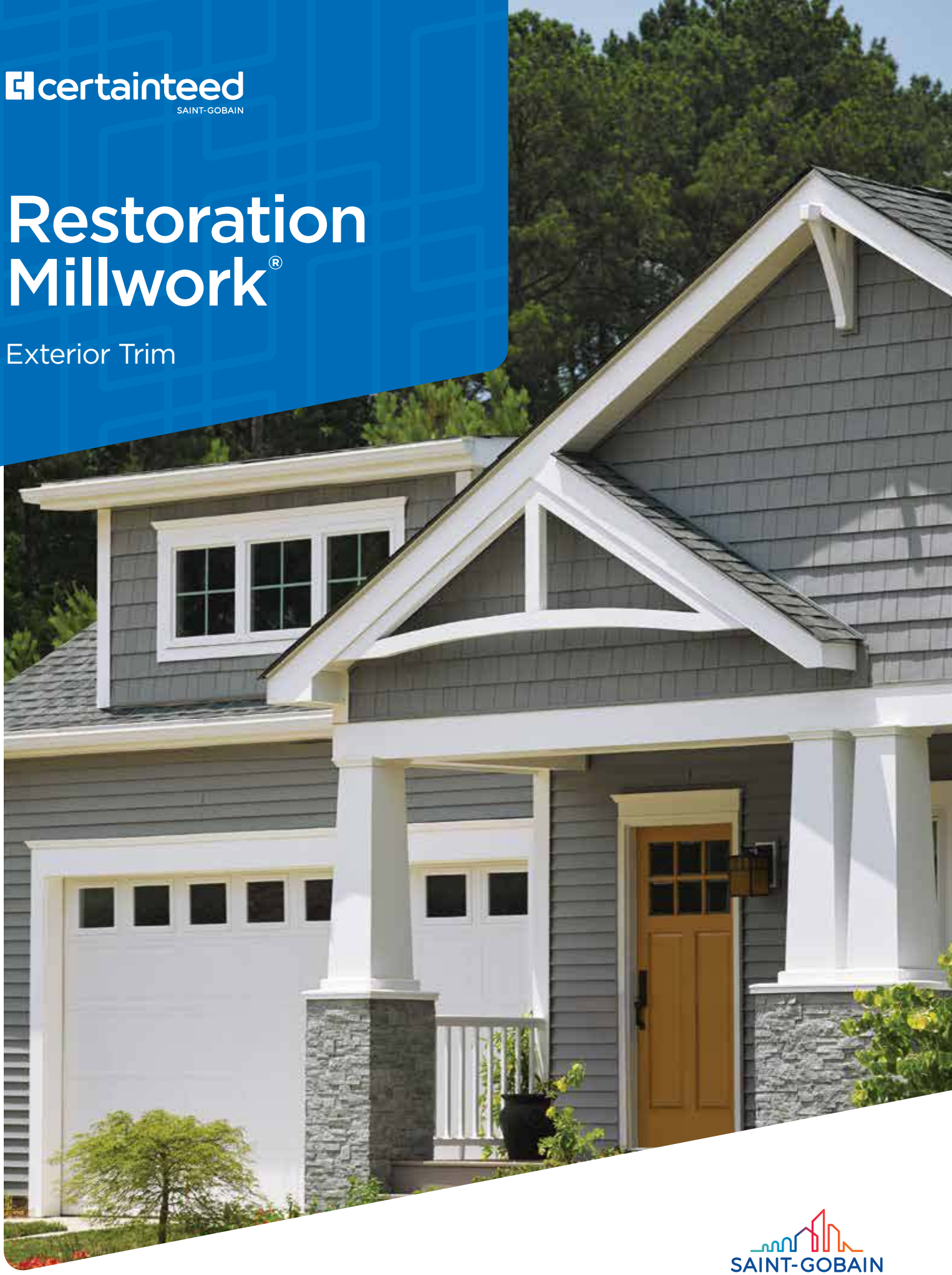
Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection®	
Dream Collection®	•
Prime	•

*9.25 in and 12 in widths do not feature the drip edge

certainteed
SAINT-GOBAIN

Restoration Millwork®

Exterior Trim



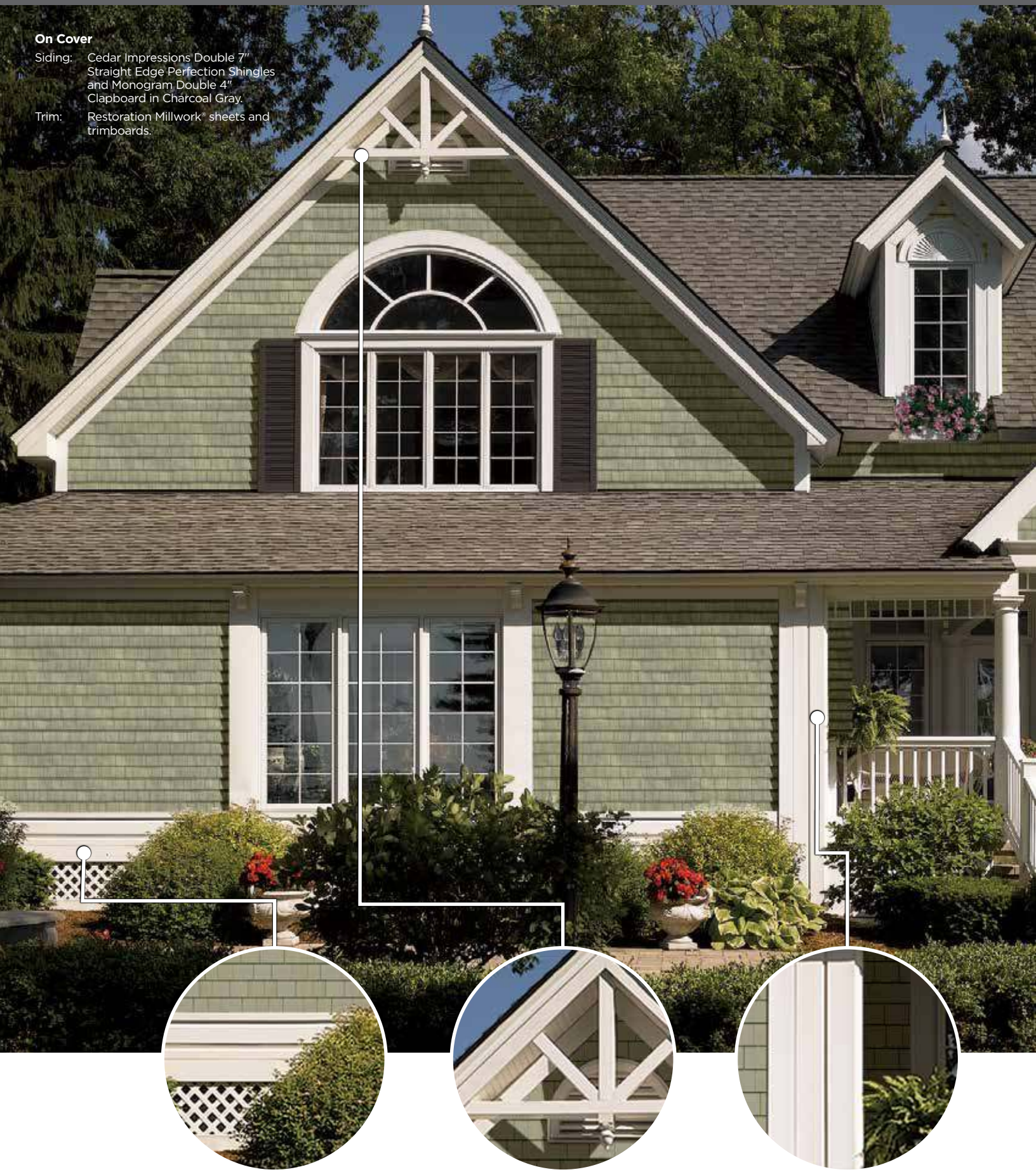
SAINT-GOBAIN

Create an exterior with real curb appeal...

On Cover

Siding: Cedar Impressions Double 7" Straight Edge Perfection Shingles and Monogram Double 4" Clapboard in Charcoal Gray.

Trim: Restoration Millwork® sheets and trimboards.



Multiple profiles used in water-table application and skirting.

Sheets, Beadboard and Shingle Mould with Trimboard.

J-Pocket Corner and Trimboard combination.

From distinctive charm to timeless style, homes dressed in Restoration Millwork trim have curb appeal that always generates a second admiring look. With so many options in trim styles, there's no limit to what you can create.

High-Performance Cellular PVC

While CertainTeed cellular PVC looks and feels like top-grade lumber, it provides performance and aesthetic advantages that wood and other materials just can't match.

- Superior quality and excellent dimensional accuracy
- Low maintenance and long-lasting UV-resistant material
- Natural white and ready to install
- Can be painted* to complement exterior colors
- Cuts and mills with traditional woodworking tools
- Class A (Class 1) Flame Spread Classification
- Meets ICC and CCMC code requirements
- Made in U.S.A.
- Contains recycled content
- 25-year limited warranty

*See Installation Guide (RM003) for instructions on painting.

Sheets routed into sunburst window header with heat formed Back Band.

Multiple profiles used in heat formed application.

Crown and Base Cap build-up with Beadboard Panel ceiling.

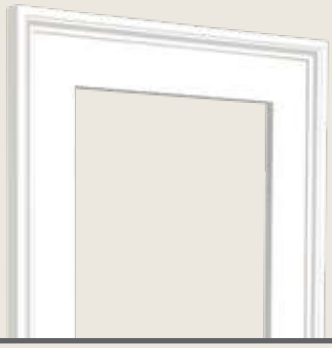
Make a Beautiful Entrance

First Impressions

Open the door, or window, to creative expression with Restoration Millwork profiles. From traditional and subdued to playful or dramatic, Restoration Millwork's broad range of profiles can be combined into design elements that can highlight and add drama to entranceways, while framing windows with added flair.

Choose from a variety of profiles to create any variation for door and window surrounds. For more information and great ideas, see the Restoration Millwork Profile Applications brochure (RM045) at certainteed.com.

BACK BAND



RAMS CROWN TRIM BOARD

SHINGLE MOULD TRIM BOARD

BRICK MOULD

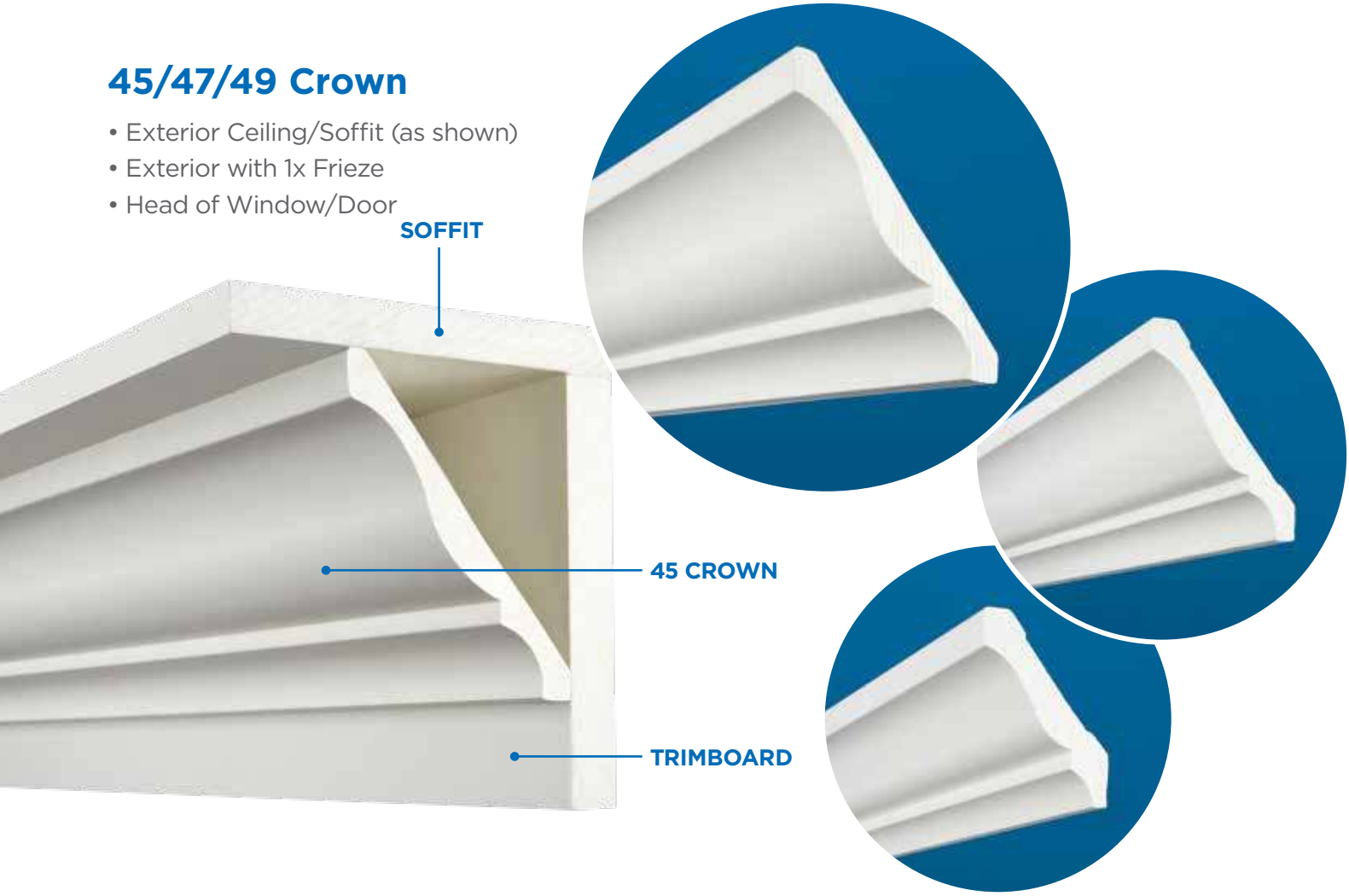
BASE CAP
Base mouldings provide a grounding element of architectural millwork appropriate for any traditional or contemporary application requiring exceptional depth of wood work design.

CROWN MOULDING
Derived from a classic style dating back to the golden age of Greek architecture, #45, #47 and #49 crown is used to bridge the corner between wall and ceiling.

BED MOULD
Historically the moulding or group of mouldings immediately beneath the corona of a cornice that is used as a transition above the frieze.

45/47/49 Crown

- Exterior Ceiling/Soffit (as shown)
- Exterior with 1x Frieze
- Head of Window/Door



45 Crown	
Size	Length
9/16 in. x 5-1/4 in.	16 ft.

47 Crown	
Size	Length
11/16 in. x 4-5/8 in.	16 ft.

49 Crown	
Size	Length
11/16 in. x 3-5/8 in.	16 ft.

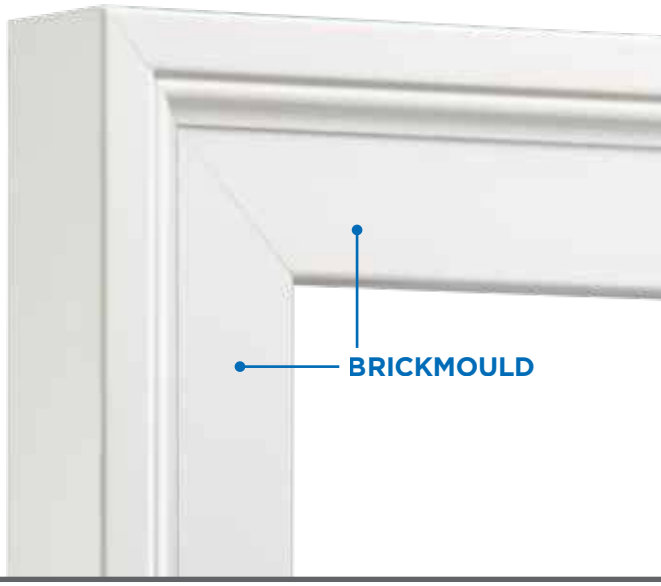
Rams Crown

- Window Header—Crown Mould Look (as shown)
- Gable over 1x
- Column/Frieze Board Detail

Rams Crown	
Size	Length
1-13/32 in. x 2-1/16 in.	16 ft.

Brickmould

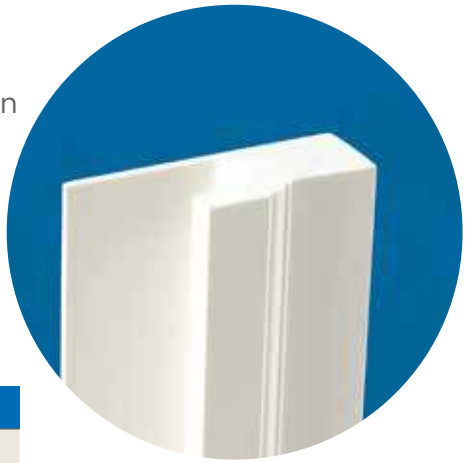
- Door Casing (as shown)
- Window Casing (Brick)
- Garage Door Trim

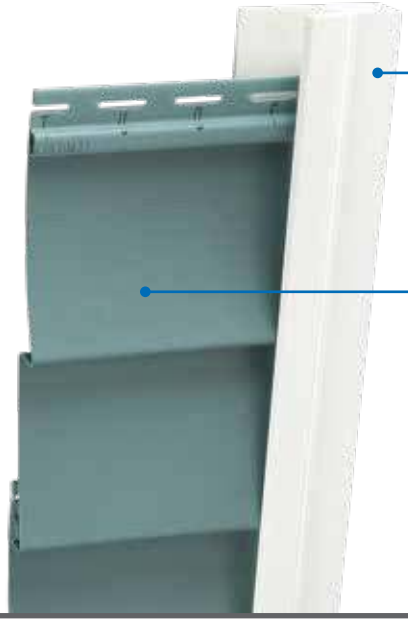


Brickmould	
Size	Length
1-1/8 in. x 2 in.	7 ft.
1-1/8 in. x 2 in.	10 ft.
1-1/8 in. x 2 in.	17 ft.

J-Channel Brickmould

- Door Casing
- Window Casing
- Gable/Frieze Application



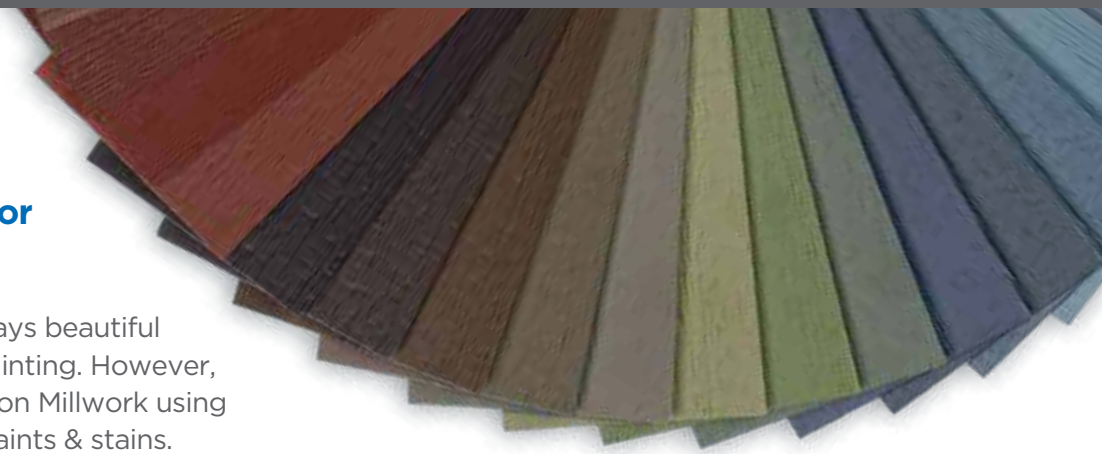


J-Channel Brickmould	
Size	Length
1-1/4 in. x 2 in.	17 ft.

RB3 Casing

- Window & Door Surround (as shown)
- Double Stack Trim
- Over Garage Door

356 Casing	
Size	Length
1-7/64 in. x 3-7/16 in.	16 ft.



Coordinate, contrast or complement with CertainTeed exterior siding colors.

Restoration Millwork stays beautiful without the need for painting. However, you can paint Restoration Millwork using CertainTeed certified paints & stains. Sherwin-Williams® VinylSafe™ paints* are comprised of tints formulated to follow CertainTeed's best-in-the industry exterior products color palette. AquaSurTech™ extremely fast air dry and quick clean up paints are CertainTeed approved, as well as their TruStain™ product which provides a real wood stain look to the PVC product.

COLOR VIEW®
EXTERIOR STYLE & COLOR SELECTOR

Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home"
Start now at certainteed.com/colortools

SHERWIN-WILLIAMS.
AquaSurTech OEM

**Sherwin-Williams VinylSafe Technology colors must be used when choosing darker colors that have a Light Reflecting Value (LRV) of 54 or lower. For colors with a LRV of 55 or higher (the higher the LRV, the lighter the color), you can safely use an acrylic latex paint.*

Custom-painted Restoration Millwork

Make a statement with color

Trim color can have a dramatic effect on the look of your home.

Similar colors give you a blended look.

An accent color can work in complementary fashion.

Choose a bolder accent to create striking contrasts.

Painted Restoration Millwork in Forest

Installs Clean with Protective Film

Individual trimboards are equipped with a protective film, protecting trimboards from smudges, dust and dirt. Boards are protected right up to installation, eliminating the need for job-site cleanup.

Hidden Fastening System

Fast and simple, the Hidden Fastening System makes fastener heads virtually invisible—resulting in a far more beautiful finished look. Fasteners provide a strong connection that can be painted. Use with CertainTeed Restoration Millwork PVC trim in both smooth and TrueTexture™ finishes. Available in 50, 250 and 750 lineal foot packages.

See **Installation Guidelines** (RM003) for more information on painting and fastening.

Sustainability for a lifetime

CertainTeed respects the environment through the responsible development of sustainable building products and systems. CertainTeed cellular PVC Trim gives building professionals and homeowners confidence that the homes they design, build, maintain, and occupy are made with sustainable materials that enhance every project's performance and beauty.

The Elements of Style

In the hands of a true craftsman, millwork is a tool for expressing creativity, attention to detail and a commitment to quality. With Restoration Millwork, there are so many ways for a craftsman to make his mark — and for homeowners to define their style. From accents to details, traditional designs to contemporary statements, Restoration Millwork's broad selection of millwork components and trimboard sizes make it easy to create a distinctive custom look.

Shingle Mould
11/16 in. x 1-5/8 in. x 16 ft.

RB3 Casing
1-7/64 in. x 3-7/16 in. x 16 ft.

Back Band
1-3/16 in. x 4-1/2 in. x 16 ft.

Adjustable Back Band
1-11/32 in. x 1-13/32 in. x 16 ft.

Inside Corner Post
1-1/4 in. x 1-1/4 in. x 10 ft.

Rams Crown
1-13/32 in. x 2-1/16 in. x 16 ft.

Lattice
1/4 in. x 1-1/2 in. x 16 ft.

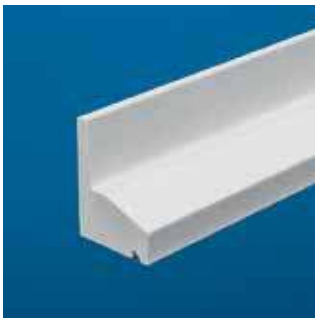
Rake
1 in. x 2 in. x 16 ft.

Drip Cap
11/16 in. x 1-5/8 in. x 16 ft.

Cove Moulding
3/4 in. x 3/4 in. x 16 ft.

Base Cap
11/16 in. x 1-1/8 in. x 16 ft.

Quarter Round
3/4 in. x 3/4 in. x 16 ft.



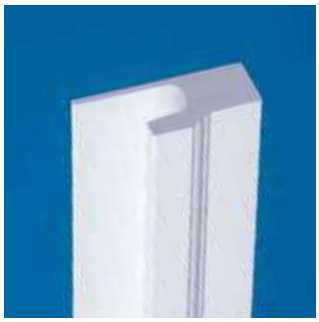
Water Table
2 in. x 2-3/4 in. x 16 ft.

Bed Mould
9/16 in. x 1-5/8 in. x 16 ft.

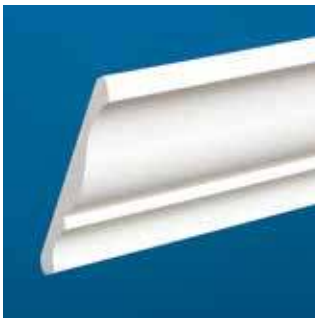
Brickmould
1-1/8 in. x 2 in. x 7 ft., 10 ft., 17 ft.

Paint Grade Brickmould
1-1/8 in. x 2 in. x 7 ft., 10 ft., 17 ft.

356 Casing
11/16 in. x 2-1/4 in. x 16 ft.



J-Channel Brickmould
1-1/4 in. x 2 in. x 17 ft.

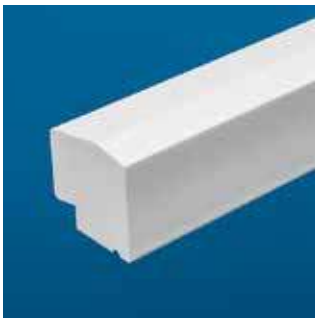


#45 Crown
9/16 in. x 5-1/4 in. x 16 ft.

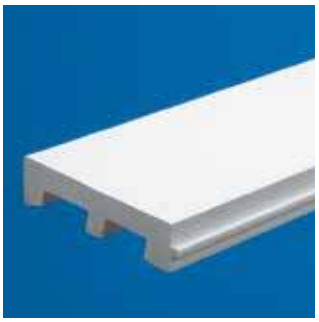
#47 Crown
11/16 in. x 4-5/8 in. x 16 ft.

#49 Crown
11/16 in. x 3-5/8 in. x 16 ft.

Historic Sill
1-3/4 in. x 2-13/16 in. x 16 ft.



New England Sill
1-3/4 in. x 2-1/32 in. x 16 ft.



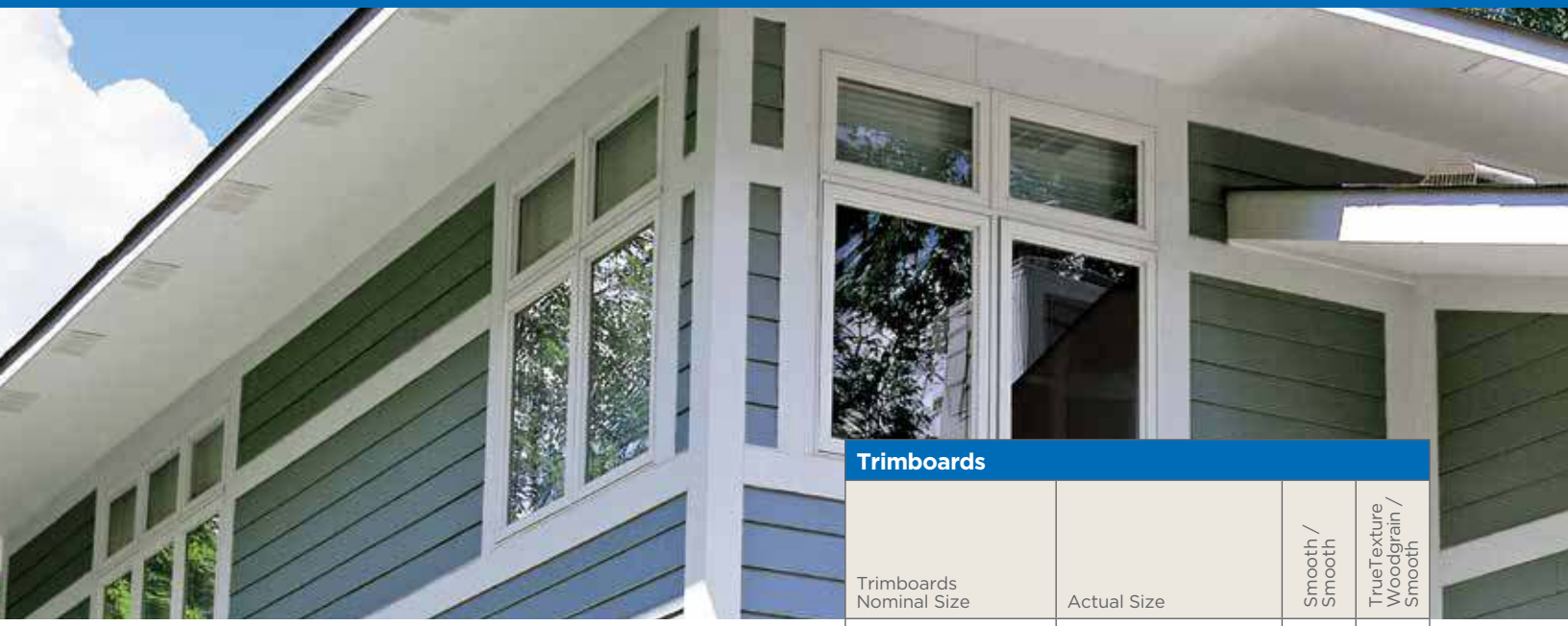
Sill
1-1/4 in. x 5 in. x 16 ft.

Sill Nose
1-5/16 in. x 1-3/8 in. x 16 ft.

Special Order Profiles Available.

Special Order Profiles must be ordered in full box quantities.

Extended lead times will apply. Contact your CertainTeed Territory Manager for product guidelines, miniumum quantities and pricing.



Trimboards

Trimboards Nominal Size	Actual Size	Smooth / Smooth	TrueTexture Woodgrain / Smooth
5/8 in. x 6 in. x 18 ft.	5/8 in. x 5-1/2 in. x 18 ft.	•	•
5/8 in. x 8 in. x 18 ft.	5/8 in. x 7-1/4 in. x 18 ft.		•
5/8 in. x 10 in. x 18 ft.	5/8 in. x 9-1/4 in. x 18 ft.	•	•
5/8 in. x 12 in. x 18 ft.	5/8 in. x 11-1/4 in. x 18 ft.		•
1 in. x 4 in. x 12 ft.	3/4 in. x 3-1/2 in. x 12 ft.		•
1 in. x 6 in. x 12 ft.	3/4 in. x 5-1/2 in. x 12 ft.		•
1 in. x 8 in. x 12 ft.	3/4 in. x 7-1/4 in. x 12 ft.		•
1 in. x 10 in. x 12 ft.	3/4 in. x 9-1/4 in. x 12 ft.		•
1 in. x 12 in. x 12 ft.	3/4 in. x 11-1/4 in. x 12 ft.		•
1 in. x 3 in. x 18 ft.	3/4 in. x 2-1/2 in. x 18 ft.	•	
1 in. x 4 in. x 18 ft.	3/4 in. x 3-1/2 in. x 18 ft.	•	•
1 in. x 5 in. x 18 ft.	3/4 in. x 4-1/2 in. x 18 ft.	•	•
1 in. x 6 in. x 18 ft.	3/4 in. x 5-1/2 in. x 18 ft.	•	•
1 in. x 8 in. x 18 ft.	3/4 in. x 7-1/4 in. x 18 ft.	•	•
1 in. x 10 in. x 18 ft.	3/4 in. x 9-1/4 in. x 18 ft	•	•
1 in. x 12 in. x 18 ft.	3/4 in. x 11-1/4 in. x 18 ft	•	•
1 in. x 16 in. x 18 ft.	3/4 in. x 15-1/4 in. x 18 ft	•	•
5/4 in. x 4 in. x 12 ft.	1 in. x 3-1/2 in. x 12 ft.		•
5/4 in. x 6 in. x 12 ft.	1 in. x 5-1/2 in. x 12 ft.		•
5/4 in. x 8 in. x 12 ft.	1 in. x 7-1/4 in. x 12 ft.		•
5/4 in. x 10 in. x 12 ft.	1 in. x 9-1/4 in. x 12 ft.		•
5/4 in. x 12 in. x 12 ft.	1 in. x 11-1/4 in. x 12 ft.		•
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	•	•
5/4 in. x 5 in. x 18 ft.	1 in. x 4-1/2 in. x 18 ft.	•	•
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	•	•
5/4 in. x 8 in. x 18 ft.	1 in. x 7-1/4 in. x 18 ft.	•	•
5/4 in. x 10 in. x 18 ft.	1 in. x 9-1/4 in. x 18 ft.	•	•
5/4 in. x 12 in. x 18 ft.	1 in. x 11-1/4 in. x 18 ft.	•	•
5/4 in. x 16 in. x 18 ft.	1 in. x 15-1/4 in. x 18 ft.	•	•

The Finishing Touch

Sometimes it's the little things that make a big difference in creating a distinctive home exterior. Restoration Millwork trim is a subtle finishing touch that brings exterior components beautifully together, creating definition and symmetry, while allowing exterior colors, profiles and design elements to take center stage.

FinishedEdge™

Edges are heat sealed to prevent dirt from collecting on surface.

Installation

Traditional face nailing or Hidden Fastening System.

TrueTexture™ Finish

CertainTeed's TrueTexture woodgrain finish is molded from real cedar boards, creating a realistic appearance with smooth finish on reverse side.

Smooth Finish

Smooth finish creates the appearance of clean, freshly painted wood, and is smooth on both sides.

Be creative!

From window boxes to bird houses, it's easy to build unique exterior elements with Restoration Millwork trimboards.

J-Pockets and Cut-Outs

The built-in J-pocket eases installation of corner trim and the cut-out allows the trimboard to lie flush with the siding around windows and doors with built-in nail flanges, allowing for more perfect miter cuts at the corners.

Trimboards with J-Pocket			
Nominal Size	Actual Size	Smooth	TrueTexture Woodgrain
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	•	•
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	•	•

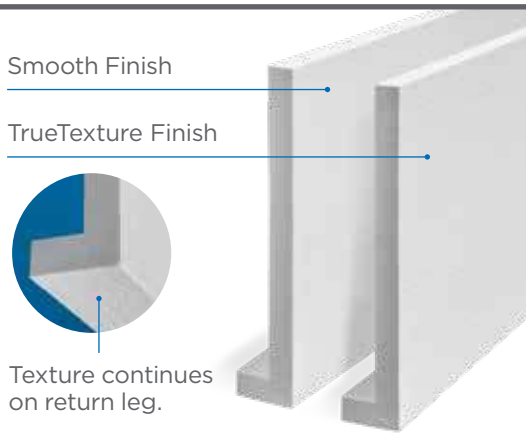
Trimboards with Cut-out			
Nominal Size	Actual Size	Smooth	TrueTexture Woodgrain
5/4 in. x 4 in. x 18 ft.	1 in x 3-1/2 in. x 18 ft.	•	•

J-Pocket with Cut-out			
Nominal Size	Actual Size	Smooth	TrueTexture Woodgrain
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	•	•

Fascia Trimboard

Fascia trimboard with built in return leg is designed to work with a wide range of soffit materials. Available in TrueTexture and smooth finish.

Fascia			
Nominal Size	Actual Size	Smooth	TrueTexture Woodgrain
3/4 in. x 8 in. x 18 ft.	3/4 in. x 7-1/4 in. x 18 ft.	•	•
3/4 in. x 10 in. x 18 ft.	3/4 in. x 9-1/4 in. x 18 ft.	•	•



NEW PRODUCT

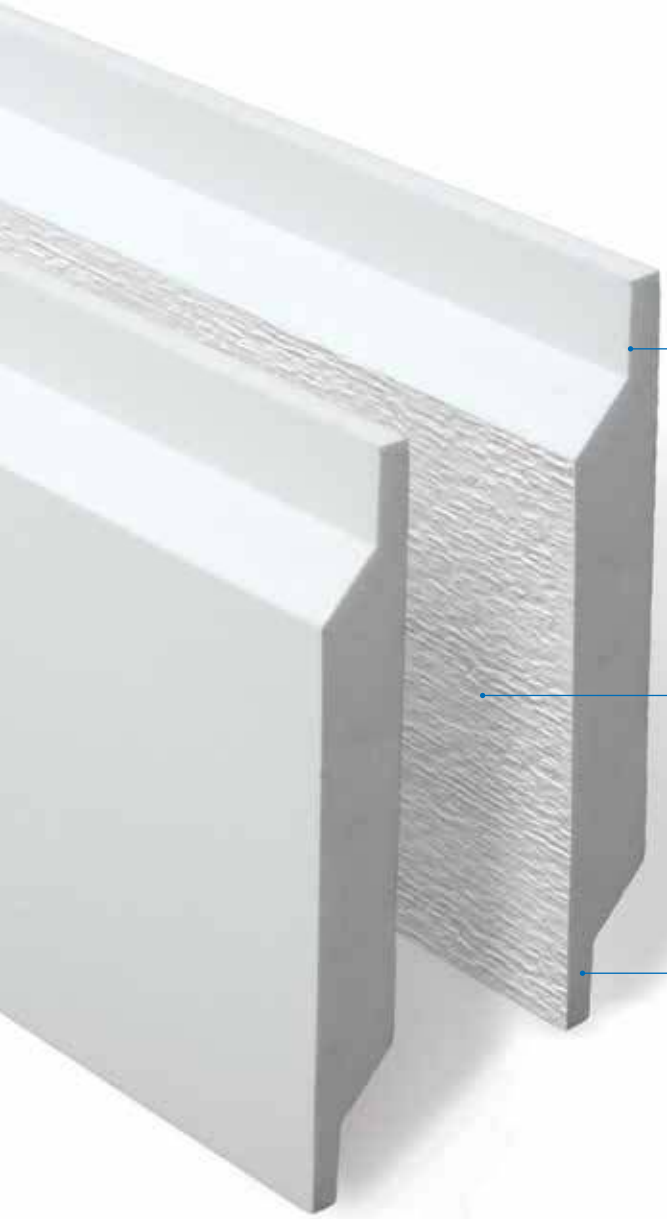
InvisiPro+ Casing

InvisiPro+provides an attractive, easy-to-install alternative to traditional face nailing. Trimboards feature a hidden nail hem integrated into the j-pocket to conceal fasteners. The end result is a nail-free face with no holes left to fill.

InvisiPro+ Casing		
Nominal Size	Actual Size	Smooth
5/4 in. x 4 in. x 16 ft.	1-1/8 in x 3-1/2 in. x 16 ft.	•

A Great Start, a Quality Finish

Restoration Millwork cellular PVC Skirtboard helps building professionals improve installation time and accuracy, while providing a beautiful finishing touch. Restoration Millwork Skirtboard meets U.S. building codes requiring 6 in. ground clearance when installing claddings such as fiber cement or engineered wood. It's also ideally suited for use as a transition panel between siding styles. For ultimate style flexibility, Skirtboard panels are reversible, featuring a TrueTexture™ woodgrain finish on one side and a smooth finish on the other.



Beveled for Precise Installation

Featuring a slight angle at the top lap, Skirtboard is designed to match the angle of most hardboard cladding panels, when used as a starter strip, enabling a perfect fit, without gaps or spaces.

DualStart® Design

Reversible Skirtboard (patent-pending) panels feature a CertainTeed exclusive TrueTexture woodgrain finish on one side, and a smooth finish on the other. The top and bottom edges are identical so when flipped over there will always be a beveled edge at the top to set the first course and built-in drip edge at the bottom.

Built-In Drip Edge

Skirtboard panels are identically notched on both top and bottom, creating a natural drip edge, stopping water from traveling back to the house.

Skirtboard		
Skirtboard Nominal Size	Actual Size	TrueTexture Woodgrain / Smooth
5/4 in. x 6 in. x 12 ft.	1 in. x 5-1/2 in. x 12 ft.	•
5/4 in. x 8 in. x 12 ft.	1 in. x 7-1/4 in. x 12 ft.	•

Use as a Skirtboard or Transition Panel

Skirtboard can be used as a Skirtboard when starting your hardboard cladding installation, as well as a trimboard for use in transition areas between different siding styles. Skirtboard is ideal for lap siding and perfection shingles, as well as with shapes.

Corners

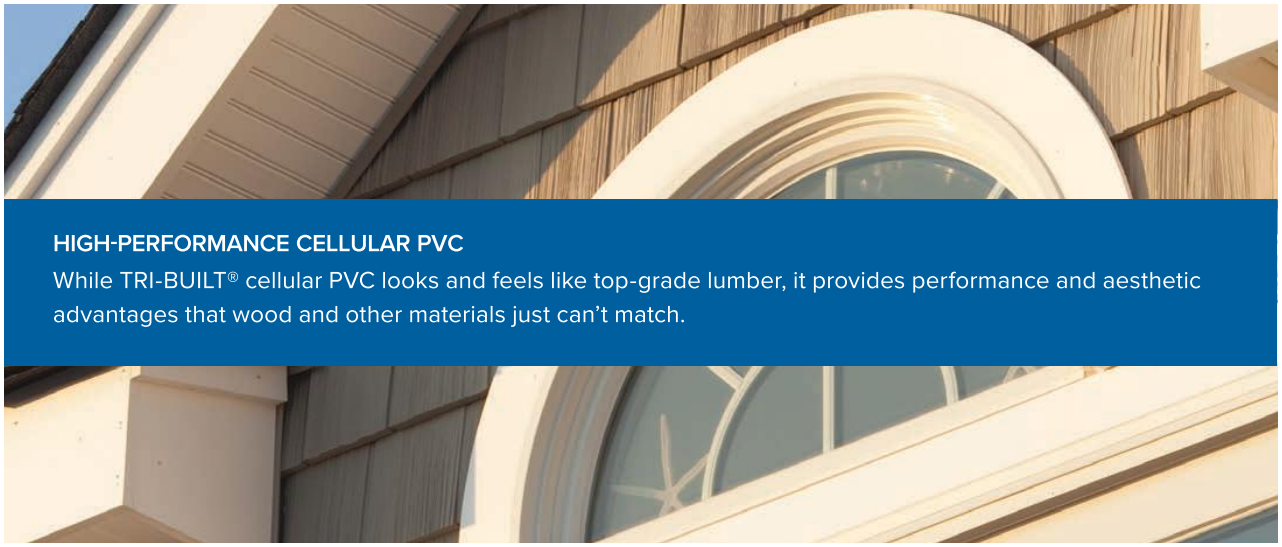
Corners					
One-piece Corners Nominal Size	Actual Size	Smooth	Smooth J-Pocket	TrueTexture Woodgrain	TrueTexture Woodgrain J-Pocket
5/4 in. x 4 in. x 4 in. x 10 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 10 ft.	•	•	•	•
5/4 in. x 4 in. x 4 in. x 20 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 20 ft.	•	•	•	•
5/4 in. x 6 in. x 6 in. x 10 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 10 ft.	•	•	•	•
5/4 in. x 6 in. x 6 in. x 20 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 20 ft.	•	•	•	•

Style Around Every Corner

Restoration Millwork adds a finishing touch around every corner. One-piece corner components add style and corners are available in natural white, and like all Restoration Millwork components, can be painted to match or coordinate with other exterior elements. Traditional face nailing methods can still be used on every one-piece corner style.

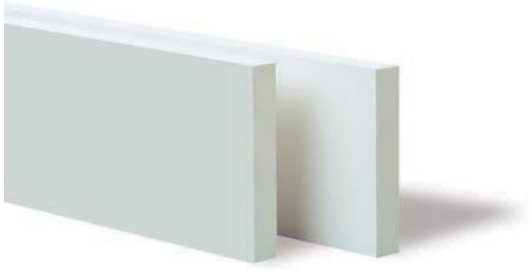
Smooth Finish
Smooth finish creates the appearance of clean, freshly painted wood.

TrueTexture™ Finish
CertainTeed's TrueTexture woodgrain finish is molded from real cedar boards, creating a realistic, rustic appearance.



HIGH-PERFORMANCE CELLULAR PVC

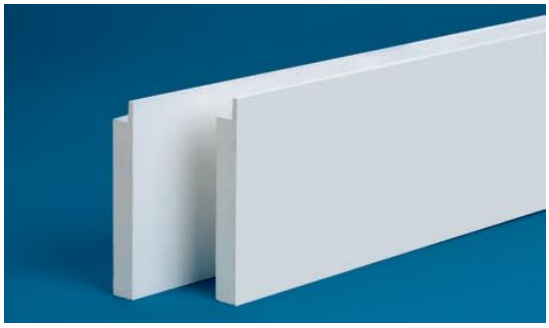
While TRI-BUILT® cellular PVC looks and feels like top-grade lumber, it provides performance and aesthetic advantages that wood and other materials just can't match.



EXTERIOR PVC TRIM

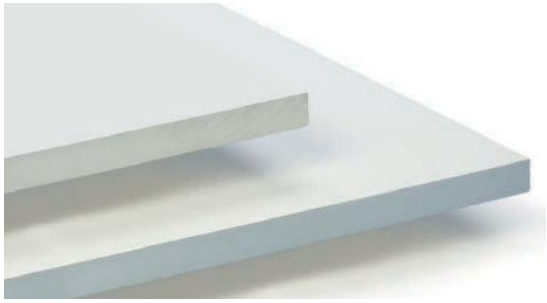
The finishing touch on your exterior home remodel while simultaneously allowing exterior colors and design to remain prevalent.

- Edges are heat sealed to prevent dirt from collecting on surface
- Traditional face nailing or hidden fastening system
- Smooth finish creates the appearance of clean, freshly painted wood, and is smooth on both sides



J-POCKETS

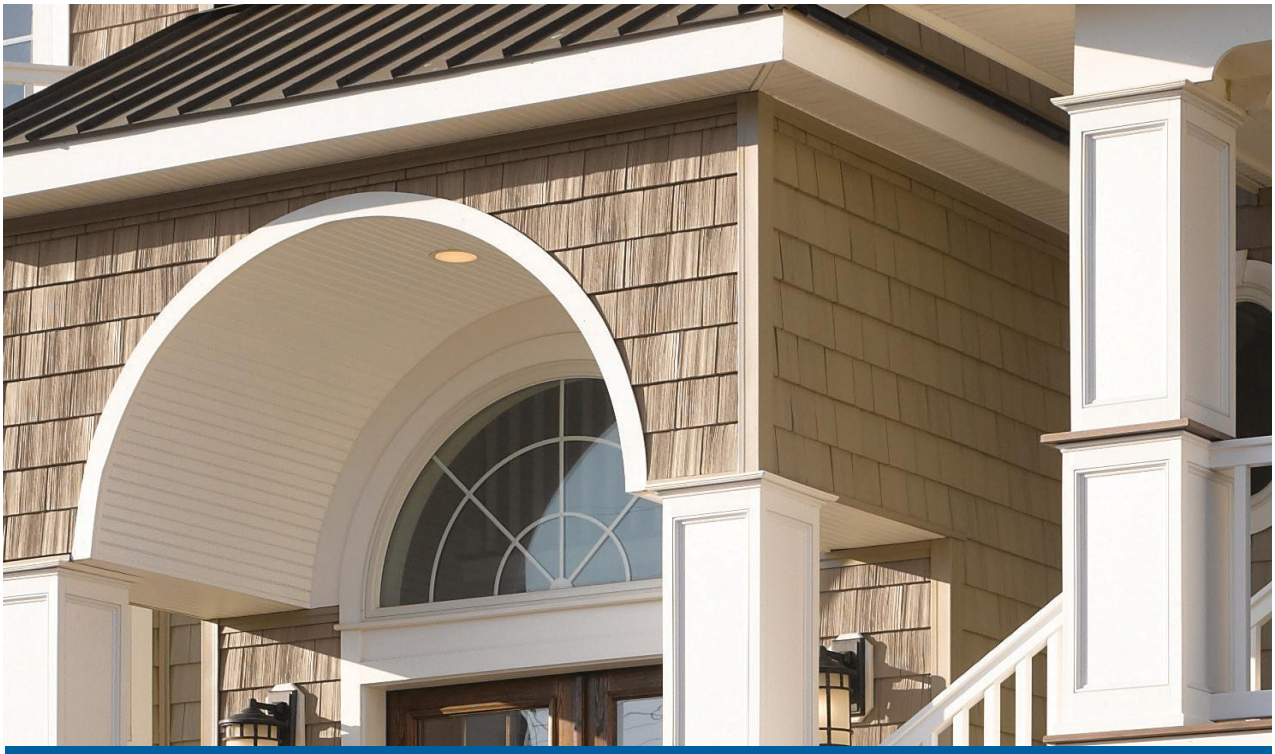
TRI-BUILT PVC corner trim with built-in J-pockets make installation a breeze by allowing the trimboards to lie flush with the siding around windows and doors with built-in nail flanges.



PVC SHEETS

Industry professionals need the highest quality products to turn homeowner's dreams into reality. TRI-BUILT PVC sheets provide a smooth finish and are easy to work. They come available in the most common sizes and are sure to deliver the results you expect.

- Smooth finish creates the appearance of clean, freshly painted wood, and is smooth on both sides



COMPLEMENTARY

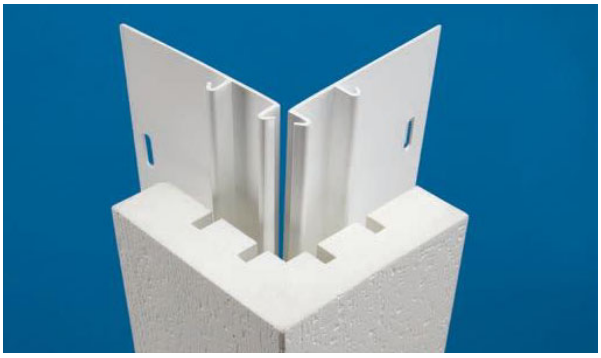
TRI-BUILT® is the ideal solution for your exterior living space remodel project.

One of the many great things about outdoor living space is that it's a place of relaxation that puts you in arm's reach of nature. This has become a top must-have amenity for many homeowners. TRI-BUILT® brings the high quality, low maintenance products needed to beautify any outdoor living space.

CELLULAR PVC BEADBOARD

The best solution to finish your outdoor living space. Available in reversible and non-reversible styles, you'll find an inspired look that fits perfectly with your project.

- Beadboard and 2TL are designed to be reversible, which allows for two unique looks from the same board
- Designed to have a larger nailing area with the security of tongue and groove



CORNERS

Corner trim creates that perfectly finished look that will make your home appear amazing! TRI-BUILT® PVC corners not only resist denting and corrosion, but they can be painted to match or coordinate other exterior elements and install easily.

- Smooth finish creates the appearance of clean, freshly painted wood
- One-piece, smooth 6 in. corner with J-pocket, using InvisiPro flange installation

GAF Timberline HDZ®
High Definition® Shingles

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

Now featuring a 25-Year Limited Warranty against blue-green algae discoloration*

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.*

* See reverse for details

We protect what matters most™

GAF

Timberline HDZ® Shingles

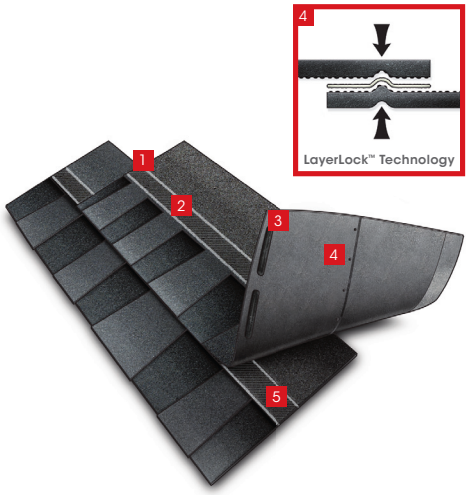
Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **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 test.[3]
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.[3]
- **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty**[2] — When installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[1] Proprietary GAF Time-Release Algae-Fighting Technology helps protect shingles from unsightly stains.

Installation:

The StrikeZone™ Nailing Area
The industry's largest nailing area for up to 99.9% nail placement accuracy.[2]

LayerLock™ Technology
Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth microgranule surface

Visit **gaf.com/TimberlineHDZ**

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles 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.

[3] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® 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.

We protect what matters most™

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M-SERIES

SUBMITTAL DATA: MFZ-KJ18NA & MUFZ-KJ18NAHZ

18,000 BTU/H FLOOR-MOUNTED HEAT PUMP SYSTEM

Job Name:	
System Reference:	Date:

Indoor Unit: MFZ-KJ18NA	Outdoor Unit: MUFZ-KJ18NAHZ	Wireless Remote Controller

GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
  - Hand-held Remote Controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Unit can be recessed mounted into wall

Specifications are subject to change without notice.

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SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

Cooling[1]	Maximum Capacity	BTU/H	22,500
	Rated Capacity	BTU/H	17,000
	Minimum Capacity	BTU/H	5,300
	Maximum Power Input	W	2,320
	Rated Power Input	W	1,350
	Moisture Removal	Pints/h	4.4
	Sensible Heat Factor		0.65
	Power Factor	%	97 / 97
Heating at 47°F[2]	Maximum Capacity	BTU/H	29,000
	Rated Capacity	BTU/H	21,000
	Minimum Capacity	BTU/H	5,700
	Maximum Power Input	W	3,430
	Rated Power Input	W	1,730
	Power Factor	%	98 / 98
Heating at 17°F[3]	Maximum Capacity	BTU/H	23,000
	Rated Capacity	BTU/H	12,800
	Maximum Power Input	W	3,210
	Rated Power Input	W	1,430
Heating at 5°F[4]	Maximum Capacity	BTU/H	21,000
	Maximum Power Input	W	3,000
Heating at -4°F[5]	Maximum Capacity	BTU/H	18,480
Heating at -13°F[6]	Maximum Capacity	BTU/H	15,960
Efficiency	SEER		21
	EER[1]		12.6
	HSPF (IV)		11.3
	COP at 47°F[2]		3.56
	COP at 17°F in Maximum Capacity[3]		2.10
	COP at 5°F in Maximum Capacity[4]		2.05
	ENERGY STAR® certified units(ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)		YES
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	20
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
Indoor Unit	MCA	A	1
	MOCP	A	20
	Blower Motor Full Load Amperage	A	0.72
	Blower Motor Output	W	40

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SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

	Airflow Rate at Cooling, Dry	CFM	491-420-328-254-198
	Airflow Rate at Cooling, Wet	CFM	417-357-279-216-168
	Airflow Rate at Heating, Dry	CFM	470-399-328-268-212
	Sound Pressure Level (Cooling)	dB(A)	50-45-39-33-28
	Sound Pressure Level (Heating)	dB(A)	49-45-40-35-29
	Drain Pipe Size	In. (mm)	5/8 (15.88)
	Heat Exchanger Type		Plate fin coil
	External Finish Color		White
	Unit Dimensions	W: In. (mm)	29-17/32 (750)
		D: In. (mm)	8-15/32 (215)
		H: In. (mm)	23-5/8 (600)
	Package Dimensions	W: In. (mm)	32-2/16 (816)
		D: In. (mm)	10-13/16 (275)
		H: In. (mm)	27-12/16 (693)
	Unit Weight	Lbs. (kg)	33 (15)
	Package Weight	Lbs. (kg)	41 (18.5)
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp (Maximum / Minimum)*	°F	90 DB / 73 WB // 67 DB / 57 WB
	Heating Intake Air Temp (Maximum / Minimum)	°F	80 DB // 70 DB
Outdoor Unit	MCA	A	16
	MOCP	A	20
	Fan Motor Full Load Amperage	A	0.93
	Fan Motor Output	W	77
	Airflow Rate	CFM	1,653 / 1,730
	Refrigerant Control		LEV
	Defrost Method		Reverse cycle
	Heat Exchanger Type		Plate fin coil
	Sound Pressure Level, Cooling[1]	dB(A)	55
	Sound Pressure Level, Heating[2]	dB(A)	51
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB173FQKMT
	Compressor Rated Load Amps	A	12.0
	Compressor Locked Rotor Amps	A	15.0
	Compressor Oil Type // Charge	oz.	FV50S // 13.5
	External Finish Color		Munsell 3Y 7.8/1/1
	Base Pan Heater		Built-in
	Unit Dimensions	W: In. (mm)	33-1/16 (840)
		D: In. (mm)	13 (330)
		H: In. (mm)	34-5/8 (880)
	Package Dimensions	W: In. (mm)	38-9/16 (980)
		D: In. (mm)	16-9/16 (420)
		H: In. (mm)	39 (990)

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SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

	Unit Weight	Lbs. (kg)	124 (56)
	Package Weight	Lbs. (kg)	144 (65)
Outdoor Unit Operating Temperature Range	Cooling Air Temp (Maximum / Minimum)*	°F	14 to 115
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp (Maximum / Minimum)	°F	-13 to 75
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Charge	Lbs, oz	3, 5
Piping	Gas Pipe Size O.D. (Flared)	In. (mm)	1/2 (12.7)
	Liquid Pipe Size O.D. (Flared)	In. (mm)	1/4 (6.35)
	Maximum Piping Length	Ft. (m)	100 (30)
	Maximum Height Difference	Ft. (m)	50 (15)
	Maximum Number of Bends		10

Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
	[5]Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
	[6]Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
**System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

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ACCESSORIES: MFZ-KJ18NA

Anti-allergy Enzyme Filter	□ MAC-408FT-E
kumo touch™ RedLINK™ Wireless Controller	□ MHK2
Deluxe MA Remote Controller[1]	□ PAR-40MAAU
Simple MA Controller[1]	□ PAC-YT53CRAU-J
Touch MA Controller[1]	□ PAR-CT01MAU-SB
Wired Remote Sensor	□ M21-EAA-307
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
System Control Interface[2]	□ MAC-334IF-E
Wireless Interface 2	□ PAC-USWHS002-WF-2
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
External Fan / Heater Control Relay Adapter	□ CN24RELAY-KIT-CM3
Lockdown Bracket for Hand-held Remote Controllers	□ RCMKP1CB
Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable — 6.5 Ft.	□ C13-192
Blue Diamond MultiTank — collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump — 230 volt application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (110V) up to 48,000 BTU/H[recommended]	□ X87-711 - 110V
Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721 - 208/230V
MicroBlue Blue Diamond Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	□ X85-003
Fascia Kit for MicroBlue Pump – mounts the MicroBlue and sensor directly beneath the indoor unit	□ T18-016
Drain Pan Level Sensor	□ SS610E
(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W
Guides air flow for floor mount model when a concealer is used to hide the floor mount.	□ MAC-760FD-E

[1] Requires MAC-334IF-E

[2] Allows indoor units to connect to an MA Controller

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ACCESSORIES: MUFZ-KJ18NAHZ

Air Outlet Guide	□ MAC-886SG-E
Hail Guard	□ HG-A7
Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	□ DSD-400P
Condensing Unit Mounting Pad 16" x 36" x 3"	□ ULTRILITE1
Outdoor Unit Stand — 12" High	□ QSMS1201M
Outdoor Unit Stand — 18" High	□ QSMS1801M
Outdoor Unit Stand — 24" High	□ QSMS2401M
Heavy Duty Wall Mounting Bracket— Coated Steel	□ QSWB2000M-1
Heavy Duty Wall Mounting Bracket — 316 Series Stainless Steel	□ QSWBSS
15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-15
30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-30
50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-50
65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-65
100' x 1/4" x 100' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-100

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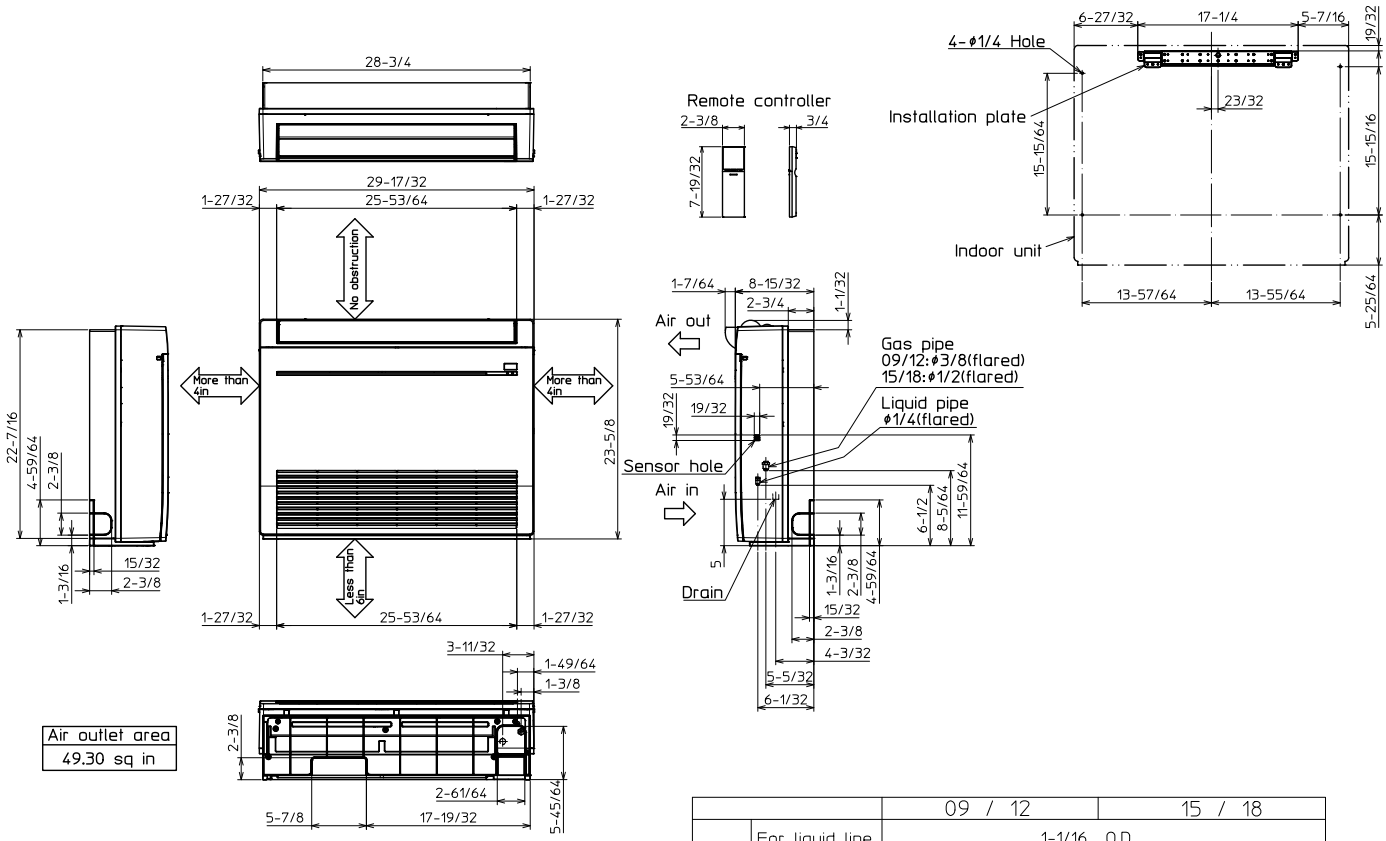
DIMENSIONS: MFZ-KJ18NA

Unit: inch



Air outlet area
49.30 sq in

		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose		Heat insulater 1-9/64 O.D Connection point 5/8 O.D	Effective length 13-25/32 (case of right backward piping)

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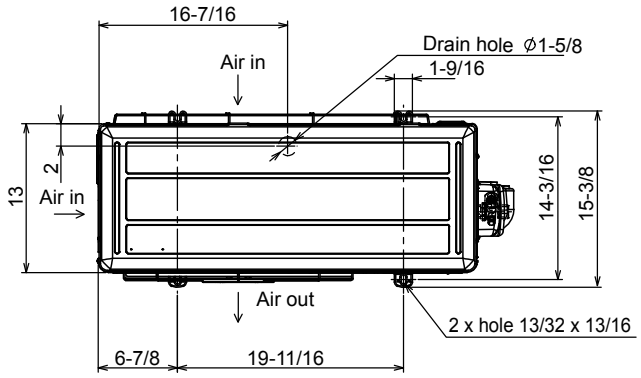
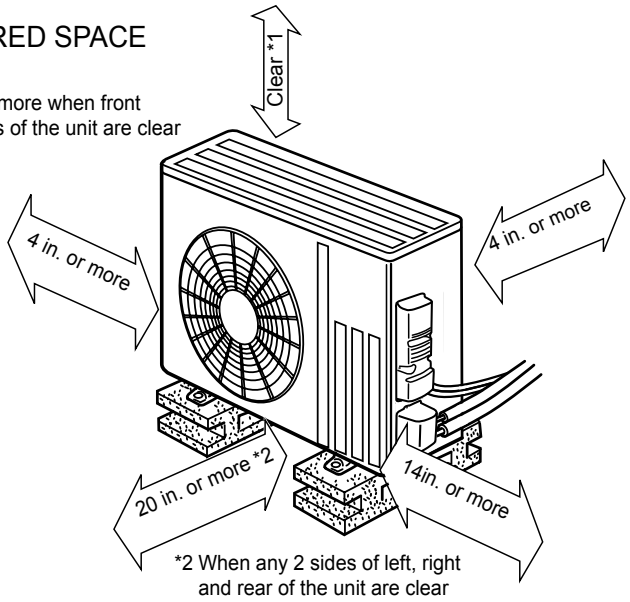
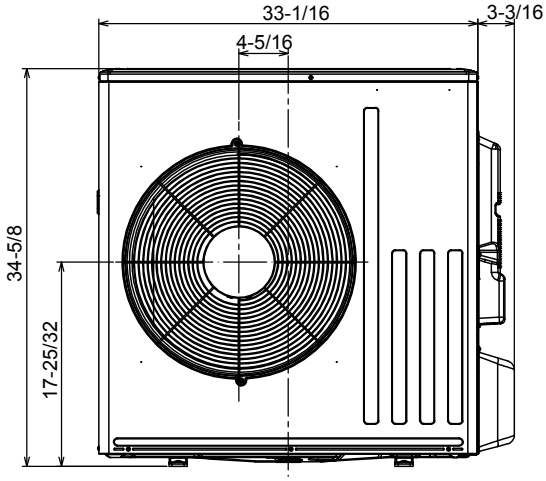
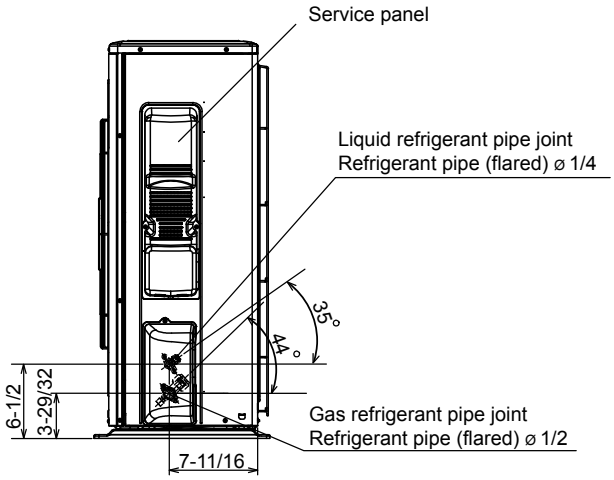
DIMENSIONS: MUFZ-KJ18NAHZ

Unit: inch









1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MFZ-KJ18NA / MUFZ-KJ18NAHZ - 202003

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M-SERIES

SUBMITTAL DATA: MFZ-KJ09NA

9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT FOR MXZ-C MULTI-ZONE HEAT PUMP SYSTEMS

MITSUBISHI ELECTRIC

Job Name:	
System Reference:	Date:

Indoor Unit: MFZ-KJ09NA	Wireless Remote Controller

GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
  - Hand-held Remote Controller (provided with unit)
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Unit can be recessed mounted into wall

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SPECIFICATIONS: MFZ-KJ09NA

Cooling Capacity[1, 3]		BTU/H	9,000
Heating Capacity[2, 3]		BTU/H	11,000
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)		5
MCA		A	1
Blower Motor Full Load Amperage		A	0.62
Blower Motor Output		W	30
Airflow Rate at Cooling, Dry		CFM	275-251-208-173-138
Airflow Rate at Cooling, Wet		CFM	234-213-177-147-117
Airflow Rate at Heating, Dry		CFM	343-219-180-159-138
Sound Pressure Level (Cooling)		dB(A)	38-34-30-25-21
Sound Pressure Level (Heating)		dB(A)	41-32-27-24-21
External Static Pressure		in.WG	N/A
Drain Pipe Size		In. (mm)	5/8 (15.88)
Condensate Lift Mechanism, Maximum Distance		In. (mm)	N/A
Heat Exchanger Type			Plate fin coil
External Finish Color			White
Unit Dimensions		W: In. (mm)	29-17/32 (750)
		D: In. (mm)	8-15/32 (215)
		H: In. (mm)	23-5/8 (600)
Package Dimensions		W: In. (mm)	32-2/16 (816)
		D: In. (mm)	10-13/16 (275)
		H: In. (mm)	27-12/16 (693)
Unit Weight		Lbs. (kg)	33 (15)
Package Weight		Lbs. (kg)	41 (18.5)
Refrigerant	Type		R410A
	Charge	Lbs, oz	2, 10

Notes:

Nominal Conditions	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
[3]Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.			

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ACCESSORIES: MFZ-KJ09NA

Anti-allergy Enzyme Filter	□ MAC-408FT-E
kumo touch™ RedLINK™ Wireless Controller	□ MHK2
Deluxe MA Remote Controller[1]	□ PAR-40MAAU
Simple MA Controller[1]	□ PAC-YT53CRAU-J
Touch MA Controller[1]	□ PAR-CT01MAU-SB
Wired Remote Sensor	□ M21-EAA-307
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
System Control Interface[2]	□ MAC-334IF-E
Wireless Interface 2	□ PAC-USWHS002-WF-2
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
External Fan / Heater Control Relay Adapter	□ CN24RELAY-KIT-CM3
Lockdown Bracket for Hand-held Remote Controllers	□ RCMKP1CB
Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable — 6.5 Ft.	□ C13-192
Blue Diamond MultiTank — collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump — 230 volt application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (110V) up to 48,000 BTU/H[recommended]	□ X87-711 - 110V
Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721 - 208/230V
MicroBlue Blue Diamond Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	□ X85-003
Fascia Kit for MicroBlue Pump – mounts the MicroBlue and sensor directly beneath the indoor unit	□ T18-016
Drain Pan Level Sensor	□ SS610E
(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W
Guides air flow for floor mount model when a concealer is used to hide the floor mount.	□ MAC-760FD-E

[1] Requires MAC-334IF-E

[2] Allows indoor units to connect to an MA Controller

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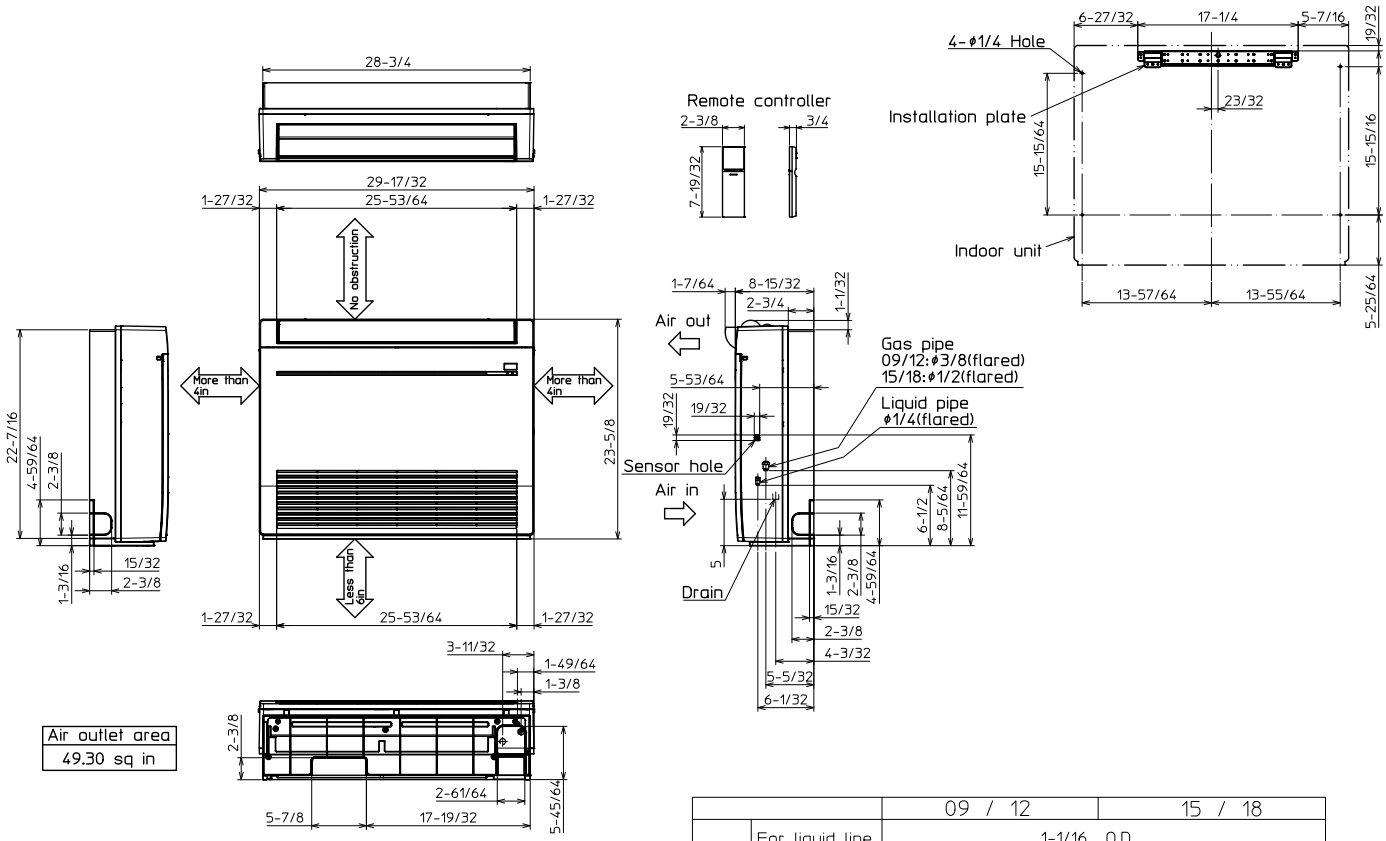
DIMENSIONS: MFZ-KJ09NA

Unit: inch



Air outlet area
49.30 sq in

		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose		Heat insulater 1-9/64 O.D Connection point 5/8 O.D	Effective length 13-25/32 (case of right backward piping)

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MFZ-KJ09NA FOR MXZ-C MULTI-ZONE HEAT PUMP SYSTEMS - 202003

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MXZ-2C20NAHZ4
1.66-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:

FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 93% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-2C20NAHZ4

Cooling[1] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	20,000 // 20,000 // 20,000 | 20,000 // 20,000
	Rated Capacity	BTU/H	18,000 // 19,000 // 20,000 | 19,000 // 20,000
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600 | 14,300 // 16,000
	Maximum Power Input	W	2,680 // 2,680 // 2,680 | 2,750 // 2,820
	Rated Power Input	W	1,334 // 1,577 // 1,819 | 1,577 // 1,819
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 47°F[2] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,500 // 25,500 // 25,500 | 25,500 // 25,500
	Rated Capacity	BTU/H	22,000 // 22,000 // 22,000 | 22,000 // 22,000
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400 | 13,850 // 16,300
	Maximum Power Input	W	3,650 // 3,650 // 3,650 | 3,808 // 3,965
	Rated Power Input	W	1,612 // 1,681 // 1,750 | 1,681 // 1,750
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 17°F[3] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	22,000 // 22,000 // 22,000| 22,000 // 22,000
	Rated Capacity	BTU/H	13,700 // 13,700 // 13,700 | 13,700 // 13,700
	Maximum Power Input	W	3,071 // 3,148 // 3,224 | 3,308 // 3,545
	Rated Power Input	W	1,450 // 1,519 // 1,588 | 1,650 // 1,850
Heating at 5°F[4] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	22,000 // 22,000 // 22,000 | 22,000 // 22,000
	Maximum Power Input	W	3,410 // 3,547 // 3,684 | 3,547 // 3,684
Efficiency (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	SEER2		17.0 // 16.5 // 16.0 | 15.65 // 14.3
	EER2[1]		13.5 // 12.25 // 11.0 | 12.25 // 11.0
	HSPF2 (IV)		10.0 // 9.35 // 8.7 | 8.95 // 7.9
	COP at 47°F[2]		4.0 // 3.83 // 3.68 | 3.84 // 3.68
	COP at 17°F at Maximum Capacity[3]		2.1 // 2.04 // 2.0 | 1.96 // 1.82
	COP at 5°F at Maximum Capacity[4]		1.89 // 1.77 // 1.75 | 1.82 // 1.75
	ENERGY STAR® Certified		Yes // Yes // No | Yes // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	26.9
	Maximum Overcurrent Protection	A	40
	Fan Motor Full Load Amperage	A	2.43
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	2,150 / 2,550
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	54
	Sound Pressure Level, Heating[2]	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MNB33FBTMC
	Compressor Rated Load Amps	A	17.1
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	48-7/16 [1,230]
	Unit Weight	Lbs.[kg]	187 [85]
	Package Weight	Lbs.[kg]	216 [98]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum[*A])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-4 / 5

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)
[1]Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
[2]Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions [4]Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

[*]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
[*A] 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

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SPECIFICATIONS: MXZ-2C20NAHZ4

Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	8.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		2
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	24,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B: 1/4 [A,B: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A,B: 3/8 [A,B: 9.52]
	Total Piping Length	Ft. [m]	164 [50]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		50

NOTES:
AHRI Rated Conditions [1]Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) [2]Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions [4]Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
*^ 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

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OUTDOOR UNIT ACCESSORIES: MXZ-2C20NAHZ4

Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2”	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4”	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8”	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8”	☐ BV58FFSI2
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A1
M-NET Converter	M-NET Converter	☐ PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16” x 36” x 3”	☐ ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Port Adaptor	Adaptor: 1/2” x 3/8”	☐ MAC-A455JP-E
	Adaptor: 1/2” x 5/8”	☐ MAC-A456JP-E
	Adaptor: 3/8” x 1/2”	☐ MAC-A454JP-E
	Adaptor: 3/8” x 5/8”	☐ PAC-SG76RJ-E
Stand	18” Single Fan Stand	☐ QSMS1801M
	24” Single Fan Stand	☐ QSMS2401M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12” High	☐ QSMS1201M

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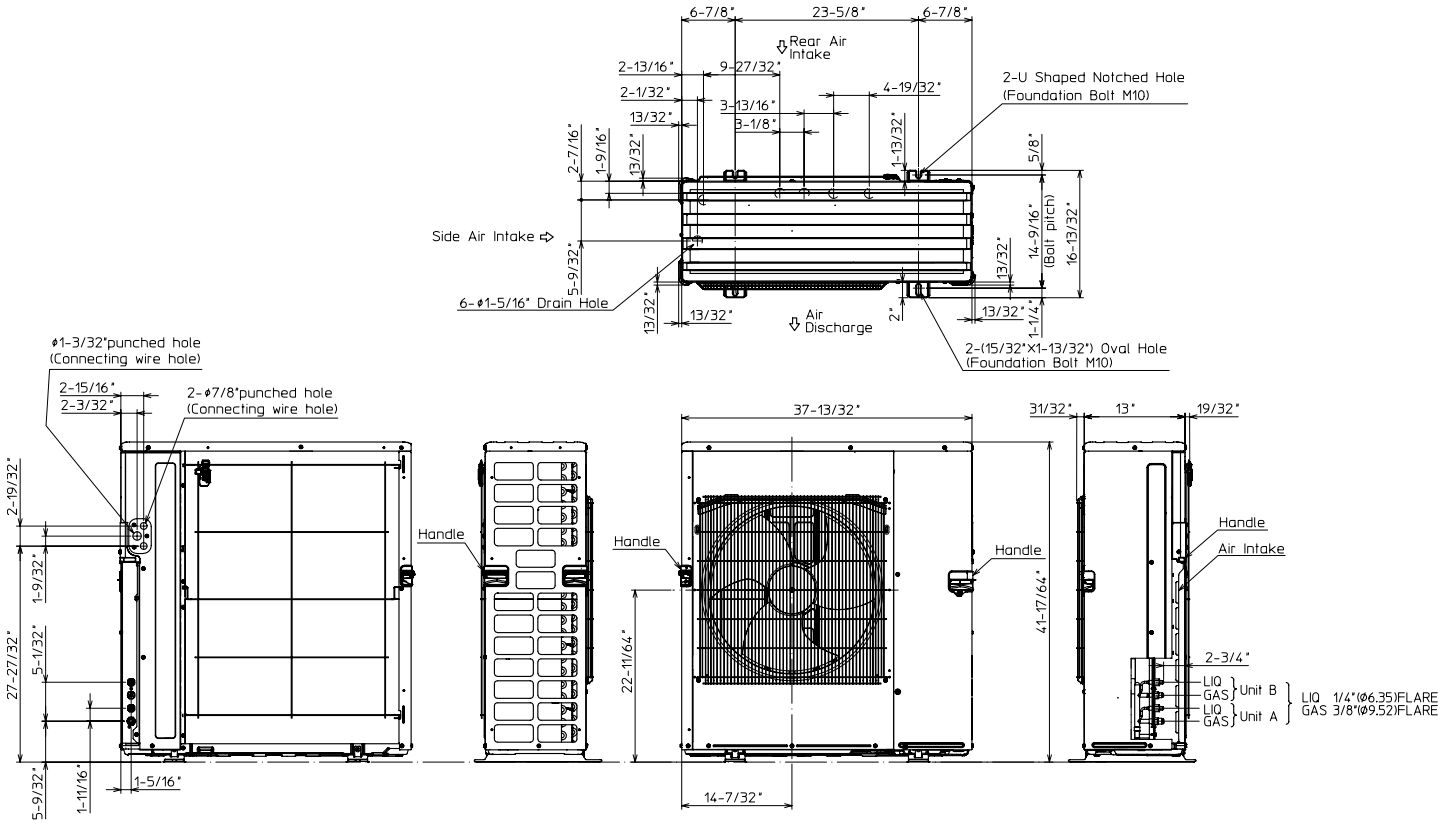
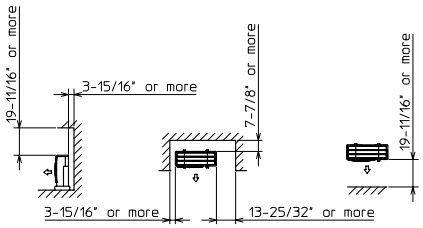
OUTDOOR UNIT DIMENSIONS: MXZ-2C20NAHZ4

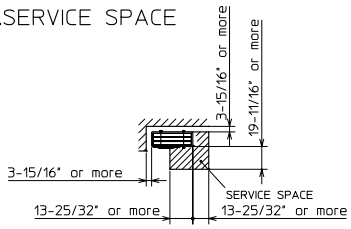
Unit: inch (mm)

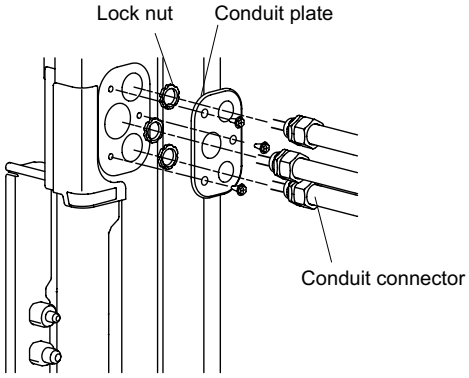


1.FREE SPACE



2.SERVICE SPACE





1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-2C20NAHZ4 - 202311

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Samantha Smith <ssmith@eastonmd.gov>

410 August St

kevin gibson <gibson.kevin54@gmail.com> Mon, May 13, 2024 at 4:32 PM
To: ssmith@eastonmd.gov
Cc: Linda Redmond <lindaredmond@mac.com>

Ms. Smith,

I am writing to express my full support of Ms. Linda Redmond's proposal to the HDC which will be presented on May 28th. As you know she is proposing to replace the siding (some of it already composite after a fire) with Hardie Plank, windows with a one over one configuration, and two heat pump units which will be next to our house.

Ms. Redmond has made several attempts to scrape and paint the siding without success. This is similar to the dilemma that faced the owner of 629 Goldsborough St a few years ago. The commission approved the replacement of the wood siding in that case and it turned out well. Also, composite siding was allowed on 412 August St and again with good results.

Her choice of a one over one window is the exact configuration of my windows and they are original to the house. Again Ms. Redmond has made attempts to reglaze and repair the old windows without long term success. I think the Andersen windows she is proposing will be a suitable replacement.

Finally, the location of the heat pump units is a logical placement. Several homes in the neighborhood have the units on the side of the house, including mine.

I served on the HDC for almost nine years. Before I resigned we updated the guidelines to be more open to the idea of using modern materials that maintained the character of the architecture without the prohibitive cost. I believe this project will accomplish those goals.

Sincerely,
Kevin Gibson

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 408 Goldsborough Street

Application Number: 2024-1218

Request: Rear Porch Alteration

Executive Summary:

The applicant is proposing to replace the existing wood porch decking with a composite material. The existing trim will also be removed and replaced with fiber cement trim.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements (Porches)

This guideline recommends the use of 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. **Guideline 65c allows for alternate materials to be used on a side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.** Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Staff notes that this porch is a rear porch located on a non-contributing addition to a historic structure constructed in 1992. Guideline 65c gives the Commission the flexibility to approval alternate materials on this porch given they match the overall appearance of the exiting materials.

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

Appendix B.2 states that **the use of composite decking materials 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 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 notes that this porch is located on the rear of the non-contributing structure and is not visible from Goldsborough Street.

Staff Recommendation:

Staff supports a Commission **approval** of the application with as submitted. This porch is located on a non-contributing structure built in 1992 and is not visible from Goldsborough Street. Guideline 65 and Appendix B.2. provide for the use of alternate materials such as composite decking and fiber cement trim on such porches.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

RECEIVED
MAY 02 2024
TOWN OF EASTON

HD 24-67

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

Application #:	2024 - 1218
Date Received:	05/02/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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: 408 Goldsborough ST

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1992 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Charles & Sydney Mills
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: VF builders Wilson Vasquez
TELEPHONE NO.: 410 253 0807 EMAIL: Vfbuilder85@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace all Pillars from using Azek / Replace a deck boards using composit deck boards and paint hand rails and pillars
Replace two Corners pillars 4X6 Treated

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 5/2/24
Printed Name of Applicant or Agent

Revised 4.4.2022

COMPOSITE DECKING – TREX SELECT®

Part 1 General

1.1 Section Includes

A. Composite Decking - Trex Select

1.2 Related Sections

A. Section 06-1100 – Wood Framing

1.3 References

A. ASTM D7032: Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails), ASTM International.
B. ASTM D7031: Standard Guide for Evaluating Mechanical and Physical Properties of Wood-Plastic Composite Products, ASTM International
C. ASTM E84: Test Method for Surface Burning Characteristics of Building Materials, ASTM International.
D. ASTM D570: Water Absorption of Plastics
E. ASTM D1761: Mechanical Fasteners in Wood
F. ASTM D1413: Test method for Wood Preservatives by Laboratory Soil-block Cultures
G. ASTM C177: Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

1.4 Design/Performance Requirements

A. Structural Performance:
    a. Deck: Uniform Load – An allowable span of 16 in. on-center and 100 lbf/sq.ft.
    b. Tread of Stairs: Concentrated Load: An allowable span of 9 in. on-center, and 750 lbf-and 1/8" max. deflection, with a concentrated load of 300 lbf on area of 4 sq. in.
B. Fire-Test Response Characteristics per ASTM E84.
    a. Flame Spread Index– Class B.

1.5 Submittals

A. Product Data Indicate sizes, profiles, surface style, and performance characteristics.
B. Samples: For each product specified, one sample representing actual product color, size, and finish.

1.6 Delivery, Storage, and Handling

A. Store Trex products on a flat and level surface. Support bundles on supplied dunnage.
B. Keep material covered using the provided bundle cover until time of installation.
C. See www. Trex.com for detailed storage recommendations:
    Care and Cleaning Guide for Trex Transcend, Select, and Enhance Decking

1.7 Warranty

A. Specific terms for warranties can be found at; www.Trex.com

Part 2 Products

2.1 Manufacturers

A. Contract Documents are based on products supplied by; Trex Company, Inc., 160 Exeter Dr., Winchester, VA 22603.
B. Substitutions: Not permitted under Division 01

2.2 Applications/Scope

A. Wood-Plastic Composite Lumber;
   a. Material Description: Composite Decking consisting of recycled Linear Low- Density Polyethylene (LLDPE) and recycled wood. The product is extruded into shapes and sizes as follows:
      i. Trex Transcend Decking Boards; 1 x 5.5".
      ii. Lengths – 12, 16, and 20 feet
      iii. Color – To be specified by owner from Trex' standard list of colors.
   b. Physical and Mechanical Properties as follows:

Test	Test Method	Value
Flame Spread Index	ASTM E84	Class B
Thermal Expansion	ASTM D1037	1.9×10^{-5} inch/inch/degreeF
Moisture Absorption	ASTM D1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf per screw**
Fungus Resistance	ASTM D1413	Rating - no decay
Termite Resistance	AWPA E1-72	Rating = 9.7

** Fastener used in testing: #8 x 2.5 in. approved Stainless Steel Screw

2.2 Accessories

A. Fasteners:
   a. Trex Universal Hideaway Hidden Fasteners
   b. Other recommended fasteners: Trex Recommended Fasteners.

Part 3 Execution

3.1 Installation

A. Install according to Trex installation guidelines: 2023 Trex Decking Installation Guide.
B. Cut, drill, and rout using carbide tipped blades
C. Do not use composite wood material for structural applications.

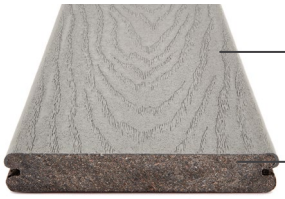
3.2 Cleaning

A. Following cleaning recommendations as found in Trex installation guide at:
   Care and Cleaning Guide for Trex Transcend, Select, and Enhance Decking

TrexSelect®

MID-PRICED, HIGH-PERFORMANCE DECKING & FASCIA

Trex Select® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Select Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.



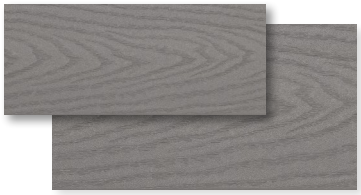
DECKING

1" Grooved edge

1" Square edge

2" Square edge

FASCIA



8" or 12" Widths

FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	**2" x 6"**	**8"**	**12"**
Actual Dimensions - Standard	.82" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	20 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Weight per Lineal Foot	2.2 lbs	3.4 lbs	2.0 lbs	3.3 lbs

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9×10^{-5} in/in/°F
Moisture Absorption	ASTM D 1037	< 1.2%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.7

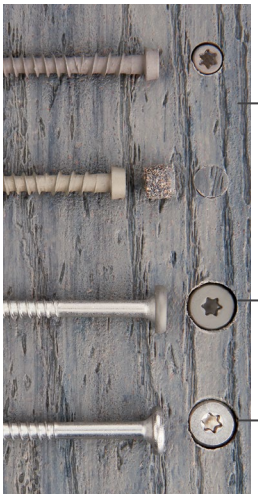
*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

FASTENERS

Trex Hideaway®
Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing



Other Approved Fasteners

Color-matched composite deck screw or matching composite plug

Color-coordinated fascia screw

Uncoated stainless steel fascia screw

For a full list of approved fasteners, download our Installation Guide at **trex.com/literature**

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PRODUCT SPECIFICATIONS

Trex® Decking & Fascia

PROFILE		DESCRIPTION		ITEM #	COLORS
1" Square-Edge Board *Actual dimensions:* Signature .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm) Transcend & Enhance: .94 in x 5.5 in x 16 ft / 20 ft (24 mm x 140 mm x 487 cm / 609 cm) Select: .82 in x 5.5 in x 16 ft / 20 ft (20 mm x 140 mm x 487 cm / 609 cm)		1 x 6 x 20'	Signature	XX010620NS01	WY, OC
		1 x 6 x 16' 1 x 6 x 20'	Transcend Lineage	XX010616TLS01 XX010620TLS01	RN, CL, BC, JA, IM
		1 x 6 x 16' 1 x 6 x 20'	Transcend Tropicals	XX010616TS01 XX010620TS01	TT, HG, SR, LR, IM
		1 x 6 x 16' 1 x 6 x 20'	Transcend Earth Tones	XX010616T2S01 XX010620T2S01	RS
		7/8 x 6 x 16' 7/8 x 6 x 20'	Select	XX010612SS01 XX010616SS01 XX010620SS01	PG, SD
		1 x 6 x 16' 1 x 6 x 20'	Enhance Naturals	XX010616E2S01 XX010620E2S01	FW, RH, TS, CB
		1 x 6 x 16' 1 x 6 x 20'	Enhance Basics	XX010616E2S01 XX010620E2S01	CS, BD, SD
1" Grooved-Edge Board *Actual dimensions:* Signature, Transcend & Enhance: .94 in x 5.5 in x 12 ft / 16 ft / 20 ft (24 mm x 140 mm x 365 cm / 487 cm / 609 cm) Select: .82 in x 5.5 in x 12 ft / 16 ft / 20 ft (20 mm x 140 mm x 365 cm / 487 cm / 609 cm)		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Signature	XX010612NG01 XX010616NG01 XX010620NG01	WY, OC
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Lineage	XX010612TLG01 XX010616TLG01 XX010620TLG01	RN, CL, BC, JA, IM
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Tropicals	XX010612TG01 XX010616TG01 XX010620TG01	TT, HG, SR, LR, IM
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Earth Tones	XX010612T2G01 XX010616T2G01 XX010620T2G01	RS
		7/8 x 6 x 12' 7/8 x 6 x 16' 7/8 x 6 x 20'	Select	XX010612SG01 XX010616SG01 XX010620SG01	PG, SD
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Naturals	XX010612E2G01 XX010616E2G01 XX010620E2G01	FW, RH, TS, CB
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Basics	XX010612E2G01 XX010616E2G01 XX010620E2G01	CS, BD, SD
1" x 8" Fascia Board *Actual dimensions:* Signature, Transcend, Enhance, Select, Universal White: .56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)		1 x 8 x 12'	Signature	XX010812NS01	WY, OC
		1 x 8 x 12'	Transcend Lineage	XX010812TLS01	RN, CL, BC, JA, IM
		1 x 8 x 12'	Transcend Tropicals	XX010812TS01	TT, HG, SR, LR, IM
		1 x 8 x 12'	Transcend Earth Tones	XX010812T2S01	RS
		1 x 8 x 12'	Select	XX010812SS01	PG, SD
		1 x 8 x 12'	Enhance Naturals	XX010812E2S01	FW, RH, TS, CB
		1 x 8 x 12'	Enhance Basics	XX010812E2S01	CS, BD, SD
		1 x 8 x 12'	Universal White	WW010812ES01	WW
1" x 12" Fascia Board *Actual dimensions:* Signature, Transcend, Enhance, Select, Universal White: .56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)		1 x 12 x 12'	Signature	XX011212NS01	WY, OC
		1 x 12 x 12'	Transcend Lineage	XX011212TLS01	RN, CL, BC, JA, IM
		1 x 12 x 12'	Transcend Tropicals	XX011212TS01	TT, HG, SR, LR, IM
		1 x 12 x 12'	Transcend Earth Tones	XX011212T2S01	RS
		1 x 12 x 12'	Select	XX011212SS01	PG, SD
		1 x 12 x 12'	Enhance Naturals	XX011212E2S01	FW, RH, TS, CB
		1 x 12 x 12'	Enhance Basics	XX011212E2S01	CS, BD, SD
		1 x 12 x 12'	Universal White	WW011212ES01	WW
2" Square-Edge Board *Actual dimensions:* Transcend 2x4: 1.3 in x 3.4 in x 16 ft (33 mm x 86 mm x 487 cm) Transcend & Select 2x6: 1.3 in x 5.5 in x 12 ft / 16 ft / 20 ft (33 mm x 140 mm x 365 cm / 487 cm / 609 cm)		2 x 4 x 16'	Transcend Tropicals	XX020416TS01	TT, HG, SR, LR, IM
		2 x 6 x 12' 2 x 6 x 16' 2 x 6 x 20'	Transcend Tropicals	XX020612TS01 XX020616TS01 XX020620TS01	TT, HG, SR, LR, IM
		2 x 6 x 12' 2 x 6 x 16' 2 x 6 x 20'	Select	XX020612SS01 XX020616SS01 XX020620SS01	PG, SD

XX = COLOR PREFIX

RN	Rainier	WY	Whidbey	LR	Lava Rock	TS	Toasted Sand	WW	Universal White
CL	Carmel	OC	Ocracoke	RS	Rope Swing	CB	Coastal Bluff		
BC	Biscayne	TT	Tiki Torch	PG	Pebble Grey	CS	Clam Shell		
JA	Jasper	HG	Havana Gold	FW	Foggy Wharf	BD	Beach Dune		
IM	Island Mist	SR	Spiced Rum	RH	Rocky Harbor	SD	Saddle		

**Island Mist Tropicals will be discontinued on 12.31.2024 and replaced by Transcend Lineage Island Mist.*

Trex® Railing—three lines, endless possibilities

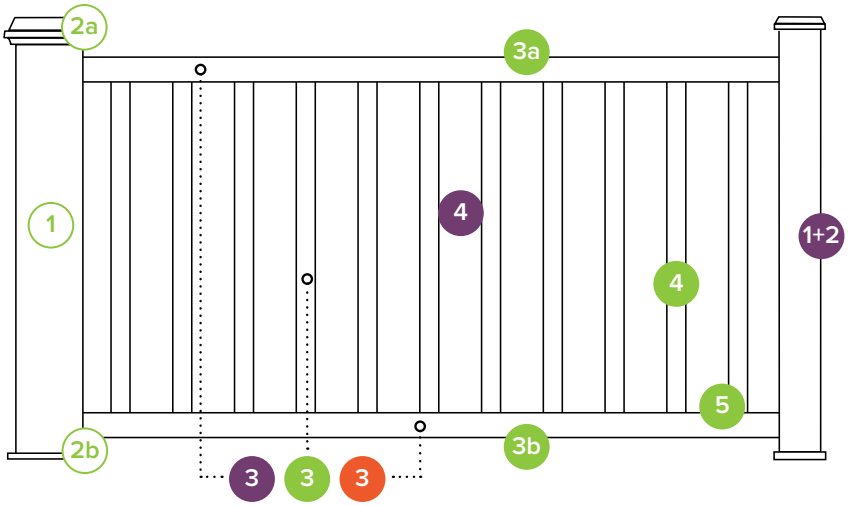
Please read the system descriptions at the top of each product section so you can choose exactly which railing components you need to complete your design. For additional guidance, the chart below depicts each railing system's components.

TREX POST COMPONENTS

TREX SIGNATURE® RAILING

TREX TRANSCEND® RAILING

TREX SELECT® RAILING



Trex® Post Sleeves, Caps & Skirts

These components can be used as steps 1 & 2 for all Trex railing lines.

STEP	COMPONENT		DESCRIPTION	ITEM #
1	**Post Sleeve** Each 4x4 and 6x6 post sleeve fits over a 4x4 pressure treated post or equivalent post mount. *Dimensions are nominals. See below for actuals and metrics.* [4.45 in x 4.45 in x 40 in (113 mm x 113 mm x 101 cm) external dimensions] [4.45 in x 4.45 in x 108 in (113 mm x 113 mm x 274 cm) external dimensions] [5.5 in x 5.5 in x 39 in (139 mm x 139 mm x 990 mm) external dimensions] [5.5 in x 5.5 in x 108 in (139 mm x 139 mm x 274 cm) external dimensions]		4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve 6" x 6" x 39" Post Sleeve 6" x 6" x 108" Post Sleeve	XX040439APS XX0404108APS WT060639APS WT0606108APS
2a	**Post Sleeve Cap** Also available with LED lighting. *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]		Flat 4" x 4" Post Sleeve Cap Flat 6" x 6" Post Sleeve Cap	PXXSQCAP4X4 PWTSQCAP6X6
2a	**Solar Post Cap Light** *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions]		Flat 4" x 4" Solar Post Cap Light	XXSOLAR4X4CAP
2b	**Post Sleeve Skirt** *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]		4" x 4" Post Sleeve Skirt 6" x 6" Post Sleeve Skirt	PXXSKIRT4X4 PWTSKIRT6X6

ACCESSORIES	COMPONENT		DESCRIPTION	ITEM #
	Surface Mount Post For use with 4x4 composite post sleeve. *Actual external dimensions of insert:* 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm) 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)		Aluminum Surface Mount Post for 36" (914 mm) Rail Height (1/box) Aluminum Surface Mount Post for 42" (1066 mm) Rail Height (1/box) Surface Mount Post Hardware—Wood (10 kits/box)	ALPOSTMOUNT36 ALPOSTMOUNT42 ALPOSTHWDECK
	Joist Mount Post For use with 4x4 composite post sleeve. *Actual external dimensions of insert:* 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)		Aluminum Joist Mount Post for use with all Trex railing heights (1/box)	CPJMNTPOST63

XX = COLOR PREFIX

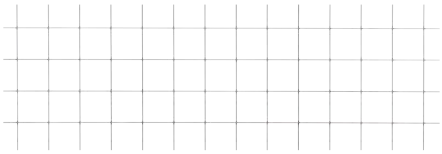
WT	Classic White	RS	Rope Swing
BK	Charcoal Black	VL	Vintage Lantern

Trex Signature® Railing

Choose either aluminum posts or composite post sleeves, caps and skirts for steps 1 & 2.
Pair with a rail kit (step 3) and infill panel (step 4) if needed.

STEP	DESCRIPTION	ITEM #	DESCRIPTION	ITEM #
1+2	**Aluminum Posts** Can only be used within the Trex Signature® line. Trex Signature® aluminum posts fulfill steps 1 & 2. If using composite post sleeves, refer to previous page.			
	2.5" x 2.5" x 37" Aluminum Post—Horizontal 2.5" x 2.5" x 43" Aluminum Post—Horizontal 2.5" x 2.5" x 53" Aluminum Post—Stair *Comes with cap and skirt.*	XXAL252537RCAP XXAL252543RCAP XXAL252553RCAP	IRC Aluminum Mounting Plate & Hardware *For use with all Trex 2.5" Surface Mount Aluminum Posts.* Concrete Post Mount Kit	ALPOSTHWDECK ALPOSTHWCONC
	2.5" x 2.5" x 36" Crossover Post—Horizontal 2.5" x 2.5" x 42" Crossover Post—Horizontal *Comes with skirt.*	XXAL252536RCCP XXAL252542RCCP	2.5" x 2.5" x 63" Aluminum Joist Mount Post *Comes with cap and skirt.* Fascia Mount Kit - Wood Framing *For use with Joist Mount Post only.*	XXJMNTPOST63 XXFMNTWOOD
	2.5" x 2.5" x 37" Line Post with Premounted Brackets 2.5" x 2.5" x 37" End Post with Premounted Brackets 2.5" x 2.5" x 37" Corner Post with Premounted Brackets 2.5" x 2.5" x 43" Line Post with Premounted Brackets 2.5" x 2.5" x 43" End Post with Premounted Brackets 2.5" x 2.5" x 43" Corner Post with Premounted Brackets *Comes with cap and skirt.*	BKAL252537RCAPLINE BKAL252537RCAPEND BKAL252537RCAPCNR BKAL252543RCAPLINE BKAL252543RCAPEND BKAL252543RCAPCNR	*Dimensions are nominals. See below for actuals and metrics.* [2.5 in x 2.5 in x 36 in (63 mm x 63 mm x 914 mm) actual dimensions] [2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm) actual dimensions] [2.5 in x 2.5 in x 42 in (63 mm x 63 mm x 106 cm) actual dimensions] [2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm) actual dimensions] [2.5 in x 2.5 in x 53 in (63 mm x 63 mm x 134 cm) actual dimensions] [2.5 in x 2.5 in x 63 in (63 mm x 63 mm x 160 cm) actual dimensions]	
3	**Rail & Baluster Kit** *(includes top rail, bottom rail, balusters and mounting and support hardware)* *Round kits available in BK. Square kits available in BK, BZ and WT.*			
	6' x 36" Rail Kit w. Round Balusters—Horizontal 6' x 36" Rail Kit w. Round Balusters—Stair 8' x 36" Rail Kit w. Round Balusters—Horizontal 8' x 36" Rail Kit w. Round Balusters—Stair	BKAR0636HRK BKAR0636SRK BKAR0836HRK BKAR0836SRK	6' x 42" Rail Kit w. Square Balusters—Horizontal 6' x 42" Rail Kit w. Square Balusters—Stair 8' x 42" Rail Kit w. Square Balusters—Horizontal 8' x 42" Rail Kit w. Square Balusters—Stair	XXAS0642HRK XXAS0642SRK XXAS0842HRK XXAS0842SRK
	6' x 42" Rail Kit w. Round Balusters—Horizontal 6' x 42" Rail Kit w. Round Balusters—Stair 8' x 42" Rail Kit w. Round Balusters—Horizontal 8' x 42" Rail Kit w. Round Balusters—Stair	BKAR0642HRK BKAR0642SRK BKAR0842HRK BKAR0842SRK	4' x 36" Assembled Panel (Square)—Horizontal 6' x 36" Assembled Panel (Square)—Horizontal 6' x 36" Assembled Panel (Square)—Stair 8' x 36" Assembled Panel (Square)—Horizontal 8' x 36" Assembled Panel (Square)—Stair 4' x 42" Assembled Panel (Square)—Horizontal 6' x 42" Assembled Panel (Square)—Horizontal 6' x 42" Assembled Panel (Square)—Stair 8' x 42" Assembled Panel (Square)—Horizontal 8' x 42" Assembled Panel (Square)—Stair *Does not include hardware. Assembled Panels available in BK.*	BKAS0436HRPNL BKAS0636HRPNL BKAS0636SRPNL BKAS0836HRPNL BKAS0836SRPNL BKAS0442HRPNL BKAS0642HRPNL BKAS0642SRPNL BKAS0842HRPNL BKAS0842SRPNL
	6' x 36" Rail Kit w. Square Balusters—Horizontal 6' x 36" Rail Kit w. Square Balusters—Stair 8' x 36" Rail Kit w. Square Balusters—Horizontal 8' x 36" Rail Kit w. Square Balusters—Stair	XXAS0636HRK XXAS0636SRK XXAS0836HRK XXAS0836SRK		
3	**Rod Rail Kit** *(includes top rail, bottom rail, rods and mounting and support hardware)* *Available in BKBK.*			
	6' x 36" Rod Rail Kit—Horizontal 6' x 36" Rod Rail Kit—Stair 8' x 36" Rod Rail Kit—Horizontal 8' x 36" Rod Rail Kit—Stair	BKBKROD0636HRK BKBKROD0636SRK BKBKROD0836HRK BKBKROD0836SRK	6' x 42" Rod Rail Kit—Horizontal 6' x 42" Rod Rail Kit—Stair 8' x 42" Rod Rail Kit—Horizontal 8' x 42" Rod Rail Kit—Stair	BKBKROD0642HRK BKBKROD0642SRK BKBKROD0842HRK BKBKROD0842SRK
	36" Rod Rail Vertical Kit—Horizontal 36" Rod Rail Vertical Kit—Stair 42" Rod Rail Vertical Kit—Horizontal 42" Rod Rail Vertical Kit—Stair *Use as an accessory for cut Rod Rail sections. Available in BK.*	BK36RODHVERTK BK36RODSVERTK BK42RODHVERTK BK42RODSVERTK	*Dimensions are nominals. See below for actuals and metrics.* [4' x 36": 48 in x 36 in (122 cm x 914 mm) actual dimensions] [4' x 42": 48 in x 42 in (122 cm x 106 cm) actual dimensions] [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [8' x 36": 96 in x 36 in (243 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [8' x 42": 96 in x 42 in (243 cm x 106 cm) actual dimensions]	
3	**Mesh Rail Kit** *(includes top rail, bottom rail, verticals and mounting and support hardware)* *Available in BK and BZ. Mesh infill sold separately.*		6' x 36" Mesh Rail Kit—Horizontal 6' x 36" Mesh Rail Kit—Stair 8' x 36" Mesh Rail Kit—Horizontal 8' x 36" Mesh Rail Kit—Stair	XXA0636PNLHRK XXA0636PNLSRK XXA0836PNLHRK XXA0836PNLSRK
	 Dimensions are nominals. *See below for actuals and metrics.* [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [8' x 36": 96 in x 36 in (243 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [8' x 42": 96 in x 42 in (243 cm x 106 cm) actual dimensions]		6' x 42" Mesh Rail Kit—Horizontal 6' x 42" Mesh Rail Kit—Stair 8' x 42" Mesh Rail Kit—Horizontal 8' x 42" Mesh Rail Kit—Stair	XXA0642PNLHRK XXA0642PNLSRK XXA0842PNLHRK XXA0842PNLSRK
			36" Mesh Rail Vertical Kit—Horizontal 36" Mesh Rail Vertical Kit—Stair 42" Mesh Rail Vertical Kit—Horizontal 42" Mesh Rail Vertical Kit—Stair *Use as an accessory for cut mesh railing sections.*	XX36MSHHVERTK XX36MSHSVERTK XX42MSHHVERTK XX42MSHSVERTK

XX = COLOR PREFIX WT Classic White BZ Bronze BK Charcoal Black

STEP	COMPONENT	DESCRIPTION	ITEM #
4	**Mesh Panel** For use with Trex Signature® Mesh Rail Kit. 	6' x 36" Stainless Steel Mesh Panel—Horizontal 8' x 36" Stainless Steel Mesh Panel—Horizontal 8' x 42" Stainless Steel Mesh Panel—Horizontal Universal Stainless Steel Mesh Panel—Stair *Dimensions are nominals. See below for actuals and metrics.* [6' x 36": 64 in x 32.375 in (162 cm x 822 mm) actual dimensions] [8' x 36": 88 in x 32.375 in (223 cm x 822 mm) actual dimensions] [8' x 42": 88 in x 38.375 in (223 cm x 974 mm) actual dimensions] [Universal: 108.1875 in x 36.1875 in (274 cm x 919 mm) actual dimensions]	SSMESH0636HZ SSMESH0836HZ SSMESH0842HZ SSMESHUNIVST
3	**Glass Rail Kit** *(includes top rail, bottom rail, and mounting and support hardware)* *Available in BK and WT.* *Glass infill sold separately.* 	6' Glass Rail Kit—Horizontal *Dimension above is nominal. See below for actual and metric.* [6': 72 in (182 cm) actual dimension]	XXA06HGLRK
4	**Glass Panel** For use with Trex Signature® Glass Rail Kit. *Visit **glass.trex.com** to order custom glass panels to complete your build.*	for 36" Rail Height—Horizontal for 42" Rail Height—Horizontal	

ACCESSORIES	COMPONENT	ITEM #	COMPONENT	ITEM #
	Trex Signature® Bracket Template—Horizontal (36" and 42") - 4x4 Composite Sleeve Trex Signature® Bracket Template—Horizontal (36" and 42") - 2.5" Aluminum Post	SIGTEMP4X4SLEEVE SIGTEMPIRCPOST	Cocktail Rail Bracket (10/pack) Fixed Bracket—Horizontal (4/pack) Fixed Bracket—Stair (4/pack) Swivel Bracket—Horizontal (2/pack–1 top, 1 bottom) Swivel Bracket—Stair (2/pack–1 top, 1 bottom) Compound Swivel Bracket (2/pack–1 top, 1 bottom)	XXCTBKTAL10PK XXFHBKTALPNL XXFSBKTAL XXSWHBKTAL XXSWSBKTAL XXCPDSWBKTAL
			2.5" Crossover Bracket—Horizontal (1/pack) 90° Crossover Bracket—Horizontal (1/pack) Crossover Rail End Cap 2.5" Swivel Crossover Bracket—Stair (1/pack)	XX25FHCBKTAL XX90FHCBKTAL XXXOVERENDCAP XX25RCSWSCBKTAL
	Aluminum Foot Block Extended Aluminum Foot Block	XXALFTBLK XXAL08FTBLK	Touch-up Pen	XXTOUCHUPPEN

Trex Signature® X-Series™ Railing

Trex Signature® X-SERIES™ RAILING

Choose your X-Series Post for step 1. Pair with either a Cable Rail Kit or Frameless Glass Infill Kit and Laminated Glass Panel for steps 2 & 3.

STEP	COMPONENT	DESCRIPTION		ITEM #
1	X-Series Posts	*Dimensions are nominals. See below for actuals and metrics.* [3.5 in x 3.5 in x 36.9 in (88 mm x 88 mm x 937 mm) actual dimensions] [3.5 in x 3.5 in x 42.9 in (88 mm x 88 mm x 108 cm) actual dimensions] [3.5 in x 3.5 in x 52.9 in (88 mm x 88 mm x 134 cm) actual dimensions]	3.5" x 3.5" x 37" Anchor Post–Horizontal 3.5" x 3.5" x 43" Anchor Post–Horizontal 3.5" x 3.5" x 53" Anchor Post–Stair	BKAX353537RCAP BKAX353543RCAP BKAX353553RCAP
2	Cable Rail Kit 	*Dimensions are nominals. See below for actuals and metrics.* [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [12' x 36": 144 in x 36 in (365 cm x 914 mm) actual dimensions] [18' x 36": 216 in x 36 in (548 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [12' x 42": 144 in x 42 in (365 cm x 106 cm) actual dimensions] [18' x 42": 216 in x 42 in (548 cm x 106 cm) actual dimensions]	6' x 36" Cable Rail Kit–Horizontal 12' x 36" Cable Rail Kit–Horizontal 18' x 36" Cable Rail Kit–Horizontal 6' x 36" Cable Rail Kit–Stair 6' x 42" Cable Rail Kit–Horizontal 12' x 42" Cable Rail Kit–Horizontal 18' x 42" Cable Rail Kit–Horizontal 6' x 42" Cable Rail Kit–Stair	BKAX0636CBLHRK BKAX1236CBLHRK BKAX1836CBLHRK BKAX0636CBLSRK BKAX0642CBLHRK BKAX1242CBLHRK BKAX1842CBLHRK BKAX0642CBLSRK
2	Frameless Glass Infill Kit	Infill Kit–Horizontal (One Size)		BKAXGLIK
3	Laminated Glass Panel For use with Trex Signature® X-Series™ Frameless Glass Infill Kit. *Visit **glass.trex.com** to order custom glass panels to complete your build.*	for 36" Rail Height–Horizontal for 42" Rail Height–Horizontal		

XX = COLOR PREFIX WT Classic White BZ Bronze BK Charcoal Black

Trex Transcend® Railing

Transcend is either a 3-step or 5-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2), then choose a rail kit (step 3).
OR choose each component individually for a custom design (steps 3a, 3b, 4 & 5).

STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
3	Rail & Square Composite Baluster Kit *(includes Crown top rail, Universal bottom rail, square composite balusters, baluster spacers, adjustable foot block and mounting hardware)* *Color option indicates rails and balusters.*		6' x 36" Rail & Baluster Kit—Horizontal 6' x 36" Rail & Baluster Kit—Stair 8' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Stair	XX0636HRKFS WT0636SRKFS XX0836HRKFS XX0836SRKFS	WT, BK, VL
			6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Stair	XX0642HRKFS XX0842HRKFS XX0842SRKFS	WT, BK, VL
3	Rail & Round Aluminum Baluster Kit *(includes Crown top rail, Universal bottom rail, round aluminum balusters, baluster spacers, adjustable foot block and mounting hardware)* *Color option indicates rails. Round aluminum balusters come in BK.*		6' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Stair	XXRD0636HRKFS XXRD0836HRKFS XXRD0836SRKFS	WT, BK, VL
			6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Stair	XXRD0642HRKFS XXRD0842HRKFS XXRD0842SRKFS	WT, BK, VL
3	Cocktail Rail & Round Aluminum Baluster Kit *(includes Universal top/bottom rails, round aluminum balusters, baluster spacers, adjustable foot block and mounting hardware)* *Round aluminum balusters come in BK.* *Only Trex Transcend® and Trex Select® deck boards can be used for cocktail rail application.*		6' x 36" Cocktail Rail & Baluster Kit—Horizontal 8' x 36" Cocktail Rail & Baluster Kit—Horizontal 8' x 36" Cocktail Rail & Baluster Kit—Stair	WTRD0636HRKCKTLFS WTRD0836HRKCKTLFS WTRD0836SRKCKTLFS	WT
			Dimensions are nominals. See below for actuals and metrics. 6' x 36": 72 in x 36 in (182 cm x 914 mm) 6' x 42": 72 in x 42 in (182 cm x 106 cm) 8' x 36": 96 in x 36 in (243 cm x 914 mm) 8' x 42": 96 in x 42 in (243 cm x 106 cm)		
3a	Top Rail Universal top rail is used for cocktail rail applications.		6' Crown Top Rail 8' Crown Top Rail 6' Universal Top/Bottom Rail 8' Universal Top/Bottom Rail	XXCROWNTR06FS XXCROWNTR08FS XXUNIVTBR06FS XXUNIVTBR08FS	WT, BK, RS, VL
3b	Bottom Rail		6' Universal Top/Bottom Rail 8' Universal Top/Bottom Rail	XXUNIVTBR06FS XXUNIVTBR08FS	WT, BK, RS, VL
4	Balusters See chart below for number of balusters needed to complete each railing section. *Composite balusters are available in WT, BK, RS, and VL.* *Aluminum balusters are available in WT, BZ and BK.*		Square Composite Balusters for 36" Rail Height (16/pack) Square Composite Balusters for 42" Rail Height (16/pack)	XX020230SBK XX020236SBK	WT, BK, RS, VL
			Round Aluminum Balusters for 36" Rail Height (20/pack) Round Aluminum Balusters for 42" Rail Height (20/pack)	XXTA30RBK XXTA36RBK	WT, BZ, BK
			Dimensions are nominals. See below for actuals and metrics. 6' Full Span Rail: 72 in (182 cm) 8' Full Span Rail: 96 in (243 cm) Composite 36" Baluster: 1.418 in x 1.418 in x 30.375 in (36 mm x 36 mm x 771 mm) Composite 42" Baluster: 1.418 in x 1.418 in x 36.375 in (36 mm x 36 mm x 923 mm) Aluminum 36" Baluster: .75 in x 30.25 in (19 mm x 768 mm) Aluminum 42" Baluster: .75 in x 36.25 in (19 mm x 920 mm)		

BALUSTER	ORIENTATION	6' SECTION	8' SECTION
Square composite	Horizontal	14	19
	Stair	11	15
Round aluminum	Horizontal	16	21
	Stair	13	17

XX = COLOR PREFIX

COMPOSITE COLORS

WT Classic White
BK Charcoal Black
RS Rope Swing
VL Vintage Lantern

ALUMINUM COLORS

WT Classic White
BZ Bronze
BK Charcoal Black

STEP	COMPONENT	DESCRIPTION	ITEM #	COLORS
5	Accessory Infill Kit *(includes, baluster spacers, adjustable foot block and mounting hardware)* *Dimensions are nominals. See below for actuals and metrics.* 6': 72 in (182 cm) 8': 96 in (243 cm)	6' Accessory Infill Kit for Square Composite Balusters—Horizontal 6' Accessory Infill Kit for Square Composite Balusters—Stair 8' Accessory Infill Kit for Square Composite Balusters—Horizontal 8' Accessory Infill Kit for Square Composite Balusters—Stair	XXSQHIK06FS XXSQSIK06FS XXSQHIK08FS XXSQSIK08FS	WT, BK, RS, VL
		6' Accessory Infill Kit for Round Aluminum Balusters—Horizontal 6' Accessory Infill Kit for Round Aluminum Balusters—Stair 8' Accessory Infill Kit for Round Aluminum Balusters—Horizontal 8' Accessory Infill Kit for Round Aluminum Balusters—Stair	XXRDHIK06FS XXRDSIK06FS XXRDHIK08FS XXRDSIK08FS	WT, BK, RS, VL

ACCESSORIES	COMPONENT	ITEM #	COMPONENT	ITEM #
	Transcend Bracket Template—Horizontal (36" and 42")—Composite Sleeve	TSCTEMP4X4SLEEVE	Mounting Hardware for Cut Rails—Horizontal Mounting Hardware for Cut Rails—Stair Transcend RSB Bracket Pack—Horizontal (24/box) Transcend RSB Bracket Pack—Stair (24/box)	XXHZACCYKIT XXSTACCYKIT TSHBRACKET TSSBRACKET
	Foot Block	XXFTBLKPC	0 Degree Rail Gasket Pack—Horizontal 0 Degree Rail Gasket Pack—Stair 22.5 Degree Gasket Pack 45 Degree Birdsmouth Gasket Pack *(for 4x4)* 45 Degree Gasket Pack *(for 6x6)*	XX00HGASK XX00SGASK XX22HGASK XX45RSBADAPK WT45HGASK

Trex Select® Railing

Trex Select® is a 3-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2) and a rail kit (step 3).

STEP	COMPONENT	DESCRIPTION	ITEM #
3	Classic Rail & Round Aluminum Baluster Kit *(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)* *Available in WT rails with aluminum balusters in BK.*	6' x 36" Rail & Baluster Kit—Horizontal 6' x 36" Rail & Baluster Kit—Stair 8' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Stair 6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Stair	WTRD0636HSELKFS WTRD0636SSELKFS WTRD0836HSELKFS WTRD0836SSELKFS WTRD0642HSELKFS WTRD0842HSELKFS WTRD0842SSELKFS
3	T-Rail & Round Aluminum Baluster Kit *(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)* *Available in WT rails with aluminum balusters in BK.*	6' x 36" T-Rail & Baluster Kit—Horizontal 6' x 36" T-Rail & Baluster Kit—Stair 8' x 36" T-Rail & Baluster Kit—Horizontal 8' x 36" T-Rail & Baluster Kit—Stair 6' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Stair	WTRD0636HSELTRK WTRD0636SSELTRK WTRD0836HSELTRK WTRD0836SSELTRK WTRD0642HSELTRK WTRD0842HSELTRK WTRD0842SSELTRK
3	T-Rail & Square Composite Baluster Kit *(includes top rail, bottom rail, square composite balusters, adjustable foot block and hardware pack)* *Available in WT rails with square balusters in WT. See below for actuals and metrics.*	6' x 36" T-Rail & Baluster Kit—Horizontal 6' x 36" T-Rail & Baluster Kit—Stair 8' x 36" T-Rail & Baluster Kit—Horizontal 8' x 36" T-Rail & Baluster Kit—Stair 6' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Stair	WTSQ0636HSELTRK WTSQ0636SSELTRK WTSQ0836HSELTRK WTSQ0836SSELTRK WTSQ0642HSELTRK WTSQ0842HSELTRK WTSQ0842SSELTRK

See below for actuals and metrics.

6' x 36": 72 in x 36 in (182 cm x 914 mm)
6' x 42": 72 in x 42 in (182 cm x 106 cm)
8' x 36": 96 in x 36 in (243 cm x 914 mm)
8' x 42": 96 in x 42 in (243 cm x 106 cm)

ACCESSORIES	COMPONENT	ITEM #
	Mounting Hardware for Cut Classic Rails—Horizontal (10 kits/box) Mounting Hardware for Cut Classic Rails—Stair (10 kits/box) Mounting Hardware for Cut T-Rails—Horizontal Mounting Hardware for Cut T-Rails—Stair	BKENHZBKT BKENSTBKT PTRLHBKTKIT PTRLSTBKTKIT
	Trex Select® 8' Aluminum Classic Rail Stiffener Trex Select® 8' Aluminum T-Rail Stiffener (IRC)	SELALRAILSTIFFENER SELALTRAILSTIFFNR
	T-Rail 22.5 Degree Left Bracket Pack T-Rail 22.5 Degree Right Bracket Pack T-Rail 45 Degree Birdsmouth Bracket Pack	TRL22LBKTKIT TRL22RBKTKIT TRLBMBKTKIT

COMPONENT & DESCRIPTION		ITEM #
Flat Post Cap Light » 4" x 4" LED Post Cap Light [4.55 in x 4.55 in (115 mm x 115 mm) actual internal dimensions] Use with Trex 4 in Composite Railing Posts » 5.5 ft (1.67 m) Male LightHub® Lead		BBKSQLEDCAP4X4C WTSQLEDCAP4X4C VLSQLEDCAP4X4C RSSQLEDCAP4X4C BKSOLAR4X4CAP WTSOLAR4X4CAP VLSOLAR4X4CAP
Aluminum Post Cap Light » 2.5" x 2.5" LED Aluminum Post Cap Light [2.6 in x 2.6 in (66 mm x 66 mm) actual internal dimensions] Use with Trex 2.5 in Aluminum Railing Posts » 5.5 ft (1.67 m) Male LightHub® Lead		BKALCAPLED25 BZALCAPLED25 WTALCAPLED25
Aluminum Deck Rail Light » LED Deck Rail Light [2.75 in (69 mm) OD] » 5.5 ft (1.67 m) Male LightHub® Lead		BKLAMPLEDC BZLAMPLEDC WTLAMPLEDC
Aluminum Wedge Deck Rail Light » LED Wedge Deck Rail Light [1.875 in wide x 3 in high (47 mm x 76 mm) actual dimensions] Compatible with all Trex Railing Posts » 5.5 ft (1.67 m) Male LightHub® Lead		BKALPOSTLAMPLED BZALPOSTLAMPLED WTALPOSTLAMPLED
Aluminum Stair Riser Light » 4 LED Riser Lights [1.25 in (31 mm) OD] » 5.5 ft (1.67 m) Male LightHub® Lead		BKRISERLED4PKC BZRISERLED4PKC WTRISERLED4PKC
Recessed Deck Light » 4 LED Recessed Lights [1 in (25 mm) OD] » 5.5 ft (1.67 m) Male LightHub® Lead		RECESSLED4PKC

ACCESSORIES		ITEM #
Transformer with Timer » Output Voltage: 12VDC » Output Power: 100W or 30W » Output Current: 8.3A or 2.5A » Photo-Activated Timer » 20 ft (6.09 m) LightHub® Wire Extension Cable		8.3A, 100W: DIMMABLE 83DLTRANSFORMERCC 2.5A, 30W: 25DLTRANSFORMER
Multi-zone Transformer Adapter		DL5TFSPLIT1PK
Dimmer » Single Channel with Remote		DLDIMMER
Wifi Lighting Controller		DLWiFiC
Forstner Bit » Pack of 6 » 1 in (25 mm)		DLBIT6PK
LightHub® Accessories » 3-Way Splitter » 6-Way Splitter » 5 ft (1.52 m) Wire Extension Cable » 10 ft (3.04 m) Wire Extension Cable » 20 ft (6.09 m) Wire Extension Cable » Female to Female Adapter		DL3SPLIT6PK DL6SPLIT4PK DL5FTWR4PK DL10FTWR4PK DL20FTWR4PK DLFADAP6PK

Trex Aluminum ADA Handrail

COMPONENT	ITEM #
1.375 in x 8 ft (34 mm x 243 cm) Handrail	XXALADARAIL8
Wall Return 90°	XXALADA90WR2G
Wall Mount	XXALADAWMNT2G
Inside Corner Mount	XXALADAICORNER2G
180° Elbow ("Candy Cane")	XXALADA180CCANE
5° Elbow	XXALADA05ELB
31° Elbow	XXALADA31ELB
34° Elbow	XXALADA34ELB
36° Elbow	XXALADA36ELB
90° Elbow	XXALADA90ELB2G
Adjustable Elbow	XXALADAADJELB
Straight 4 in (101 mm) Internal Connector	XXALINTCONN
Inline Termination Bracket	XXALADAINLINE
Rail End Cap	XXALADACAP
Collar	XXALADACLR

Available in BK, BZ and WT.

1 36° Elbow

2 Wall Mount

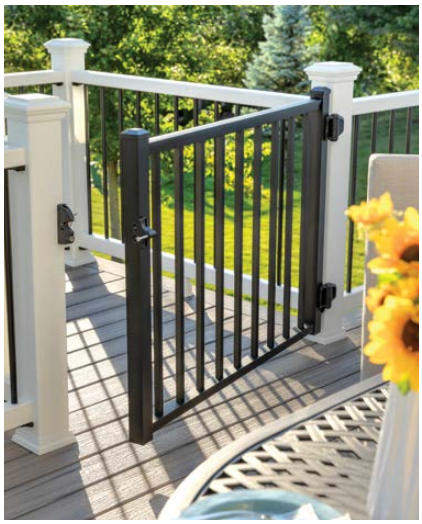
3 Collar

4 Wall Return 90°

5 Handrail

Trex Aluminum Gates

COMPONENT	DESCRIPTION	ITEM #
Adjustable Gate *Available in BK, BZ and WT.*	36" Rail Height, Square Balusters, Adjustable up to 48" wide opening 36" Rail Height, Round Balusters, Adjustable up to 48" wide opening 42" Rail Height, Square Balusters, Adjustable up to 48" wide opening 42" Rail Height, Round Balusters, Adjustable up to 48" wide opening [Actual height 36" Rail: 36 in (914 mm); 42" Rail: 42 in (106 cm) Actual width is 47.5 in (120 cm) but can be cut to fit any width.]	XX36SQADJGATE XX36RDADJGATE XX42SQADJGATE XX42RDADJGATE
Hardware Pack Hardware for attachment to wood post with composite sleeve or aluminum posts	2 Adjustable Self-Closing Hinges 1 Locking Hasp With Keys 	BKGATEHW



Trex Hideaway® Hidden Fastening System

COMPONENT		DESCRIPTION	ITEM #
Universal Fastener (glass-filled nylon)		50 sq. ft. box 500 sq. ft. bucket	UNIVCONCLIP DA00002
Universal Starter Clip		400 sq. ft (37 sq. m) bag	UNIVSTARTCLIP
Butt Joint Clip		Butt Joint Clip (14/pack)	BJC14PK
Router Bit		Router Bit	ROUTBIT
Universal Fastener Installation Tool		Universal Fastener Installation Tool	ONESTEPTL

XX = COLOR PREFIX WT Classic White BZ Bronze BK Charcoal Black

Trex® Color-Match Deck Screws

COMPONENT	ITEM #	COLORS
Trex Color-Match 2-1/2" 75 Count 	TCM25BC75 TCM25BD75 TCM25CB75 TCM25CL75 TCM25CS75 TCM25FW75 TCM25IM75 TCM25LR75 TCM25PG75 TCM25RH75 TCM25SD75 TCM25SR75 TCM25TS75 TCM25TT75	BC JA & BD CB RS & CL CS FW & RN IM LR PG & WY RH SD & OC SR TS & HG TT
Trex Color-Match 2-1/2" 350 Count 	TCM25BD350 TCM25BC350 TCM25PG350 TCM25CL350 TCM25SD350 TCM25TS350 TCM25CB350 TCM25CS350 TCM25FW350 TCM25IM350 TCM25LR350 TCM25SR350 TCM25TT350 TCM25RH350	JA & BD BC PG & WY RS & CL SD & OC TS & HG CB CS FW & RN IM LR SR TT RH

COMPONENT	ITEM #	COLORS
Trex Color-Match 2-1/2" 1400 Count 	TCM25BD1400 TCM25BC1400 TCM25PG1400 TCM25CL1400 TCM25SD1400 TCM25TS1400 TCM25CB1400 TCM25CS1400 TCM25FW1400 TCM25IM1400 TCM25LR1400 TCM25SR1400 TCM25TT1400 TCM25RH1400	JA & BD BC PG & WY RS & CL SD & OC TS & HG CB CS FW & RN IM LR SR TT RH

Trex® Color-Match Fascia Screws

COMPONENT	ITEM #	COLORS
Trex Color-Match Fascia 1-3/4" 75 Count 	TCMF175BD75 TCMF175BC75 TCMF175PG75 TCMF175CL75 TCMF175SD75 TCMF175TS75 TCMF175CB75 TCMF175CS75 TCMF175FW75 TCMF175IM75 TCMF175LR75 TCMF175SR75 TCMF175TT75 TCMF175WW75 TCMF175RH75	JA & BD BC PG & WY RS & CL SD & OC TS & HG CB CS FW & RN IM LR SR TT WW RH

Trex® Plug Screws - Fascia and Decking

COMPONENT	ITEM #	COLOR
Trex Plug System Fascia 1-3/4" 75 Count	TPSF175BK75	BLACK
Trex Enhance® Decking Plug Screws 2" 75 Count	TENDPLGS2BK75	BLACK
Trex Enhance® Decking Plug Screws 2" 400 Count	TENDPLGS2BK400	BLACK

Trex® Decking Plug Screws

COMPONENT	ITEM #	COLOR
Trex Decking Plug System 2-1/2" 75 & 350 Count 	TDPS25BK75 TDPS25BK350	BLACK

Trex® Decking Plugs

COMPONENT	ITEM #	COLORS
Trex Deck Plugs 80 Count	TDPLGJA80	JA
	TDPLGBC80	BC
	TDPLGPG80	PG
	TDPLGSD80	SD
	TDPLGHG80	HG
	TDPLGRN80	RN
	TDPLGCL80	CL
	TDPLGIM80	IM
	TDPLGLR80	LR
	TDPLGSR80	SR
	TDPLGRS80	RS
	TDPLGTT80	TT
Trex Deck Plugs 400 Count	TDPLGJA400	JA
	TDPLGBC400	BC
	TDPLGPG400	PG
	TDPLGSD400	SD
	TDPLGHG400	HG
	TDPLGRN400	RN
	TDPLGCL400	CL
	TDPLGIM400	IM
	TDPLGLR400	LR
	TDPLGSR400	SR
	TDPLGRS400	RS
	TDPLGTT400	TT

Trex Enhance® Decking/Fascia Plugs

COMPONENT	ITEM #	COLORS
Trex Enhance® Decking/Fascia Plugs 80 Count	TPSDFBD80	BD
	TPSDFCB80	CB
	TPSDFCS80	CS
	TPSDFFW80	FW
	TPSDFRH80	RH
	TPSDFSDEN80	SD
	TPSDFTS80	TS
Trex Enhance® Decking/Fascia Plugs 416 Count	TPSDFBD416	BD
	TPSDFCB416	CB
	TPSDFCS416	CS
	TPSDFFW416	FW
	TPSDFRH416	RH
	TPSDFSDEN416	SD
	TPSDFTS416	TS

Trex® Fascia Plugs

COMPONENT	ITEM #	COLORS
Trex Fascia Plugs 80 Count	TPSFBC80	BC
	TPSFCL80	CL
	TPSFHG80	HG
	TPSFIM80	IM
	TPSFJA80	JA
	TPSFLR80	LR
	TPSFPG80	PG
	TPSFRN80	RN
	TPSFRS80	RS
	TPSFSDSL80	SD
	TPSFSR80	SR
	TPSFTT80	TT
	TPSFWW80	WW

Trex® Decking/Fascia System Tools

COMPONENT		ITEM #
Trex Color-Match Fascia Counterbore Tool Kit with Drive Bits		TCMFCBKIT
Trex Plug System Fascia Counterbore Tool Kit with Depth Setters		TPSFCBKIT
Trex Plug System Enhance Decking Tool Kit with Depth Setters		TPSENDCBKIT

Trex® Decking System Tools

COMPONENT		ITEM #
HexStix Bit 2 Pack		THB2PK
Decking DS 1 Pack		TDDS1PK

XX = COLOR PREFIX

RN	Rainier	WY	Whidbey	HG	Havana Gold	PG	Pebble Grey	TS	Toasted Sand	WW	Woodgrain White
CL	Carmel	OC	Ocracoke	SR	Spiced Rum	SD	Saddle	CB	Coastal Bluff		
BC	Biscayne	IM	Island Mist	LR	Lava Rock	FW	Foggy Wharf	CS	Clam Shell		
JA	Jasper	TT	Tiki Torch	RS	Rope Swing	RH	Rocky Harbor	BD	Beach Dune		

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

Historic District Commission Staff Report

Meeting Date: 5/28/2024

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

Property Address: 418 North Street – Lot 16

Application Number: 2024-1219

Request: New Construction – Single Family Dwelling

Executive Summary:

The applicant is proposing to construct a new single-story Greek-Revival style dwelling unit with an alley loaded garage on a vacant portion of 418 North Street. The proposed structure will have an asphalt shingle roof, fiber cement siding, half-round gutters, wooden/vinyl-clad wood windows, and wood doors.

Historic District Guidelines:

Guideline 23. Vacant Lots

b. It is appropriate to convert vacant lots to public parklets or gardens, or to utilize existing lots for new construction or surface parking lots in keeping with the applicable sections of these guidelines (see Parking and Parking Lots in Chapter 6.2 and Chapter 6.4 for Guidelines for New Construction).

Staff notes that the proposal to construct a home on a vacant lot is consistent with this Guideline.

Guideline 94. Style

a. Avoid imitating earlier or historic architectural styles.

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

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

Staff notes the proposed structure most closely resembles the Greek-Revival style. Greek-Revival structures are not common within Easton's Historic District (especially within this area). 424 North Street is considered an example of National Folk architecture while 418 North Street is considered an example of I-House architecture. This block of North Street contains a mix of new and old construction with varying architectural styles and heights.

Guideline 95. Siting

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

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

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

Staff notes that the proposed construction is on a vacant lot and is oriented towards the street. No landscaping plan has been submitted at this point.

Guideline 96. Orientation, Alignment, and Setback

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

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

Staff notes that the construction is oriented towards North Street. ***The proposed structure is setback slightly farther (18 feet vs 12 feet) from North Street than the historic structures on Lots 15 and 17.***

Guideline 97. Form, Massing, Height, and Scale

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

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

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

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

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

Staff notes that homes within this area of the historic district are predominantly two stories tall with the exception of some more modern structures built in the late 1900's. Information was not provided on the total height of the proposed structure or the surrounding structures so staff was unable to verify if the total height is within 10% of the surrounding structures.

Guideline 103. Materials

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

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

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

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

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

Staff notes that the proposed materials are consistent with this Guideline.

Guideline 105. Exterior Color

a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.

b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.

c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

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

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

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

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

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

Staff notes that the surrounding structures on this particular block have little to no ornamentation. The proposed structure contains decorative columns and a front gable window typical of Greek-Revival architecture.

Guideline 107. Placement

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

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

Staff notes that the doors are centered on the front façade.

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

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

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

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

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

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

g. Avoid removing existing shade trees or vegetation.

h. Use permeable paving where appropriate to manage stormwater.

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

Staff notes that the proposed HVAC equipment is placed within the side yard and should be screened from view.

Guideline 110. Exterior Lighting

a. Exterior light fixtures should match the character of the building.

b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.

c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.

d. Exterior lighting design should be subordinate to the overall façade design.

Exterior lighting is not shown on the submitted plans.

Guideline 115. Roof Form

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

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

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

Staff notes that the proposed structure has a cross gable roof while the surrounding structures have gable roofs. ***The applicant should verify if the heights of the cornices will match those of the adjacent buildings.***

Guideline 116 Roof Material

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

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

Staff notes that the proposed roofing material is consistent with many of the surrounding structures with the exception of 424 North Street which has a metal roof.

Guideline 117. Gutters and Downspouts

b. Locate downspouts in inconspicuous locations on the façade.

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

Staff notes that the application proposes the use of half-round gutters.

Guideline 121. General Guidelines for Utilities for New Construction

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Staff supports a condition requiring the conduit and housing to be located on a side or rear elevation and to be painted to match the surface to which it is applied.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Staff notes that windows are present on the front and side elevations. The spacing of the windows on the front façade is significantly different from the surrounding structures due to the three French doors.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff notes the style of the proposed windows are consistent with Guideline 127a and the material is consistent with Guidelines 127b and 127c.

Staff Recommendation:

Should the Commission approve this application, the applicant should provide clarification on;

1. The total height of the proposed structure and the total height of surrounding structures.
2. Whether the cornice heights match those of existing buildings.
3. Exterior colors of the building.
4. The material used for the access walks.

Should the application be approved, staff recommends the following condition, in addition to any other conditions required by the Commission:

1. Conduit and housing to be located on a side or rear elevation and to be painted to match the surface to which it is applied.

Draft Motions:

1. I move that the Historic District Commission approve 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.

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MAY 15 2024
TOWN OF EASTON

HD 24-68

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

Application #:	2024- 1219
Date Received:	05/15/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	05/21/2024

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: 418 North Street (adjacent LOT 16 Vacant Parcel)

~~Contributing~~ ~~Non-Contributing~~ YEAR BUILT: n/a NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Michael Stuart
TELEPHONE NO.: 202-570-0716 EMAIL: michael.stuartj@gmail.com

Applicant or Agent

NAME: Michael Stuart
TELEPHONE NO.: 202-570-0716 EMAIL: michael.stuartj@gmail.com

Description of Proposal (include additional sheets, as necessary)

Proposal to construct a single-story structure on a vacant parcel between 418 North St and 424 North St. The proposed structure will utilize wood windows, wood doors, asphalt shingle roofing, half-round gutters and round downspouts, and smooth fiber cement lap siding. Driveway from Scotts Alley will be paved asphalt. Mechanical / HVAC equipment along East side will be screened with plantings. Construct per attached plans.

Specific Requirements

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

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

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

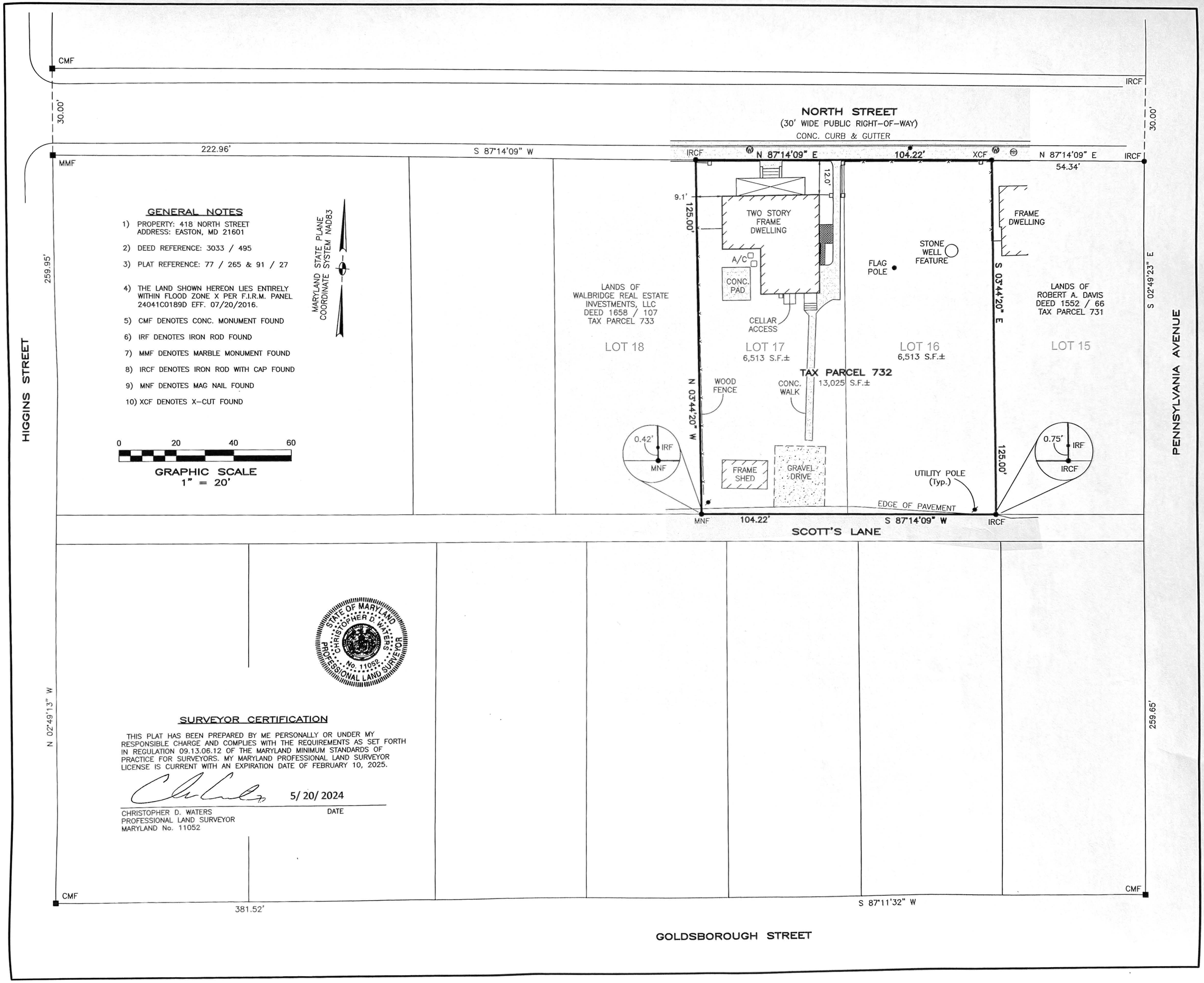
Signature of Applicant or Agent	
Date	05/14/2024
Printed Name of Applicant or Agent	Michael Stuart

Revised 4.4.2022

Proposed New Construction Exterior Front Rendering

Charming curb appeal with simple, classic lines highlighted by a large front porch featuring columns, portico frame, and French doors.

Surrounding Properties and Varying Architectural Styles



GENERAL NOTES

1) PROPERTY: 418 NORTH STREET
ADDRESS: EASTON, MD 21601
2) DEED REFERENCE: 3033 / 495
3) PLAT REFERENCE: 77 / 265 & 91 / 27
4) THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE X PER F.I.R.M. PANEL 24041C0189D EFF. 07/20/2016.
5) CMF DENOTES CONC. MONUMENT FOUND
6) IRF DENOTES IRON ROD FOUND
7) MMF DENOTES MARBLE MONUMENT FOUND
8) IRCF DENOTES IRON ROD WITH CAP FOUND
9) MNF DENOTES MAG NAIL FOUND
10) XCF DENOTES X-CUT FOUND

MARYLAND STATE PLANE COORDINATE SYSTEM NAD83

0 20 40 60

GRAPHIC SCALE
1" = 20'

STATE OF MARYLAND
CHRISTOPHER D. WATERS
No. 11052
PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2025.

5/ 20/ 2024

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

PLAT SHOWING

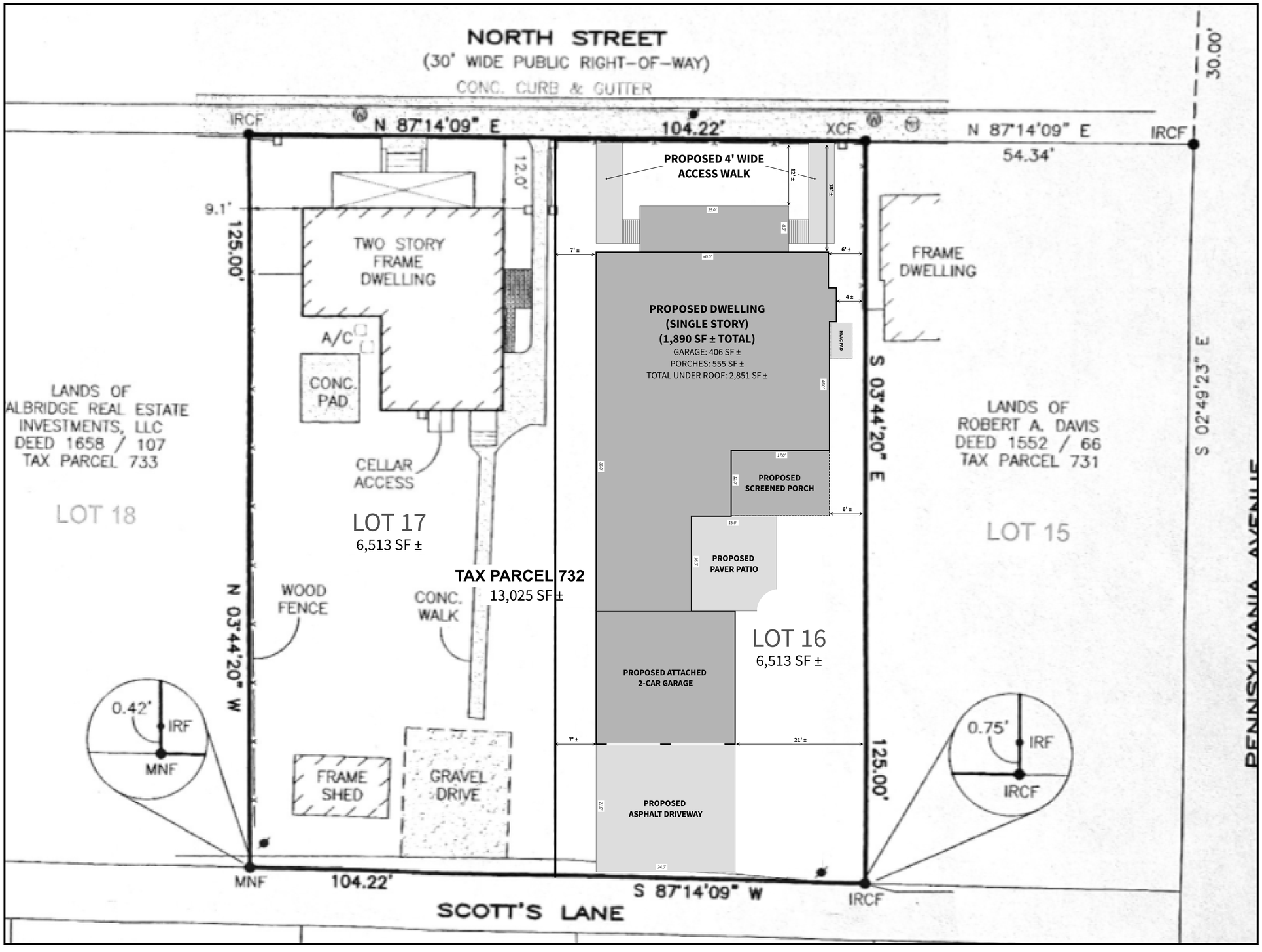
THE LANDS OF

MICHAEL STUART AND MEGHAN STUART

TAX MAP: 103, GRID: EA, PARCEL: 732

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date:	5 / 20/ 24
Scale:	1" = 20'
Dwn.By:	DAVE
Proj.No.:	2647A243
Dwg.No.:	1 OF 1



PLANS ARE FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

SITE PLAN

ON THE LANDS OF
MICHAEL STUART
AND
MEGHAN STUART

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP: 103, GRID: EA
PARCEL: 732

GENERAL NOTES

1) PROPERTY: 418 NORTH STREET
ADDRESS: EASTON, MD 21601
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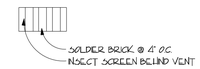
MARYLAND STATE PLANE COORDINATE SYSTEM NAD83

0 20 40 60
GRAPHIC SCALE
1" = 20'

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

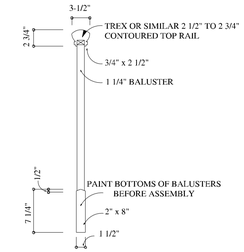
Front Elevation

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



Foundation Vent Detail

- Scale - 1/2" = 1'0" -



Balustrade Detail

- Scale - 1" = 1'-0" -

Right Elevation

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

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Please Note:

1.) It is the responsibility of Owner/Contractor to verify all dimensions, construction materials, methods, practices, etc. meet manufacturer specifications, and any / all building and zoning codes as enforced at location / municipality where home is to be built. Due to regional variations and constantly changing local and national zoning ordinances, energy and building codes in addition to environmental and site conditions that may impact structural or other aspects of construction, BSA, Inc. assumes no liability and purchasers should have plans reviewed by registered professionals in their locality to insure compliance with all aforementioned aspects of construction.

Caution must be exercised in making any changes in plans. These plans are drawn for use in construction by licensed, experienced homebuilders only. Attention to specified details & framing notations are necessary for proper construction.

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Robert A. Martignoni
is a member of AIBD
The American Institute of Building Design

Lowry Place

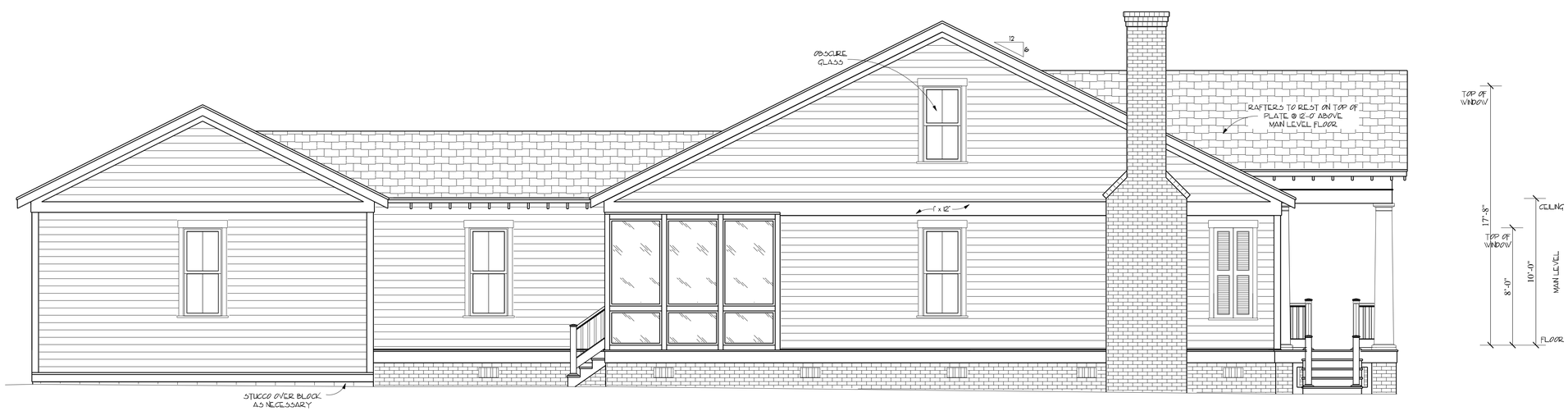
Front / Right Exterior Elevations

Design by: Robert Martignoni
Building Science Associates
Main Street South Shopping Village
7500 South Memorial Parkway ~ Suite 118
Huntsville, Alabama 35802
Email: bsahomeplans@comcast.net ~ Website: bsahomeplans.com
Office: 256.883.5740 ~ Fax: 256.883.5720

Drawn	D.J.P.
Checked	R.A.M.
Date	4 / 09
Job	Lowry Place Classical Vernacular
Sheet	A - 2
Of	3 Sheets

Rear Elevation

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



Left Elevation

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

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Lowry Place
Rear / Left Exterior Elevations

Design by: Robert Martignoni
Building Science Associates
Main Street South Shopping Village
7500 South Memorial Parkway ~ Suite 118
Huntsville, Alabama 35802
Email: bsahomeplans@comcast.net - Website: bsahomeplans.com
Office: 256.883.5740 - Fax: 256.883.5720

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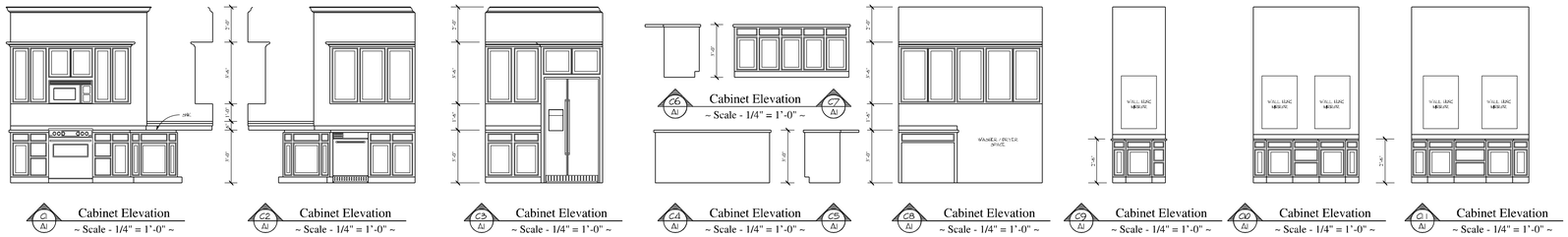
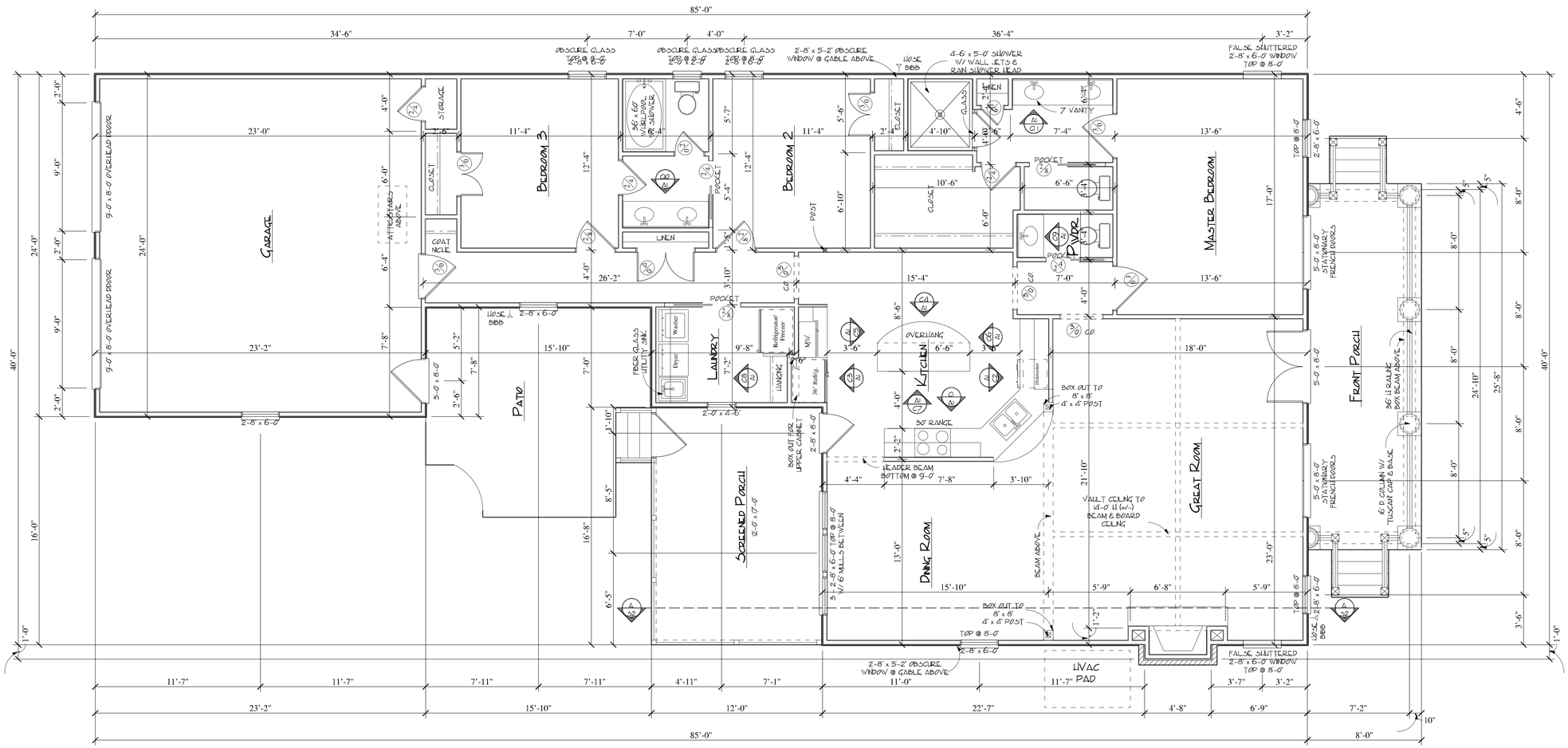


All windows should be low e insulated glass with simulated divided lites (pattern as shown on exterior elevations) unless agreed / decided otherwise by builder / owner. Requirements for safety glazing and egress should be verified with current codes as enforced in location/municipality where home is to be built.



Main Level Floor Plan

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

10'-0" h. ceilings unless noted otherwise

Note:

All Interior doors / openings to be 8'-0" h. unless noted otherwise
Tops of all windows / doors @ 8'-0" H. unless noted otherwise

Area Tabulation

Main Level	1890 s.f.
Total Living Area	1890 s.f.
Garage	406 s.f.
Porches	555 s.f.
Total Area Under Roof	2851 s.f.

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Lowry Place
Main Level Floor Plan

Design by: Robert Martignoni
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Sheet	A - 1
Of	3 Sheets

Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand* of fiber cement siding in the U.S., available in stunning finishes to suit every style.

Showing products for: 21601

Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your siding texture

Beaded Select Cedarmill®

Select Cedarmill®

Custom Colonial Roughsawn

Custom Colonial Smooth

Beade

Select your color collection

Statement Collection®

Dream Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

Arctic White

Add sample to cart | Free

Visualize with hover →

Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Plank.

Download tech docs →

Specs: Beaded Select Cedarmill® +

Specs: Select Cedarmill®

Specs: Beaded Smooth

Specs: Smooth

Width	12.000 IN	5.250 IN	5.250 IN	5.250 IN	5.25
Length	144.000 IN	144.000 IN	144.000 IN	144.000 IN	144
Thickness	0.312 IN	0.312 IN	0.312 IN	0.312 IN	0.31
ExposureWidth	10.750 IN	4.000 IN	4.000 IN	4.000 IN	4.00
Statement Collection®		•			
Dream Collection®				•	
Magnolia Home | James Hardie Collection			•		

* Thickness 5/16 in and Length 12 ft planks for all

Quick Start Installation Guide

Get an overview of the installation process for Hardie® Plank. In English and Spanish.

Download PDF

How to Install Hardie® Plank

From starter strips to correct gap length, it's important to know the basics for siding installation.

Watch video →

GAF Timberline HDZ®

High Definition® Lifetime† Shingles

As featured on *This Old House*, the Timberline HDZ® Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

GAF

We protect what matters most™

It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.[1]

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.[2]

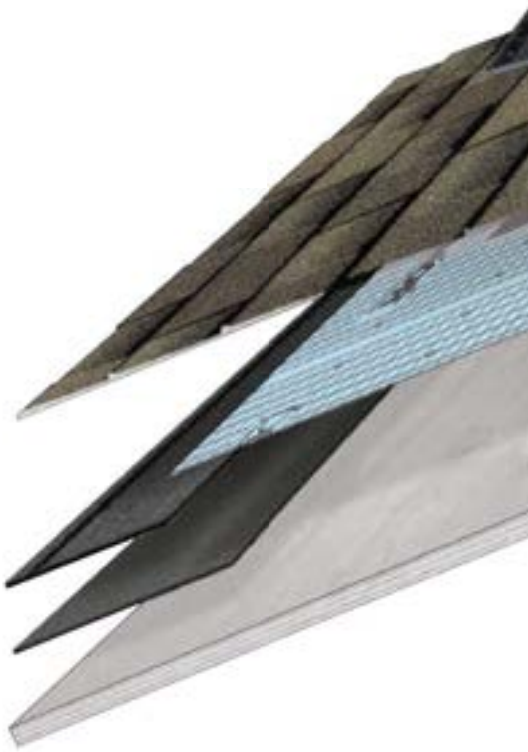
GAF LAYERLOCK™ TECHNOLOGY

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY [2]

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® 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.

[2] 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*.

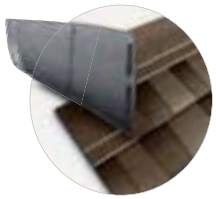
It's a system, built to protect



A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.[1]

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.[2]

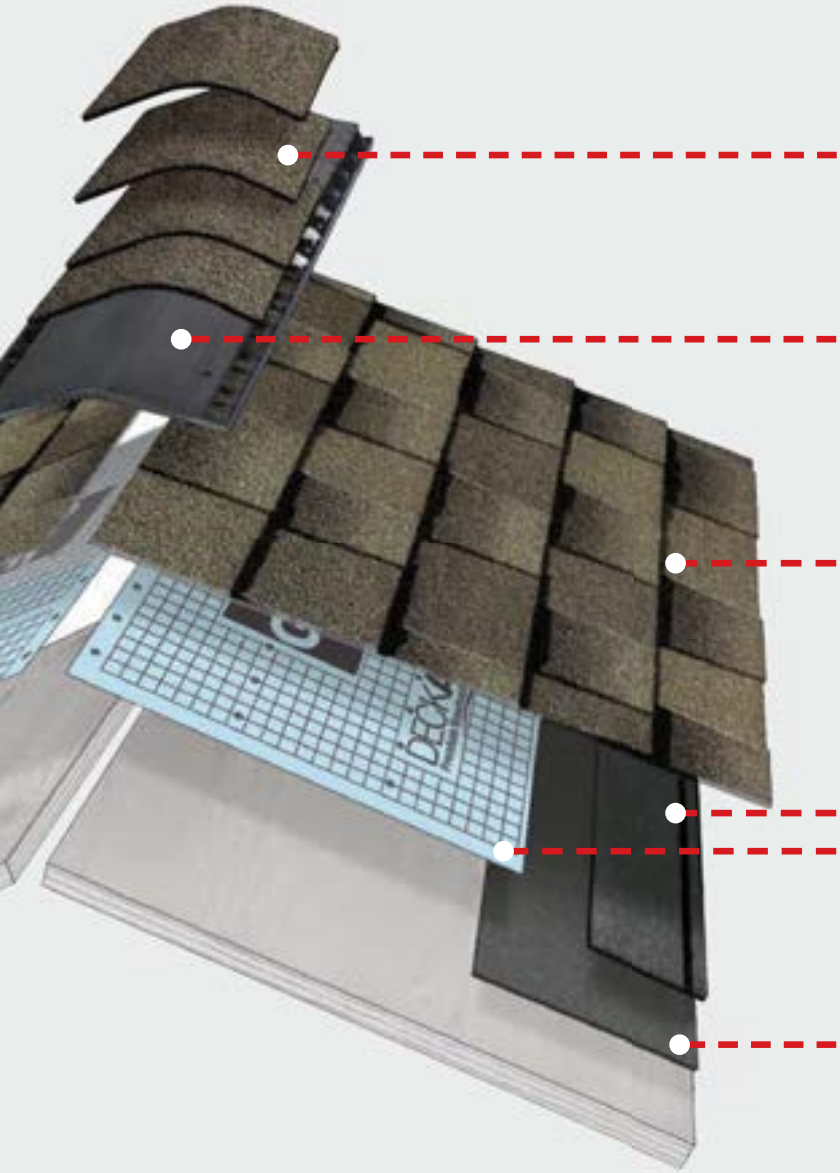


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.

[1] 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.*

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

The GAF Lifetime† Roofing System



6 — Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges

5 — Cobra® Attic Ventilation
Helps reduce attic moisture and heat

4 — Lifetime† Shingles
Beautify and protect for years to come

3 — Starter Strip Shingles
Helps guard against shingle blow-offs

2 — Roof Deck Protection
Helps shield the roof deck from moisture infiltration

1 — Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[1] about enhanced GAF warranties.

GAF LIFETIME† LIMITED WARRANTY TERM

† 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.

[1] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

Color Availability

GAF Timberline HDZ®
High Definition® Lifetime† Shingles

Nationally Available Colors

Weathered Wood

Charcoal

Pewter Gray

Barkwood

Shakewood

Hickory

Slate

Mission Brown

Hunter Green

Harvest Blend Colors

Nantucket Morning

Appalachian Sky

Golden Harvest

Cedar Falls

Regionally Available Colors (See next page for details.)

Birchwood

Biscayne Blue

Copper Canyon

Driftwood

Fox Hollow Gray

Golden Amber

Oyster Gray

Patriot Red

Sunset Brick

White

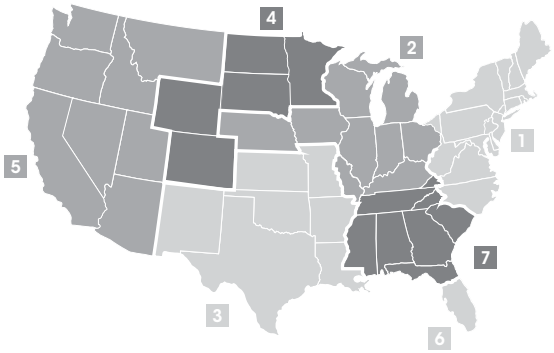
Williamsburg Slate

For more details visit gaf.com/TimberlineHDZ

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.

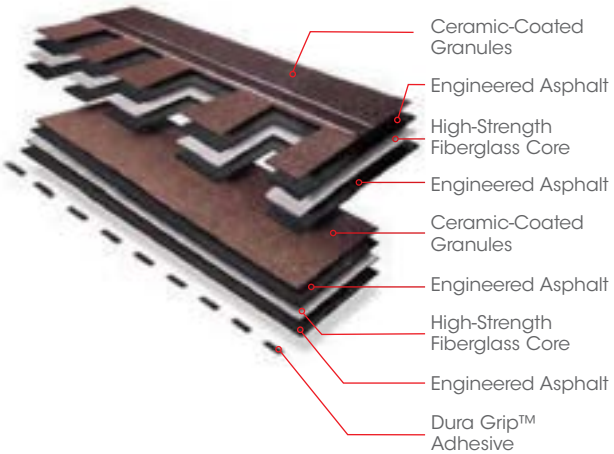
Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	●	●	●	●	●	●	●
Charcoal	●	●	●	●	●	●	●
Hickory	●	●	●	●	●	●	●
Hunter Green	●	●	●	●	●	●	●
Mission Brown	●	●	●	●	●	●	●
Pewter Gray	●	●	●	●	●	●	●
Shakewood	●	●	●	●	●	●	●
Slate	●	●	●	●	●	●	●
Weathered Wood	●	●	●	●	●	●	●
Harvest Blend Colors:							
Nantucket Morning	●	●	●	●		●	●
Appalachian Sky	●	●	●	●		●	●
Golden Harvest	●	●	●	●	●	●	●
Cedar Falls	●	●	●	●	●	●	●
Regional Colors:							
Birchwood		●		●	●	●	●
Biscayne Blue	●						
Copper Canyon[1]					●		
Driftwood						●	●
Fox Hollow Gray	●	●					
Golden Amber[1]					●		
Oyster Gray	●					●	●
Patriot Red	●						
Sunset Brick						●	
White[1]						●	
Williamsburg Slate	●	●					



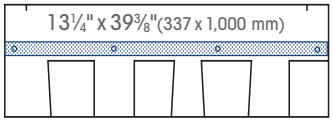
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

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

[3] Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.

gaf.com/ridgecaps

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]

[1] These products are not available in all areas. See gaf.com/ridgecapavailability for details.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

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

It seems like yesterday. In 2020, GAF introduced Timberline HDZ® Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.[1]

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty[2] for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

[1] 15-year WindProven™ limited wind warranty on Timberline HDZ Shingles 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 WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage restrictions and qualifying products.

398625-0122

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6″ x .032 Half Round Aluminum Gutter

$4.30 – $4.70

Gutter can be shipped in lengths of 6, 10, 15 and 19 feet. Gutter can also be shipped at 20 & 26 foot lengths, but is considered and rated as excessive length by freight companies. (6′ maximum lengths shipped via UPS)

Our unique front lip design adds 3 times the front-to-back strength compared to traditional front roll out gutters.

Available in several colors, featuring a low gloss baked-on enamel finish which can be painted. See Color Chart below.

We also offer KYNAR Standard Color .032 Aluminum Gutter. Special order only. The combined quantity of gutter and downspout must equal at least 500 lineal feet. Approximate lead time 8 weeks.

Gutter will be shipped in our custom corrugated Gutter Box, which is extremely durable to withstand the possibilities of shipping damage. We can nest 4-6 pieces of gutter per box depending on the size of gutter and shipping destination. Gutter Box is $2.50 per foot, and we will add the cost to your order.

*Price shown is **per foot**, please enter the **total number of feet needed** in the Quantity box. IMPORTANT: When you're checking out, you'll have the opportunity to specify the quantity of each length of gutter you need. You'll enter this info in the "Order Notes & Item Length Specs" box at checkout.*

One to five pieces of gutter can be sent UPS in 6′ sections. UPS charges will run in the $100 range. Please indicate in the "Order Notes" area at checkout whether you want a UPS or freight quote.

Each gutter and downspout order is unique at Classic Gutter Systems. Once you've placed your order on this website, you'll be contacted within 48 hours with a complete, detailed quote including packaging and shipping costs.

Color

Choose an option

- 1 + Add to cart

Category: 6" Half Round Gutter • SKU: N/A

Tag: Gutter Systems

Description Additional information

Related products

5" HALF ROUND COPPER GUTTER

$8.95 – $9.75

Select options

GALVALUME STRIP MITERS FOR HALF ROUND GUTTER

$5.00 – $9.00

Select options

5" WEATHERED FLAT PLAIN K-STYLE DECORATIVE ACCESSORY

$6.90 – $9.90

Select options

GUTTER HOOD, 16 OZ COPPER

$5.25 – $8.95

Select options

6" X 26 GAUGE HALF ROUND GALVALUME GUTTER

$4.30

Add to cart

GUTTER SHIPPING BOX (PRICED PER FOOT)

$2.75

Add to cart

4-Lite 1-Panel True Divided Lite (TDL) Mahogany Wood Entry Double Doors

Brand: Hoelscher (/m-18-hoelscher.aspx)
Item #: 7599

Model: **TDL 4-Lite 1 Panel NRM-2**

Door Size (WxH)

60"x 96" (5'-0"x 8'-0") + $330.00

Glass Option **[Help] (//d3sm9ugi4r5d3e.cloudfront.net/images/popup/v2/hoelscher-glass.jpg)**

Clear Beveled

Pre-Hanging **[Help] (//d2c3qrlfn00567.cloudfront.net/prehungyesno.jpg)**

No

$2,400.00

ADD TO CART

🚚 GROUND DELIVERY SURCHARGE: $370.00

Houzz Project: Save 1

PRODUCT DESCRIPTION | FACTORY PRE-HANGING | FACTORY FINISH COLORS | WARRANTY

PRODUCT DESCRIPTION

> 4-Lite 1-Panel True Divided Lite (TDL) Mahogany wood exterior double doors with no raised moulding

> True divided lite (TDL) design: each glass opening contains an independent piece of glass

> Standard clear glass is beveled, tempered, insulated with Low-E coating for added energy efficiency

> Eight different glass options are offered Baroque, Flemish, Water, Stippolyte, Rain Reeded, Small Reeded, and Satin

> Mahogany laminated veneer lumber and core offers more stability and resistance to warping than solid wood

> Engineered stile and rail construction protects the door against warping, shrinking and splitting

> Wood is carefully kiln-dried and is ready for staining

> Prefinish is available with pre-hanging option. Otherwise, doors are sold unfinished

> Picture illustrates a finished door unit

> One year limited manufacturer's warranty

Door is sold unfinished. Factory finish is available with our pre-hanging option.

SPECS:

Door Type:	Exterior
Door Style:	True Divided Lite
Wood Species:	Mahogany
Core:	Mahogany
Construction:	Engineered Stiles and Rails
Door Thickness:	1-3/4"
Glass Type:	Tempered, Dual Insulated, Low-E
Glass Style:	Clear, Baroque, Flemish, Water, Stippolyte, Rain, Reeded, Small Reeded, Satin
Glass Thickness:	1/2"
Finished:	Optional, available with prehanging option
Warranty:	1 Year Limited Manufacturer Warranty

ADDITIONAL INFORMATION

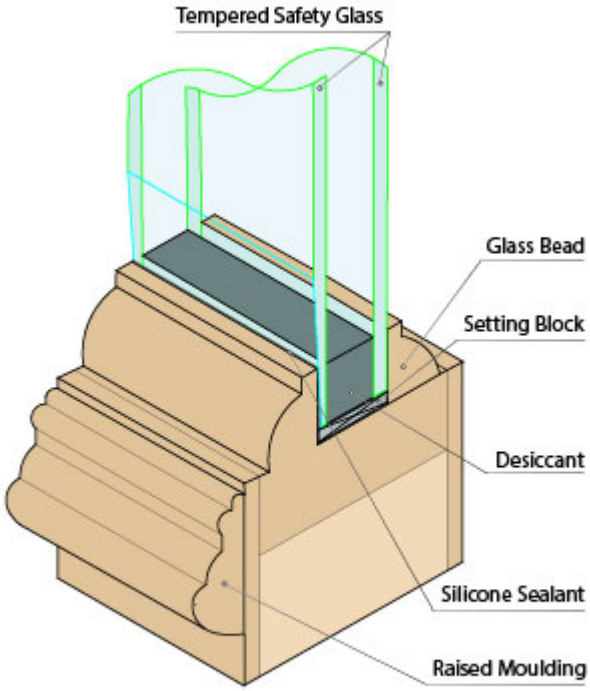
> Rough Opening Schedule (//d3sm9ugi4r5d3e.cloudfront.net/docs/hoelscher/Hoelscher-RO.pdf)

> Product Certification (//d3sm9ugi4r5d3e.cloudfront.net/docs/hoelscher/Hoelscher-cert.pdf)

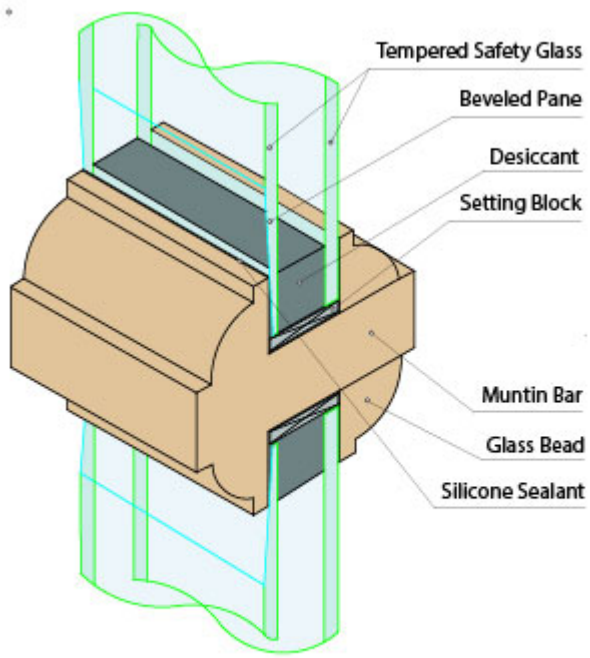
> Manufacturer Warranty (//d3sm9ugi4r5d3e.cloudfront.net/docs/hoelscher/Hoelscher-warranty.pdf)

> California residents see PROP 65 Warnings (https://www.p65warnings.ca.gov/)

Recently Viewed Products



Isometric Door Cross Section
at Beveled Glass



Isometric Cross Section
at Muntin Bar

HOELSCHER

WEATHERSTRIP MANUFACTURING CO., INC.

10111 Houston Oaks Drive, Houston, Texas 77064

* Phone 713-869-6466 * Fax 713-869-6469 * Door Fax 713-861-2909

PRODUCT CERTIFICATIONS

WINDSTORM CERTIFICATION

Our products are tested for windstorm certification according to the standards set by the Texas Department of Insurance and the Florida Building Code. For a listing of certified products, and to view certification documents, please refer to web pages http://www.tdi.texas.gov/wind/prod/indexdr.html or http://www.floridabuilding.org/pr/pr_app_srch.aspx

To find our products on the Texas Department of Insurance website look for products with Hoelscher Weatherstrip Manufacturing Co., Inc. in the Manufacturer Distributor field under Hinged Doors - Wood - Non-Impact Resistant. Multiple product configurations may be found within a single report.

To find our products on the Florida Building Code website simply search our FL#, FL16575, in the FL field at the Floridabuilding.org site listed above.

Product certifications are updated periodically, including the addition of new products and new product configurations, and any of these changes/updates will be reflected on these websites.

GLASS CERTIFICATION

The glass supplied by Hoelscher Weatherstrip is certified to the ANZI Z 97.1 2015 and CPSC 1201 II standards. 1/8" tempered glass have an SGCC 5127 1/8 UA certification and 1/4" tempered glass hve an SGCC 3584 1/4 UA certification.

NAMI CERTIFICATION

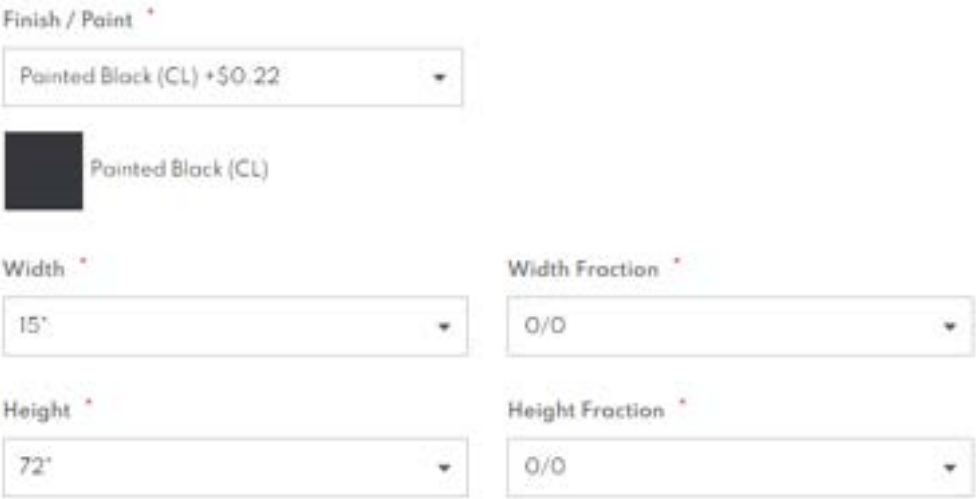
Our products all comply with the standards of, and are registered with, NAMI.

Legends Standard Exterior Composite Shutters

Our USA-made Legends Standard Closed Louvered Composite Shutters are crafted of Extira®, an exterior grade, treated wood composite that provides more moisture, rot and termite resistance than wood. Extira is composed primarily of hardwood chips, which are often byproducts of sawmills. The composite material is manufactured with a patented sealed press, steam-injection manufacturing technology. The finished composite product can be milled with the same machinery and techniques as wood.

Specifications:

- Standard composite Closed Louver
- Standard composite Raised Panel
- Standard composite Flat Panel
- Standard composite Board N Batten -Closed



- One-sided closed louver design for decorative installations
- Made from Extira wood composite
- More moisture, rot and termite resistance than wood

- Environmentally-friendly material has no added formaldehyde
- Available unfinished, primed with Latex Kilz or painted in one of nine standard colors
- Mounting hardware not included. Click here to see our large selection of shutter hardware.
- Center mullion design (50% / 50%). Other configurations available, please call for pricing.
- Sold in pairs only
- PLEASE NOTE: Legends Composite Shutters are custom-made to order, and are non-refundable.

- Custom paint colors
- Extended shutter sizes
- Variable stile, top and bottom widths
- Mullion placement
- Custom arch tops
- Rabbet joints

Standard Specifications:

- Top Rail: 3"
- Side Stiles: 2"
- Center Mullion: 2"
- Angle of Louvers: 18 Degree
- Width of Louvers: 1"
- Frame Thickness: 1 1/4"
- Bottom Rail: 3" to 4" varies depending on number of Louvers
- NOTE: Needs Center Mullion every 48" (minimum) or Warranty not Valid

JELD-WEN

WINDOWS DOORS STYLE & DESIGN SUPPORT FOR PROS

Custom Wood Window: Fixed Full Round

Explore the options

On-screen colors/finishes vary from actual products.

Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
9 Interior Colors
7 Interior Finish Options
5 Caming Finishes

SCREEN & TRIM OPTIONS
9 Exterior Trim Options
5 Interior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin

AuraLast™

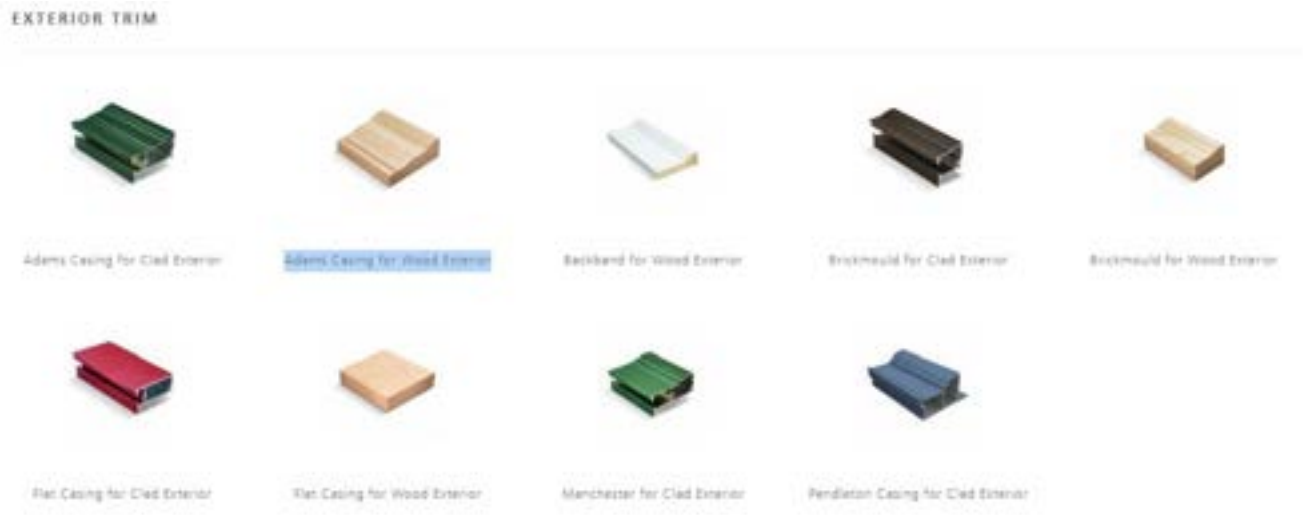
AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.

SIMULATED DIVIDED LITES

Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.



Sustainability at JELD-WEN

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.

Ultimate Wood Double Hung

The Ultimate Wood Double Hung window is ideal for historic projects where a wood exterior is needed to match original architectural details. Offers flexible design options like single hung or stationary sash configurations.

- Multiple design options and woods available to match historical aesthetics and design requirements
- Fits openings up to 4 feet wide by 8 feet high
- Also available as a round top, single hung, stationary transom, or picture window

---

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

All-Wood Interior and Exterior

For projects that call for the natural or historic beauty.

Expansive Views

Available in widths up to 6 feet and heights up to 8 feet.

Flexible Styling

Choose from a wide array of finish, color, hardware, glass, and glazing profile options to complement any architectural style or design vision.

ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do
- Choose from a selection of high-quality exterior standard wood options, including Pine, Vertical Grain Douglas Fir, Mahogany, and Primed Pine
- Choose from a selection of high-quality interior standard wood options, including Pine, Mahogany, and Vertical Grain Douglas Fir
- Meet your design vision with natural, stained, or painted wood
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification

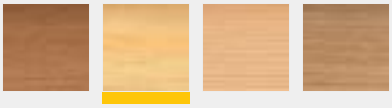
DESIGN OPTIONS

Exterior Finish

Wood Options

Pine

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine.



**Finish samples are approximate and colors on screen can vary. Visit your local retailer to see actual color samples.*
***Western Red Cedar is available as a trim package option*

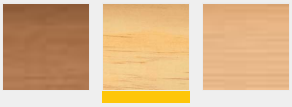
Interior Finish

Meet your design vision with natural, stained or painted wood. With Marvin factory-applied interior finishes, you can order beautifully finished windows and doors that are ready to install the day they arrive to save valuable time on the job site.

Wood Options

Pine

Choose from a selection of high-quality standard wood options, including Pine, Mahogany, and Vertical Grain Douglas Fir.



**Wood is a product of nature and will vary in color, texture and grain. Wood options shown are to demonstrate the approximate look of each species only, and stain samples are shown on Pine. Photos are not intended to reflect a product's interior or exterior profile.*

Stained Wood

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our staining process.

Every piece of wood receives even coats of conditioning and stain, two coats of clear finish, and is sanded and baked twice in an oven before your window or door is built to create a consistent, durable and high-quality finish that brings out the natural beauty, texture, and grain of the wood. Our stained wood products meet industry standards and arrive ready to install.

Clear Coat

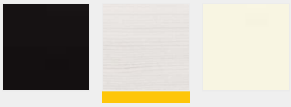
**Stain and clear coat is available on all offered interior wood species.*

Painted Wood

Primed White

Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our primed white or white painted interior finish option on any Marvin pine windows and doors with a wood exterior, or an additional designer black paint option for products with an aluminum clad exterior. Your windows and doors will arrive factory-painted and ready to install.

You can count on consistency with our process, as every piece of wood receives a coat of prime and is sanded before being painted. The paint is baked twice in an oven before your window or door is built to create a consistent, durable and high-quality painted finish that performs to the industry standard.



**Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.*
***Black only available on clad.*

Glazing Profile

Interior Square

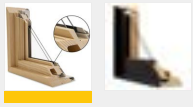
The glazing profile refers to the edge detail where the interior glass meets the wood, or in the case of the exterior, either the wood or the extruded aluminum. This edge detail, sometimes referred to as sticking or bead, adds a more traditional or contemporary aesthetic to a window or door. Ogee and Putty profiles are more traditional, while a Square profile provides a clean, crisp, contemporary look.

Ultimate Interiors: Square glazing profile is available on all products. Ogee is offered on all products except direct glaze and the commercial door.

Ultimate Exteriors: Putty glazing profile is available on all products. Square is offered on all except more traditional products such as the French doors and Double Hung windows.

Ultimate Wood: Ovolo is also an interior and exterior profile option.

For additional information see the Architectural Detail Manuals available on the For Pros page.



Hardware +

Glass +

Screens +

Divided Lites −

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles – from historic replications to modern farmhouses. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. For true historical accuracy, authentic divided lites utilize individual glass panes, and are available as a custom order on select all-wood windows.

Authentic Divided Lite (ADL)

Separate pieces of glass are glazed between muntin bars –

Grilles-between-the-Glass (GBGs)

Grilles are permanently installed between the glass panes for a

the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.

low-maintenance, smooth exterior and easy cleaning. Choose from 6 exterior colors and 3 interior colors.

Simulated Divided Lite (SDL)

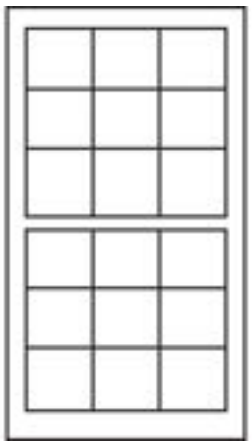
An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the interior and exterior of the glass, a spacer bar is installed between the glass, creating an even closer resemblance to the ADL look.

Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.



Rectangular

These are some of our most frequently-requested divided-lite patterns.

Casings −

An instant boost to curb appeal, optional exterior casing adds architectural detail and character to the profile of your home. Various profiles are available for our all-wood window products.

Subsills

Choose from several subsill options to best match your sill thickness and depth with your casing and window style. Custom wood subsills are also available.

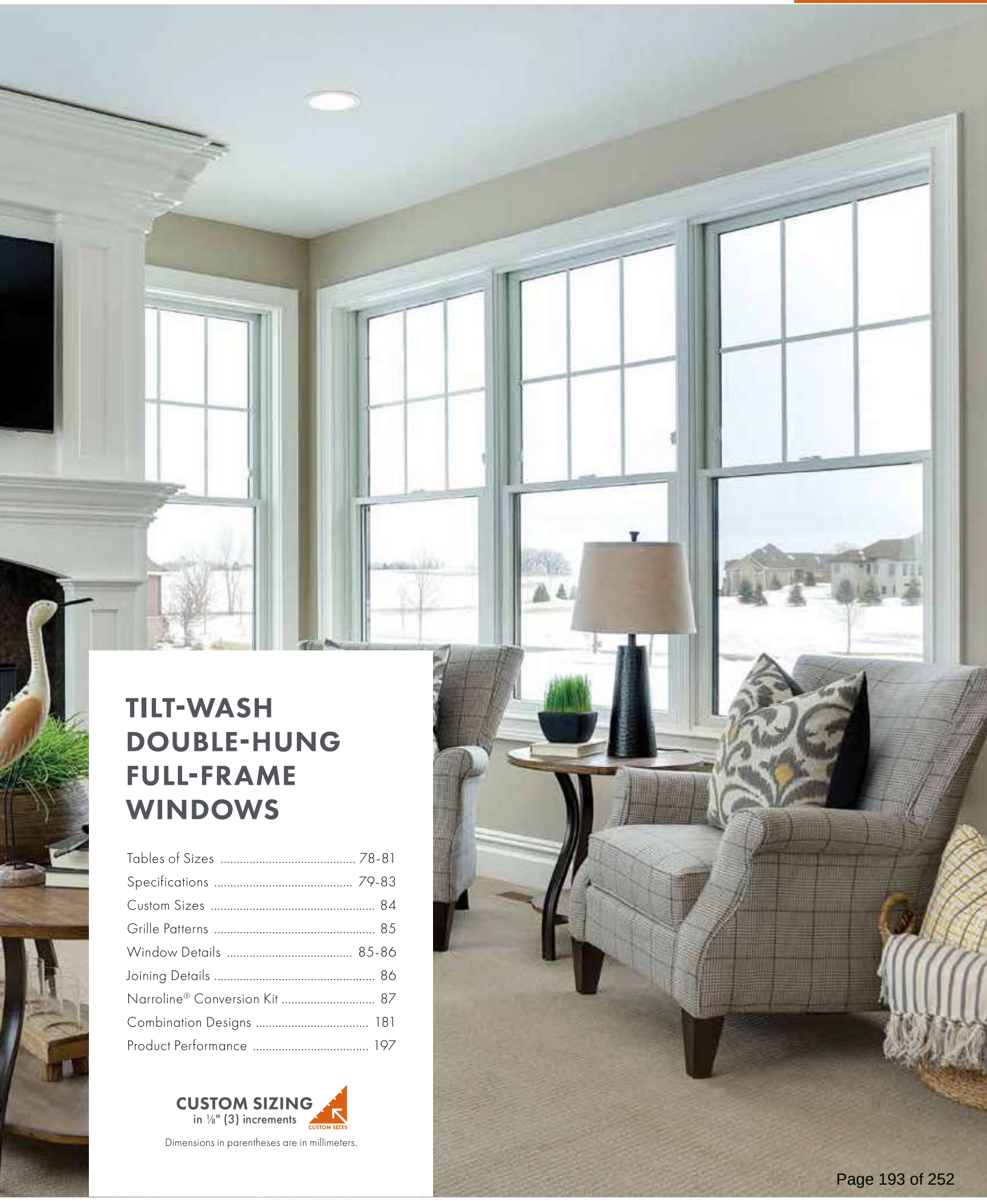
Coastal Performance +

Window Opening Control Devices +

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW



TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes 78-81
Specifications 79-83
Custom Sizes 84
Grille Patterns 85
Window Details 85-86
Joining Details 86
Narroline® Conversion Kit 87
Combination Designs 181
Product Performance 197

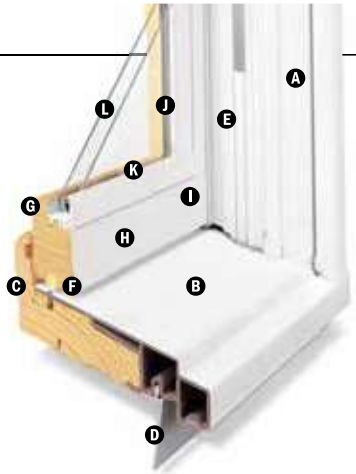
CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES



FRAME

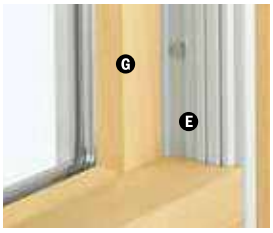
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt the sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting,* energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.

SASH

Wash assists make it easy to tilt the sash into wash mode.

G Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

"Flexacron" is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | White

Dark Bronze** | Black**

HARDWARE

Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™

Lock & Keeper

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 9/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY

Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL

Bar Lift

Hand Lift

Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

StormWATCH PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch® Protection. Visit **andersenwindows.com/coastal** for more details.

Performance Grade (PG) Upgrades

A high inside sill stop* with exterior sill brackets and hidden interior brackets is available to provide additional structural support for tilt-wash windows, allowing standard, non-impact glass units to achieve higher performance grade ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, please visit **andersenwindows.com**. Use of this option will subtract 5/8" (15) from the clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

SASH OPTIONS

Cottage

Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jambs

Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool

A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133), and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

HARDWARE

Window Opening Control Device

A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

STORM/INSECT SCREEN COMBINATION UNIT**

A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

GLASS

Andersen® Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit **andersenwindows.com/artglass**.

INSECT SCREENS

Insect Screen Frames

Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 85.

EXTERIOR TRIM

Available with Andersen exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

**Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

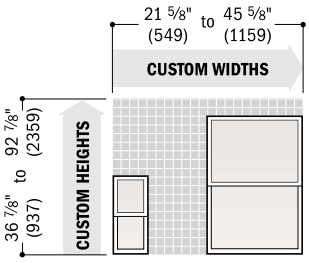
TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Custom Sizes and Specification Formulas

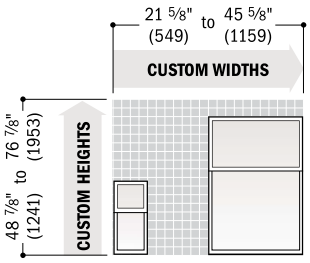
Available in 1/8" (3) increments between minimum and maximum widths and heights. Some restrictions apply; contact your Andersen supplier. For minimum rough opening dimensions for joined windows, see specific joining instruction guides. Measurement guide for custom-size windows can be found at **andersenwindows.com/measure**.

Tilt-Wash Double-Hung Windows

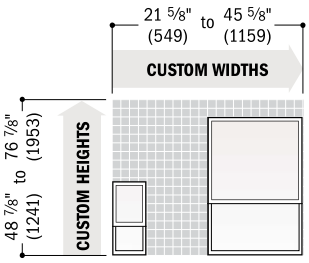
Equal



Cottage

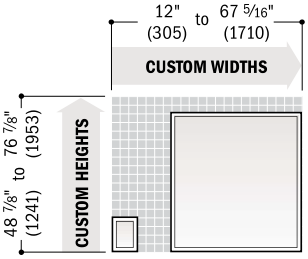


Reverse Cottage

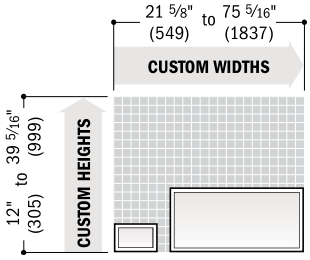


Clear Opening	**Width** = window width − 1.852" (47) x 2 *Contact your Andersen supplier for clear opening height.*	**Minimum R.O.**	**Width** = window width + 1/2" (51) **Height** = window height + 0"
Vent Opening	*Vent opening formulas are dependent on window size; contact your Andersen supplier.*	**Unobst. Glass**	**Width** = window width − 3.376" (86) **Height:** **Upper Sash** = upper sash height − 3.035" (77) **Lower Sash** = lower sash height − 3.831" (97)

Tilt-Wash Picture Windows



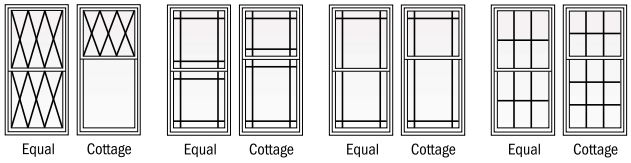
Tilt-Wash Transom Windows



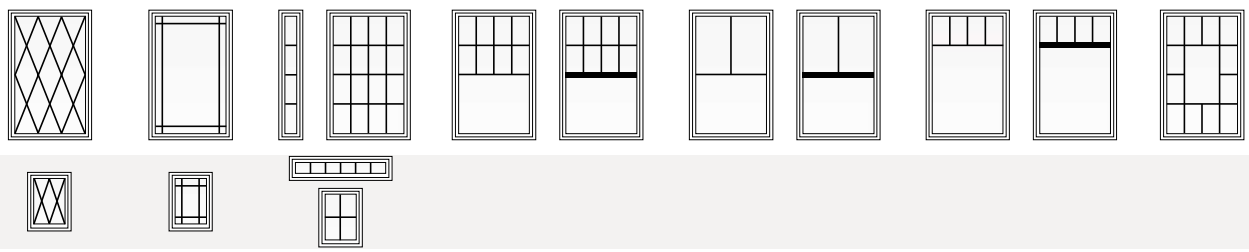
Minimum R.O.	**Width** = window width + 1/2" (51) **Height** = window height + 0	**Unobst. Glass**	**Picture Window** **Width** = window width − 4.924" (125) **Height** = window height − 7.531" (191)	**Transom Window** **Width** = window width − 6.625" (168) **Height** = window height − 6.625" (168)

• Dimensions in parentheses are in millimeters.
• **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.

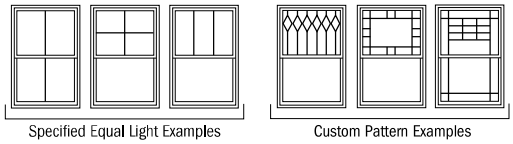
Grille Patterns



Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**



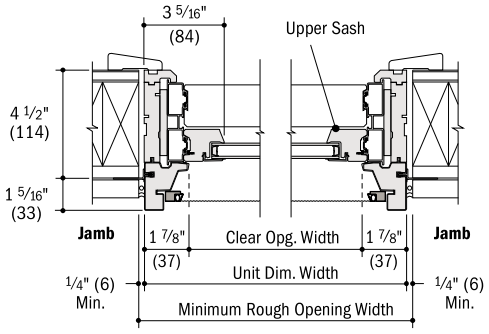
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



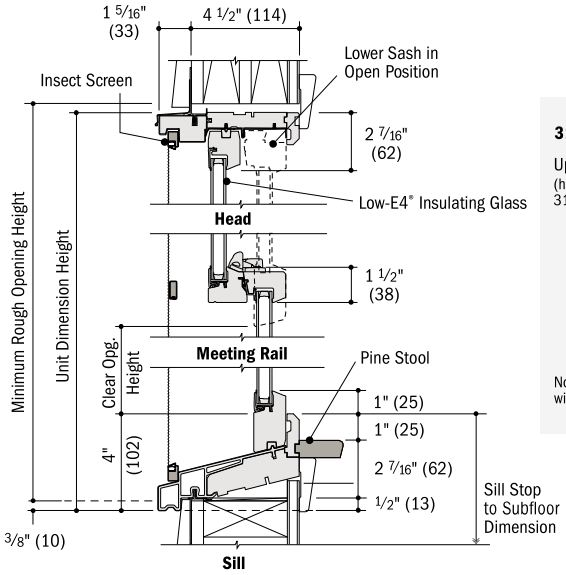
Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit **andersenwindows.com/grilles**.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) — 1:8

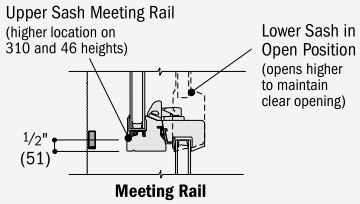


Horizontal Section



Vertical Section
All window heights except 310 & 46

310 and 46 Height Windows Only:

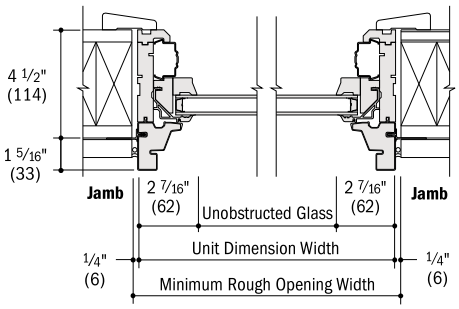


Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

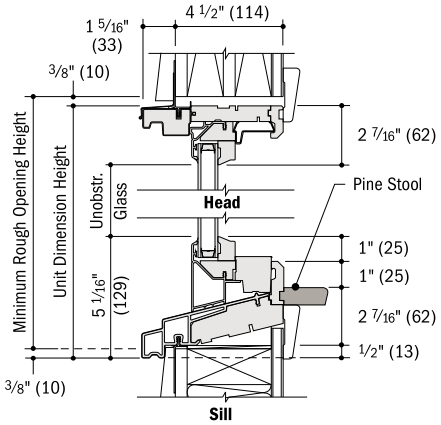
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Tilt-Wash Picture Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



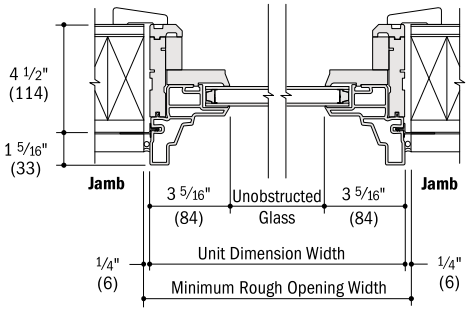
Horizontal Section



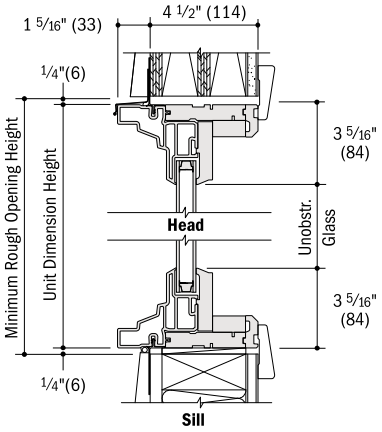
Vertical Section

Tilt-Wash Transom Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

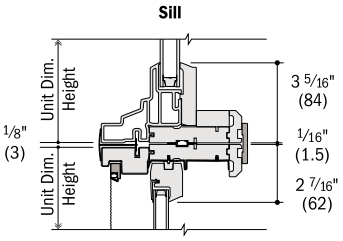
Scale 1½" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*



Vertical Section

Transom (**TWT**) over Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

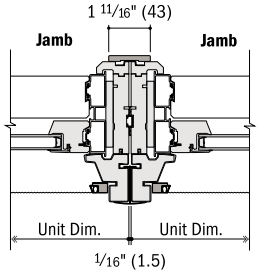
Scale 1½" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus ½" (13).



Horizontal Section

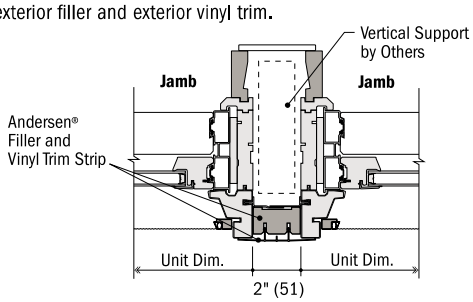
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on page 181.

Separate Rough Openings Detail

Scale 1½" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

*For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill add ½" (13) to the overall window dimension height.

FEATURES

NARROLINE® DOUBLE-HUNG WINDOW CONVERSION KIT

Narroline double-hung window conversion kits are designed specifically to update existing Narroline double-hung windows (made from 1968 to 2013) to tilt-wash double-hung windows. They provide quick and easy installation with less mess than traditional window replacement because there are no window frame tear-out or trim modifications.

Each kit includes:

- Upper and lower sash with your choice of Low-E4® glass options
- Jamb liners
- Balancers
- Lock and keeper

GLASS

In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

High-Performance options include:

- Low-E4 glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

High-Performance Low-E4 glass is 45% more energy efficient than ordinary dual-pane glass in winter and 56% more energy efficient in summer.*

LOW MAINTENANCE

Sash tilt inward for easy cleaning of window exteriors from inside the home (no need for ladders).

See videos of Narroline double-hung window conversion kit features and installation at andersenwindows.com/narroline.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White Sandtone Terratone

INTERIOR OPTIONS

Pine White

Narroline Double-Hung Window Identification

Unobstructed Glass Width Inches/(mm)		Unobstructed Glass Height** Inches/(mm)		Window Number
16 7/16"	(418)	13 15/16"	(354)	18210
16 7/16"	(418)	15 15/16"	(405)	1832
16 7/16"	(418)	19 15/16"	(506)	18310
16 7/16"	(418)	21 15/16"	(557)	1842
16 7/16"	(418)	23 15/16"	(608)	1846
16 7/16"	(418)	27 15/16"	(710)	1852
16 7/16"	(418)	35 15/16"	(913)	1856
16 7/16"	(418)	33 15/16"	(862)	1862
20 7/16"	(519)	13 15/16"	(354)	20210
20 7/16"	(519)	15 15/16"	(405)	2032
20 7/16"	(519)	19 15/16"	(506)	20310
20 7/16"	(519)	21 15/16"	(557)	2042
20 7/16"	(519)	23 15/16"	(608)	2046
20 7/16"	(519)	27 15/16"	(710)	2052
20 7/16"	(519)	35 15/16"	(913)	2056
20 7/16"	(519)	33 15/16"	(862)	2062
24 7/16"	(621)	13 15/16"	(354)	24210
24 7/16"	(621)	15 15/16"	(405)	2432
24 7/16"	(621)	19 15/16"	(506)	24310
24 7/16"	(621)	21 15/16"	(557)	2442
24 7/16"	(621)	23 15/16"	(608)	2446
24 7/16"	(621)	27 15/16"	(710)	2452
24 7/16"	(621)	35 15/16"	(913)	2456
24 7/16"	(621)	33 15/16"	(862)	2462
28 7/16"	(722)	13 15/16"	(354)	28210
28 7/16"	(722)	15 15/16"	(405)	2832
28 7/16"	(722)	19 15/16"	(506)	28310
28 7/16"	(722)	21 15/16"	(557)	2842
28 7/16"	(722)	23 15/16"	(608)	2846
28 7/16"	(722)	27 15/16"	(710)	2852
28 7/16"	(722)	35 15/16"	(913)	2856
28 7/16"	(722)	33 15/16"	(862)	2862
32 7/16"	(824)	13 15/16"	(354)	30210
32 7/16"	(824)	15 15/16"	(405)	3032
32 7/16"	(824)	19 15/16"	(506)	30310
32 7/16"	(824)	21 15/16"	(557)	3042
32 7/16"	(824)	23 15/16"	(608)	3046
32 7/16"	(824)	27 15/16"	(710)	3052
32 7/16"	(824)	35 15/16"	(913)	3056
32 7/16"	(824)	33 15/16"	(862)	3062
36 7/16"	(926)	13 15/16"	(354)	34210
36 7/16"	(926)	15 15/16"	(405)	3432
36 7/16"	(926)	19 15/16"	(506)	34310
36 7/16"	(926)	21 15/16"	(557)	3442
36 7/16"	(926)	23 15/16"	(608)	3446
36 7/16"	(926)	27 15/16"	(710)	3452
36 7/16"	(926)	35 15/16"	(913)	3456
36 7/16"	(926)	33 15/16"	(862)	3462
40 7/16"	(1027)	13 15/16"	(354)	38210
40 7/16"	(1027)	15 15/16"	(405)	3832
40 7/16"	(1027)	19 15/16"	(506)	38310
40 7/16"	(1027)	21 15/16"	(557)	3842
40 7/16"	(1027)	23 15/16"	(608)	3846
40 7/16"	(1027)	27 15/16"	(710)	3852
40 7/16"	(1027)	35 15/16"	(913)	3856
40 7/16"	(1027)	33 15/16"	(862)	3862

*Values are based on comparison of Andersen® double-hung window conversion kit U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables.

**"Unobstructed Glass Height" dimensions in table are for lower sash only.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

1 / 1

LARSON DOORS

Platinum Retractable Screen Storm Door with Tempered Glass

Part#: 45604362L

$717.20

Shipping calculated at checkout.

4 interest-free installments, or from **$64.73**/mo with shop Pay Check your purchasing power

Door Color

Obsidian | Peregrine | Pebblestone | White Linen | Woodland

Door Width

32 | 36

Handing

Left-Hand Outswing | Right-Hand Outswing

Quantity

– 1 +

Select your QuickFit Handle

QuickFit Straight Handleset
$60.00
Brushed
– 1 +

QuickFit Curved Handleset
$60.00
Brushed

Add to cart

The Platinum Retractable Screen is the ultimate Screen Away® storm door with added safety lock, better operation, a modern look and an installation that takes only a few minutes, not

hours.

- Standard door height fits 80-81
- Screen Away® technology lets you feel the breeze with the touch of a finger and hides the screen in the top cassette when not in use
- The built-in closer is hidden to provide a clean look inside your home; Click&Hold™ technology holds the door open when needed
- Pre-assembled in frame for effortless surface mount installation in minutes; place on opening, insert pre-attached screws provided
- The vault-like, multi-point locking system secures the door to the frame at three points, providing ultimate security and protection
- Handle set is predrilled and hinges are pre-assembled; pick left or right as viewed from outside before adding to your cart
- Triple weatherstrip surrounds the door and frame for perfect, seamless seal
- Screen locks in place at the top with easy-to-reach, self-locking center latch; simply pull to release screen from hidden cassette
- Pre-assembled screw covers snap tight to provide a full, finished look
- Choose the QuickFit™ handleset that best complements your home

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

AZEK® EXTERIORS

ENGINEERED TO LAST BEAUTIFULLY

TRIM | MOULDING | SIDING | FASTENING

AZEK® EXTERIORS LIFETIME LIMITED SIDING WARRANTY

AZEK® EXTERIORS LIFETIME LIMITED TRIM & MOULDING WARRANTY

WE ARE AZEK EXTERIORS

INSPIRING YOUR BEST WORK.
PLEASING HOMEOWNERS NOW AND FOR YEARS TO COME.

THE #1 BRAND FOR PREMIUM POLYMER TRIM & MOULDING

We're committed to innovation so you can deliver the best-in-class designs your projects deserve.

With over 20 years in the business, industry-leading warranties, and unparalleled building materials technology, AZEK Exteriors has emerged as the marketplace leader in premium products. We are proud to have been chosen by you time and again, earning industry awards for quality and builder preference. Still, we are committed to pushing our innovation even further. We research, test, and design premium exteriors solutions for improved installation and longer-lasting performance.

Because your projects—and your discerning clients—deserve it.

THE AZEK DIFFERENCE

Durability 04
PaintPro® 06
Working with AZEK 08
Recycling 10

SIDING

Shingle Siding 14
Bevel 16
Board and Batten 18
Cladding 22

AZEK TRIM

Overview 32
Trim and Sheet 34
Cornerboards 37
Skirt Boards 38
J-Series Trim 40
Soffit System 43
Column Wraps and Kits 44
Beadboard and Shiplap 46

MOULDING

Crown 49
Sill 50
Casing 51

WINDOW SURROUNDS

Six Classic Profiles 52

FASTENING

Cortex® 56
Adhesives 57

WHY WOOD
YOU EVER?

We wouldn't. Unlike our polymer products, wood can offer no reliable protection against the elements. With wood trim or siding, you should expect water damage from mold and rot, costly painting, and regular maintenance.

AZEK® EXTERIORS LIFETIME LIMITED SIDING WARRANTY

AZEK® EXTERIORS LIFETIME LIMITED TRIM & MOULDING WARRANTY

INDUSTRY-LEADING WARRANTIES

We back the performance of our trim, moulding, and siding with a Lifetime Limited Warranty that covers rotting, delaminating, splintering, and swelling from excessive moisture.

CLASS A RATED FLAME SPREAD INDEX

CLASS-A-RATED FLAME SPREAD INDEX

AZEK Trim and Siding with PaintPro® Technology maintains a Class A Flame Spread Rating. It's an excellent choice if you are building in wildfire country.

Moisture Resistant | Rot Resistant | Insect Resistant | Weather Resistant | Durable, Less Long-Term Maintenance | Lightweight

DESIGNED FOR EASY INSTALLATION
ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK® ensures your build stays as beautiful on day 1,000 as on day 1.

MOISTURE RESISTANT

AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

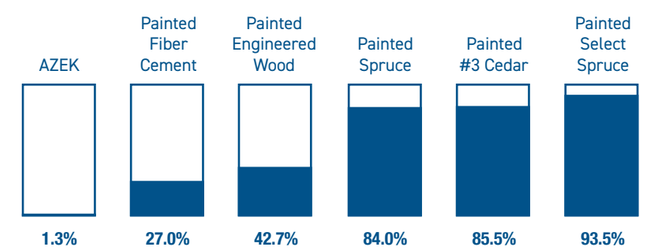
ROT RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.

RATE OF MOISTURE ABSORPTION*

Even when painted, wood and other porous materials naturally absorb water. This leads to rot, mold growth, and material expansion. As trim or siding expands, the resulting movement can lead to unsightly damage and leave extended gaps in the exterior wrap, making other parts of the home susceptible to water damage.

100 DAYS



* Results were based on internal testing performed by AZEK where materials were exposed to water and weighed to determine moisture absorption.

PAINTPRO® TECHNOLOGY

Engineered to be the best substrate for paint

AZEK Trim and Siding with PaintPro Technology offers a superior substrate for painting. Engineered for a superior bond with paint and enhanced for improved paint coverage without the need for any special prep, PaintPro Technology ensures longer-lasting curb appeal. Say hello to the revolutionary power of PaintPro Technology for exterior trim and siding and say goodbye to frequent maintenance and expensive repainting.

AZEK TRIM AND SIDING PAINT TYPE GUIDELINES

COLOR RANGE	KEY COLOR SELECTION CRITERIA	PAINT TYPE
Lighter paint colors only	Must have a light reflective value (LRV) above 55	Exterior 100% acrylic latex
Light, medium, and some darker colors	Only use colors that are from a paint manufacturer's approved color list for vinyl siding. No custom colors.	Exterior 100% acrylic latex made for vinyl siding
Dark colors & custom colors	Available via special order only. Visit our custom colors and special-order paint page. **Never custom color match in local paint stores.**	Exterior 100% acrylic latex with solar reflective pigments

REMEMBER: *Always make sure your paint is 100% water-based (acrylic) and suitable for exterior application.*

SCAN TO SEE PAINT AND COLOR RECOMMENDATIONS

READY TO PAINT

No sanding. No priming.
Faster dry times.

SUPERIOR ADHESION

Paint creates a strong bond with PaintPro Technology to reduce chipping, cracking, and other paint defects over time.

LOW MAINTENANCE

Enjoy a painted finish that endures beautifully without the need for constant repainting.

AVAILABLE PRODUCTS

TRIM AND SHEET

Available in over 20 profiles, including One-Piece Skirt and Corner Boards. Add color to any job. Reversible trim in smooth and woodgrain finish. See page 34.

SHINGLE SIDING

Available in three profiles, including staggered and straight patterns. Shingle siding offers the look of cedar with a vertical woodgrain emboss. See page 15.

BOARD AND BATTEN SIDING

Available in 8', 10', and 12' sheets, and batten strips in 1 1/2" and 2 1/2" widths, for options to customize your design. See page 19.

AZEK® PRODUCTS ARE DESIGNED TO PROVIDE INSTALLATION SOLUTIONS

AZEK offers more trim sizes and solution-based moulding profiles than any other brand on the market. Our engineered polymer products serve as the exteriors solution you need—and your project deserves.

INTEGRATED DRIP EDGE

Designed for water management around doors and windows, it's also ideal for band board installations.

See page 39.

BOARD AND BATTEN

AZEK Sheet and Trim with PaintPro Technology are a perfect solution for Board and Batten Siding.

See page 19.

Made in the USA

AZEK SIDING

STRAIGHT AND STAGGERED SHINGLE SIDING

AZEK Shingle Siding available in three sizes, all with PaintPro Technology.

See page 20.

UNIVERSAL SKIRT BOARD OR ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade with no starter strips needed.

See page 39.

J-SERIES QUICK CORNER™ OUTSIDE CORNER

One-piece corner boards install quickly with no caulk required and no unsightly edges.

See page 42.

J-SERIES QUICK CORNER INSIDE CORNER

Inside Corner installs with hidden fasteners to eliminate the need for excessive face nailing and touch-ups.

See page 42.

THREE-PLUS-ONE COLUMN WRAP

Easy-to-install three-plus-one column wrap saves time and installation costs.

See page 44.

FLANGE SLOTTED TRIM, RABBETED TRIM, AND J-SERIES J-CASING

Trim boards are designed to reduce installation time and create beautiful window and door surrounds.

See page 36.

EFFICIENT AND ENDURING TRIM & MOULDING

AZEK® offers more trim sizes and solution-based moulding profiles than any other brand on the market. By listening to the valued insight of contractors, architects, and homeowners, we solve exteriors problems. Installation is simplified. Labor requirements are reduced. Design integrity is uncompromised. We are dedicated to delivering reliable, consistent products you can depend on to grow your business. AZEK PVC products serve as the exteriors solution you need — and your project deserves.

- Moisture Resistant
- Rot Resistant
- Insect Resistant
- Weather Resistant
- Durable, Less Long-Term Maintenance
- Lightweight
- PaintPro® Designed for Paint

WHITE OR READY-TO-PAINT TRIM
AZEK OFFERS STYLE-BASED SOLUTIONS

Ready-to-Install Classic AZEK® Trim: Crisp, Bright White

The ultimate exterior matchmaker, AZEK Trim comes ready to install in brilliant white with two finish options (smooth and woodgrain) to complement and instantly elevate any surrounding. AZEK Classic Trim can be painted — but because paint is not required for a clean, finished look, installations go faster.

Ready-to-Paint PaintPro Enhanced Trim: The Best Substrate for Paint

If your project requires painting trim, AZEK PVC Trim with PaintPro technology is the perfect choice. Ready to paint. No sanding. No priming. PaintPro Trim maintains the long-lasting, low-maintenance benefits of PVC trim while adding enhanced paintability. Paint bonds securely for lasting adhesion that resists splits, chips, and flakes.

*PaintPro must be painted within 180 days of installation.
Visit AZEKexteriors.com/products/trim/trim-boards/paintpro-trim

AZEK TRIM OUTPERFORMS WOOD TRIM

AZEK Trim is made from 100% engineered polymer to provide a durable, long-lasting building material that is far more resistant to the elements than wood. No sealants are needed on surfaces or cut ends; every inch of our trim is equally protected against moisture. With superior uniformity, durability, workability, beauty, and much more, AZEK PVC Trim is the better choice for exteriors than wood.

	AZEK PVC TRIM	WOOD TRIM
UNIFORMITY		
Square edges	★	★
No knots, no waste; every inch usable	★	
DURABILITY		
Will not rot, split, splinter, delaminate, warp, or swell excessively from moisture	★	
Impervious to moisture and insect-resistant	★	
Suitable for ground and masonry contact	★	
Lifetime limited warranty	★	
Handles easily without breakage	★	★
WORKABILITY		
Use standard woodworking tools	★	★
Safely milled, shaped, and molded without special safety equipment	★	★
Can be heat-formed	★	
Fasten close to edge without predrilling	★	
BEAUTY		
Readily accepts paint*	★	★
Can be crafted for unique applications	★	½
EXTRAS		
Available in trim boards, sheets, cornerboards, beadboard, and mouldings	★	
Special labor-saving solution profiles available	★	

★ **ALL PRODUCTS MEET CRITERIA**
½ SOME PRODUCTS MEET CRITERIA

*PaintPro must be painted within 180 days of installation.
Visit AZEKexteriors.com/products/trim/trim-boards/paintpro-trim.

GET FREE TRIM SAMPLES WITH PAINTPRO® TECHNOLOGY

CLASSIC AZEK

Available in smooth or woodgrain finish

PAINTPRO TECHNOLOGY

Reversible (one side smooth, one side woodgrain)

Smooth Finish

Woodgrain Finish

All AZEK Trim is long-lasting, moisture-resistant, and keeps its appearance with very little maintenance. Easily mill and router our trim, or heat form it before painting, for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

PROTECTIVE FILM
KEEPS CLASSIC WHITE TRIM CLEAN

Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, a protective film preserves AZEK Trim's crisp white semi-matte finish.

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/4	SW	SW	SW	SW	SW	SW	SW
4/4	SW	SW	SW	SW	SW	SW	SW
5/8	SW	SW	SW	SW	SW	SW	SW

The film protects AZEK Trim through every production phase:

- Shipping
- Storage
- Repackaging
- Handling
- Installation

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during, or immediately after installation.

AZEK® TRIM

8/4 X THICKNESS		
NOMINAL	ACTUAL	18'
8/4 x 4	1 ½" x 3 ½"	S
8/4 x 6	1 ½" x 5 ½"	S
8/4 x 8	1 ½" x 7 ¼"	S
8/4 x 10	1 ½" x 9 ¼"	S
8/4 x 12	1 ½" x 11 ¼"	S

6/4 X THICKNESS		
NOMINAL	ACTUAL	20'
6/4 x 4	1 ¼" x 3 ½"	W
6/4 x 6	1 ¼" x 5 ½"	W
6/4 x 8	1 ¼" x 7 ¼"	W
6/4 x 10	1 ¼" x 9 ¼"	W
6/4 x 12	1 ¼" x 11 ¼"	W

5/4 X THICKNESS					
NOMINAL	ACTUAL	12'	16'	18'	20'
5/4 x 4	1" x 3 ½"	SW	P	SW	SW
5/4 x 5	1" x 4 ½"	SW		SW	SW
5/4 x 6	1" x 5 ½"	SW	P	SW	SW
5/4 x 8	1" x 7 ¼"	SW	P	SW	SW
5/4 x 10	1" x 9 ¼"	SW	P	SW	SW
5/4 x 12	1" x 11 ¼"	SW	P	SW	SW
5/4 x 16	1" x 15 ¼"	SW	P	SW	SW

4/4 X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	¾" x 1 ½"		P	SW
1 x 3	¾" x 2 ½"		P	
1 x 4	¾" x 3 ½"	SW	P	SW
1 x 5	¾" x 4 ½"	SW		SW
1 x 6	¾" x 5 ½"	SW	P	SW
1 x 8	¾" x 7 ¼"	SW	P	SW
1 x 10	¾" x 9 ¼"	SW	P	SW
1 x 12	¾" x 11 ¼"	SW	P	SW
1 x 16	¾" x 15 ¼"	SW	P	SW

5/8 X THICKNESS		
ACTUAL	12'	18'
5/8" x 3 ½"	SW	SW
5/8" x 5 ½"	SW	SW
5/8" x 7 ¼"	SW	SW
5/8" x 9 ¼"	SW	SW
5/8" x 11 ¼"	SW	SW
5/8" x 15 ¼"	SW	SW

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

PaintPro Sheet

Sheet

ATM Sheet

AZEK SHEET

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

SHEET					
ACTUAL	8'	10'	12'	18'	20'
3/8" x 4'	SW	SW	S	S	
½" x 4'	SWP	SWP	SP	S	
5/8" x 4'	S	S	S	S	
¾" x 4'	SWP	SWP	S	S	
1" x 4'	S	S	S	S	S

AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.

AZEK-TO-MILL					
ACTUAL	8'	10'	12'	18'	20'
1 ¼" x 9 ¼"				S	
1 ½" x 3 ½"				S	
1 ½" x 5 ½"				S	
1 ½" x 7 ¼"				S	
1 ½" x 9 ¼"				S	
1 ½" x 11 ¼"				S	
1 ¼" x 48" Sheet	S				
1 ½" x 48" Sheet	S	S	S		S

Shown:
Flange Slotted
Window Trim and
Cornerboard

Shown:
Cornerboard

FLANGE SLOTTED & RABBETED TRIM

Flange Slotted Window Trim and Rabbeted Trim are engineered to create beautiful, consistent, and long-lasting window surrounds by removing the installation challenges. Rabbeted trim is ideal for replacing existing trim. The cut flange easily covers existing siding. Ideal for new construction, the Flange Slotted and Rabbeted Trim has a 3/4" pocket, and, if using a vinyl window, the nailing fin will be hidden. The relief on the back of the board allows it to sit over the nailing flange without shimming.

FLANGE SLOTTED TRIM		
NOMINAL	ACTUAL	18'
5/4 x 4" Slotted	1" x 3 ½"	SW
5/4 x 6" Slotted	1" x 5 ½"	SW
RABBETED TRIM (1" x 1" channel)		
NOMINAL	ACTUAL	18'
5/4 x 4	1" x 3 ½"	SWP
5/4 x 6	1" x 5 ½"	SW
5/4 x 8	1" x 7 ¼"	SW
FLANGE SLOTTED AND RABBETED TRIM		
NOMINAL	ACTUAL	18'
5/4 x 4" Slotted & Rabbeted	1" x 3 ½" with ¾" Rabbeted Channel	SW
5/4 x 6" Slotted & Rabbeted	1" x 5 ½" with ¾" Rabbeted Channel	SW

FLANGE SLOTTED TRIM

The flange slot helps trim sit flush over a window's nailing flange.

RABBETED TRIM WITH SIDING POCKET

This 1" trim is perfect for end wall terminations.

FLANGE SLOTTED RABBETED TRIM WITH WINDOW AND SIDING POCKET

The ultimate trim to build a neat, professional window surround.

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

CORNERBOARDS

AZEK Cornerboards offer faster installations and a seamless finish to complement any home exterior. Unlike two-piece cornerboards, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away during installation.

CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 ½" x 3 ½"	SW	SWP
5/4 x 6" x 6"	1" x 5 ½" x 5 ½"	SW	SWP
5/4 x 8" x 8"*	1" x 7 ¼" x 7 ¼"		S
RABBETED CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 ½" x 3 ½"	SW	SW
5/4 x 6" x 6"	1" x 5 ½" x 5 ½"	SW	SW
5/4 x 8" x 8"*	1" x 7 ¼" x 7 ¼"		S
INSIDE CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
2" x 2"	1 ½" x 1 ½"		P

Cornerboard

Used with fiber cement and or wood siding. Caulk would be used when siding butts up against square trim face.

Rabbeted Cornerboard

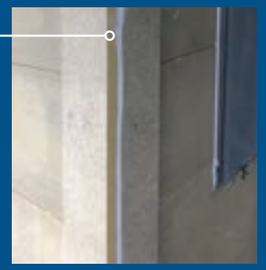
Most often used with vinyl siding, where siding tucks behind trim. NO caulk is needed.

*5/4 x 8" x 8" only available in Traditional

Seamless Cornerboards for Quick, Clean Installation

The Problem

Multiple pieces requires more time and labor. Caulk is required to combine two trim boards. Other materials are not approved for ground and masonry contact.



The Solution

Cornerboard means no seams, no caulk, and no paint required. Lengths up to 20' make installation faster.

Shown:
One-Piece
Skirt Board

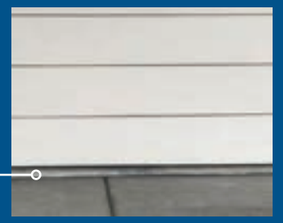
Shown:
Integrated Drip Edge

Shown:
Universal Skirt Board

Save on Installation Time & Cost Without Compromising Beauty

The Problem

If using fiber cement, multiple pieces are needed and it is not approved for ground masonry contact.



The Solution

One-Piece Board is moisture-resistant, approved for ground contact.

ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade, the AZEK® One-Piece Skirt Board is designed to eliminate the need for a separate starter strip, skirt board, or flashing. In addition to its consolidated three-in-one function, the slanted top of the board helps drain water away from the structure and allows for easy application of paint.

ONE-PIECE SKIRT BOARD			
NOMINAL	ACTUAL	16'	18'
4/4 x 8	¾" x 7 ¼"		SW
4/4 x 10	¾" x 9 ¼"		SW
5/4 x 6	1" x 5 ½"		SW
5/4 x 8	1" x 7 ¼"		SW
5/4 x 10	1" x 9 ¼"	P	SW

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

One-Piece Skirt Board
No starter strip needed.
One-piece design makes this profile ideal for painting.

INTEGRATED DRIP EDGE

Designed to assist with water management efforts around doors and windows. Comes in two pieces with a reversible trim board; one side in smooth finish and the other in woodgrain finish. Routered to accept a drip edge for channeling water away from window and door surrounds. This profile design is also ideal for band board installations.

INTEGRATED DRIP EDGE		
NOMINAL	ACTUAL	18'
5/4 x 4	1" x 3 ½"	W
5/4 x 6	1" x 5 ½"	W
1 ¼" nailing flange length		
1/8" drip edge overhang		

Integrated Drip Edge
Window and door surrounds assemble faster with the integrated nailing flange.

UNIVERSAL SKIRT BOARD

A two-piece skirt board in reversible classic smooth or woodgrain finish designed to assist with water management and material transitions. Routered with a universal siding interface for quick and easy installation. Unlike other skirt boards, the AZEK Universal Skirt Board works well with fiber cement, vinyl, or wood siding.* No starter strips needed.

UNIVERSAL SKIRT BOARD		
NOMINAL	ACTUAL	18'
5/4 x 6	1" x 5 ½"	W
5/4 x 8	1" x 7 ¼"	W
5/4 x 10	1" x 9 ¼"	W
5/4 x 12	1" x 11 ¼"	W
1 ½" nailing flange length		
¼" drip edge overhang		

*Universal Skirt Board works with many products; ensure compatibility before purchase.

Universal Skirt Board
No starter strip needed, saves time on installation.

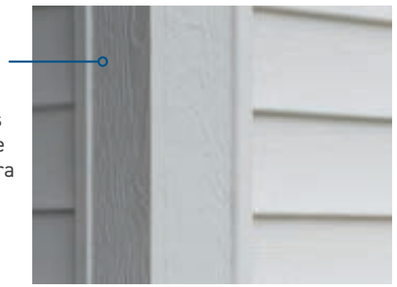
J-CHANNEL TRIM SERIES

- One-piece corner and window trim installs quickly
- No caulk required and corner maintains its shape without seams opening
- Homeowners enjoy a more aesthetically pleasing look
- Approved for ground contact

No Caulk, No Paint, Fewer Steps—Faster Installation

The Problem

Wood and fiber cement corners require multiple boards and extra install time.



The Solution

One-piece inside and outside cornerboards with a J-Channel install quickly for a clean finish.

The Problem

Requires the purchase of both the trim board and J-Channel.

The Solution

AZEK® J-Casing has an integrated J-Channel and doesn't require paint for protection, reducing installation time and cost.

Shown:
J-Series, J-Casing,
and Quick Corner

Shown:
Vented Soffit with
Notched Fascia and
Frieze

J-CASING

AZEK® J-Casing offers the most beautiful and seamless transition between siding and trim. Engineered to reduce labor and save costs by eliminating the need for field-applied paint and caulk.

J-CASING				
DESCRIPTION	ACTUAL	12'	16'	18'
1 x 4 J-Casing	1 1/8" x 3 ½"		S	S
1 x 6 J-Casing	1 1/8" x 5 ½"	S		

BRICK MOULD J-CASING		
DESCRIPTION	ACTUAL	18'
Brick Mould J-Casing	1 ¼" x 2"	S

Smooth Finish (S)

J-Casing

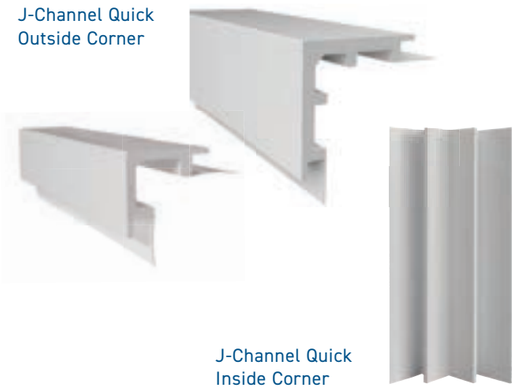
Brick Mould J-Casing

J-CHANNEL QUICK CORNER™

Installed with hidden fasteners, completely eliminating the need for excessive face nailing and touch-up. Use with multiple types of sidings.

J-CHANNEL QUICK CORNER OUTSIDE CORNER		
DESCRIPTION	ACTUAL	20'
4 x 4 J-Quick Corner	1" x 3 ½" x 3 ½"	S
6 x 6 J-Quick Corner	1" x 5 ½" x 5 ½"	S

J-CHANNEL QUICK CORNER INSIDE CORNER		
DESCRIPTION	ACTUAL	20'
3 x 3 J-Quick Corner	3/8" x 2 ½" x 2 ½"	S



J-Channel Quick Outside Corner

J-Channel Quick Inside Corner

SOFFIT, SOLID AND VENTED

Available in two profiles, solid and vented. Both provide climate-resistant material for smooth, beautiful finishing to match any home exterior. The vented soffit has 8" of venting and 4" of solid pattern that provides 10" of free air space per lineal foot to meet or exceed most building codes for ventilation. Vents are cut at an angle to prevent insects from nesting; no additional screening necessary.

SOFFITS		
ACTUAL	VENTED 18'	SOLID 18'
½" x 12"	S	S
½" x 16"	S	S

Smooth Finish (S)

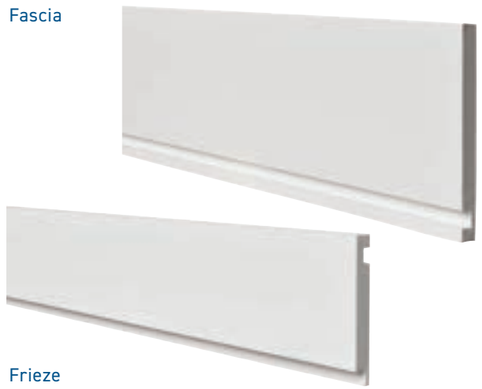
Soffit Solid and Vented

FRIEZE & FASCIA

Use the frieze board and notched fascia for an efficient, easy-to-install soffit system. Both have a 1/2"-deep groove to smoothly join with soffits. The notched fascia requires no flashing or cover.

NOTCHED FASCIA		
NOMINAL	ACTUAL	18'
4/4 x 8"	¾" x 7 ¼"	S

FRIEZE BOARD		
NOMINAL	ACTUAL	18'
5/4 x 6"	1" x 5 ½"	S



Fascia

Frieze

AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.

BED MOULDING
Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

RAMS CROWN
Consider installing Rams Crown at the top of a column or post, or use in place of a crown for a distinctive look.

CROWN MOULDING
Crown Moulding is used for a classic look, bridging the corner between the wall and ceiling.

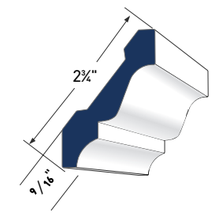
BAND MOULDING
Band Moulding can be used alone or added to the base of a crown for a premium finish.

THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

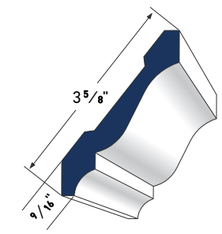
With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

CROWN PROFILES

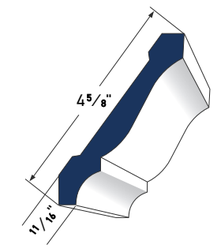
Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.



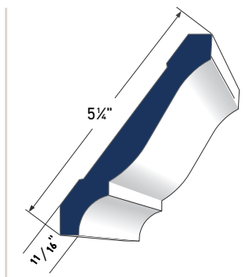
3" CROWN AZM-52
LENGTH: 16'



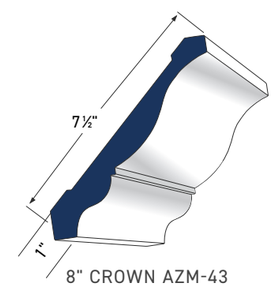
4" CROWN AZM-49
LENGTH: 16'



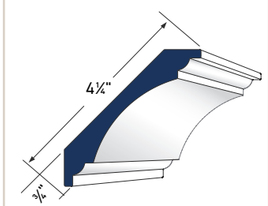
5" CROWN AZM-47
LENGTH: 16'



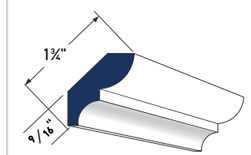
6" CROWN AZM-45
LENGTH: 16'



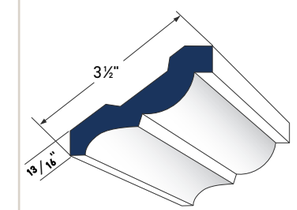
8" CROWN AZM-43
LENGTH: 16'



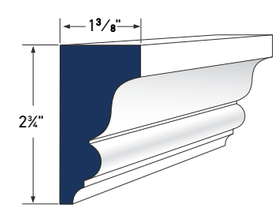
COVE MOULDING AZM-80
LENGTH: 16'



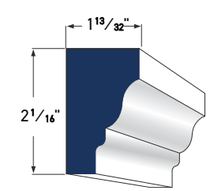
BED MOULDING AZM-75
LENGTH: 16'



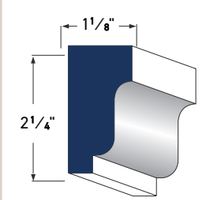
3 ½" BED MOULDING AZM-28
LENGTH: 16'



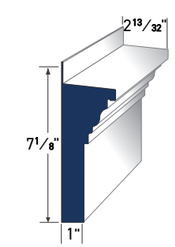
IMPERIAL RAKE CROWN
AZM-6937
LENGTH: 16'



RAMS CROWN
AZM-6934
LENGTH: 16'



SOLID CROWN
AZM-7954
LENGTH: 16'

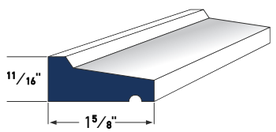


CROSSHEAD PEDIMENT
AZM-6216
LENGTH: 18'

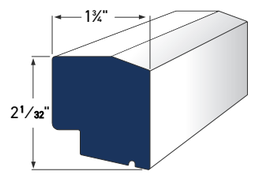
DETAIL & SILL/DRIP PROFILES

AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.

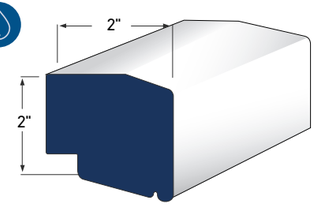
Denotes Water Management Drip Edge



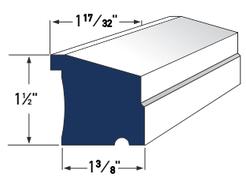
DRIP CAP AZM-197
LENGTH: 16'



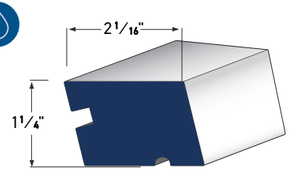
HISTORIC SILL AZM-6930
LENGTH: 16'



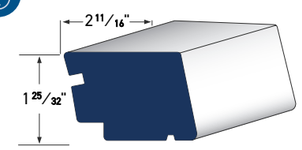
LARGE SILL NOSE AZM-7979
LENGTH: 16'



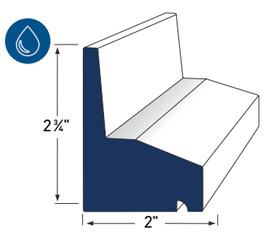
SUB SILL NOSE AZM-6933
LENGTH: 16'



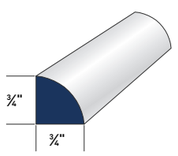
WINDOW SILL NOSE AZM-7974
LENGTH: 12'



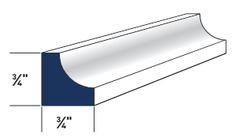
LARGE HISTORIC SILL AZM-7958
LENGTH: 16'



WATER TABLE AZM-6935
LENGTH: 18'



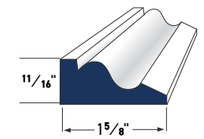
QUARTER ROUND AZM-105
LENGTH: 16'



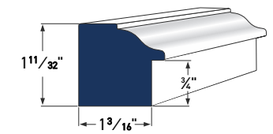
SCOTIA AZM-93
LENGTH: 16'

CASING PROFILES

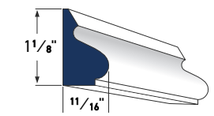
Use AZEK® Casing Profiles as decorative moulding against a wall, door, or window to create surrounds. Elevate your framing with style and durability.



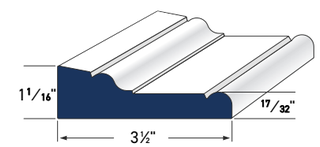
BAND MOULDING AZM-217
LENGTH: 16'



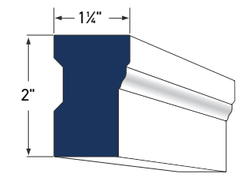
BACK BAND AZM-6931
LENGTH: 16'



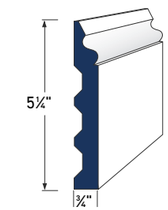
BASE CAP AZM-164
LENGTH: 16'



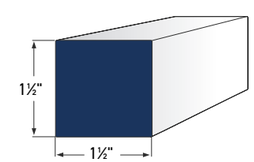
ADAMS CASING AZM-97
LENGTH: 16'



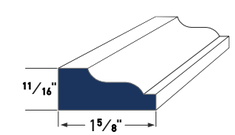
BRICK MOULD AZM-180
LENGTHS: 16', 17' and 18'*



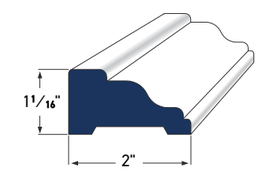
COLONIAL BASE CAP AZM-163
LENGTH: 16'



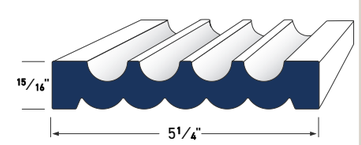
SQUARE PROFILE AZM-236
LENGTH: 12'



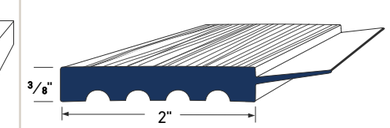
SHINGLE MOULD AZM-210
LENGTH: 16'



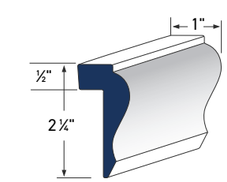
RAKE MOULDING AZM-287
LENGTH: 16'



FLUTED/REEDED AZM-606
LENGTH: 16'



GARAGE DOOR THERMOSTOP
AZM-6936 LENGTHS: 7', 9', and 16'

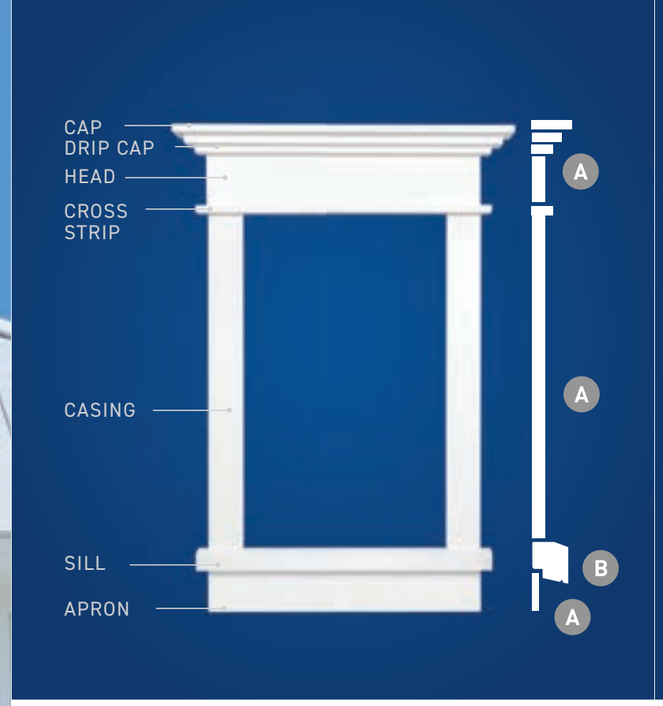


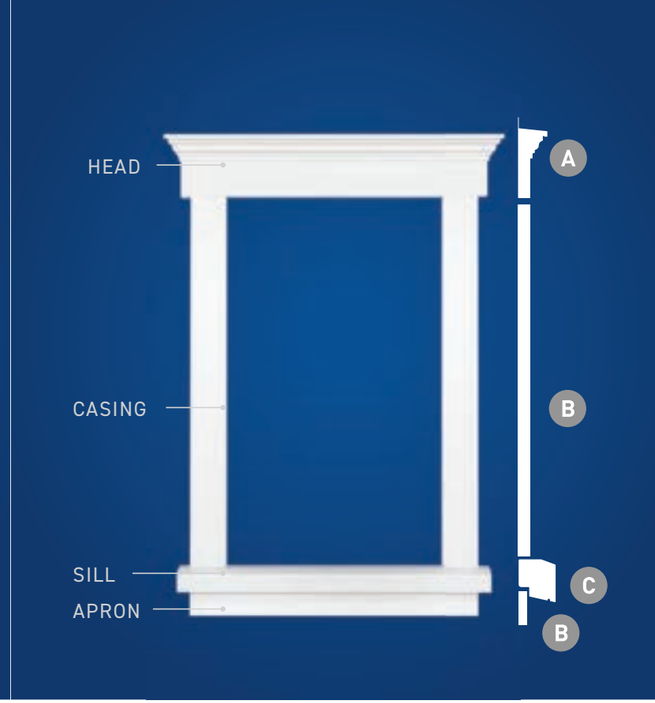
WAINSCOT CAP AZM-284
LENGTH: 16'

*18' Brick Mould (AZM-180) is available in full units only and cannot be ordered via the Pick & Pack program.

CREATIVE FREEDOM MEETS INNOVATIVE EFFICIENCY WITH AZEK® SURROUND DESIGNS

Drawing inspiration from architectural archives and a diverse trim collection, AZEK® designers created a series of classic window and door surround designs to make style choices simple. These trim and moulding profiles are built up with varying shadow-line compositions and varying weights and widths, then matched with complementary sill profiles to give each surround its own character. Single-structure, pre-milled profiles reduce costly carpentry and assembly steps. AZEK Surround designs bring sophisticated styling and moisture management to your homes without breaking the budget.





STATESIDE

This surround grouping features horizontal stepping, casting distinct shadow lines. With its tall head and cap combination, the Stateside is best suited for large window or door arrangements, especially on historic home designs that call for dramatic horizontal definition. Match with the Historic Sill or Window Sill Nose.

TO CREATE THE STATESIDE SURROUND, USE THE PROFILES BELOW

A

CAP: 6/4 x 2 1/2
DRIP CAP: 5/4 x 4
HEAD: 5/4 x 6
CROSS STRIP: 4/4 x 2
CASING: 5/4 x 4 or 6
APRON: 5/4 x 4 or 6

B

HISTORIC SILL
AZM-6930
LENGTH: 16'

OR USE
WINDOW SILL NOSE
AZM-7974
LENGTH: 12'

HISTORIC RAMS HEAD

This assembly replicates a classic surround with subtle detail. An attractive one-piece crown mould and wide head makes installation a breeze. The Historic Rams Head surround delivers an intriguing yet simple aesthetic and is commonly used in Arts and Crafts-styled homes. The Historic Sill should be used with this surround.

TO CREATE THE HISTORIC RAMS HEAD SURROUND, USE THE PROFILES BELOW

A

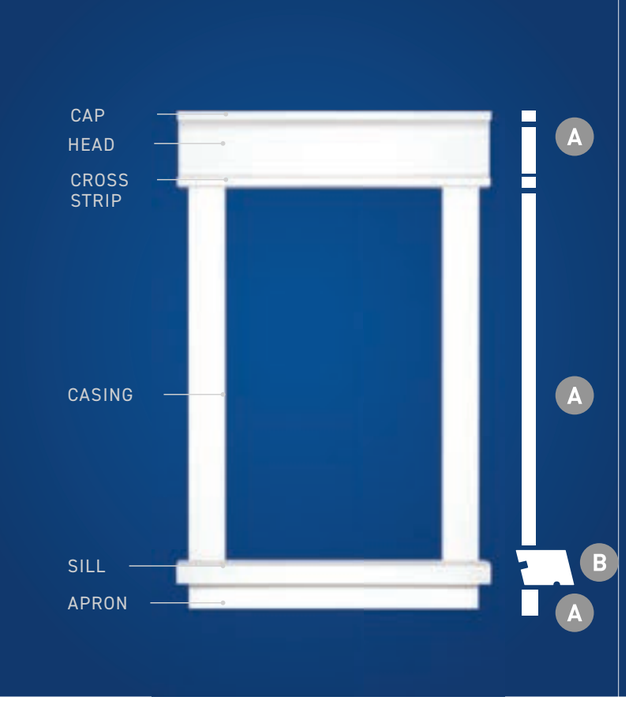
CROSSHEAD PEDIMENT
AZM-6216
LENGTH: 18'

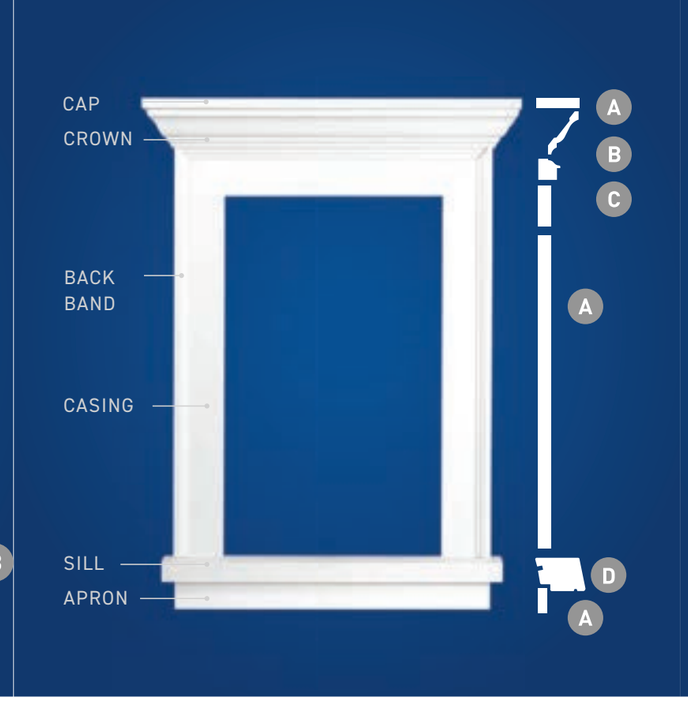
B

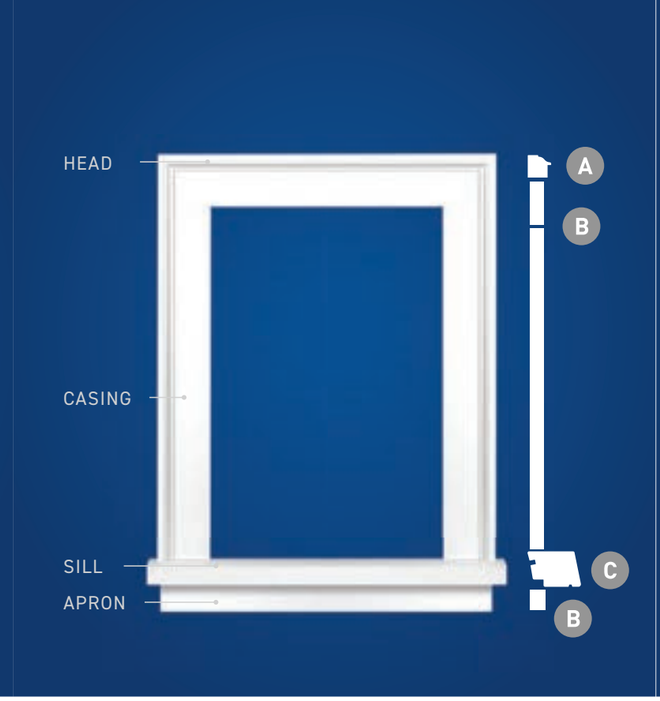
CASING: 5/4 x 4
APRON: 5/4 x 4

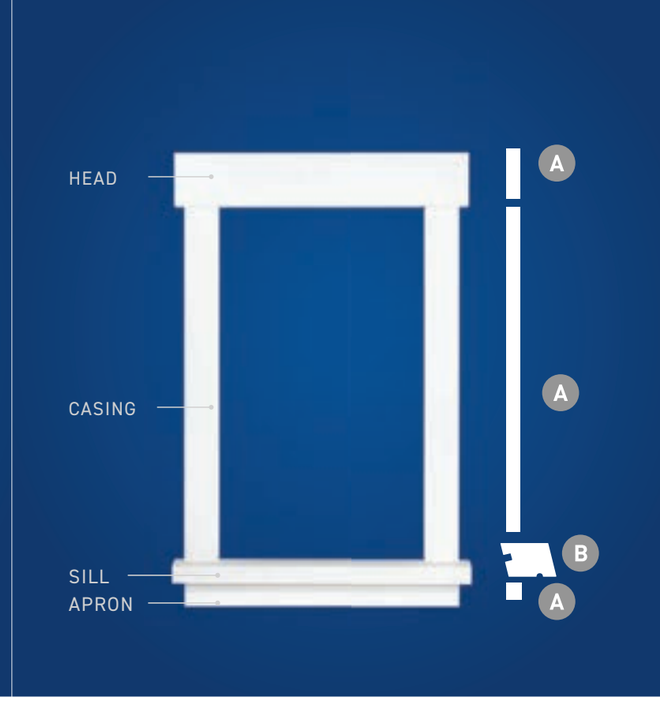
C

HISTORIC SILL
AZM-6930
LENGTH: 16'









DOUBLE-CROSS HEAD

For clean, versatile styling, the Double-Cross Head surround accentuates strong horizontal shadow lines above and below the smooth-head member. The effect complements other trim detailing around the home without appearing overly decorative. The Window Sill Nose assembly is recommended.

TO CREATE THE DOUBLE-CROSS HEAD SURROUND, USE THE PROFILES BELOW

A

CAP: 4/4 x 2
HEAD: 5/4 x 6
CROSS STRIP: 4/4 x 2
CASING: 5/4 x 6
APRON: 5/4 x 4 or 6

B

WINDOW SILL NOSE
AZM-7974
LENGTH: 12'

CROWNED BANDIT

The Crowned Bandit surround is ideal when a stronger vertical presence or higher level of detail is desired versus a linear approach. It's typically used to complement other moulded elements found in cornices, frieze banding, and columns. Finish with the Large Historic Sill profile.

TO CREATE THE CROWNED BANDIT SURROUND, USE THE PROFILES BELOW

A

CAP: 4/4 x 4
CASING: 4/4 x 6
APRON: 5/4 x 4 or 6

B

4" CROWN
AZM-49
LENGTH: 16'

C

BACK BAND
AZM-6931
LENGTH: 16'

D

LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'

HISTORIC BACK BAND

Featuring an edge detail around the casing and head elements, the defined shadowing in the Historic Back Band adds depth and width to window and door treatments. Use either the Historic Sill or moulded apron assembly to enhance this combination.

TO CREATE THE HISTORIC BACK BAND SURROUND, USE THE PROFILES BELOW

A

BACK BAND
AZM-6931
LENGTH: 16'

B

HEAD: 4/4 x 6
CASING: 4/4 x 6
APRON: 4/4 x 6

C

LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'

CLEAN & SIMPLE

While compatible for a wide variety of traditional styles, the Clean and Simple surround is best suited for small- to medium-sized windows. This assembly is a cost-effective solution that creates smooth, understated framing. The Window Sill Nose or moulded apron assembly are recommended for this assembly.

TO CREATE THE CLEAN AND SIMPLE SURROUND, USE THE PROFILES BELOW

A

HEAD: 5/4 x 6
CASING: 5/4 x 4
APRON: 5/4 x 4

B

WINDOW SILL NOSE
AZM-7974
LENGTH: 12'

GRAND HARBOR®

garage doors

Clopay®

America's Favorite Garage Doors®

Model GH12, SQ24 Windows,
Sandtone Base, Standard White Overlay,
Spade Lift Handles and Step Plates

Model GH12, SQ22 Windows,
Standard White Base, Standard White Overlay

carriage house LOOKS for LESS

Model GH13 with SQ24 Window Design.
Doors painted by consumer.

Grand Harbor® Garage Doors

Enhance the classic details of your home without breaking your budget.

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

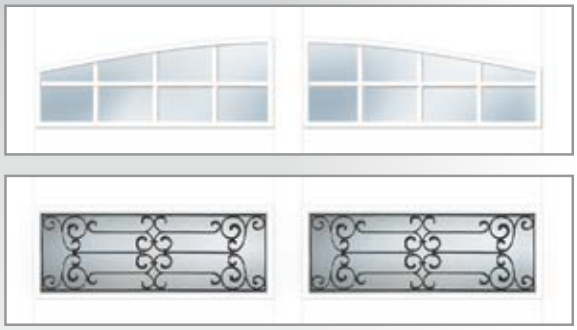
Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.

Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.

Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



Glazed Top Sections

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a seeded-look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WindCode® W1. Short glazed top sections, SQ22, plain short and wrought iron short (WIS) available up to WindCode® W6.

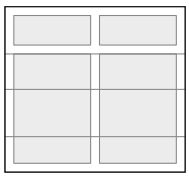
Additional charges for optional glass apply.

Contact your local dealer for door width restrictions.

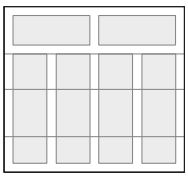
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.

Door Designs

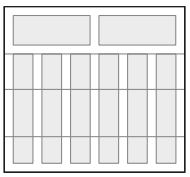
SERIES 1



Design 11

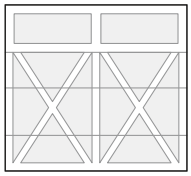


Design 12

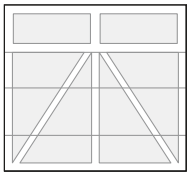


Design 13

SERIES 2

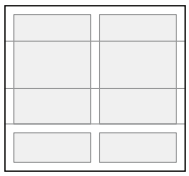


Design 21



Design 22

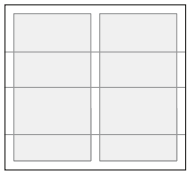
SERIES 3



Design 31

Design 36

SERIES 4



Design 41

All door designs shown with a solid TOP11 Design; additional top sections are shown below.

Top/Window Sections

SERIES 1 & SERIES 2

TOP11

TOP12

Wrought Iron Short

TOP13

ARCH1

Wrought Iron Long

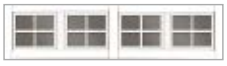
XG14

XG24

XA24

Plain Short

REC12



SQ22

Plain Long

REC14

SQ24

ARCH1

Vertical Grille on ARCH1

Grille on ARCH1

SERIES 3 & SERIES 4

TOP11

ARCH1

Additional double width door designs available.

Durable Construction

Calculated door section R-value is in accordance with DASMA TDS-163.

- 24 gauge, 2" steel frame construction with 1/2" composite overlay for long-lasting performance and durability.
- Optional 1-5/8" vinyl-backed insulation improves energy efficiency. 6.3 R-value.
- Galvanized torsion springs are attractive and longer lasting.
- Nylon rollers are durable and quiet.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.

Beauty and Design

- Four design series, eight models.
- Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Optional faux windows and wrought iron windows.
- Decorative black powder coated spade design lift handles and step plate provide the finishing touch. Optional outside keyed lock and strap hinges maintain the authentic carriage house style designs.
- UV-protected standard white composite square-edged overlay with smooth finish.

Size Availability

Door Height	Series 1 Models GH11, GH12, GH13	Series 2 Models GH21, GH22	Series 3 Models GH31, GH36	Series 4 Model GH41
6'6" to 8'0"	■	■	■	■
8'6" to 12'0"	■		■	■

Door heights available in 6" increments.

Door Width (All Models) 8'0", 9'0", 15'0"*, 15'6"*, 16'0"

**Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.*

Colors

Standard White | Almond | Desert Tan | Sandtone

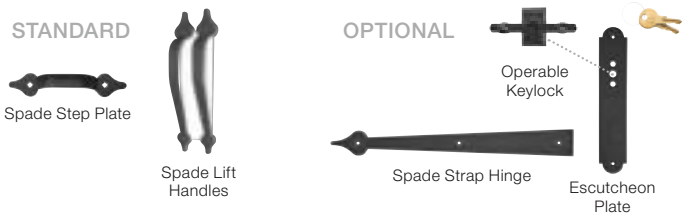
Due to the printing process, colors may vary.

- Four woodgrain textured, hot-dipped galvanized steel base door colors: Standard White, Almond, Desert Tan and Sandtone. Overlay available in Standard White only.
- Can be painted using a high-quality exterior latex paint.

COLOR BLAST®

Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

Decorative Hardware



PAINT SYSTEM	WINDOW & OVERLAY	OVERLAY	HARDWARE
LIMITED LIFETIME WARRANTY	DISCOLORATION LIMITED 10 YEAR WARRANTY	DELAMINATION LIMITED 5 YEAR WARRANTY	LIMITED 3 YEAR WARRANTY

Environmental Assurance

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

Clopay®

MADE IN USA

Visit clopaydoor.com or call **1-800-2CLOPAY (225-6729)** for more information on Clopay, America's Favorite Garage Doors.

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DESIGN YOUR DOOR

OPEN CAMERA AND POINT!

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RSDR-GHSS-06_REV0423

Town of Easton Historic District Commission
Draft Decision Summary
Monday, May 13, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes
(eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Dudley Greer
Michael Stuart

Staff:
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:
Staff:
Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

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

2. **Agenda Summary Review** —

   Vice Chairperson Brophy moved to approve the May 13, 2024 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business —**

a. File No.: **2023 - 1057**
Applicant: **Ademia Fabiola Ramirez Lopez**
Location: 23 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 000, Parcel 1546
Zoning: R-7A

Request: The applicant is requesting to replace the rear porch decking, column, and railing, and to install a new aluminum storm door. At their October 23, 2023 meeting, the Commission granted a Certificate of Appropriateness for the replacement of three (3) existing wooden doors.This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 3. Make Sensitive Replacements*
ii. *Guideline 45. Screen, Storm, and Garage Doors*
iii. *Guideline 64. Preserve Historic Porches*
iv. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Ademia Fabiola Ramierz Lopez

Public Comment — None

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

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

b. File No.: **2023 - 867**
Applicant: **Johnston Development Enterprises, LLC**
Location: 416 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1087
Zoning: CB

Request: On February 14, 2023 Code Enforcement issued a correction notice after it was discovered that the existing wooden siding was being replaced without a Certificate of Appropriateness. An application was subsequently filed, and at their February 27, 2023 meeting the Commission approved the application conditioned up: 1) The new cedar siding shall have approximately a 5 ¼" reveal ;

and 2) The trim would either be wood, boral, or a cementitious product. The scope of work was completed, and the associated building permit was closed in May of 2023. On March 27, 2024 and April 19, 2024 Code Enforcement issued a notice for a violation of the Town's property maintenance code with the following requirements to: 1) Scrape peeling paint surfaces on the entire exterior of the dwelling and repaint; 2) Scrape the peeling paint on the soffit, fascia and trim of the entire structure and repaint; and 3) Repair and/or replace the wood on the A-frame of the back roof of the structure.

The applicant is now proposing to repair the wooden siding on the East, West, and South facades of the structure. The applicant is also requesting to replace the existing damaged trim with a new Boral trim. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-496).

Outstanding Issues:

1. **At their December 10, 2012 meeting the Historic District Commission granted approval for the demolition of the condemned front porch on this structure with the understanding that the applicant would return before the Commission with a plan to rebuild the porch prior to May 1, 2023, and to rebuild by July of 2013. A demolition permit was issued by the Town in April of 2013, but the applicant never returned before the Commission with plans to rebuild the porch.**

2. There is an outstanding Code Enforcement case regarding peeling paint on this structure, as well as damaged wood on the back of the roof.

Historic District Guideline references:

i. Guideline 3. Make Sensitive Replacements
ii. Guideline 76. Preserve Historic Wood Siding
iii. Guideline 77. Make Sensitive Replacements (Siding)
iv. Appendix B.2 Common Substitute Materials (Architectural Details and Trim)

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Peter Johnston

Public Comment — None

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

Vote 5 - 0

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

c. File No.: 2023 - 905
Applicant: Dover Station LLC
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1055
Zoning: CB

Request: At their April 25, 2023 meeting the Commission determined that the buildings labeled 2, 4, and 5 were non-contributing structures; and that the buildings marked 1 and 3 were to be contributing structures. The Commission also approved the partial demolition of building 2, and the installation of a corrugated metal roof on buildings 3, 4, and 5. At their June 26, 2023 meeting the Commission approved the replacement of two (2) garage doors, the installation of two (2) new steel doors, and the replacement of metal siding on building 4. On March 11, 2024, the Commission granted a Certificate of Appropriateness for the installation of awnings, the replacement of doors and windows, and the installation of new siding. The applicant is now requesting the in-kind replacement of the existing flat TPO roof of buildings 1 and 2, and to remove the small gable roof from building area 2 to be replaced with a flat roof line that matches the rest of the roof façade of building area 2.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape
ii. Guideline 69. Perform Regular Roof Maintenance
iii. Guideline 70. Roof Material

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Sevan Topjian

Public Comment:
Harriett Page, 8 Brookletts Avenue

The applicant amended their application to include a request to extend the front facing brick staircase in order to center the door under the exposed archway, and to replace the existing concrete steps with brick.

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

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

4. New Business —

a. File No.: 2024 - 1198
Applicant: Sharon Long
Location: 117 E. Dover Street, Unit 103, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1188, Lot 204
Zoning: CB

Request: The applicant is proposing to replace three (3) existing windows on the third floor with new Fibrex® windows. Similar applications for Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018, 2019, and as recently as April 2024. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements
ii. Appendix B. Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Sharon Long

Public Comment — None

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

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

b. File No.: 2024 - 1202
Applicant: Mid-Shore Exteriors
Location: 9 Brookletts Avenue, Easton, MD 21601

Tax Map 0104, Grid 0000, Parcel 1971
Zoning: R-10A

Request: The applicant is proposing to replace an existing asphalt shingle roof and the existing K-style gutters in-kind. The existing roof consists of two layers of asphalt shingles and one layer of cedar shakes. 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*
iii. *Appendix B.2 Common Substitute Materials (Shingles)*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Julia Matheson, Owner

Public Comment — None

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

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

c. File No.: 2024 - 1195
Applicant: Marasun LLC
Location: 306 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2240
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof and standing seam metal roof with a new asphalt shingle roof and textured standing seam metal roof. The proposed standing seam material is textured with 1.5” high ribs, and 16.5” wide panels. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 70. Roof Material*
ii. *Appendix B.2 Common Substitute Materials (Shingles)*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
John Marah, Marasun LLC

Public Comment — None

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

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

d. File No.: 2024 - 1188
Applicant: Bluepoint Hospitality Group
Location: 108 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1264
Zoning: CB

Request: The applicant is proposing to install a wall sign consisting of individual bronze letters that are mounted through the mortar joints to the masonry wall. The Commission previously approved extensive renovation to this structure in August of 2021, in addition to an amendment to the scope of renovation in August of 2022. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage
ii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Suzanne Kline, Bluepoint Hospitality

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the application meets the Zoning Ordinance's signage requirements for wall mounted signage. Commissioner Greer seconded the motion.

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

e. File No.: 2024 - 1203
Applicant: Leo Hair Artistry
Location: 307 E. Dover Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: CB

Request: The applicant is requesting to mount a 5.8 square foot metal wall sign to the existing structure. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage
ii. Guideline 28. Free-Standing Signs
iii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Jamie Pott, Leo Hair Artistry

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that the application meets the Zoning Ordinance's signage requirements for wall mounted signage. Commissioner Stuart seconded the motion.

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

f. File No.: 2024 - 1205
Applicant: Bee Green Land Companies, LLC
Location: 220 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2178
Zoning: R-7A

Request: The applicant is proposing to replace the porch boards on the second story rear porch with new tongue and groove wood boards, and to replace the rotten wood fascia board. This is a contributing structure to the Historic District.

Outstanding Issues: This request was introduced after a Code Enforcement letter dated April 17, 2024 regarding violations of the Town's property maintenance code including rotten wood on the second story rear porch, and peeling paint and damaged screening.

Historic District Guideline references:

i. *Guideline 3. Make Sensitive Replacements*
ii. *Guideline 64. Preserve Historic Porches*
iii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation — None

Public Comment — None

Vice Chairperson Brophy moved to table the application pending further detail from the applicant and Code Enforcement. Commissioner Stuart seconded the motion.

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

g. File No.: 2024 - 1204
Applicant: Phillips Signs
Location: 30 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1459
Zoning: CB

Request: The applicant is proposing to install a two sided non-illuminated 27" x 42" bracket mounted sign, and a 5.75" x 7.75" bronze plaque. This is a contributing/non contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Thomas Coleman, Phillips Signs
Donna Stevens, Shore United Bank

Public Comment — None

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

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

h. File No.: **2024 - 1184**
Applicant: **Z.H. Stafford III**
Location: 20 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1573
Zoning: R-7A

Request: The applicant is proposing to construct a two-story structure on a vacant parcel at the corner of S. Aurora Street, and South Lane. The proposed structure will utilize wood windows, wood doors, asphalt shingle roofing, and smooth fiber cement siding. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 94. Style*
ii. *Guideline 95. Siting*
iii. *Guideline 96. Orientation, Alignment, and Setback*
iv. *Guideline 97. Form, Massing, Height, and Scale*
v. *Guideline 103. Materials*
vi. *Guideline 105. Exterior Color*
vii. *Guideline 106. Details and Ornamentation*
viii. *Guideline 107. Placement*
ix. *Guideline 109. Energy and Sustainability*
x. *Guideline 110. Exterior Lighting*
xi. *Guideline 112. Proportion*
xii. *Guideline 115. Roof Form*
xiii. *Guideline 116. Roof Material*
xiv. *Guideline 117. Gutters and Downspouts*
xv. *Guideline 121. General Guidelines for Utilities for New Construction*

xvi. Guideline 122. Trash and Refuse Containers
xvii. Guideline 123. Mechanical Equipment
xviii. Guideline 126. Arrangement
xix. Guideline 127. Window Type

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Z.H. "Hoppy" Stafford III

Public Comment:
Joseph Minarick, East End Area Association

Commissioner Stuart moved to approve the application with the condition that Half-round gutters shall be installed. Commissioner Greer seconded the motion.

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

i. File No.: 2024 - 1197
Applicant: Kody and Leslie Cario
Location: 606 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0959
Zoning: R-7A

Request: The applicant is proposing to replace the existing wooden porch columns, railings, and decorative brackets with similar PVC components. 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 64. Preserve Historic Porches
iv. Guideline 65. Make Sensitive Replacements
v. Appendix B.2 Common Substitute Materials (Vinyl)

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Kody Cario, Owner

Public Comment — None

The Applicant amended their application to propose replacing the wooden columns and wooden brackets in kind; and to remove the request to replace the railing.

Commissioner Stuart moved to approve the amended application. Commissioner Bateman seconded the motion.

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

j. File No.: 2024 - 1194
Applicant: Polaris Village Church
Location: 209 Port Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1483
Zoning: R-7A

Request: The applicant is proposing to install a 32 square foot wall sign. The sign will be externally illuminated using gooseneck lamps. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 25 General Guidelines for Signage
ii. Guideline 30. Lighting for Signs
iii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Derrick Daly

Public Comment — None

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

Vote	5 - 0
FOR:	5 - Demby, Brophy, Bateman, Greer, Stuart

AGAINST: 0
ABSTAIN: 0
ABSENT: 0

k. File No.: 2024 - 1182
Applicant: Lane Engineering, LLC
Location: 139 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0612
Zoning: CB

Request: The applicant is seeking approval for the demolition of the non contributing former Safeway building, and to construct twenty four (24) four-story townhomes, and nine (9) single-family dwellings with associated parking, stormwater management facilities, and landscaping. This application is also anticipated to appear on the May 16, 2024 Planning Commission agenda to request sketch subdivision approval and a PUD Infill recommendation to the Town Council.

Staff recommend an approval of the demolition and Certificate of of Appropriateness as submitted subject to the applicant clarifying:

1. The differences between Brick A and Brick B, particularly as depicted on the North Washington Street frontage
2. Whether private planting beds along Bay Street are of sufficient width and depth to support canopy trees
3. The location of HVAC mechanical equipment
4. The painted color of the standing seam metal roofs
5. The location of trash receptacle and/or dumpsters

Historic District Guideline references:

i. *Guideline 95. Siting*
ii. *Guideline 96. Orientation, Alignment, and Setback*
iii. *Guideline 97. Form, Massing, Height, and Scale*
iv. *Guideline 98. Street Rhythm*
v. *Guideline 103. Materials*
vi. *Guideline 105. Exterior Color*
vii. *Guideline 107. Placement of Doors and Entrances*
viii. *Guideline 108. Design*
ix. *Guideline 109. Energy and Sustainability*
x. *Guideline 110. Exterior Lighting*
xi. *Guideline 112. Proportion*
xii. *Guideline 113. Façade and Rhythm*
xiii. *Guideline 114. Landscape Features*
xiv. *Guideline 115. Roof Form*
xv. *Guideline 116. Roof Material*
xvi. *Guideline 117. Gutters and Downspouts*

xvii. Guideline 122. Trash and Refuse Containers
xviii. Guideline 123. Mechanical Equipment
xix. Guideline 126. Window Arrangement
xx. Guideline 127. Window Type

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Brett Ewing, Lane Engineering
Ryan Showalter, *Esq.* MDSW LLC
Robbie Miller, Miller Development
Maurice Walters, Maurice Walter Architecture

Public Comment:
Joseph Minarick, East End Area Association
Harriett Page, 8 Brookletts Avenue

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

Vote	4 - 0 -1
FOR:	4 - Demby, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	1 - Brophy
ABSENT:	0

5. Discussion Item —

a. Meeting Notice — The Monday, May 27, 2024 (Meeting 2) Historic District Commission meeting has been canceled, and has been rescheduled for **Tuesday, May 28, 2024 at 6:00 p.m**. at the Easton Town Office, 14 S. Harrison Street (2nd floor). This meeting will be live streamed, and the agenda and application items will be available one week prior to the May 28th meeting date.

6. Decision Summary Review —

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

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

7. Administrative Approval

a. File No.: **2024 - 1200**
Applicant: **Kalmia Construction**
Location: 40 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1461
Zoning: CB

Request: The applicant is requesting to replace the existing flat roof with a new TPO roof. The existing slate roof shall remain. 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

8. Consent Docket

a. File No.: **2024 - 1217**
Applicant: **Jesse Harris**
Location: 226 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0686
Zoning: R-7A

Request: Approval *(as per the Historic District Commission Chairperson)* to continue the in-kind replacement of the existing wooden steps. A stop work order was placed after work was started without receiving a Certificate of Appropriateness or a Residential Building Permit. This is a non contributing structure to the Historic District.

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:46 p.m.

RECEIVED
MAY 16 2024
TOWN OF EASTON

HD 24-70

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

Application #:	2024 - 1222
Date Received:	05/16/2024
Fee Paid:	
HDC Meeting Date:	05/28/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE) FRONT PORCH ONLY, REMOVE 3 SATELITES & INSTALL SHIGLES

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 222- 224 N AURORA ST

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

PROPERTY INFORMATION

OWNER NAME JEFF GOODMAN

TELEPHONE NO. 410 443-8615 EMAIL

Applicant or Agent

NAME TOWN & COUNTY ROOFING

TELEPHONE NO. 410 253-6050 EMAIL TOWNANDCOUNTYROOFING@GOEASTON.NET

Description of Proposal (include additional sheets, as necessary)

ROOF IS IN BAD SHAPE BECAUSE OF 3 SATALLITES INSTALL WRONG

REMOVE SATELITES, OLD ROOF, FIX WOOD, INSTALL IN KIND SAME ROOF MATERIAL - (ASPHALT SHINGLES)

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
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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 [signature]

Date 5/13/24

Printed Name of Applicant or Agent FRANK SALISBURY

Revised 4.4.2022

Timberline® AS II

ArmorShield® II SBS-Modified IR Shingles

4

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

Rubber-like flexibility to help protect homes against the elements

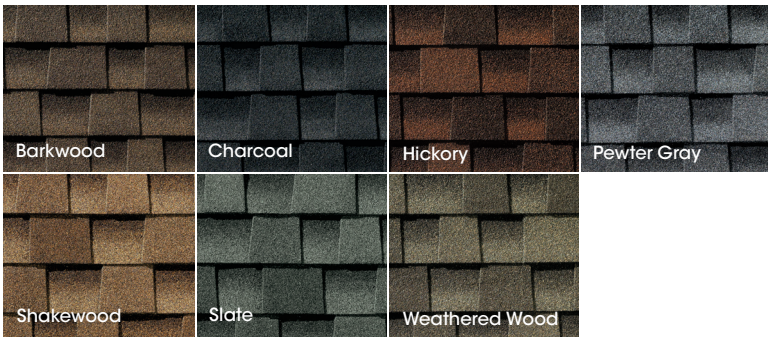
Timberline® AS II Shingles are made with our proprietary SBS-modified asphalt formulation and pass UL's toughest impact-resistance test—UL 2218 Class 4.

Timberline® AS II Shingles

Benefits:

- **Impact resistance** — proprietary SBS-modified asphalt formulation passes UL 2218 Class 4, which is UL's toughest impact-resistance test
- **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 test[1]
- **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 limitation[3]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone® nailing area, and 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] thanks to proprietary GAF Time-Release Algae-Fighting Technology that helps protect your shingles from unsightly stains
- **For the perfect finshed touch** — use Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles

Colors:



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 Protection[2]** Limited Warranty
- **Hip/Ridge:** Seal-A-Ridge® AS
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 4 rating (highest possible)
- SBS-modified asphalt formula for flexibility and impact resistance
- Lifetime† Limited transferable warranty
- Fiberglass asphalt construction
- StainGuard Plus™ protection[2]
- UL Listed to ANSI/UL 790 Class A
- Florida Building Code Approved
- ICC Approved
- Texas Department of Insurance listed
- Classified in accordance with AC438
- ASTM D7158, Class H (Excludes Seal-A-Ridge® AS)
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F
- ASTM D3462[4]

† 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.

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® 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.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[3] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or 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 *WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

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

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.

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RECEIVED

MAY 20 2024

TOWN OF EASTON

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

Application #:	2024 - 1224
Date Received:	05/20/2024
Fee Paid:	$25.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 206 Brooklets Ave

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

PROPERTY INFORMATION

OWNER NAME: Joan R. Marville

TELEPHONE NO.: (443)746-3597 EMAIL: production@marasun.com

Applicant or Agent

NAME: MARASUN · C/O: Rebecca Walks

TELEPHONE NO.: (443)746-3597 EMAIL: production@marasun.com

Description of Proposal (include additional sheets, as necessary)

We are proposing to remove the current asphalt shingle roofing system from the detached shed located in the rear of the property.
We will replace with a PBR (exposed fastner) metal roofing system in color

Specific Requirements

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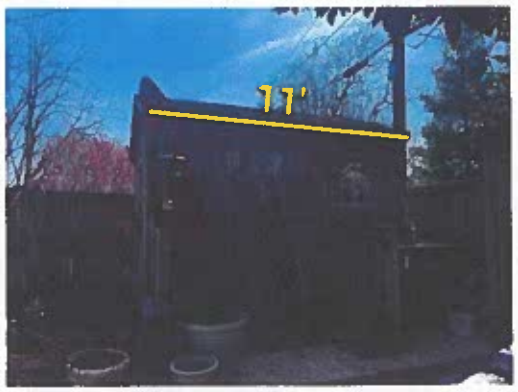
Signature of Applicant or Agent: Rebecca Walk
Date: 4/15/2024
Printed Name of Applicant or Agent: Rebecca Walks

Revised 4.4.2022



Joan Reyle: 206 Brooklletts Ave : 1
206 Brooklletts Ave • Easton, MD 21601

Sat, Mar 30 10:20 am
by Griffin Morche

Joan Reyle: 206 Brooklletts Ave : 1
206 Brooklletts Ave • Easton, MD 21601

Sat, Mar 30 10:20 am
by BP Marrah

Joan Reyle: 206 Brooklletts Ave : 1
206 Brooklletts Ave • Easton, MD 21601

Sat, Mar 30 10:20 am
by Griffin Morche

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206 Brooklletts Ave • Easton, MD 21601

Sat, Mar 30 10:20 am
by BP Marrah

R panel | Pbr metal building | Wall panels

Western States Metal Roofing

1,920 × 1,080

PBR Panel Is The Nicest Metal Roofing For The Least

Visit

RECEIVED

MAY 20 2024

TOWN OF EASTON

HD 24-72

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

Application #:	2024 - 1225
Date Received:	05/20/2024
Fee Paid:	$25.00
HDC Meeting Date:	05/28/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 13 North Aurora Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR # T-454

PROPERTY INFORMATION

OWNER NAME: Robert and Emily Carey

TELEPHONE NO.: 202-469-1414 EMAIL: emily.j.carey@gmail.com

Applicant or Agent

NAME: Emily Carey

TELEPHONE NO.: 202-469-1414 EMAIL: emily.j.carey@gmail.com

Description of Proposal (include additional sheets, as necessary)

Mini-split HVAC system from Mitsubishi for entire house (house currently has oil heat and air conditioning only from window units, several of which are visible from North Aurora Street). To be installed by ServiceToday, Inc. Mini-split lines will run primarily through the house, and the only external lines will be on either the north (neighbor-facing) or west (backyard-facing) walls. No equipment or lines will be visible from North Aurora Street. Please see attached supporting documents.

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Signature of Applicant or Agent Emily J. Carey

Date 5/17/2024

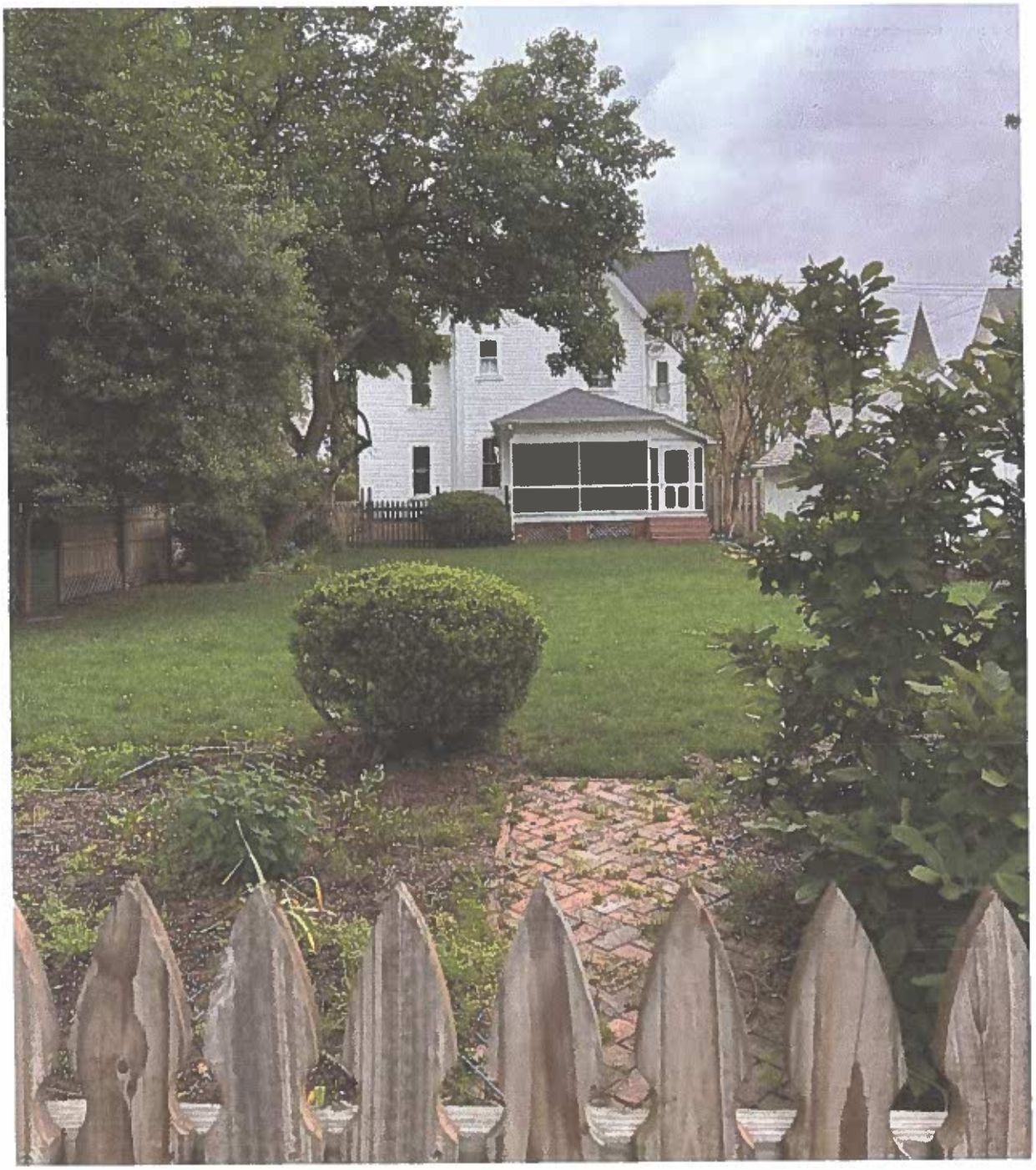
Printed Name of Applicant or Agent Emily J. Carey

Revised 4.4.2022

View of the front of the house from N. Aurora Street. No equipment or lines will show.

View of the front and side of the house from the corner of N. Aurora and August. No equipment or lines will show.

View of back of the house from Thoroughgood Lane. Lines will be visible, equipment will be behind second layer of fencing.



View of the house from inside our fenced backyard, showing where the lines will go in blue. These will be the only lines on the outside of the house. The rest of the lines will run down through the center of the house and in the basement and crawlspace.

line hide
will be
white
same color as
siding

Alternate view from the backyard showing where the lines will run on the outside of the house. Outdoor units will go in the area circled in orange.

Alternate view of the area where the outdoor units will go, circled in orange. Neighbors' outdoor units circled in red.