



Historic District Commission MEETING AGENDA

Monday, June 10, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for June 10, 2024.

Old Business

- 1) **Application Number:** 2023 - 924
Applicant: 4 North LLC
Location: 4 N. Washington Street
Tax Map 103, Grid 0EA, Parcel 1217
Zoning District: CB
Request: Amendment to previously approved exterior alterations.
- 2) **Application Number:** 2024 - 1173
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street
Tax Map 104, Grid 000, Parcels 1985 & 1986, Lots 2B
Zoning District: CB
Request: Exterior Renovation and Partial Demolition.

New Business

- 1) **Application Number:** 2024-1229
Location: 716 Goldsborough Street
Applicant: The Country School
Request: New Construction (Outbuilding)

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the May 28, 2024 meeting.

Administrative Approval

- 1) Application Number:** 2024 - 1232
Applicant: Waner Ventures, LLC
Location: 45 Pennsylvania Avenue
Tax Map 103, Grid 0EA, Parcel 1085
Zoning District: CB
Request: Installation of mini-split HVAC system.
- 2) Application Number:** 2024 - 1234
Applicant: Mid - Shore Exteriors
Location: 11 Brookletts Avenue
Tax Map 0104, Grid 0EA, Parcel 1970
Zoning District: R-10A
Request: In-kind asphalt shingle roof replacement.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 6/10/2024

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

Property Address: 4 N Washington Street

Application Number: 2024-1174

Request: Exterior Alterations

Executive Summary:

The applicant is proposing to install two new steel doors on the east façade of the structure fronting an alley. One door will be located in an existing opening and the other will require a new opening through the historic masonry. The applicant is also proposing to install two new double hung windows on the second-floor of the east facade. This is a contributing structure to the Historic District and is listed on the Maryland Inventory of Historic Places.

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

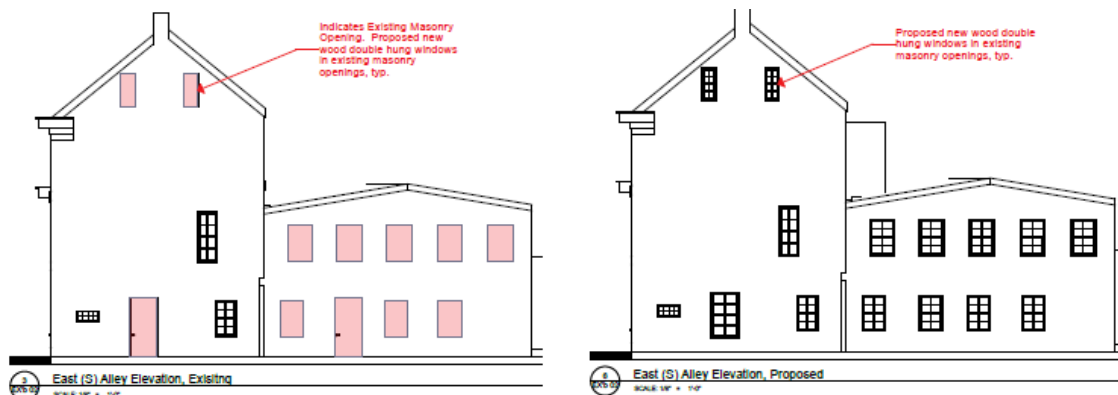


Figure 1

That approval was conditioned upon the new windows having SDL. In February of 2024, a building permit application was submitted that included repointing masonry on the existing chimneys and the replacement of the existing flat roof. The repointing of the chimneys was determined to be routine maintenance and was approved with conditions regarding the method of repointing. The applicant also agreed that the flat roof would not be replaced until a certificate of appropriateness was granted by the HDC.



On April 8th, 2024, the Commission granted approval for the replacement of the existing flat roofing material, the replacement of existing metal siding with fiber-cement siding, and the infill of the window openings on the first floor of the alley.

Historic District Guidelines:

Guideline 41. Maintain Original and Historic Doors

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

Guideline 42. Make Sensitive Replacements (Doors)

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

Guideline 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. **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.



Guideline 89. Maintain Historic Windows

a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.

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

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

d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

e. Replace missing window elements, such as hardware or trim, in-kind.

f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.

g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

*Staff notes that three of the second-floor window openings that are currently blocked will not be reopened as originally approved by the Commission in May of 2023. The Commission should request clarification on how these window openings will be filled. **It is worth noting that Guidelines 89b and 89c seemingly contradict the proposal to fill these existing second floor window openings.***

Guideline 90. Make Sensitive Replacements

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

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl



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

muntings do not simulate a historic appearance and will not be approved for windows within the historic district.

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

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

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

Staff notes that it is unclear what style of windows are being proposed. The original plans approved by the HDC in May of 2023 utilized 4/4 windows with SDL. The existing windows fronting Dover Street are also 4/4.

Items of Clarification:

1. How will the second-floor window openings be filled?
2. Are the proposed steel doors smooth and paintable?

Recommended Conditions:

Should the Commission approve the revised application, staff recommends the following condition:

1. The windows shall be 4/4 with simulated divided lights
2. The second-floor window openings shall be filled with masonry that match the original in size, texture, color, and profile.

Example Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the proposal to infill existing window openings is inconsistent with Guideline 89b and 89c.



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PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000586		4 N WASHINGTON ST		MURDOCH, MARJORIE E			
YEAR BUILT		PHYSICAL CONDITION					
1880*		GOOD - ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C	T-402	Y	
NOTES							
1ST FLOOR FAÇADE RECONFIGURED. WOOD TRIM NEEDS PAINT + MINOR REPAIR TO PREVENT FURTHER DETERIORATION.							



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

Meeting Date: 5/8/2023
Application Number: 2023-924
Location: 4 N Washington Street
Applicant: 4 North LLC

Historic District Guideline references:

- i. Guideline 80. Preserve Historic Storefronts*
- ii. Guideline 81. New Storefronts*
- iii. Guideline 89. Maintain Historic Windows*
- iv. Guideline 90. Make Sensitive Replacements*

Commissioner Pezor moved to approve the application with the condition that **the muntin on the windows shall be SDL**. Vice Chairperson Brophy seconded the motion.

Vote 7-0

FOR: 7- Demby, Brophy, Greer, Pezor, Sebastian, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/23/2023
Date



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

Meeting Date: 4/8/2024
Application Number: 2024-1174
Location: 4 N Washington Street
Applicant: 4 North LLC

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

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

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

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

Nicholas Johnson
Representative, Historic District Commission

4/23/2024
Date

RECEIVED

MAY 22 2024



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

TOWN OF EASTON

Application #:	2023 - 924
Date Received:	05/22/2024
Fee Paid:	-
HDC Meeting Date:	06/10/2024
Date Property Posted:	06/03/2024

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 4 North Washington Street Easton MD 21601
Contributing Non Contributing YEAR BUILT: ? NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME 4 North LLC
TELEPHONE NO. 410 924 1420 EMAIL RQM1@Mac.com

Applicant or Agent

NAME Richard Mark
TELEPHONE NO. 410 924 1420 EMAIL RQM1@Mac.com

Description of Proposal (include additional sheets, as necessary)

<u>Install windows & doors in the east side (ally) wall</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Richard Mark</u>
<u>5-22-24</u>

Revised 4.4.2022

SCOPE OF WORK:

RENOVATIONS TO TWO MULTI-STORY BUILDINGS. RENOVATIONS TO THE 1ST FLOOR OF THE EXISTING STRUCTURE ARE ALTERATION LEVEL III WITH AN OCCUPANCY CLASSIFICATION OF B - BUSINESS. RENOVATIONS TO THE 2ND, 3RD, AND 4TH FLOORS OF THE EXISTING STRUCTURE ARE ALTERATION LEVEL III WITH AN OCCUPANCY CLASSIFICATION OF R-2 APARTMENTS.

THESE PLANS WERE REVIEWED AND APPROVED BY EASTON HISTORIC DISTRICT COMMISSION ON XXXXXXXXXX.

CODE SUMMARY

THE BUILDING IS A CONTRIBUTING STRUCTURE TO THE EASTON HISTORIC DISTRICT AND, THEREFORE IS A HISTORIC STRUCTURE PER IBC 2015 - CHAPTER 12

BUILDING DATA	EXISTING	PROPOSED
CONSTRUCTION TYPE:	TYPE: III-B	TYPE: III-B
BUILDING USE GROUPS:		
1ST FLOOR	B - BUSINESS	B - BUSINESS
2ND FLOOR	B - BUSINESS	R-2 APARTMENTS
3RD FLOOR	B - BUSINESS	R-2 APARTMENTS
4TH FLOOR	B - BUSINESS	R-2 APARTMENTS
FIRE ALARM & DETECTION:	NONE	PROVIDED
FIRE SUPPRESSION:	NONE	REQUIRED (PER IBC 903.2.8, FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE INSTALLED PER IBC CHAPTER 9)

FIRE PLACES

ALL FIRE PLACES ARE NON OPERATIONAL.

BUILDING DATA	ALLOWABLE	PROPOSED
1ST FLOOR AREA PER FLOOR LEVEL (S):	MAX = 16,000 SF	4,968 SF
2ND FLOOR AREA PER FLOOR LEVEL (S):	MAX = 16,000 SF	5,016 SF
3RD FLOOR AREA PER FLOOR LEVEL (S):	MAX = 16,000 SF	804 SF
4TH FLOOR AREA PER FLOOR LEVEL (S):	MAX = 16,000 SF	804 SF
TOTAL FLOOR AREA		11,592 SF
BUILDING HEIGHT:	MAX = 60'	47' (NO MODIFICATIONS)
STORIES ABOVE GRADE:	MAX = 4	4 (NO MODIFICATIONS)

FIRE-RESISTANCE RATING REQUIREMENTS (HOURS)

	REQUIRED	PROPOSED
PRIMARY STRUCTURAL FRAME	0 HOUR	0 HOUR
BEARING WALLS - EXTERIOR	1 HOUR	2 HOUR
BEARING WALLS - INTERIOR	0 HOUR	1 HOUR
NONBEARING WALLS & PARTITIONS - EXTERIOR	0 HOUR	0 HOUR
NONBEARING WALLS & PARTITIONS - INTERIOR	0 HOUR	1 HOUR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOUR	1 HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOUR	0 HOUR
EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE 10 ≤ X < 30' FOR OCCUPANCY GROUP R	1 HOUR	2 HOUR
STAIR ENCLOSURE - PER IBC 1023.2	1 HOUR	1 HOUR
EXISTING STRUCTURE PER IBC 1203.7	1 HOUR	2 HOUR

STRUCTURAL DESIGN LOAD REQUIREMENTS

REFER TO STRUCTURAL DRAWINGS

OCCUPANCY LOAD PER IBC TABLE 1004.1.2

MARYLAND STATE FIRE MARSHAL REQUIRES OCCUPANCY LOAD SIGNS LOCATED NEAR EXITS OF MEETING ROOMS.

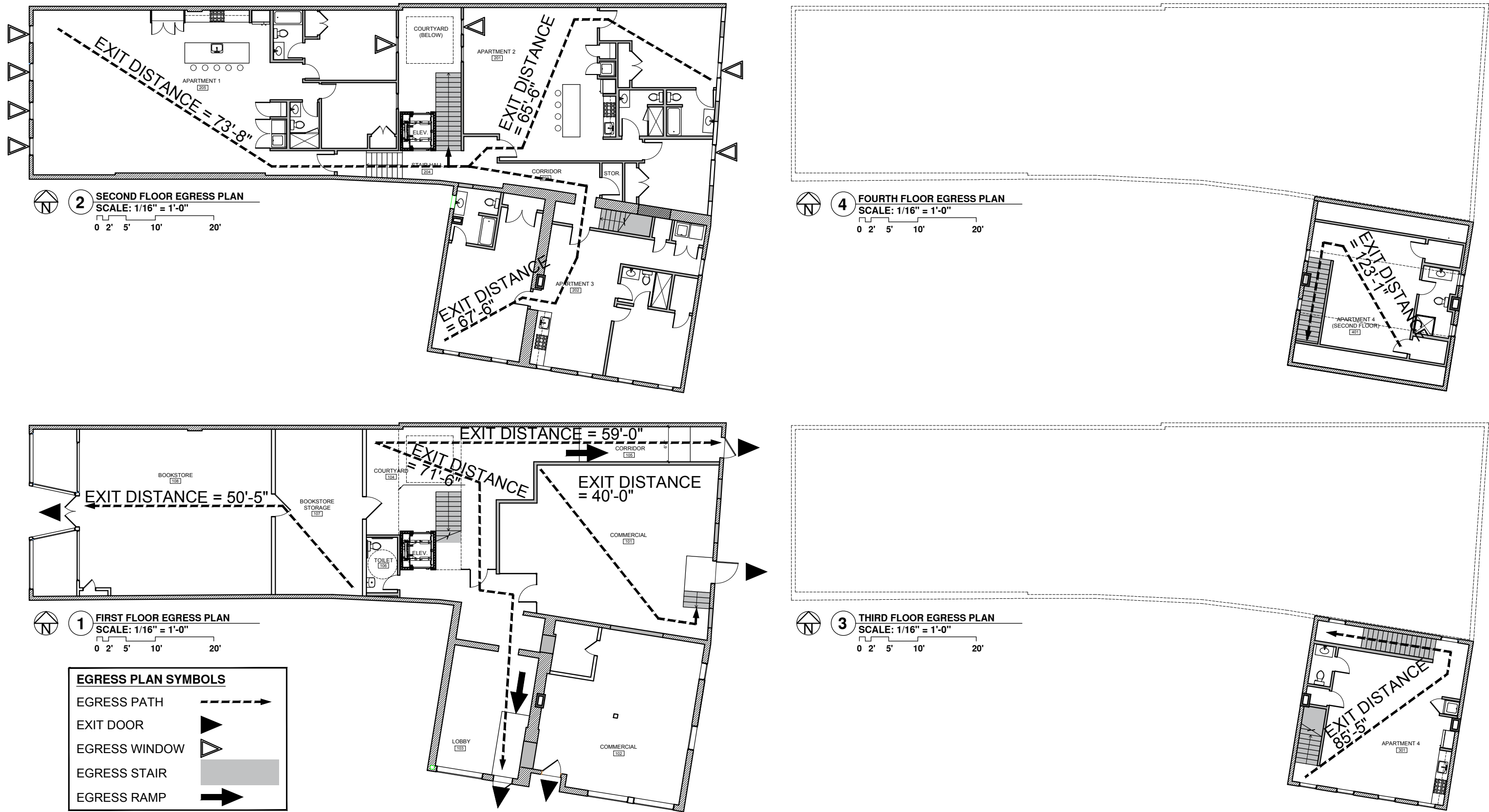
ROOM NO.	SPACE	USE	ROOM DIMENSIONS (APPROXIMATE)	AREA (SF)	OCCUPANT LOAD FACTOR		NO. OF OCCUPANTS
FIRST FLOOR: A-2 ASSEMBLY USE							
101	COMMERCIAL	BUSINESS	36'-8" x 27'-7"	916	100	GROSS	10
102	COMMERCIAL	BUSINESS	25'-10" x 27'-10"	702	100	GROSS	8
103	LOBBY	CIRCULATION	27'-7" x 14'-3"	406	N/A		0
104	COURTYARD	READING AREA	29'-7" x 22'-2"	710	50	NET	15
105	CORRIDOR	CIRCULATION	32'-1" x 6'-0"	192	N/A		0
106	HC TOILET	SERVICE	9'-6" x 5'-3"	50	N/A		0
107	BOOKSTORE STORAGE	STORAGE	28'-3" x 14'-11"	422	300	GROSS	2
108	BOOKSTORE	BUSINESS	32'-10" x 28'x4"	933	60	GROSS	16
SUBTOTAL - OCCUPANT LOAD FOR FIRST FLOOR							51
SECOND FLOOR: R-2 RESIDENTIAL							
201	APARTMENT 2	APARTMENT	34'-5" x 44'-0"	1226	200	GROSS	7
202	APARTMENT 3	APARTMENT	28'-2" x 43'-1"	1215	200	GROSS	7
203	CORRIDOR	CIRCULATION	17'-6" x 4'-6"	80	N/A		0
204	STAIR HALL	CIRCULATION	4'-11" x 27'-4"	151	N/A		0
205	APARTMENT 1	APARTMENT	27'-7" x 62'-1"	1696	200	GROSS	9
THIRD FLOOR: R-2 RESIDENTIAL							
301	APARTMENT 3	APARTMENT	27'-11" x 26'-2"	730	200	GROSS	4
FOURTH FLOOR: R-2 RESIDENTIAL							
401	APARTMENT 4	APARTMENT	27'-11" x 26'-2"	730	200	GROSS	4
SUBTOTAL - OCCUPANT LOAD FOR SECOND THROUGH FOURTH FLOOR							31
TOTAL OCCUPANT LOAD FOR BUILDING EGRESS							82

TOWN OF EASTON, MD
BUILDING CODES & STANDARDS

CODE	TITLE / EDITION
EXISTING BUILDING	ICC INTERNATIONAL EXISTING BUILDING CODE / 2015 MARYLAND BUILDING REHABILITATION CODE
ACESSSIBILITY	MARYLAND ACCESSIBILITY CODE - COMAR 09.12.53
RESIDENTIAL BUILDING	IBC INTERNATIONAL BUILDING CODE / 2018 IRC INTERNATIONAL RESIDENTIAL CODE / 2018 MARYLAND BUILDING PERFORMANCE STANDARDS COMAR 09.12.51
FUEL GAS	ICC INTERNATIONAL FUEL GAS CODE / 2015
MECHANICAL	INTERNATIONAL MECHANICAL CODE / 2018
ELECTRICAL	NFPA 70 NATIONAL ELECTRICAL CODE / 2017
ENERGY CONSERVATION	ICC INTERNATIONAL ENERGY CONSERVATION CODE / 2018 TOWN OF EASTON ENERGY CODE
LIFE-SAFETY	ICC INTERNATIONAL FIRE CODE / 2015
PLUMBING	INTERNATIONAL PLUMBING CODE / 2018

MEANS OF EGRESS	REQUIRED	PROPOSED
1ST FLOOR ("B" USE, EGRESS TRAVEL DISTANCE W/ SPRINKLER = 75' MAX.) NUMBER OF EXITS PER STORY PER IBC TABLE 1006.3.3(2):	MIN = 1	4
2ND FLOOR ("R-2" USE, EGRESS TRAVEL DISTANCE W/ SPRINKLER = 125' MAX.) NUMBER OF EXITS PER STORY PER IBC TABLE 1006.3.3(1):	MIN = 1	1
3RD FLOOR ("R-2" USE, EGRESS TRAVEL DISTANCE W/ SPRINKLER = 125' MAX.) NUMBER OF EXITS PER STORY PER IBC TABLE 1006.3.3(1):	MIN = 1	1
4TH FLOOR ("R-2" USE, EGRESS TRAVEL DISTANCE W/ SPRINKLER = 125' MAX.) NUMBER OF EXITS PER STORY PER IBC TABLE 1006.3.3(1):	MIN = 1	1

MEANS OF EGRESS TRAVEL DISTANCE (SEE PLANS FOR EXIT TRAVEL PATHS)		
COMMERCIAL 101 - EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(2):	MAX = 75'	40' 0"
COURTYARD 104 - EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(2):	MAX = 75'	71' 6"
CORRIDOPR 105 - EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(2):	MAX = 75'	59' 0"
BOOKSTORE STORAGE 107 - EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(2):	MAX = 75'	50' 5"
BOOKSTORE 108 - EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(2):	MAX = 75'	30' 2"
APARTMENT 2 - 201 EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(1):	MAX = 125'	65' 6" (TO EXIT STAIR)
APARTMENT 3 - 202 EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(1):	MAX = 125'	67' 6" (TO EXIT STAIR)
APARTMENT 1 - 205 EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(1):	MAX = 125'	73' 8" (TO EXIT STAIR)
APARTMENT 4 - 301 EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(1):	MAX = 125'	85' 5" (TO EXIT STAIR)
APARTMENT 4 - 401 EXIT TRAVEL DISTANCE PER IBC TABLE 1006.3.3(1):	MAX = 125'	123' 1" (TO EXIT STAIR)
EGRESS DOOR SIZING:	MIN = 8.4" (0.2" x 42)	34" DOOR CLEARANCE
STAIRWAY TO ROOF - NOT REQUIRED: ROOF SLOPE IS GREATER THAN 4/12		



04.26.24	SD
04.29.24	SD
05.02.24	SD
05.03.24	SD
05.06.24	SD
05.07.24	SD
05.17.24	SD
05.19.24	SD

NOT FOR CONSTRUCTION

4 N.
WASHINGTON
STREET

OWNER
4 NORTH LLC
4 NORTH WASHINGTON STREET
EASTON, MD 21601

DESIGN TEAM

ARCHITECTURAL DESIGNER
DDS
144 DUKE OF GLOUCESTER
ST., APT. 4A
ANNAPOLIS, MD 21401
(443) - 631 - 0112

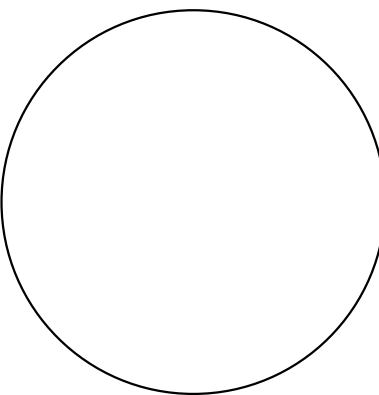
MEP ENGINEER

STRUCTURAL ENGINEER
LINTON ENGINEERING
46090 LAKE CENTER PLAZA
SUITE 309
POTOMAC FALLS, VA 20165
(571) - 323 - 0320

DRAWING ISSUE DATES

04.26.24	SD
04.29.24	SD
05.02.24	SD
05.03.24	SD
05.06.24	SD
05.07.24	SD
05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN



DATE: 03.21.2024

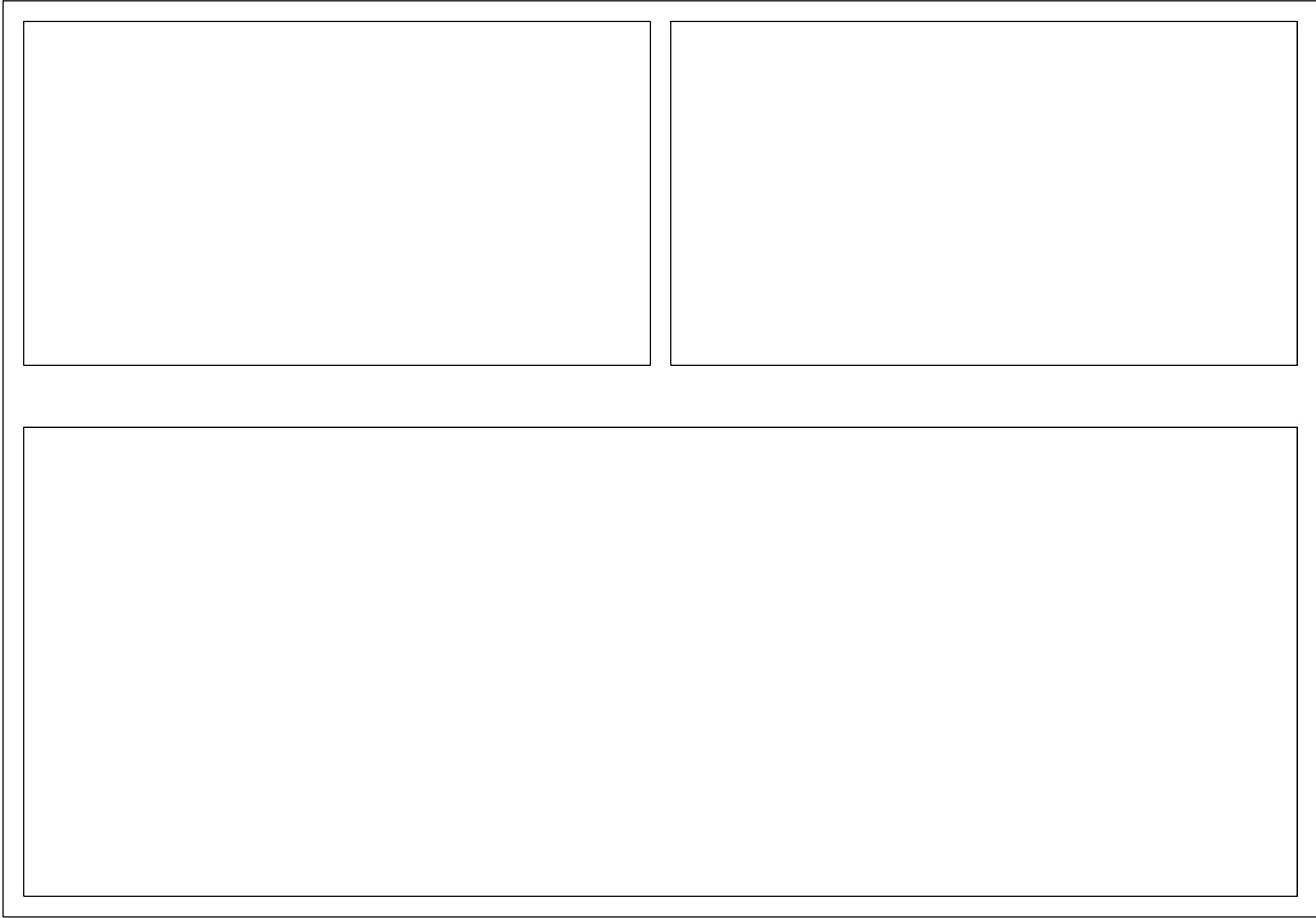
SCALE: 1/4" = 1'-0"

BASEMENT PLAN -
PROPOSED

A100

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
AND INFORM ARCHITECT OF ANY DISCREPANCIES
BEFORE STARTING WORK.

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1

BASEMENT PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 6' 10'

SHEET KEYNOTES

NOT FOR CONSTRUCTION

4 N.
WASHINGTON
STREET

OWNER
4 NORTH LLC
4 NORTH WASHINGTON STREET
EASTON, MD 21601

DESIGN TEAM

ARCHITECTURAL DESIGNER
DDS
144 DUKE OF GLOUCESTER
ST., APT. 4A
ANNAPOLIS, MD 21401
(443) - 631 - 0112

MEP ENGINEER

STRUCTURAL ENGINEER
LINTON ENGINEERING
48090 LAKE CENTER PLAZA
SUITE 309
POTOMAC FALLS, VA 20165
(571) - 323 - 0320

DRAWING ISSUE DATES

04.26.24	SD
04.29.24	SD
05.02.24	SD
05.03.24	SD
05.06.24	SD
05.07.24	SD
05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN

DATE: 03.21.2024

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

1ST FLOOR PLAN -
PROPOSED

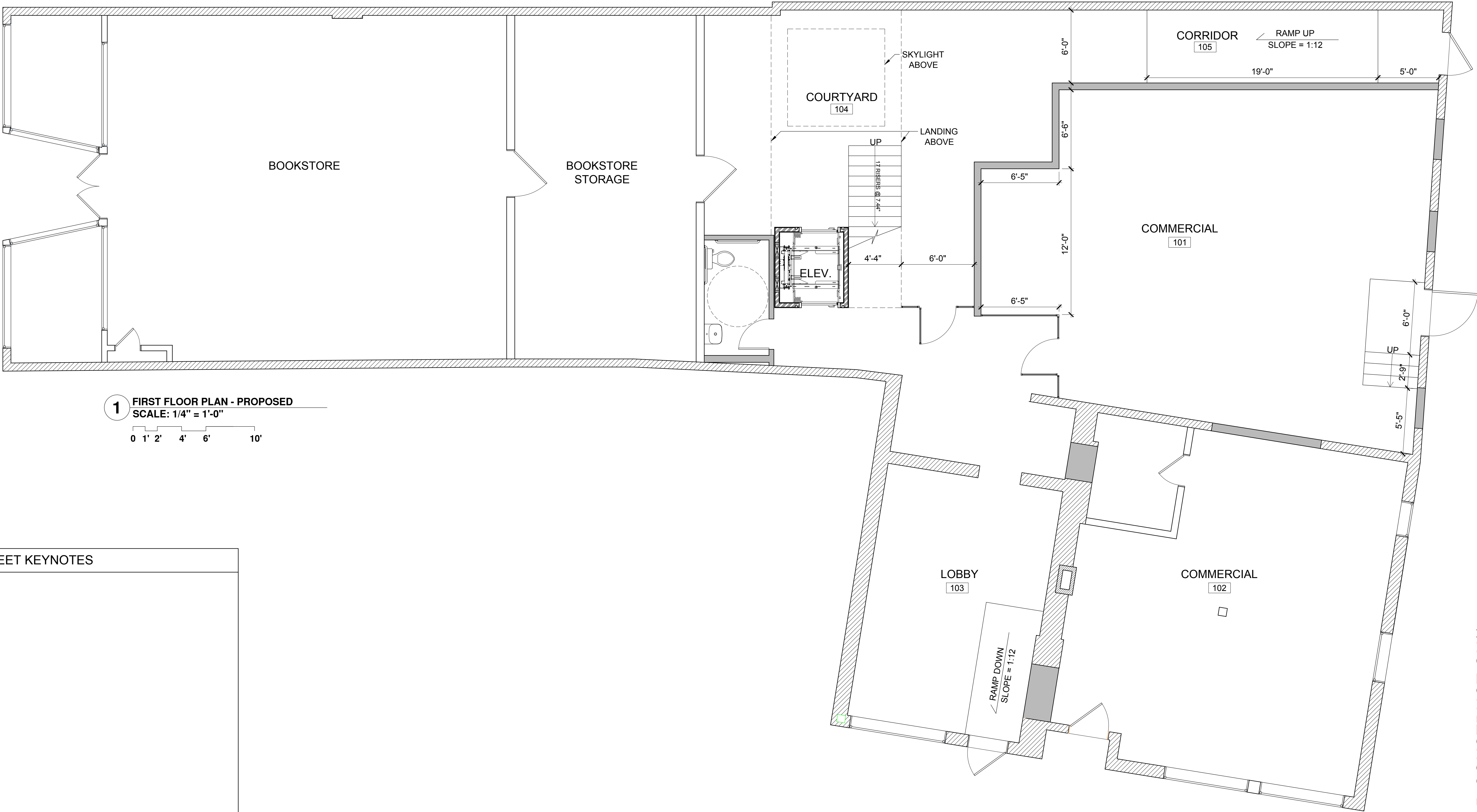
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AND INFORM ARCHITECT OF ANY DISCREPANCIES
BEFORE STARTING WORK.

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NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

DESIGN TEAM

ARCHITECTURAL DESIGNER
DDS
144 DUKE OF GLOUCESTER
ST., APT. 4A
ANNAPOLIS, MD 21401
(443) - 631 - 0112

MEP ENGINEER

STRUCTURAL ENGINEER
LINTON ENGINEERING
46090 LAKE CENTER PLAZA
SUITE 309
POTOMAC FALLS, VA 20165
(571) - 323 - 0320

DRAWING ISSUE DATES

04.26.24	SD
04.29.24	SD
05.02.24	SD
05.03.24	SD
05.06.24	SD
05.07.24	SD
05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN

DATE: 03.21.2024

SCALE: 1/4" = 1'-0"
SECOND FLOOR
PLAN - PROPOSED
OPTION #1

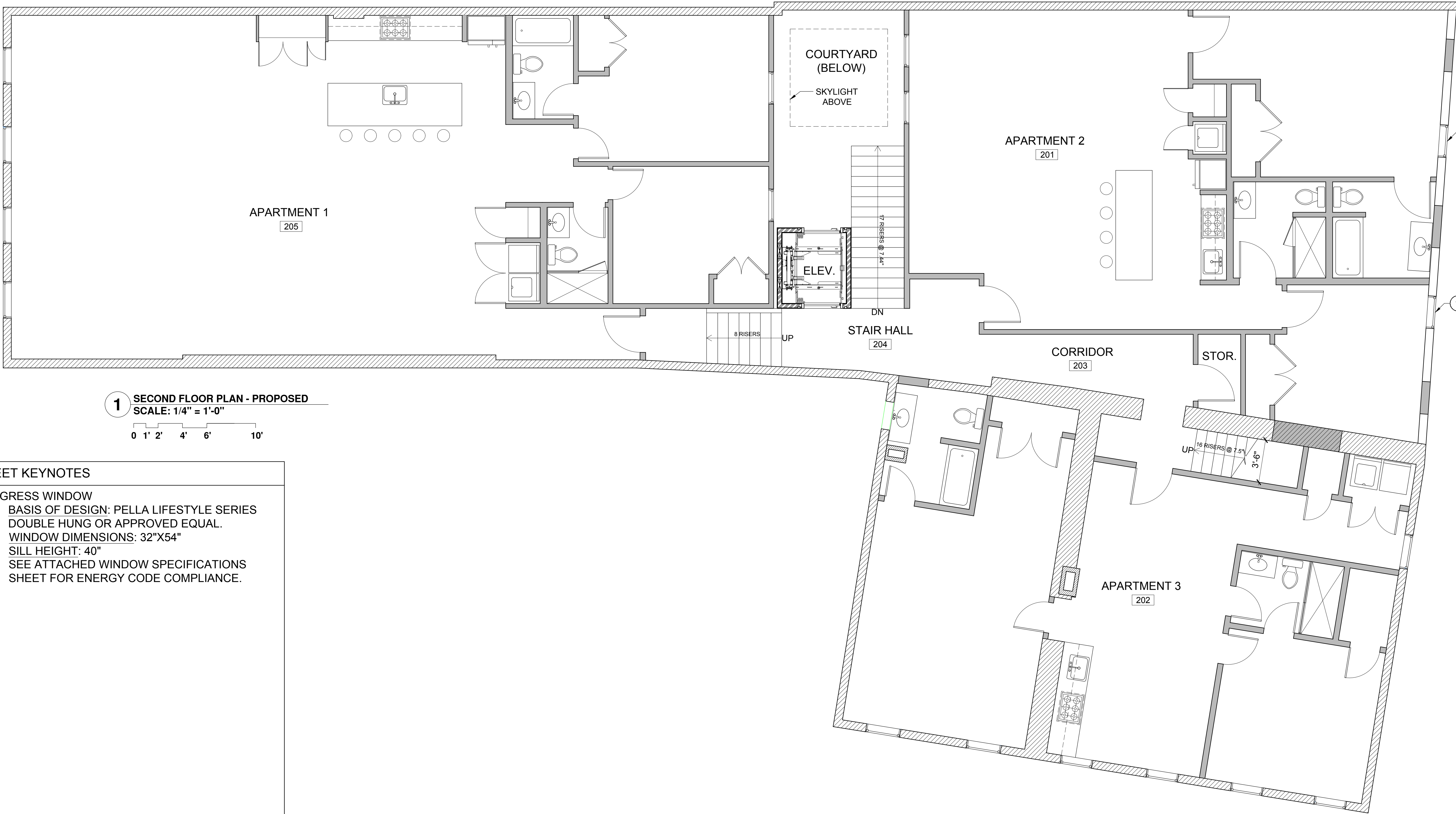
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CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
AND INFORM ARCHITECT OF ANY DISCREPANCIES
BEFORE STARTING WORK.

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NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 6' 10'

SHEET KEYNOTES

- ①. EGRESS WINDOW
BASIS OF DESIGN: PELLA LIFESTYLE SERIES
DOUBLE HUNG OR APPROVED EQUAL.
WINDOW DIMENSIONS: 32"X54"
SILL HEIGHT: 40"
SEE ATTACHED WINDOW SPECIFICATIONS
SHEET FOR ENERGY CODE COMPLIANCE.

4 N.
 WASHINGTON
 STREET

OWNER
 4 NORTH LLC
 4 NORTH WASHINGTON STREET
 EASTON, MD 21601

DESIGN TEAM

ARCHITECTURAL DESIGNER
 DDS
 144 DUKE OF GLOUCESTER
 ST., APT. 4A
 ANNAPOLIS, MD 21401
 (443) - 631 - 0112

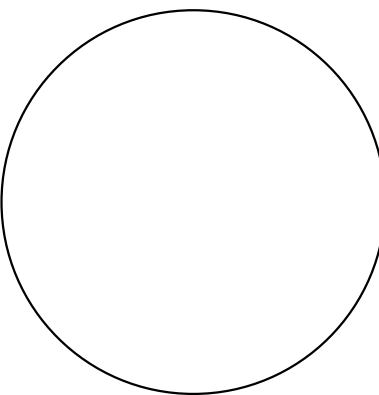
MEP ENGINEER

STRUCTURAL ENGINEER
 LINTON ENGINEERING
 46090 LAKE CENTER PLAZA
 SUITE 309
 POTOMAC FALLS, VA 20165
 (571) - 323 - 0320

DRAWING ISSUE DATES

04.26.24	SD
04.29.24	SD
05.02.24	SD
05.03.24	SD
05.06.24	SD
05.07.24	SD
05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN



DATE: 03.21.2024

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

3RD FLOOR PLAN -
 PROPOSED

A103

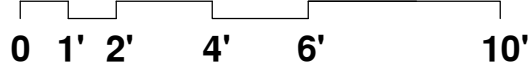
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
 AND INFORM ARCHITECT OF ANY DISCREPANCIES
 BEFORE STARTING WORK.

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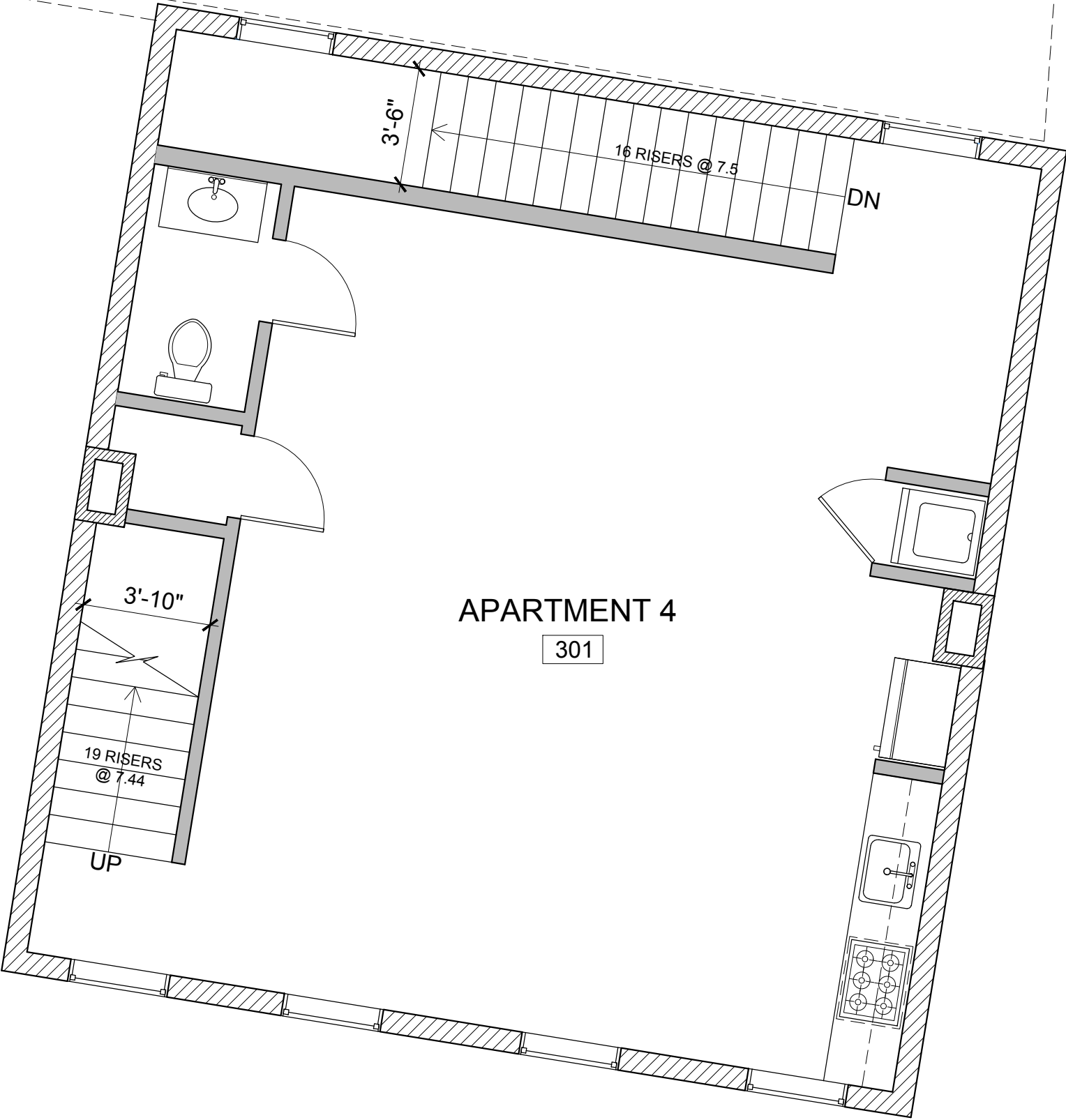
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1 THIRD FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



SHEET KEYNOTES



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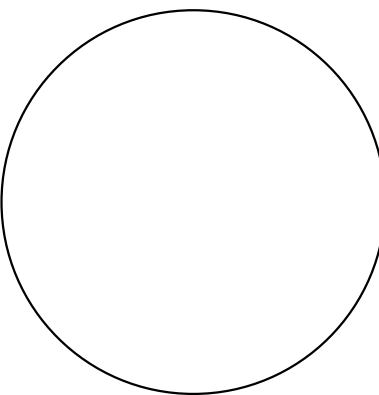
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05.19.24	SD

SCHEMATIC DESIGN



DATE: 03.21.2024

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

4TH FLOOR PLAN -
PROPOSED

A104

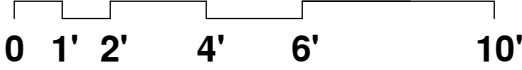
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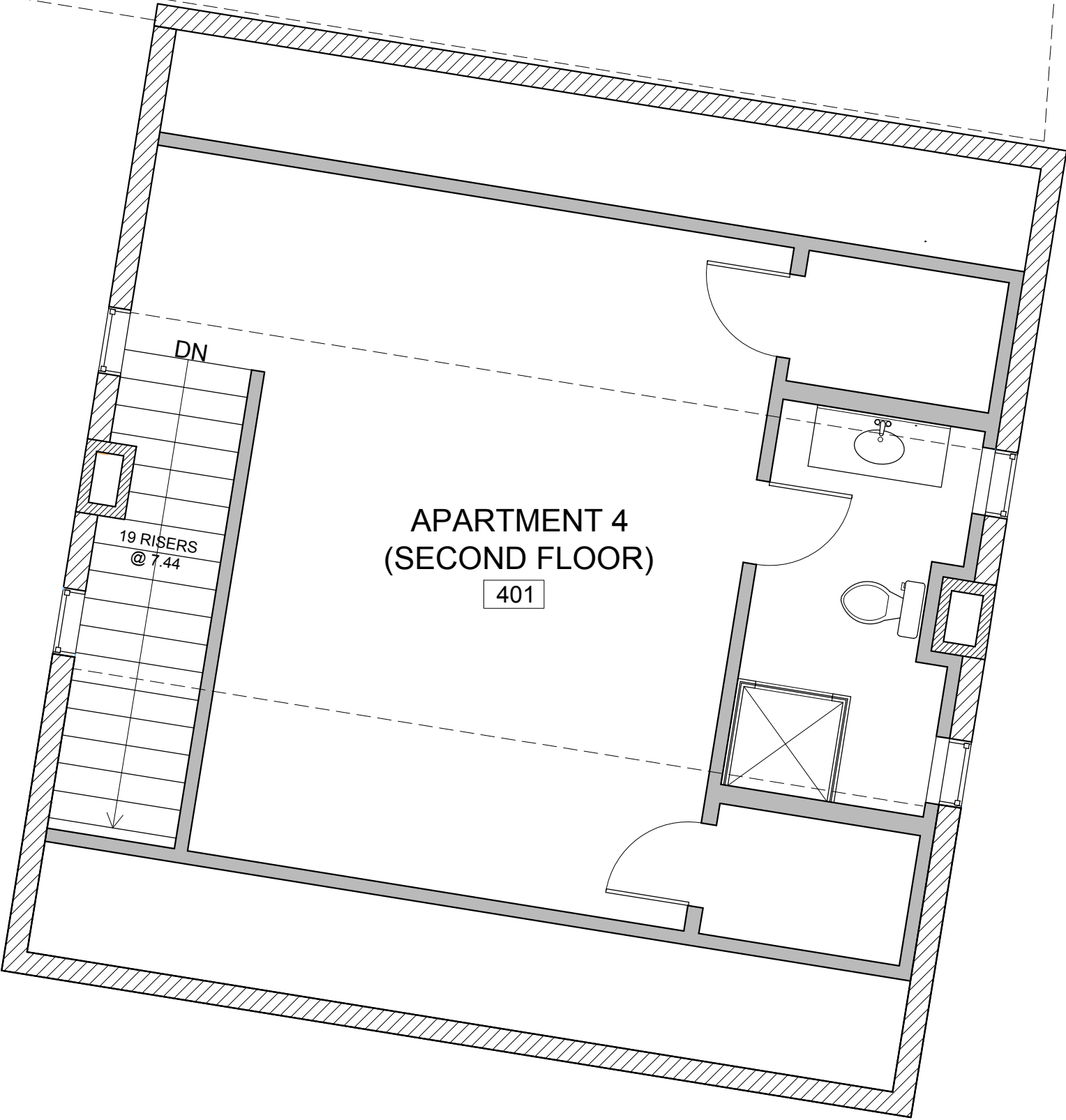
NOT FOR CONSTRUCTION



1 FOURTH FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



SHEET KEYNOTES



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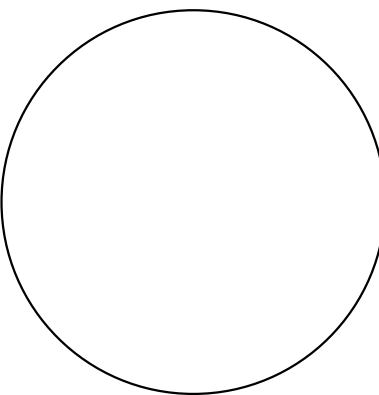
MEP ENGINEER

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05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN



DATE: 03.21.2024

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

ROOF PLAN
- PROPOSED

A105

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BEFORE STARTING WORK.

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NOT FOR CONSTRUCTION



1

ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 6' 10'

SHEET KEYNOTES



GENGUARD™ SERIES

Tough to the core™

GenGuard™ Plus 14

GenGuard™ 16

GenGuard™ 18

GenGuard™ 20



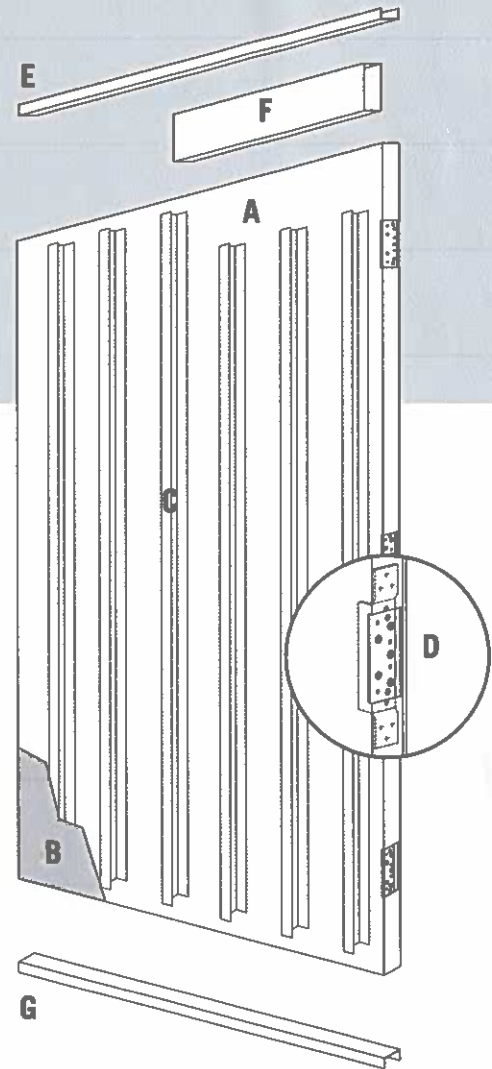
The **GenGuard Series** is designed for areas where added security is required. This Series offers more durability in conditions where resistance to abusive use is of a concern. Doors are reinforced with steel stiffeners, securely bonded to each face sheet. Contrary to most products in this category, our bonded stiffeners provides a seamless face, free of unsightly welding marks. All voids between stiffeners are filled with core material. Standard doors are 1½ in. (45 mm) thick and are available in 14, 16, 18, and 20 gauge galvanized steel. The GenGuard Series is also available in stainless steel and G90 galvanized steel.

General Specifications

- Door faces are flush and free of any joints, welds or seams.
- Steel stiffeners are bonded to face sheets.
- Longitudinal door edges are interlocked with mechanical seam and reinforced with epoxy adhesive (seamless edge optional).
- Door edges are beveled 1/8" (3 mm) in 2" (50 mm).
- Door hinge reinforcements are prepared for standard weight 4½" x 4½" (114 mm x 114 mm) hinges which can easily be converted to accommodate heavy weight hinges.

Door Construction

- A Door face sheet (galvannealed, stainless steel, G90 galvanized steel).
- B Core (honeycomb, polystyrene, polyurethane, fiberglass, rockwool).
- C 20 gauge steel stiffeners at 6" o.c.
- D 10 gauge high frequency dual purpose hinge reinforcement with return bend for added strength. Can easily be converted to accommodate heavy weight hinges.
- E 18 gauge inverted top channel projection welded to door skins and tack welded at each corner for extra rigidity.
- F 18 gauge door closer reinforcement box.
- G 18 gauge inverted bottom channel projection welded to door skins and tack welded at each corner for extra rigidity.

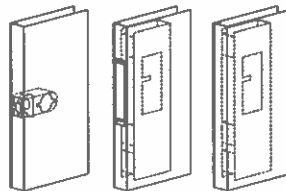


Standard Lock Preparations

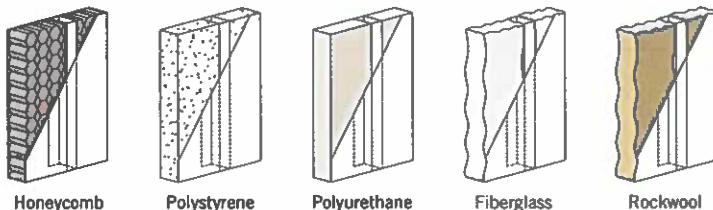
161 cylindrical lock assembly reinforcement with added barrel support projection welded to door edge, in accordance with ANSI A115.2 requirements.

86 edge mortise lock preparation reinforcement box with integrated lock support, in accordance with ANSI A115.1 requirements.

Rim panic reinforcement box for surface mounted exit device application.



Available Cores



Fire Labels

GenGuard Series fire labeled doors are approved by both Intertek Testing Services (ITS Warnock Hersey) and Underwriters Laboratories (UL) Fire Labeling Programs. Doors can be fire labeled for up to 3 hours and must be installed in an equivalent fire labeled frame with approved fire listed hardware. For fire labeling restrictions and limitations refer to Gensteel's Fire Labeling Guide for Hollow Metal Doors.

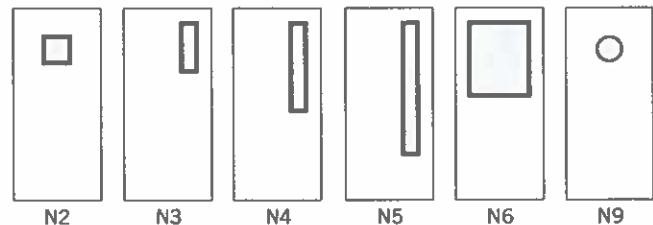


Fire Labeling Guide for Hollow Metal Doors		
Maximum Door Opening Size:		
Single Opening 4'0" x 10'0"		Double Door Opening 8'0" x 10'0"
Minimum Gauge	Rating	Allowable Glass Area
20	3 h*	Nil
20	1½ h	100 in.²
20	45 min	1296 in.²

*Maximum door size for 3 h is 4'0" x 8'0" for single opening and 8'0" x 8'0" for double door opening.

Recommended Uses	Standard Duty	Medium Duty	Heavy Duty	Extra Heavy Duty
GenGuard™ Plus 14				X
GenGuard™ 16			X	
GenGuard™ 18		X	X	
GenGuard™ 20	X	X		

Lites



Miscellaneous



As a result of Gensteel's ongoing quest for improvement, technical specifications are subject to change without notice.

G-10

Gensteel doors come with an unrivalled 10-year warranty against delamination.



Head Office & Manufacturing Plant
4950 Hickmore, St. Laurent, Quebec, Canada H4T 1K6
Toll free: 1-866-GENSTEEL (436-7833)
Telephone: (514) 733-3562 Fax: (514) 733-1932
Manufacturing Plant: Cornwall, Ontario
U.S. Manufacturing Plant: Plattsburgh, NY

www.gensteeldoors.com



DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

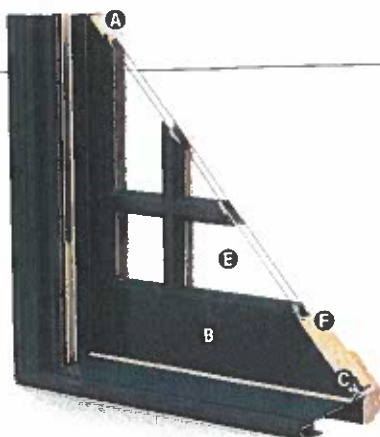
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

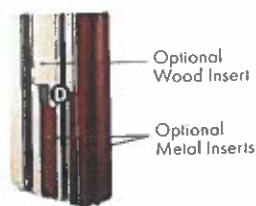
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock



Sash Lift

Antique Brass | Black | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details. Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

4 N.
WASHINGTON
STREET

OWNER
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EASTON, MD 21601

DESIGN TEAM

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MEP ENGINEER

STRUCTURAL ENGINEER
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05.17.24	SD
05.19.24	SD

SCHEMATIC DESIGN

DATE: 03.21.2024

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

EAST ELEVATION
- PROPOSED
A200

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BEFORE STARTING WORK.

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

Historic District Commission Staff Report

Meeting Date: 6/10/2024

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

Property Address: 107 and 109 S Washington Street

Application Number: 2024-1174

Request: Partial Demolition and New Construction

Executive Summary:

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

At the Commission's meeting on April 8th, 2024 this request was reviewed by the Commission and subsequently tabled with the determination being made that the rear portion of the structure is contributing. The Commission also made a request for comment from the Maryland Historic Trust on the appropriateness of the demolition of the contributing structure.

Background Information:

On April 8th, 2024 the Commission reviewed this same proposal to demolish a 180 square foot portion of the rear ell and construct a new two-story rear addition. At that meeting, the Commission found that the rear ell is a contributing structure and requested comments from the Maryland Historic Trust (MHT) on the appropriateness of the demolition of the contributing structure. On May 20th 2024, Planning and Zoning received comments from the MHT regarding the effect of the proposed changes to the building and its contributing status to the historic district.

Outstanding Issue:

1. The MHT's comment letter suggests that the proposed rear addition conflicts Standard 9 of the Secretary of the Interior's *Standards for Rehabilitation*. The MHT recommends that the new addition be "compatible in size and scale so as to not affect the building's National Register Status.

Historic District Guidelines:

Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties



2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guideline 1. Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.



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

Guideline 4. Restore Significant Historic Features

f. Historic additions that are in keeping with the overall design of the building and are over 50 years old have achieved significance in their own right and should be retained or restored.

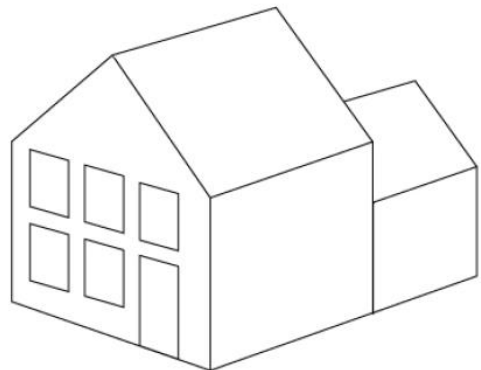
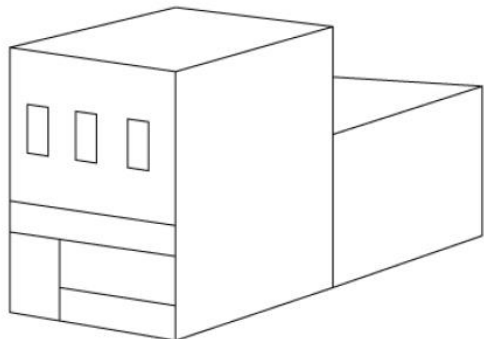
Guideline 5. Adaptive Reuse

- a. Adhere to Easton's zoning code for permitted uses.
- b. It is preferable to retain a building's historic use whenever possible.
- c. Retain the building's historic character when adapting to a new use. A residential building converted to a commercial use should retain the building's residential character, and vice versa.

Guideline 100. Rear Additions

- a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.**
- b. Additions should not imitate earlier architectural styles.
- c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

APPROPRIATE
REAR ADDITIONS





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Staff notes that the proposed new construction is slightly lower in height than the primary contributing structure. The proposed addition occupies a significantly larger footprint than the historic rear ell and may be more visible from Washington Street as it protrudes farther towards the southern property line than the existing rear ell.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

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



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- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity ("low-e") glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.
- h. Use permeable paving where appropriate to manage stormwater.
- i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 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.



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- 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.

Guideline 114. Landscape Features

- a. Design compatible landscaping for a new building's property.
- b. Unnecessarily removing character-defining landscape to construct a new building or addition.
- c. Designing an incompatible landscape for a new building or addition.

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.

Guideline 116 Roof Material

- a. Roof material should generally be consistent with that of surrounding buildings.
- b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

- a. Where possible, locate gutters so that they are obscured by parapets.
- b. Locate downspouts in inconspicuous locations on the façade.
- c. Half-round gutters and round downspouts are generally more appropriate than corrugated or "K-Style" gutters.

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.

Guideline 122. Trash and Refuse Containers

- a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.



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- b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.
- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

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.

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.

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.



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

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

Guideline 129. Partial Demolition

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

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

Items of Clarification:

1. The location of HVAC equipment.
2. The location of trash and refuse containers.
3. The location of utility equipment.

Recommended Conditions:

Should the Commission approve the application, staff supports the following conditions.

1. The applicant shall salvage historic materials including the brick, beams, fireplace surrounds, and any other applicable material. These materials shall be donated to a reputable architectural salvage organization.
2. The standing seam metal roof's dimensions shall be consistent with Guideline 70e.

Example Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the following finding that the proposed new construction is inconsistent with Standard 9 of the Secretary of the Interior's Standards for Rehabilitation.

OR



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

3. I move the Commission **continue** the application pending the submittal of revised plans for the proposed new construction that address the following comments...

OR

4. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME	
2101017470		107 S WASHINGTON ST		SHOEMAKER, PAUL GEORGE	
YEAR BUILT		PHYSICAL CONDITION			
1800s*		FAIR-DETERIORATED BRICK, NEEDS REPAINTED			
ARCHITECTURAL STYLE			ADDITION(S)		
FEDERAL			3 STORY BRICK + 2 STORY FRAME		
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY
				A	
					CONTRIBUTING
					Y
NC CODE					
NOTES					
2 1/2 STORY 2 BAY FLEMISH BOND BRICK DWELLING, ENTRANCE HAS BEEN MOVED BUT RETAINS DENTILATED + TREFOIL CAP. STONE KEY STONE ARCHES. FRETWORK IN CORNICE MATCHES THAT OF #109. THIS UNIT WAS BUILT AT SAME TIME AS #109 (NO BREAK IN FAÇADE BRICK) BUT IS MORE					
ALTERED THAN ITS NEIGHBOR. #109 HAS EXCELLENTLY CRAFTED FEDERAL DOOR SURROUND.					



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

May 20, 2024

Mr. Nicholas Johnson
Planner
Town of Easton Department of Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Re: Easton Historic Preservation Commission Inquiry - 107 & 109 South Washington Street

Dear Mr. Johnson:

Thank you for reaching out to request assistance from the Maryland Historical Trust (MHT) regarding 107 and 109 South Washington Street, properties within the Easton Historic District that are listed in the National Register of Historic Places. We are responding to the information you provided as well as Easton Historic District Commission Chair Ernest Demby's email of April 16, 2024, pursuant to Title 8 of the Land Use Article, §8-205(2)b, requesting MHT's assessment of proposed changes to the buildings and their contribution to the historic district.

109 South Washington Street (MIHP No. T-10), also known as "The Plate House," was constructed by Hugh Martin prior to 1809. The building is connected on its north wall to 107 South Washington Street (MIHP No. T-442), also known as the "Early Brick Townhouse." 107 South Washington Street was built after 109 South Washington Street, between 1804 and 1809 by James Willson, and records indicated that in 1821 the two properties were put together as one when Theodore Denny bought the southern portion (109) of the double house. The rear ell was likely built around 1821 or shortly after when 107 and 109 were joined. This would explain why the only access point to the second floor of 107 is through the rear ell. The MIHP form for the Plate House says, "The ell has original material, simpler than that of the main house, although the main room has a simple early mantle with a rectangular opening and a mantle shelf." While there are few interior finishes remaining, what is left does appear to match this description. The brick ell appears on the earliest published Sanborn map for Easton in 1885. The buildings were restored in 1969 and at that time were used as an apartment building. Both buildings are considered contributing to the Easton Historic District, which is characterized as a significant collection of eighteenth, nineteenth, and early-twentieth century buildings that record the development of the historic town of Easton, showcase well-preserved examples of

major architectural trends, and contribute to streetscapes that retain the qualities associated with life in small urban centers at the turn of the twentieth century. 107 and 109 South Washington Street are two of the roughly fifty buildings from the early nineteenth century in Easton.

It is our understanding that the proposal before the Easton Historic District Commission would remove a portion of 109's rear ell and construct a new addition for the purpose of apartment units. In our view, the rear ell is important in understanding the development of the two buildings and still possesses integrity through its historic materials. However, the removal of the portion of the ell would not change the contributing status that the structure has to the National Register district. If the Commission elects to approve the demolition of the rear ell, it may be appropriate to condition approval on architectural salvage and donation of the historic material, including the brick, beams, fireplace surrounds, and any other applicable material, to a reputable architectural salvage organization.

While we believe the proposed partial demolition could move forward without changing the building's contributing status, we note that the new construction proposed does not appear to meet the Secretary of the Interior's (SOI) *Standards for Rehabilitation*. Standard # 9 states that "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." As indicated, the current plan proposes removal of a portion of the historic building which will destroy historic materials. The proposed new addition is also larger in scale than the historic ell and it appears that it may be more visible from the street. If a new addition is allowed, we recommend that it should be designed to be compatible in size and scale so as to not affect the building's National Register status.

As a contributing building within a National Register Historic District, 107 and 109 may be eligible for historic preservation financial incentives for rehabilitation, including the small commercial tax credit. Please note that any project receiving state financial incentives will be subject to review for compliance with the SOI *Standards*, and MHT's interpretation of the *Standards* for the purposes of financial incentives may be stricter than the Commission's interpretation of the *Standards* for local design review. If the applicant hopes to pursue these incentives, we recommend that they review the information available on our website at <https://mht.maryland.gov/taxcredits.shtml> and contact Carey Jones at carey.jones@maryland.gov or (410) 697-9560. This process would require a separate and more in-depth examination of the proposed new construction than we have provided here.

If you have any additional questions, please contact Nell Ziehl, Chief of Planning, Education and Outreach, at nell.ziehl@maryland.gov or (410) 697-9592.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Hughes", with a long horizontal flourish extending to the right.

Elizabeth Hughes
Director

cc: Jessica French, Administrator, National Register Program
Carey Jones, Preservation Officer, Tax Credits



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

RECEIVED

MAR 25 2024

TOWN OF EASTON

HD 24-41

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

OWNER NAME
TELEPHONE NO. EMAIL

Applicant or Agent

NAME
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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



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

Permit #: n/a

Memo Re: Narrative regarding renovation plans

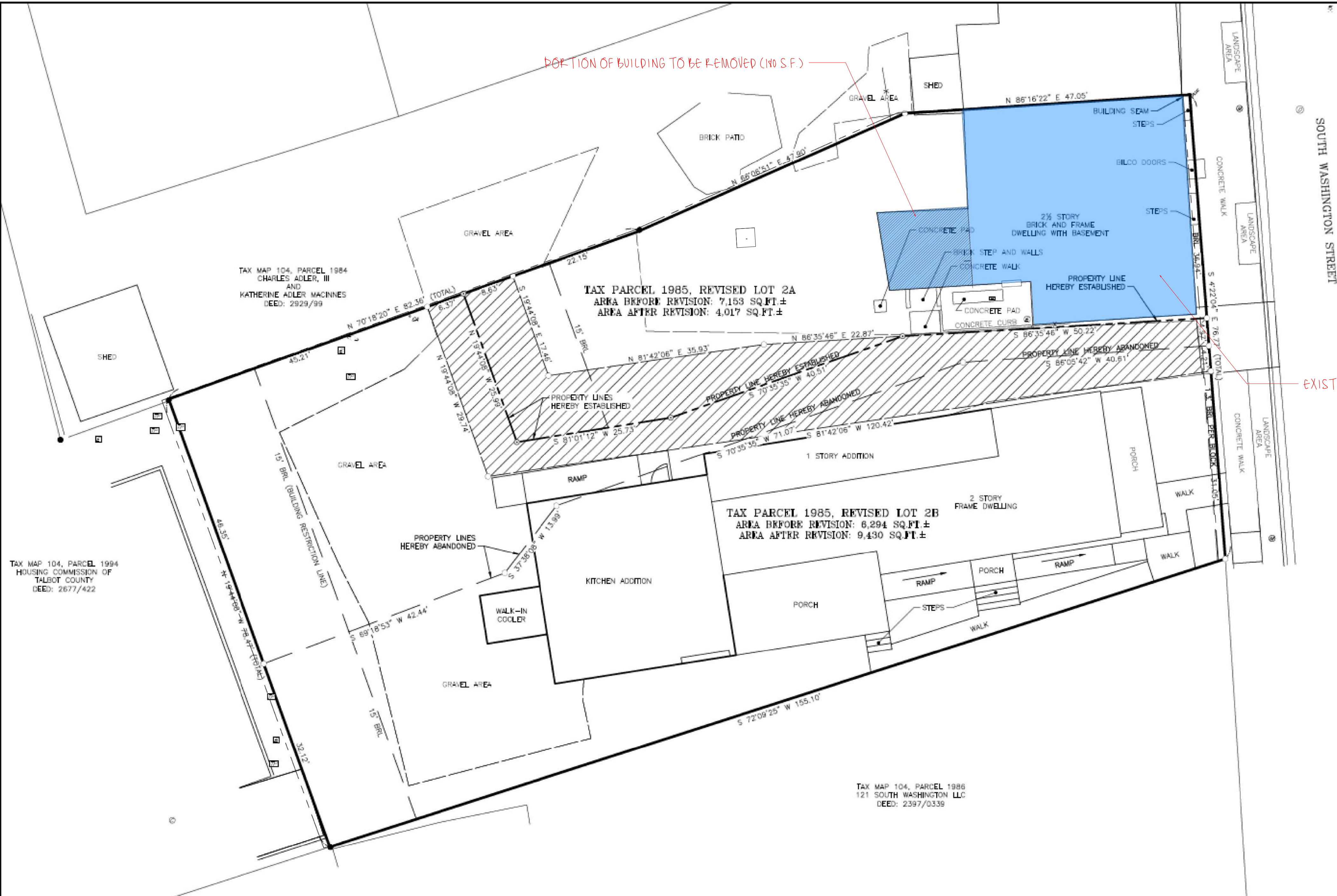
DATE: (03.25.24)

TIME:

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

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

Christian Chute, AIA



VICINITY MAP
SCALE: 1" = 500'

LEGEND

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

TAX MAP 104, PARCEL 1985, LOT 2A:

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

TAX MAP 104, PARCEL 1985, LOT 2B:

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

PLAT PURPOSE

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

SITE NOTES

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

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

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

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

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

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS L0YF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDNM (NOS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

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

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C01890 FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

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

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

SURVEYOR'S CERTIFICATE

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

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

DATE

OWNER'S CERTIFICATE

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

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

CARSTAIRS ROW, LLC

RICHARD MARKS, AUTHORIZED MEMBER

DATE

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

NOTARY

DATE

MY COMMISSION EXPIRES _____

TALBOT COUNTY HEALTH DEPARTMENT

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

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

TALBOT COUNTY APPROVING AUTHORITY

DATE

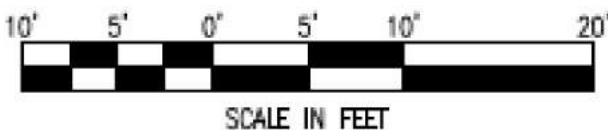
APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION

DATE

THE TOWN PLANNER

DATE



Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors



E-mail: general@laneeng.com
117 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St., Cambridge, MD 21613 (410) 221-0818
384 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2086

SEAL



DATE

LINE REVISION

ON THE LANDS OF
CARSTAIRS ROW, LLC

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

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

SP1.0

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



LEGEND

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

Established 1986
Civil Engineers • Land Planning • Land Surveyors

E-mail: general@lehs.com
117 Bay St. Eastern, MD 21830 (410) 822-9003
15 Washington St. Cambridge, MD 21813 (410) 221-0818
384 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

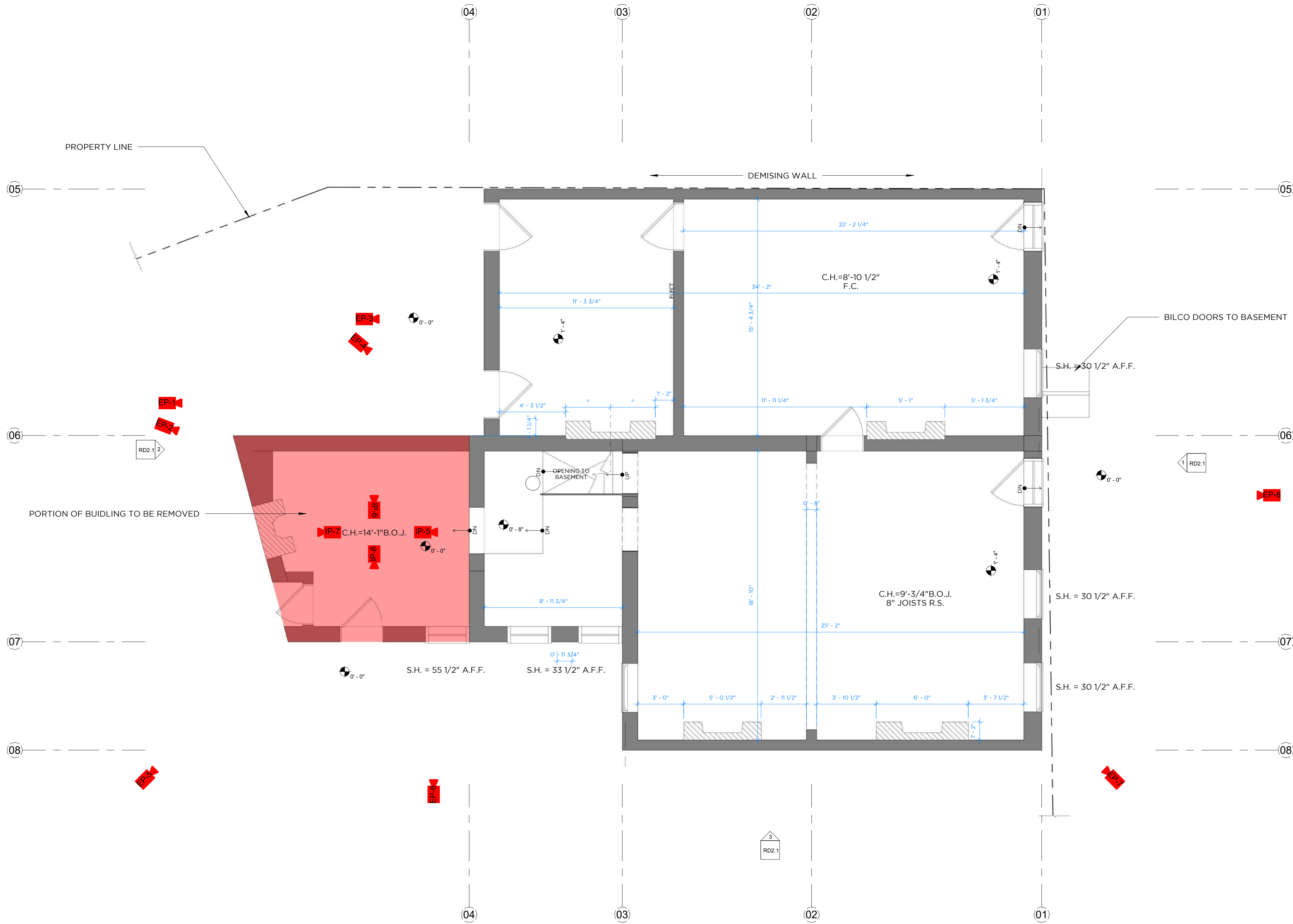


DATE

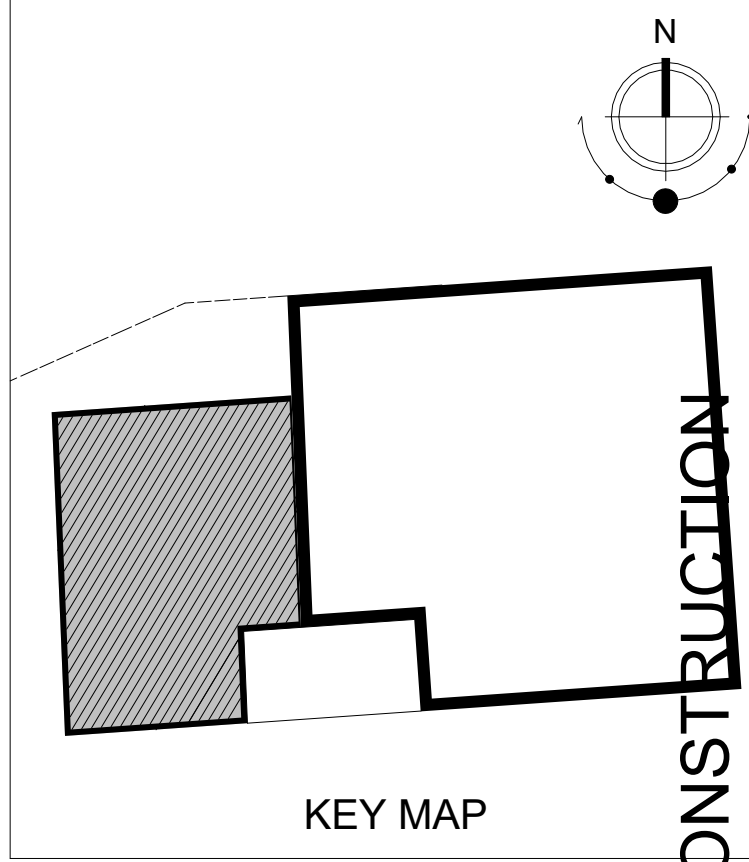
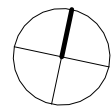
SHEET No. 1 OF 1	DATE: 05-02-23
SCALE: AS NOTED	JOB No. 210258
	FILE No. B233

THE TOWN PLANNER

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



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



NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



PO BOX 1680
EASTON • MD • 21601
877.923.9634
info@thinkshelter.com

Architect's Seal

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FLOOR PLANS EXISTING

HDC DRAWINGS

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

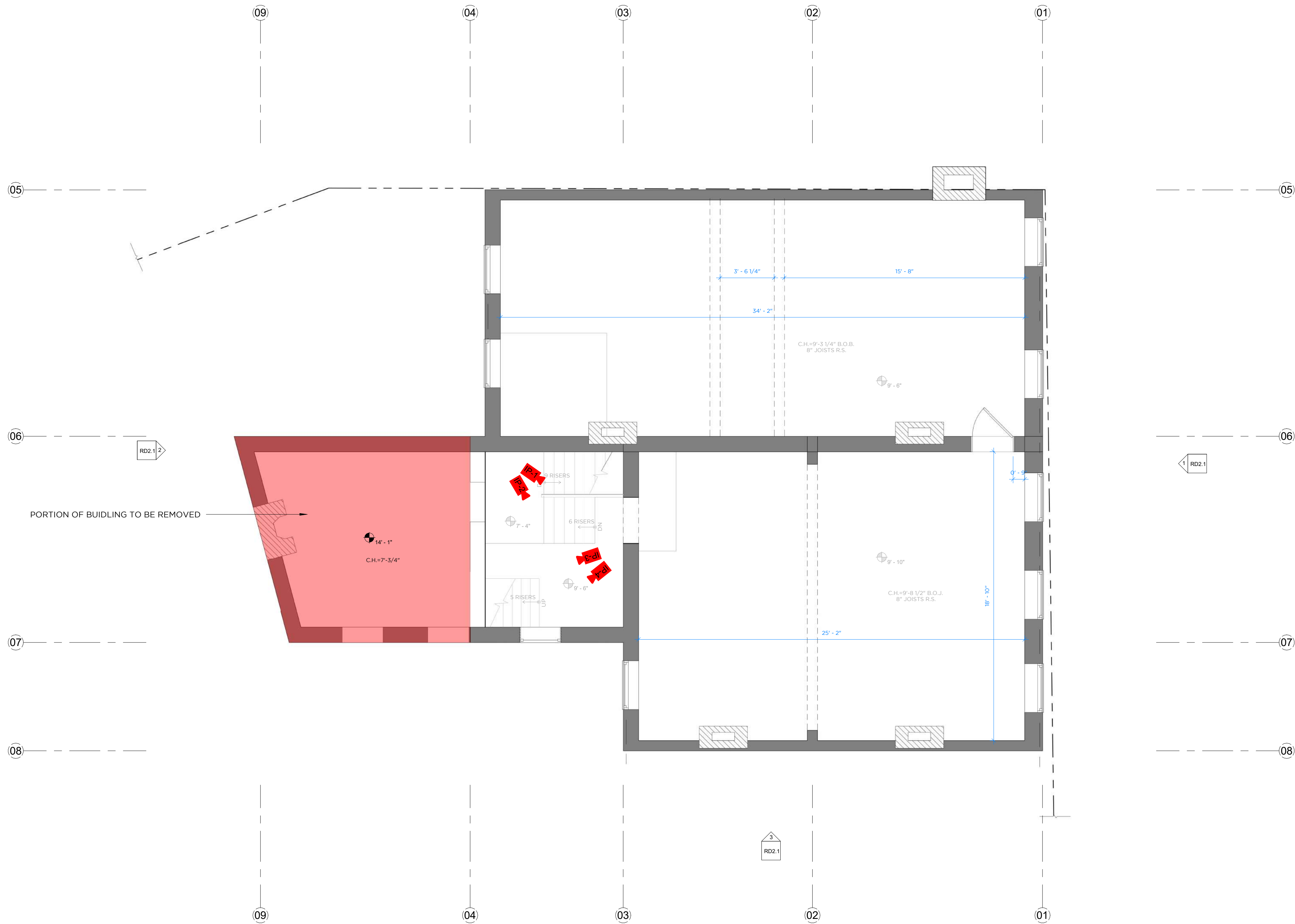
REVISIONS

Project number 2402
Date (03.25.24)
Drawn by CC

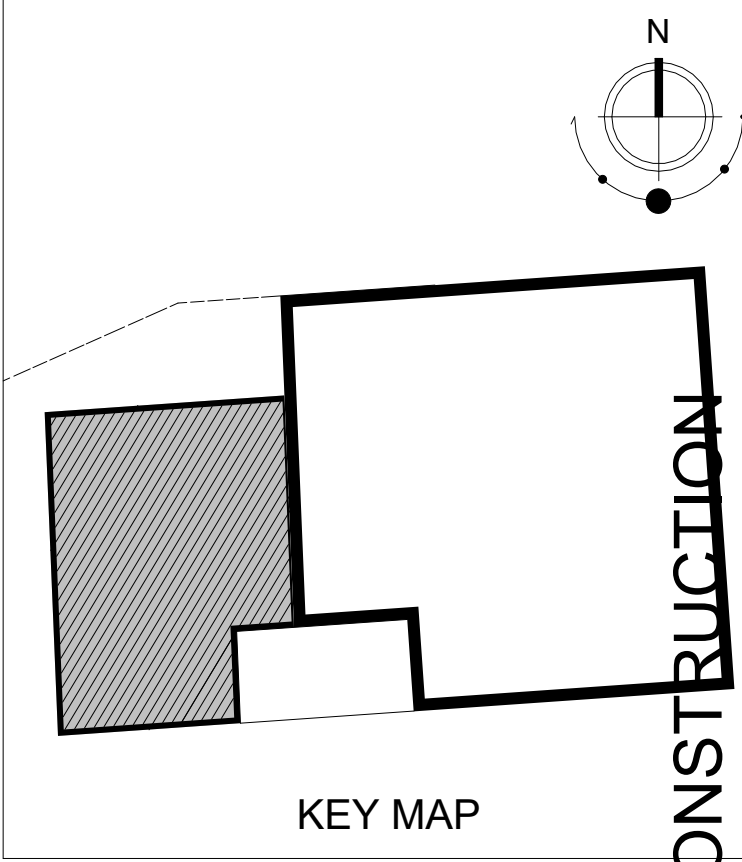
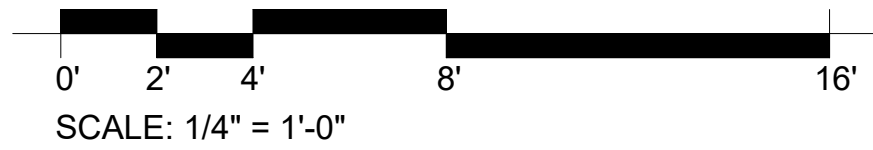
RD1.1

Scale 1/4" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



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



NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

PO BOX 1680
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Architect's Seal

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FLOOR PLANS EXISTING

HDC DRAWINGS

Richard Marx

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

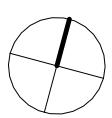
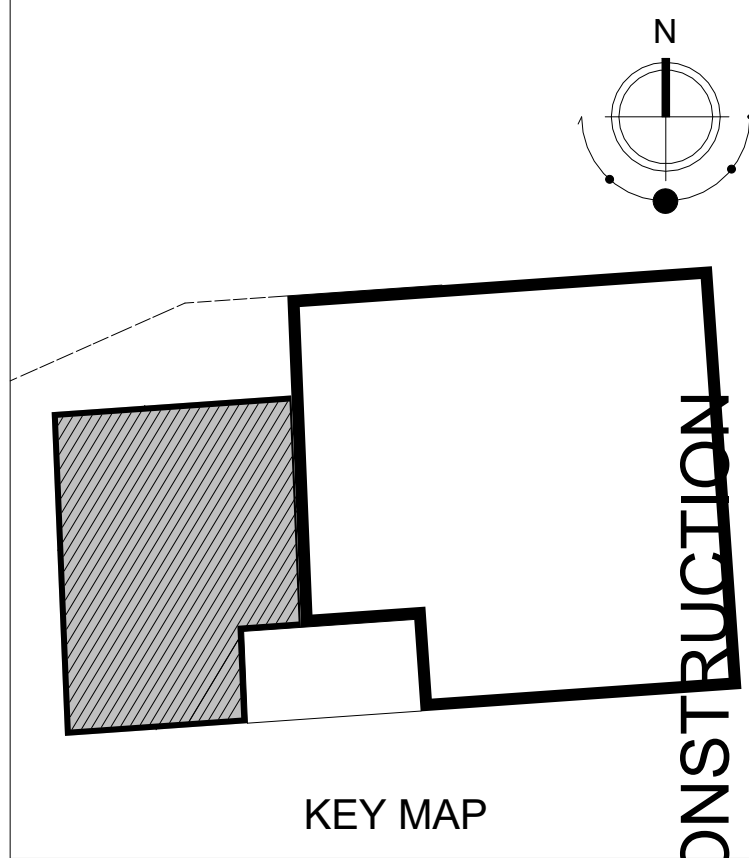
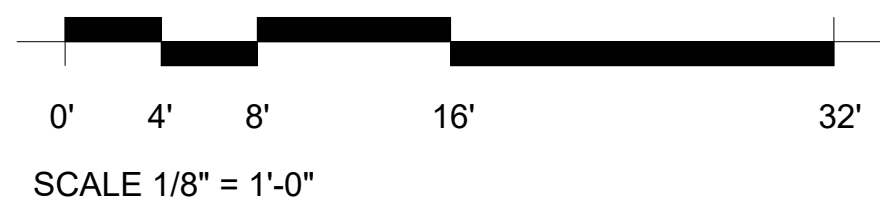
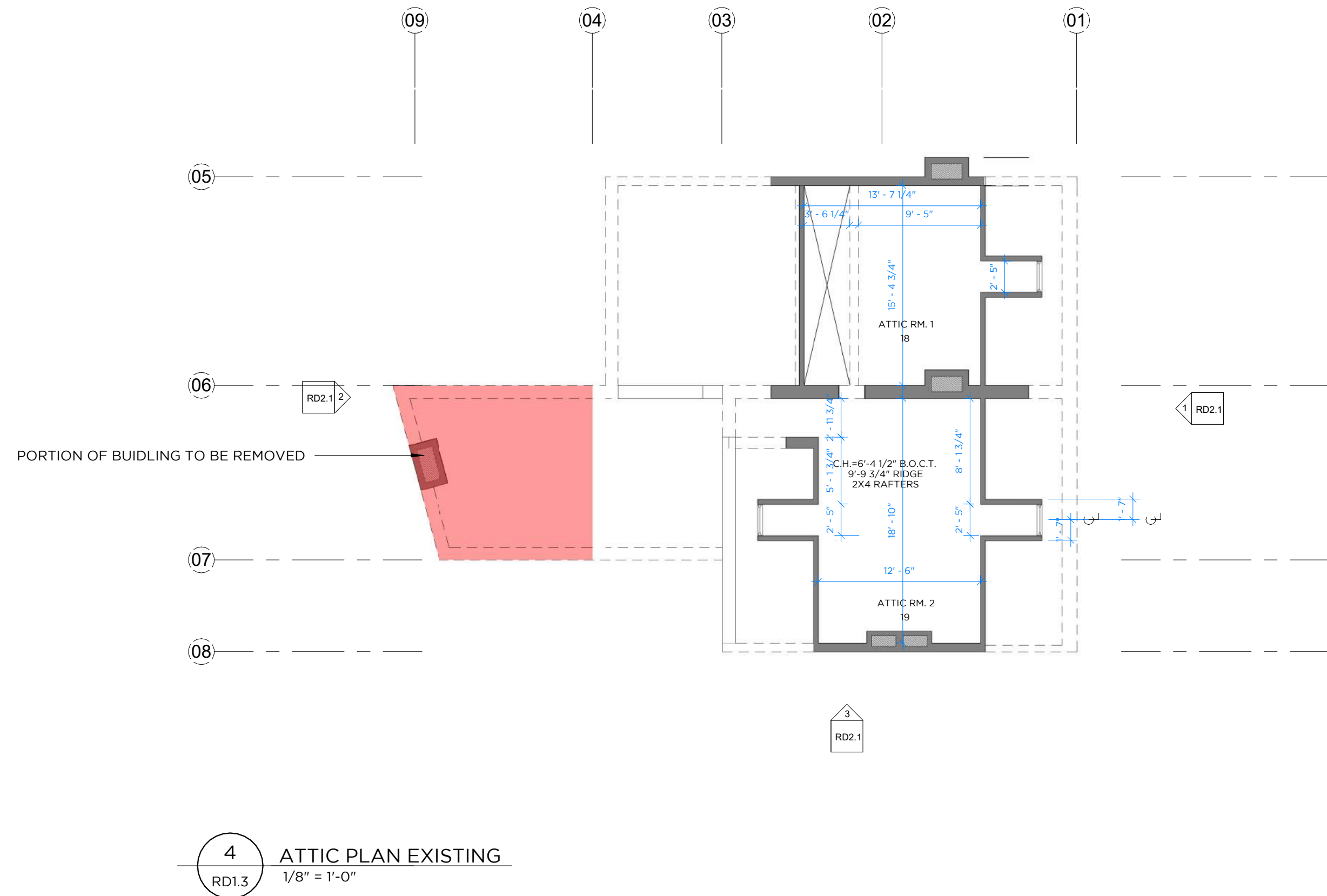
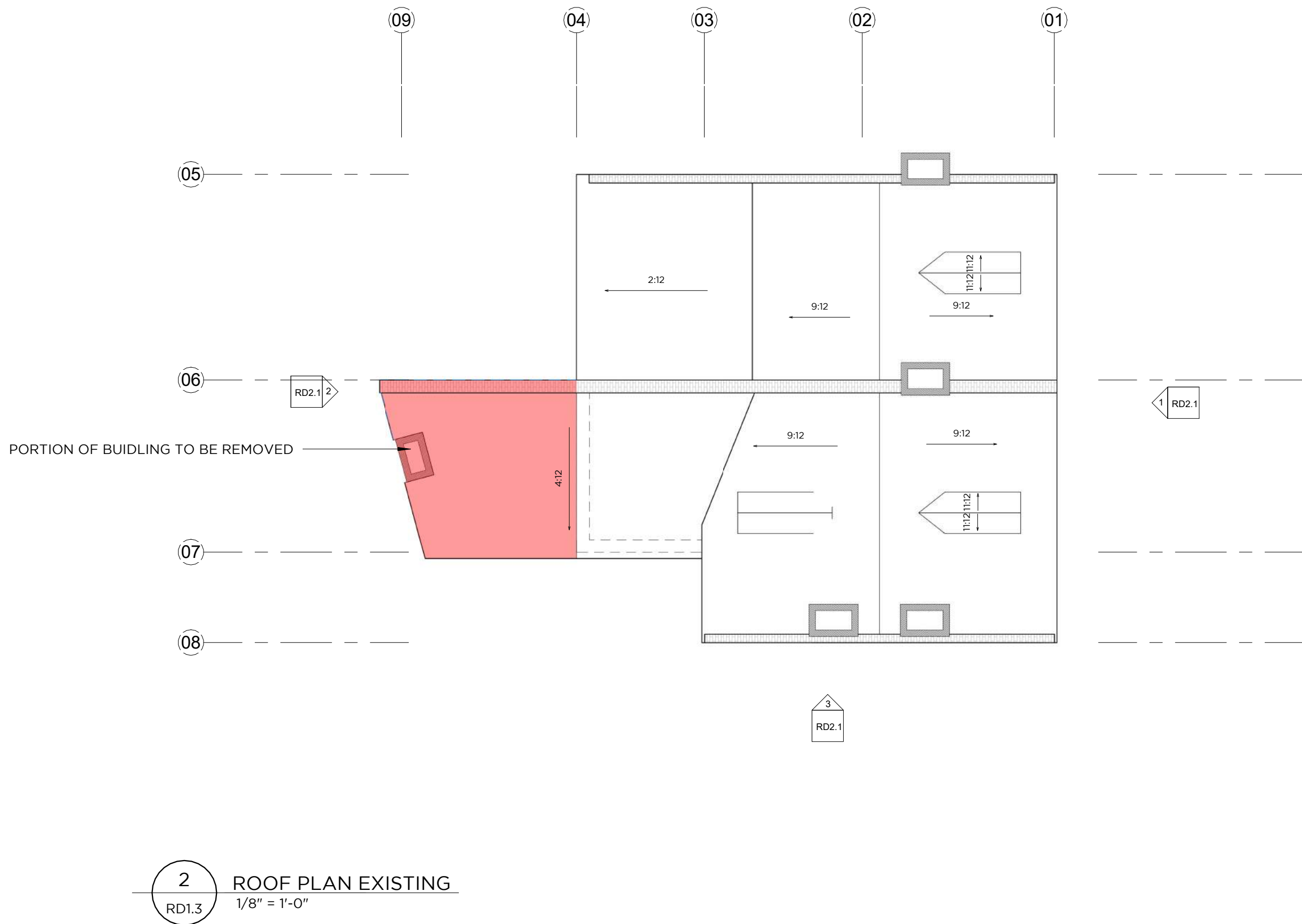
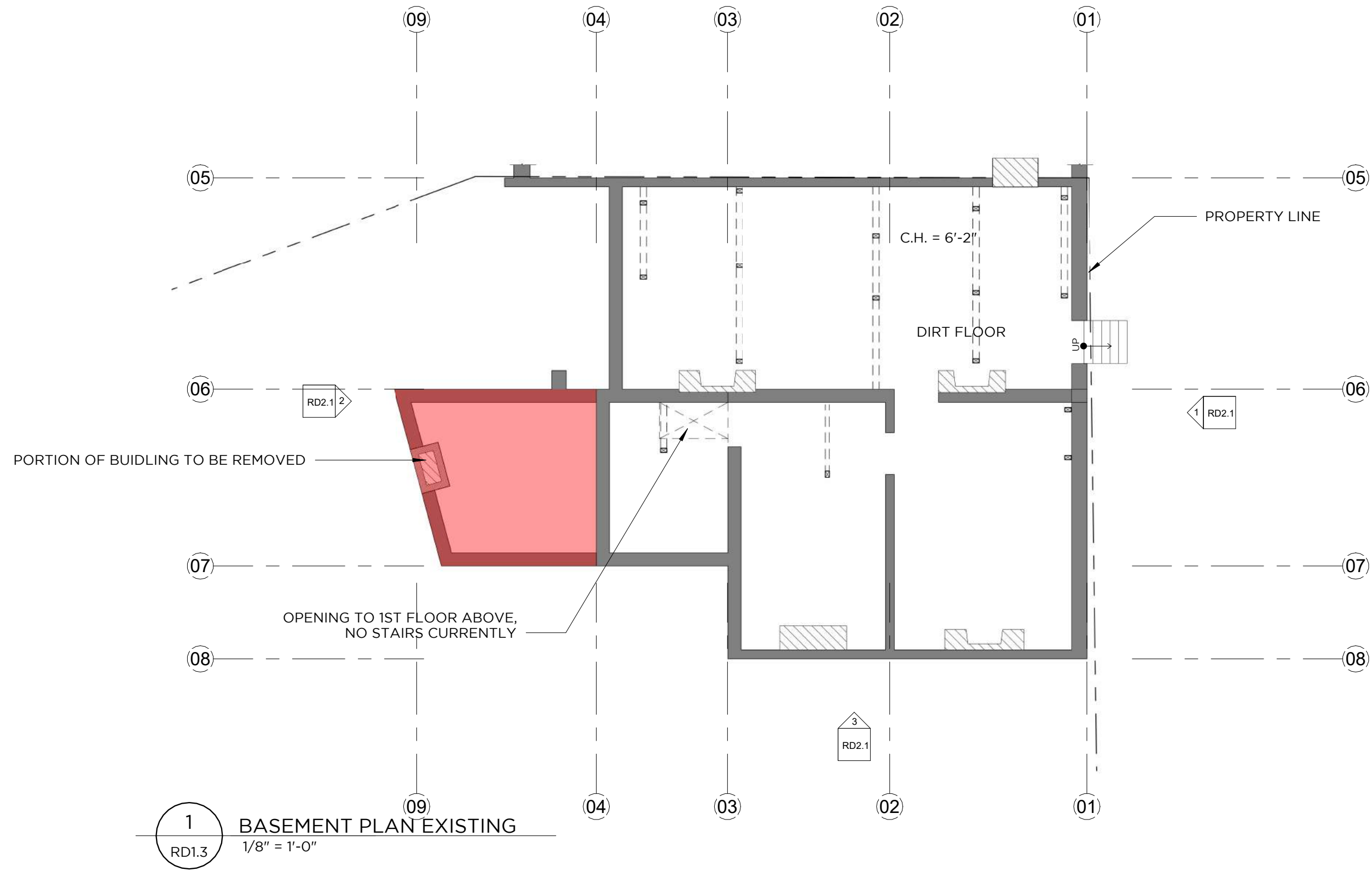
REVISIONS	

Project number	2402
Date	(03.25.24)
Drawn by	CC

RD1.2

Scale 1/4" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



**ATTIC PLAN AND ROOF PLAN
EXISTING**
HDC DRAWINGS

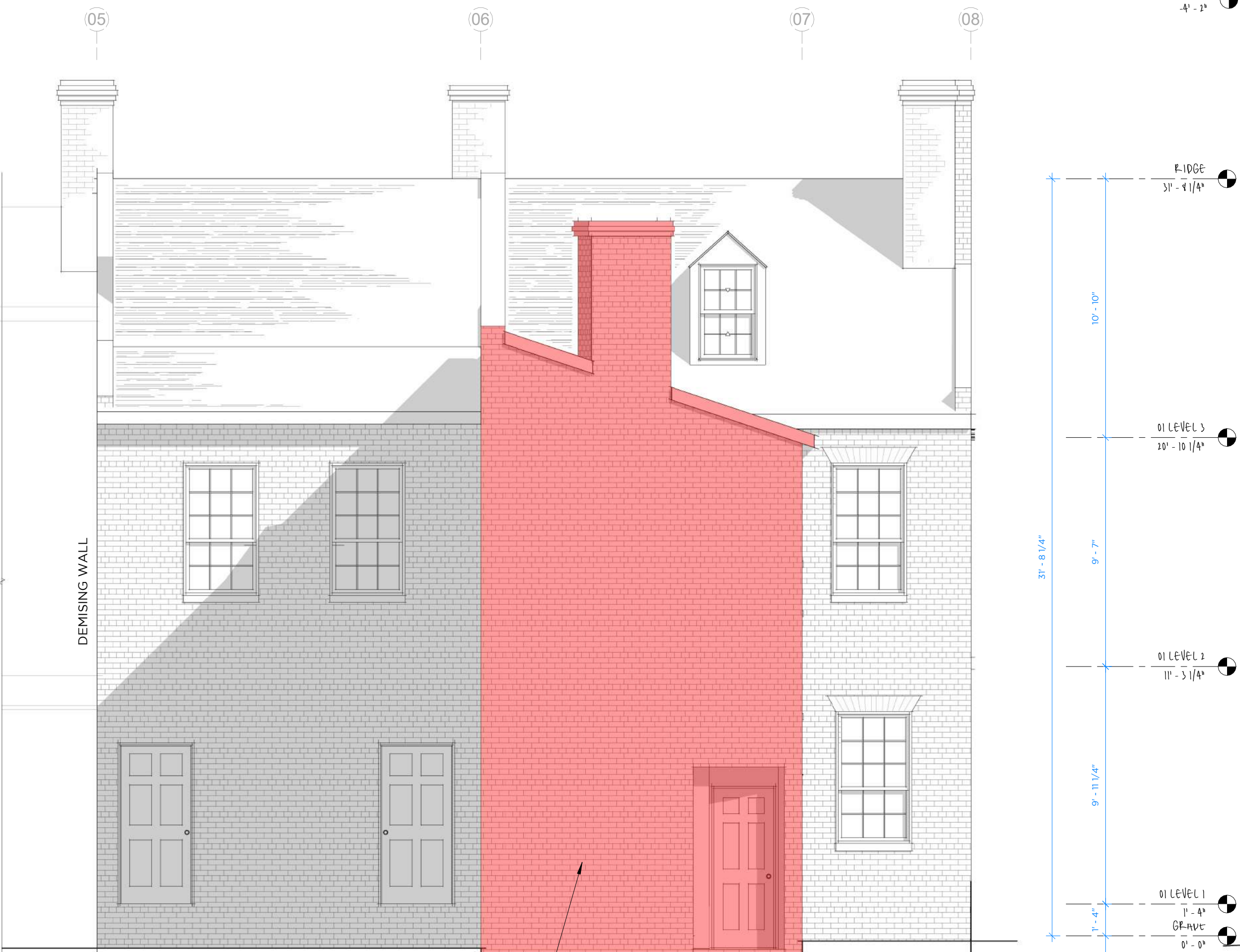
Richard Marx
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
Project number	2402
Date	(03.25.24)
Drawn by	CC
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Scale	1/8" = 1'-0"

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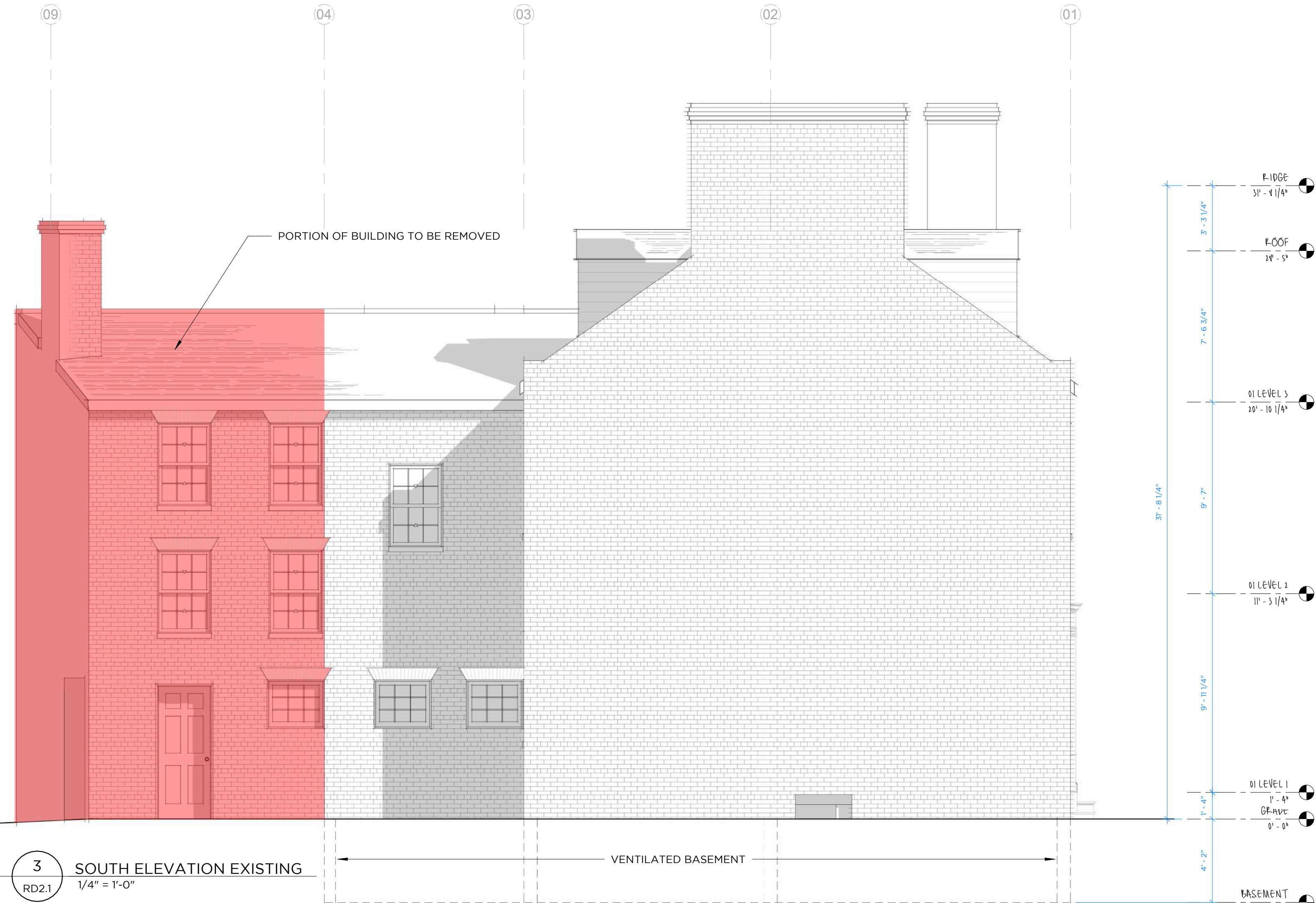


1 EAST ELEVATION EXISTING
RD2.1
1/4" = 1'-0"



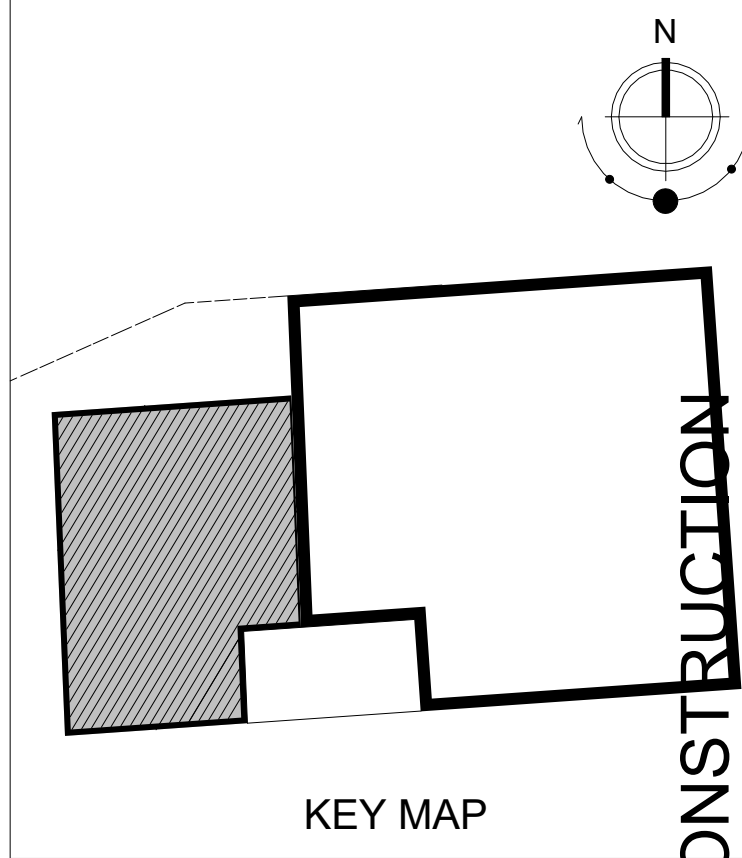
2 WEST ELEVATION EXISTING
RD2.1
1/4" = 1'-0"

PORTION OF BUILDING TO BE REMOVED



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

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



KEY MAP

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



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EASTON • MD • 21601
877.923.9634
info@thinkshelter.com

Architect's Seal

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ELEVATIONS EXISTING

HDC DRAWINGS

Richard Marx

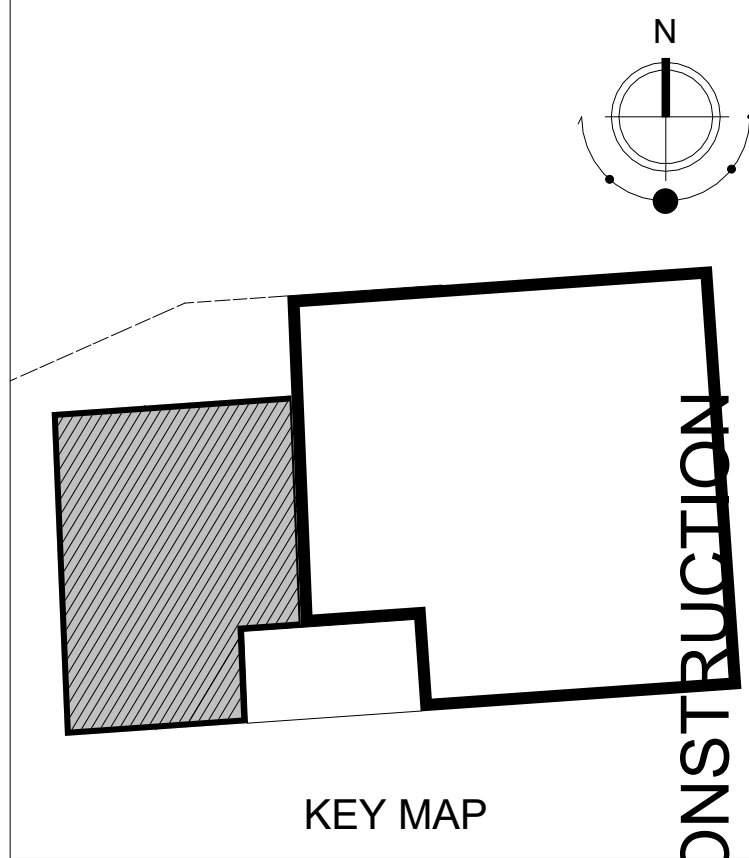
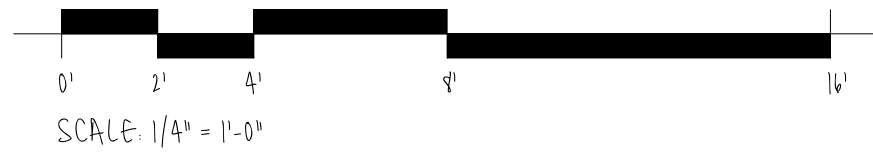
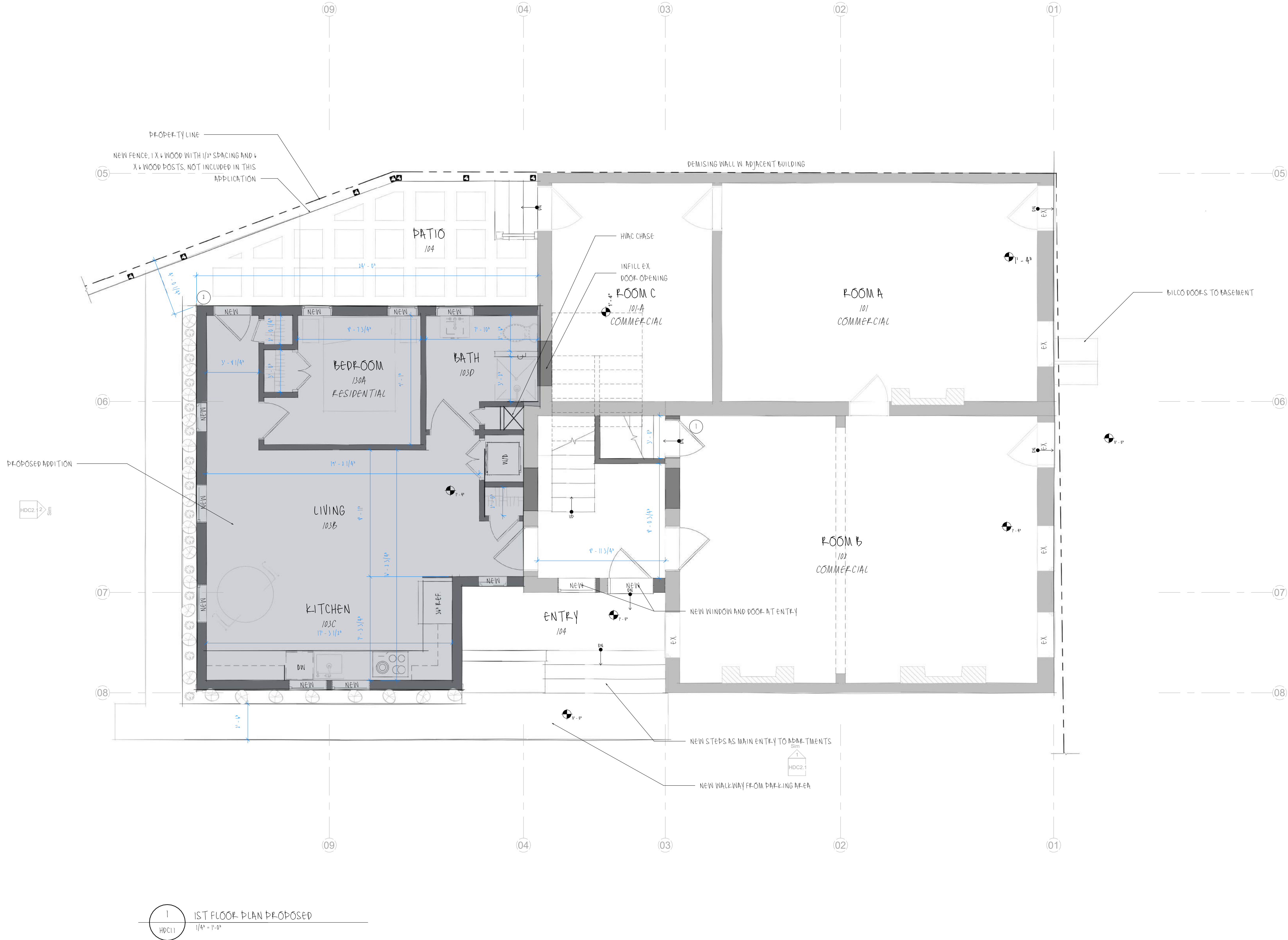
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REVISIONS

Project number 2402
Date (03.25.24)
Drawn by CC

RD2.1

Scale 1/4" = 1'-0"



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

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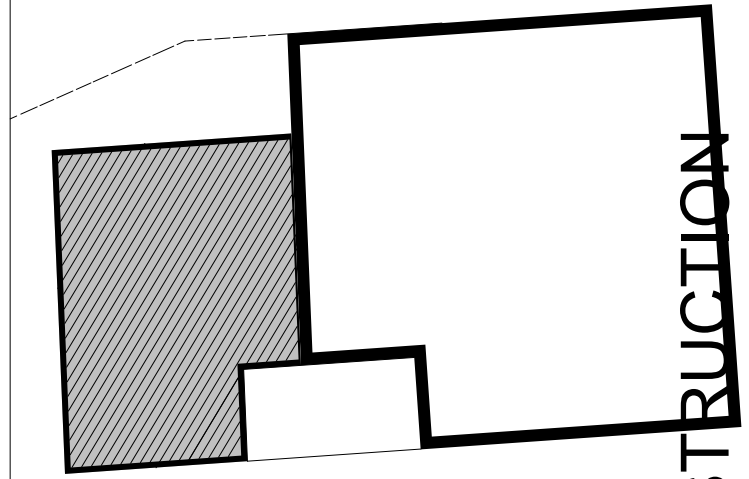
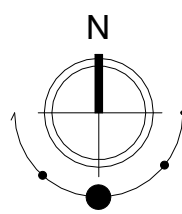
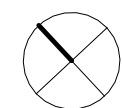
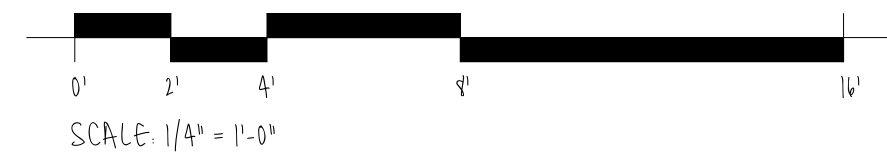
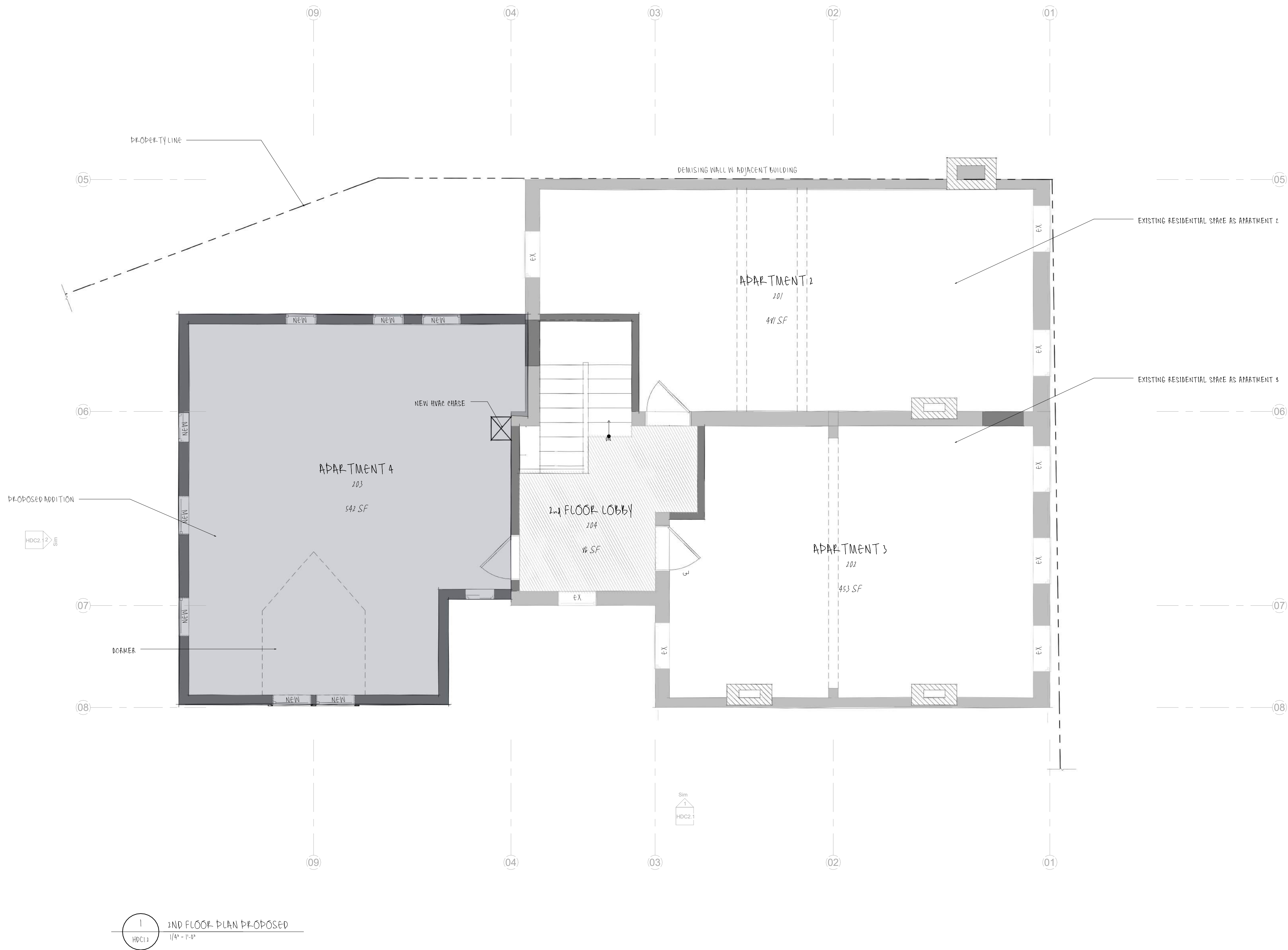
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FIRST FLOOR PLAN
HDC DRAWINGS

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Date	(03.25.24)
Drawn by	CC
HDC1.1	
Scale	1/4" = 1'-0"

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SECOND FLOOR PLAN

HDC DRAWINGS

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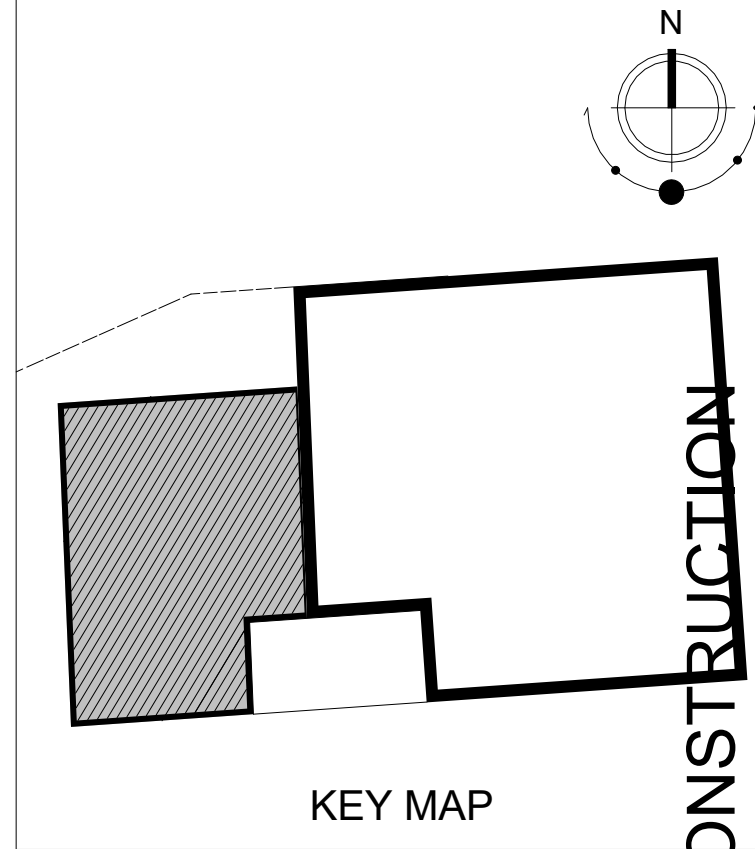
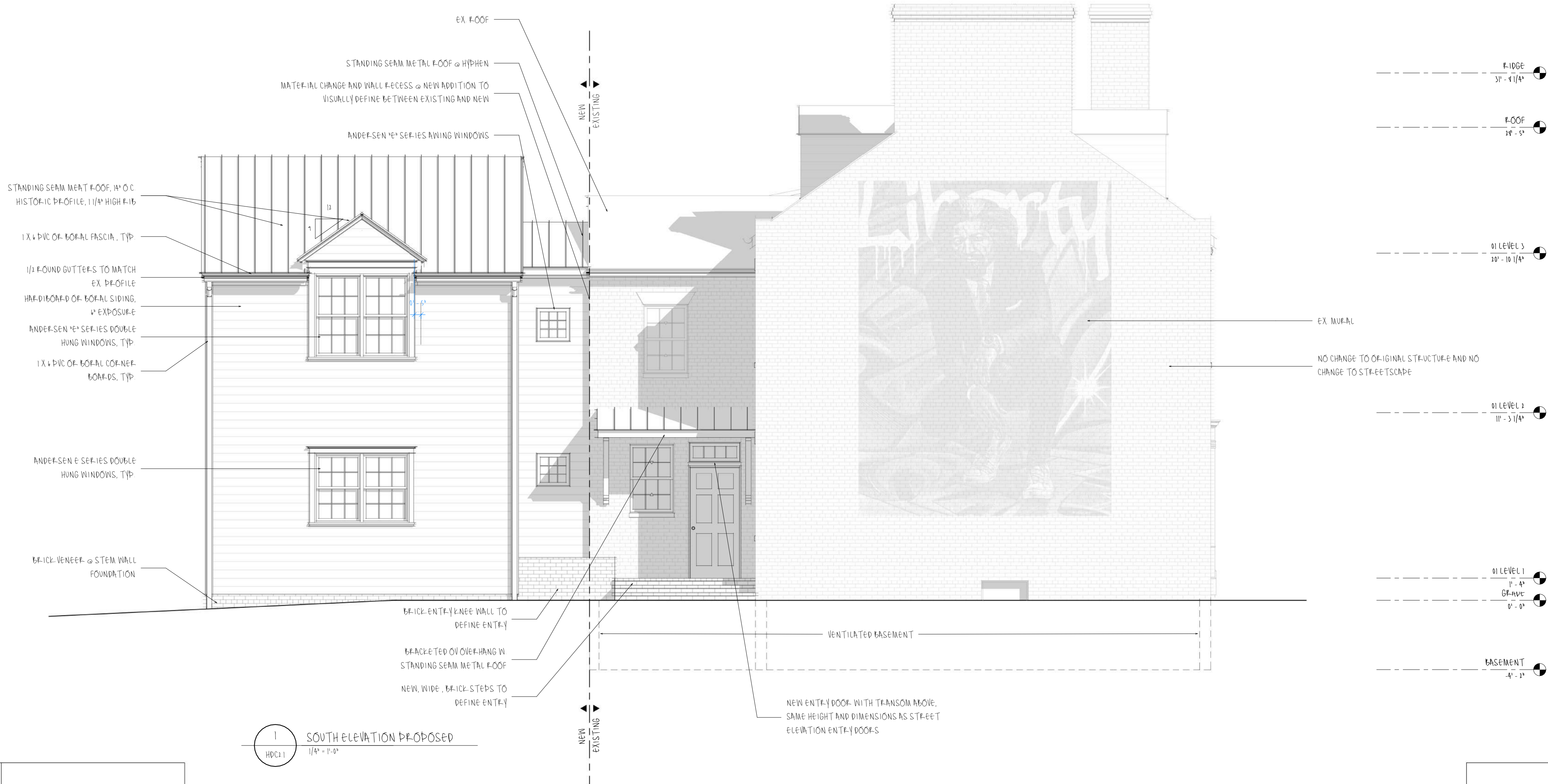
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

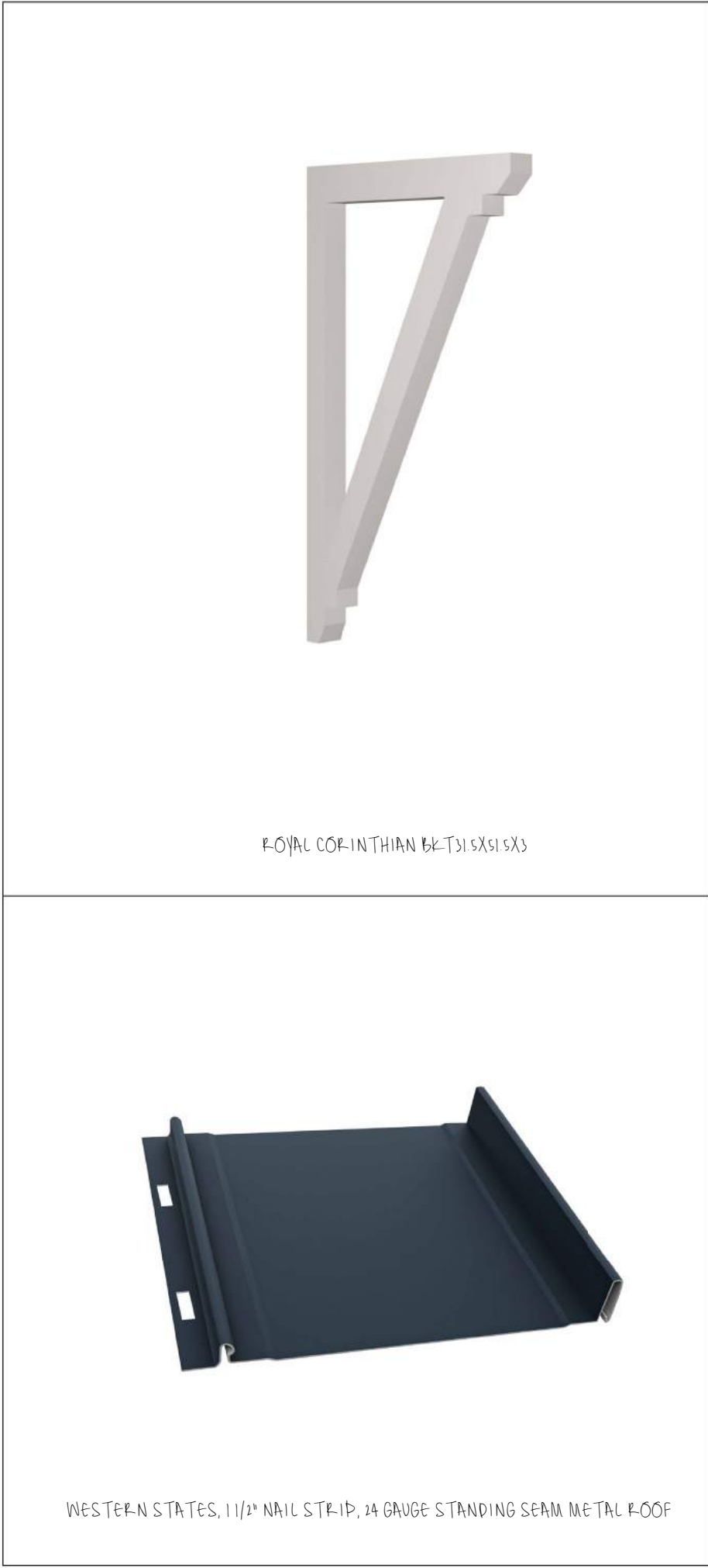
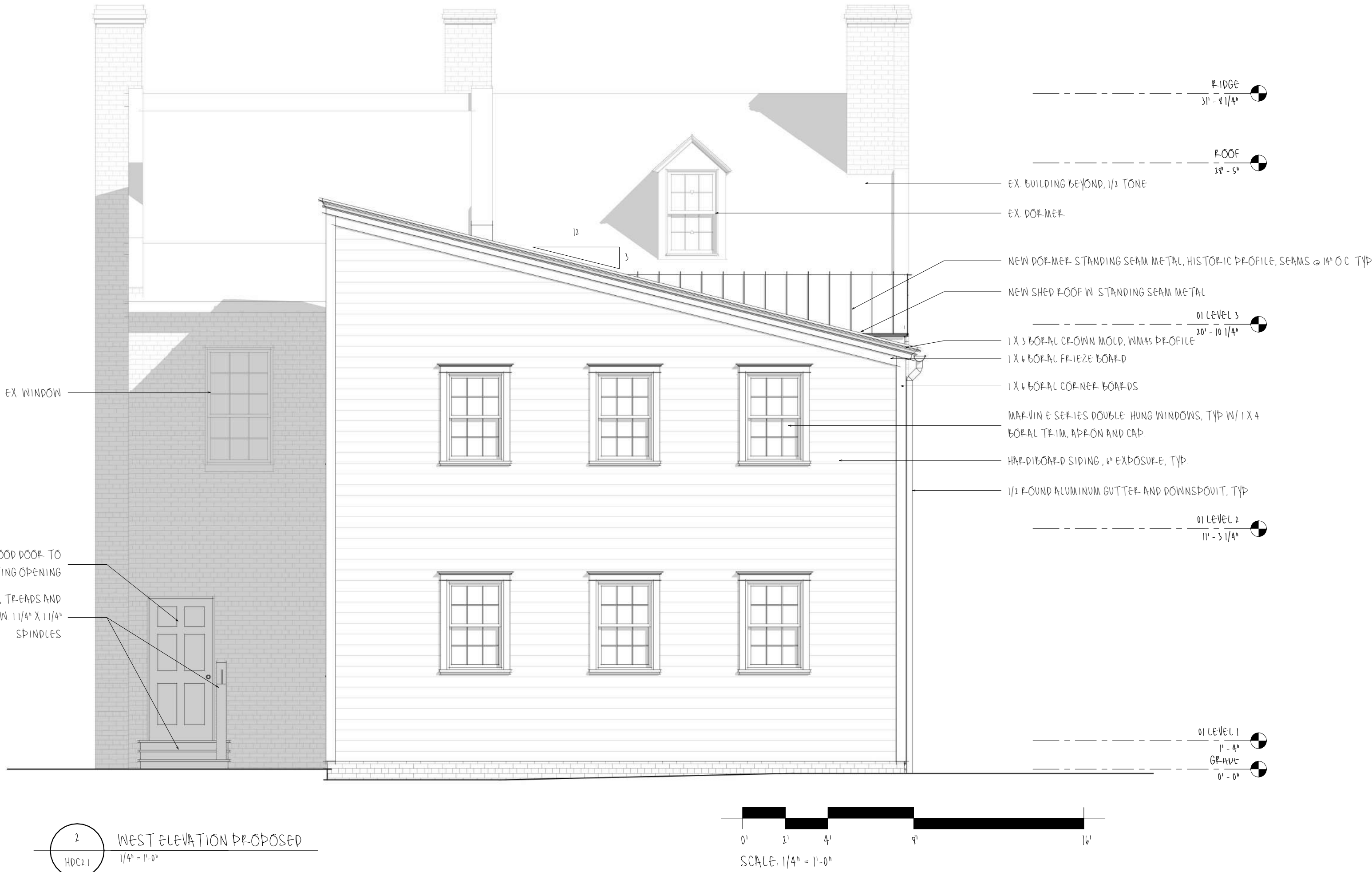
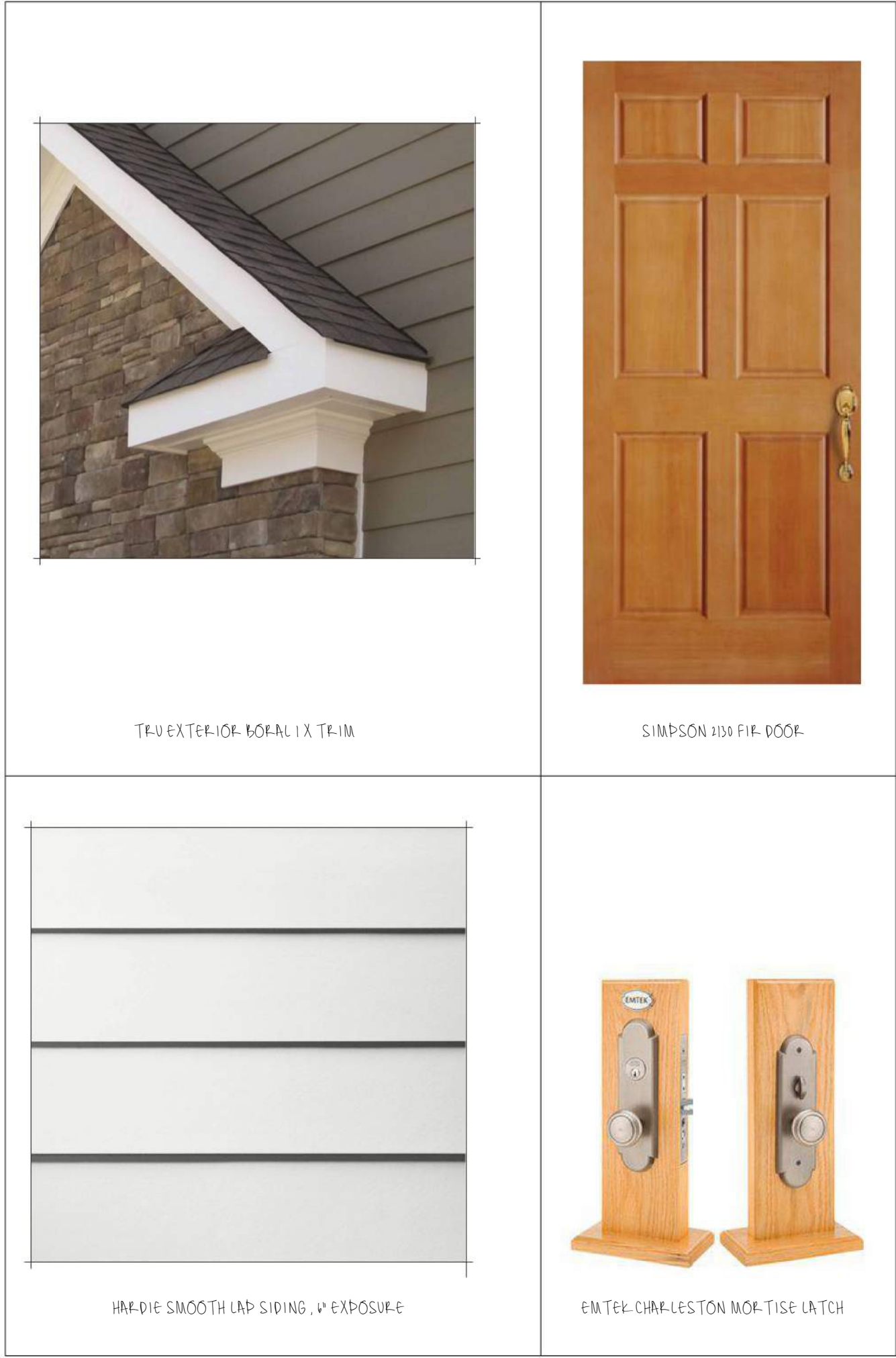
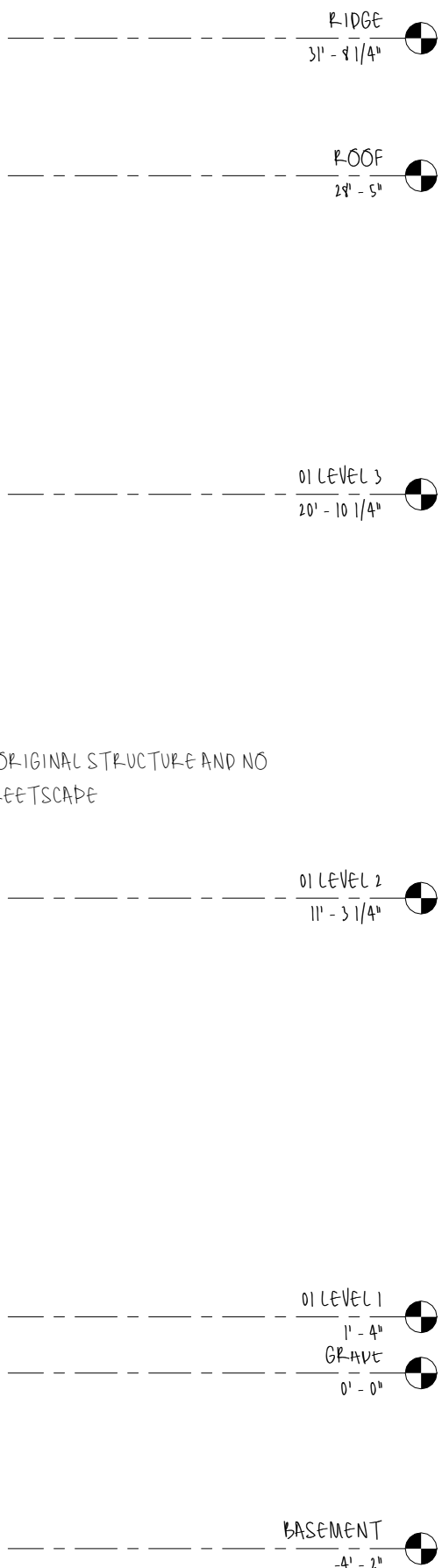
Project number	2402
Date	(03.25.24)
Drawn by	CC

HDC1.2

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



TYPICAL EXTERIOR MATERIALS	
1.	HARDI BOARD LAP SIDING OR BORAL TEU EXTERIOR LAP SIDING
2.	ANDERSEN 1/2\"/>





RENDER PERSEPECTIVE LOOKING NOR THEAST

RENDER PERSPECTIVE

HDC DRAWINGS

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REVISIONS	
Project number	2402
Date	(03.25.24)
Drawn by	CC
HDC3.1	
Scale	1/4" = 1'-0"



IP-1
VIEW STANDING ON LANDING LOOKING EAST



IP-2
VIEW STANDING ON LANDING LOOKING SOUTH



IP-3
VIEW STANDING ON LANDING LOOKING SOUTHWEST



IP-4
VIEW STANDING ON LANDING LOOKING WEST



IP-5
VIEW AT ENTRY FLOOR LOOKING EAST



IP-6
VIEW AT ENTRY FLOOR LOOOKING NORTH



IP-7
VIEW AT ENTRY FLOOR LOOOKING WEST



IP-8
VIEW AT ENTRY FLOOR LOOOKING SOUTH



EP-1
VIEW LOOKING EAST, WEST ELEVATION



EP-2
VIEW LOOKING EAST, WEST ELVATION



EP-3
VIEW LOOKING EAST, WEST ELEVATION



EP-4
VIEW LOOKING EAST, WEST ELEVATION

Richard Marx	
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REVISIONS	
Project number	2402
Date	(03.25.24)
Drawn by	CC
HDC4.2	
Scale	



EP-5
VIEW LOOKING NORTH EAST



EP-6
VIEW LOOKING NORTH, SOUTH ELEVATION



EP-7
VIEW LOOKING NORTHWEST,



EP-8
VIEW LOOKING WEST, EAST ELEVATION

REVISIONS	
Project number	2402
Date	(03.25.24)
Drawn by	CC
HDC4.3	
Scale	

T-10

Plate House

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

109 South Washington Street
Easton, Maryland 21601

T-10
Early Nineteenth Century

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

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

109 South Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

William B. and Francis Plate

Telephone #: 301-745-2254

STREET & NUMBER

Maiden Point Farm

CITY, TOWN

St. Michaels

VICINITY OF

STATE, zip code

Maryland 21663

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 304

Folio #: 297

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 23, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED
☐ FAIR	☐ UNEXPOSED	and restored	DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

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

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

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

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

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

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

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

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

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

(cont.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

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	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 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

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

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE None

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

September 15, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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

109 South Washington Street
Easton, Maryland 21601

T-10
Town of Easton

random wide yellow pine.

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

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

107-109 South Washington Street
Easton, Maryland 21601

T-442 & T-10
Early Nineteenth
Century

-B43/F13

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

B31/F12

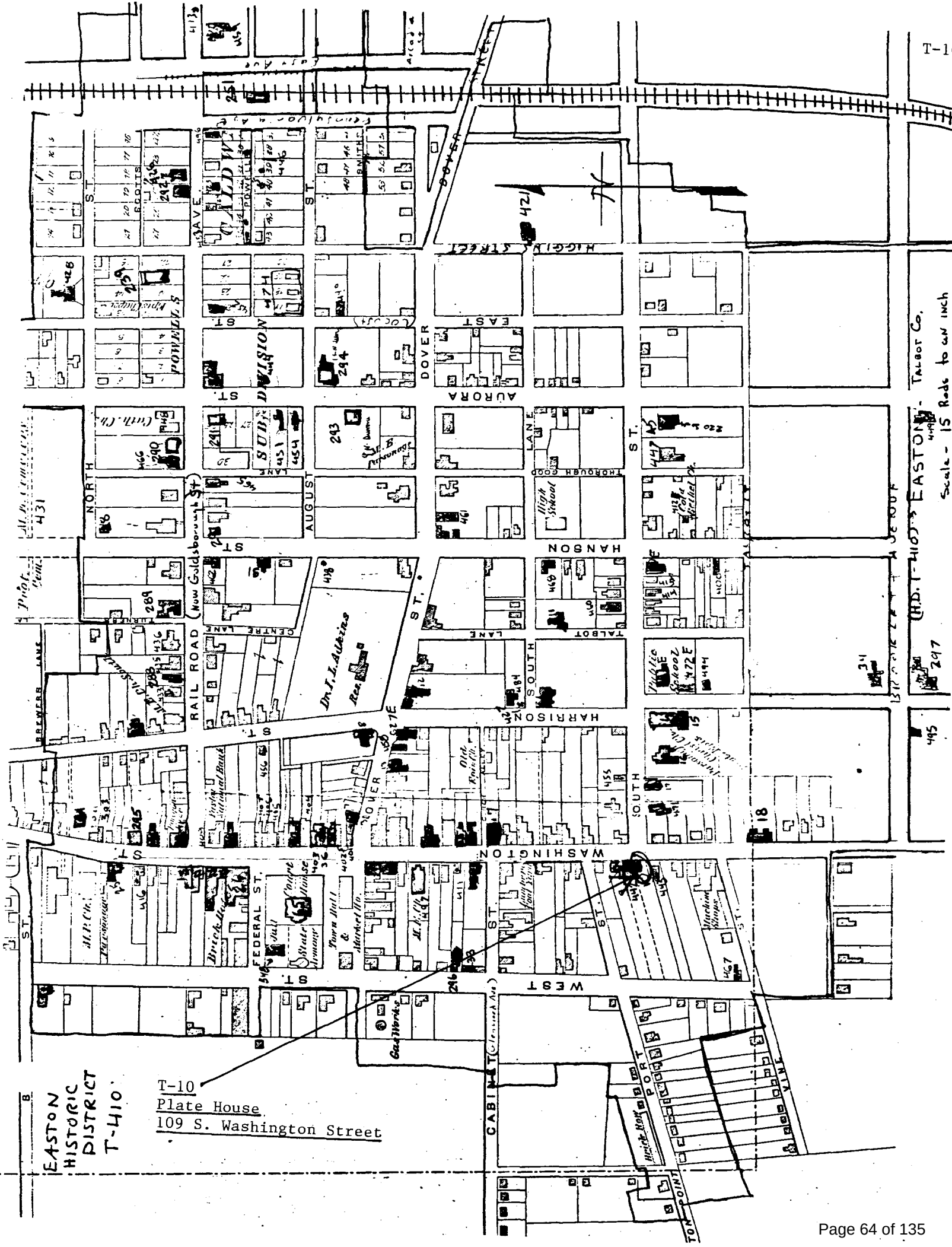
In 1804, James Willson bought the lot from James Earle, Jr. on which he had lately erected a two-story brick building. The lot measured only 15 feet 7 1/2 inches along Washington Street though it had a depth of 147 feet. Peter Denny, father of Theodore, bought the house and lot in 1809 for \$2513.00.

B33/F320

B186/F385

The two houses became one property in 1821 and have remained so. It eventually came into the possession of James Spence in 1914. He willed it to his daughter, now Mrs. William Platte, who is the present owner. For a time, the ground floor area was commercialized, but has lately been restored to its original facade, and is being used as apartments.

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. S. Washington Street ORIGINAL OWNER ORIGINAL USE Dwelling PRESENT OWNER PRESENT USE Store and dwellings WALL CONSTRUCTION Flemish bond brick NO. OF STORIES 2 1/2		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME T-10 DATE OR PERIOD C. 1800 - 1810 STYLE Federal Rowhouses ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO This is a row of 2 Federal row houses which share a common wall. The one on the left is 2 bays wide. The 1st storey has a shop window and a door with a simple frame of pilasters and a flat cornice. The windows on this floor (now bricked up) and those on the second storey (9/6) all have flat white arches with a double keystone. There is a 6/6 peaked dormer on the roof. An enclosed chimney rises from the left side of the house. There is a cornice with a frieze of interlocking ineised squares. The house is in very bad condition. The row house on the right is 3 bays wide. Again the first floor windows have been replaced by a shop window. The door here has an elaborate frame of reeded pilasters with a flat cornice with a row of tiny carved brackets. The frieze has 3 carved Adam urns connected by garlands and a sunburst oval design at each end. The 2nd storey windows are 9/6 and all windows have flat white arches with double keystones. There is one peaked dormer on the roof. All the windows have flat granite sills. The end wall rises higher than the roof to make a curtain. There are double chimneys on the left end of the house which rise to a great height and have a connecting curtain between. The cornice has a design of ineised interlocking squares. These fine Federal row houses are deteriorating and have been altered. Something should be done to save them.			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior Deteriorating			
6. LOCATION MAP (Plan Optional) 		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman DATE OF RECORD August 28, 1967	

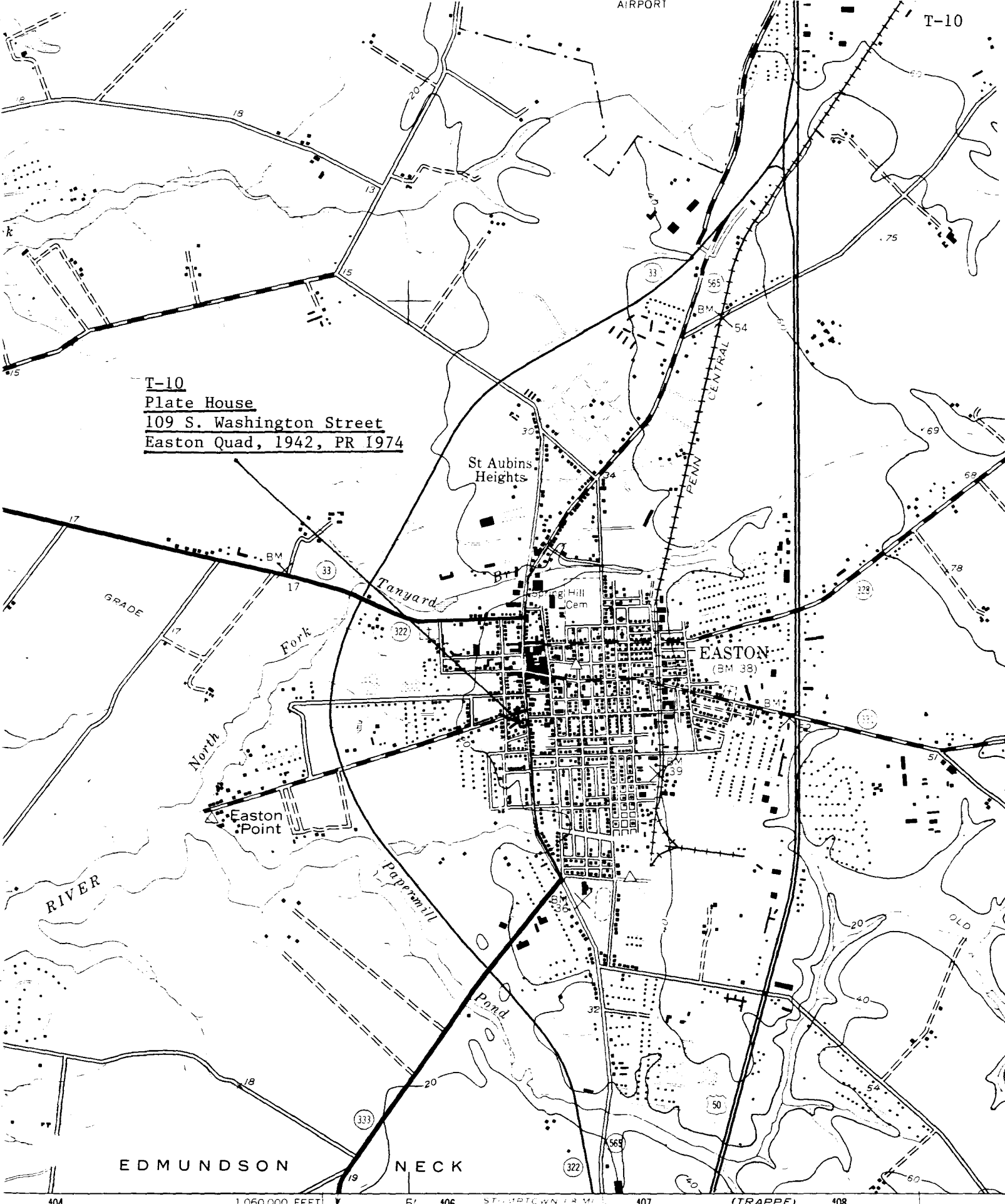


EASTON
HISTORIC
DISTRICT
T-410

T-10
Plate House
109 S. Washington Street

T-10
TALBOT CO.
Scale - 15 Rods to an inch

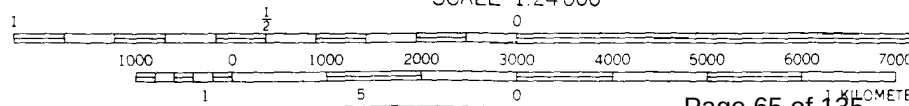
T-10
Plate House
109 S. Washington Street
Easton Quad, 1942, PR 1974



EDMUNDSON

NECK

SCALE 1:24 000





1841.58

52% 52% 14

109 SOUTH WASHINGTON T-10
EAST FACADE
EASTON, MD

MLFRITZ

8/76

T-10



107-109 South Washington Street, Easton

T-10



109

NOTICE
CONSTRUCTION DISTRICT
SPECIAL ADVICE PERSONNEL
AND SUPERVISORS
PROJECT 109





































































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

Historic District Commission Staff Report

Meeting Date: 6/10/2024

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

Property Address: 716 Goldsborough Street

Application Number: 2024-1229

Request: New Construction/Outbuilding

Executive Summary:

The applicant is proposing to construct a 832 square foot metal pole building. The proposed structure will be used for the storage of lawn equipment and dry good concessions.

Background: In 2018, a lot line revision plat was recorded that combined 8 small parcels into one larger parcel that is now occupied by the Country School and its associated parking infrastructure and sports fields. Two of the lots that were combined into this larger lot (Parcels 951 and 950) were within the Historic District boundary. These parcels once contained two non-contributing residential structures. Even though these parcels were abandoned, the Historic District boundary was never modified and still follows the footprint of Parcels 951 and 950 (See Figure 1).

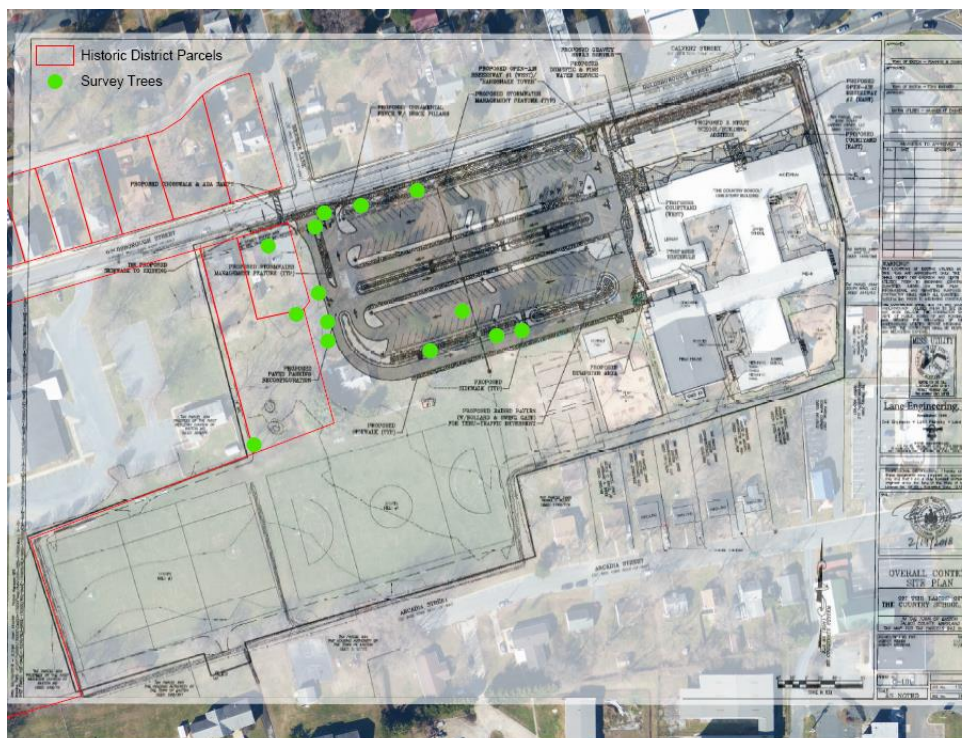


Figure 1 Historic District Boundary



Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.**
- c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Staff notes that the proposed outbuilding will be visible from Goldsborough Street in its proposed location. Staff supports a condition requiring the installation of a landscaped buffer screening the structure from view on Goldsborough Street. The Commission should also note that the main building on the property is not located within the Historic District and was not subject to review by the HDC.

Recommended Condition:

1. A landscape plan shall be submitted to staff prior to the issuance of a building permit that adequately screens the structure from Goldsborough Street. The plan shall incorporate a mix of native evergreen trees, shade/canopy trees, and shrubs. These plantings shall be installed prior to the closing of the associated building permit.

Staff Recommendation:

Staff supports a Commission **approval** of this application with a condition regarding providing adequate screening of the structure from Goldsborough Street. Given that this is a unique circumstance where the Historic District Boundary overlaps a small portion of a property that is outside the Historic District, staff feels that the proposed new construction is appropriate. The main structure and all other improvements on this property are not located within the Historic District and were not subject to review by the Commission.



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

Example 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 AND ZONING
 14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2024 - 1229
Date Received: 06/03/2024
Fee Paid:
HDC Meeting Date: 06/10/2024
Date Property Posted: 06/03/2024

HD 24-73

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 716 Goldsborough St.

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

PROPERTY INFORMATION

OWNER NAME The Country School

TELEPHONE NO. 410-822-1935 EMAIL RSCHWERTHOLZ@COUNTRYSCHOOL.ORG

Applicant or Agent

NAME Robert Schwerholz

TELEPHONE NO. 410-490-4244 EMAIL SAA

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED EMAIL & DOCUMENTS

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~~ ^{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

6/3/24
Robert Schwerholz

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

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.



Nicholas Johnson <njohnson@eastonmd.gov>

716 Goldsborough Street Permit Application

1 message

Nicholas Johnson <njohnson@eastonmd.gov>

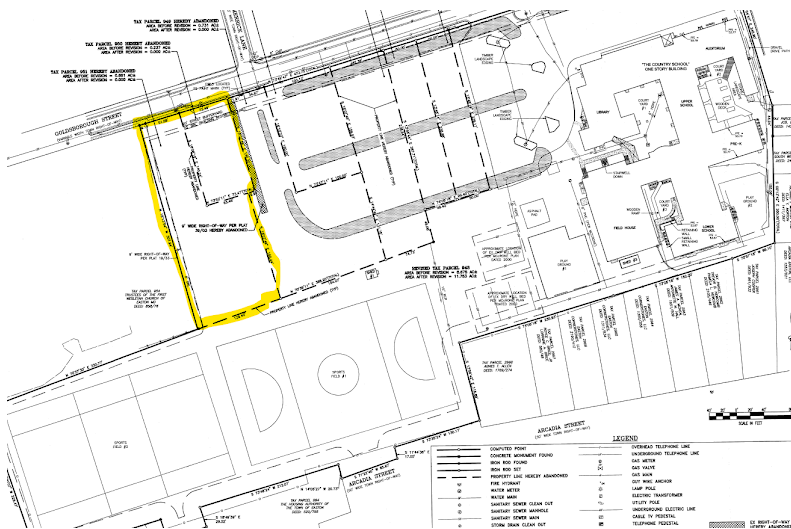
Wed, May 29, 2024 at 1:45 PM

To: "stephan.beachy@ilovepolebuildings.com" <stephan.beachy@ilovepolebuildings.com>

Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>

Good afternoon,

Thank you for submitting a building permit application for 716 Goldsborough Street. The area where the proposed construction will take place is within the Easton Historic District. All new construction must be reviewed and approved by the Historic District Commission. In 2018, a lot line revision was recorded that abandoned parcels 950 and 951 which were both within the Historic District Boundary. The location of the proposed pole barn is within what once was parcel 951.



At this time, you will need to fill out a [historic district application](#) and appear before the Historic District Commission in order to construct the proposed structure in this location. If you have any questions about the Historic District review process please see the [Historic District Commission's webpage](#) or give me a call at 410-822-1943.

Sincerely,

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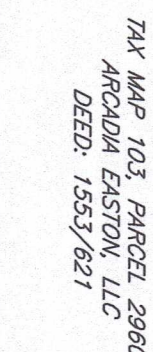
Nicholas Johnson

Planner

Town of Easton

Planning & Zoning

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



MISS UTILITY



**BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE**

SEAL

THE STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
FURNISHED FOR THE
FEDERAL ENGINE

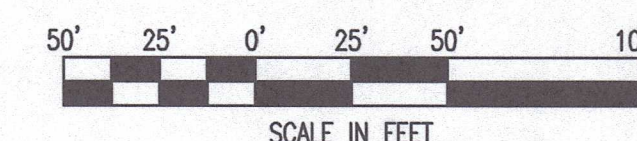
5.10.24

DAT

SHEET No. 1 OF 4	
SCALE: AS NOTED	JOB No. 240049
	FILE No. 2885

THE PURPOSE OF THESE PLANS IS TO OBTAIN SITE PLAN APPROVAL AND PROVIDE NECESSARY CONSTRUCTION INFORMATION TO INSTALL A NEW SPORT FIELD IRRIGATION SYSTEM, CONSTRUCT A PROPOSED POLE BUILDING USED FOR STORAGE OF LAWN EQUIPMENT AND DRY GOOD CONCESSIONS (NO WASTEWATER FLOW ANTICIPATED), RE-SOD THE EXISTING SPORTS FIELDS, AND ASSOCIATED SITE IMPROVEMENTS.

	COMPUTED POINT
	SANITARY SEWER MAIN
	WATER METER
	WATER VALVE
	WATER MAIN



NEW WAREHOUSE BUILDING FOR

THE COUNTRY SCHOOL

716 GOLDSBOROUGH STREET
EASTON, MARYLAND

W. F. HORN ARCHITECT, INC.
LEWES, DELAWARE

CODE INFORMATION

CODE INFORMATION

BUILDING AREA -896 SQUARE FEET

I. INTERNATIONAL BUILDING CODE - 2021

A. OCCUPANCY CLASSIFICATION -
MODERATE HAZARD STORAGE GROUP S-1

B. INCIDENTAL USE AREAS

1. BOILER AND FURNACE ROOMS - NOT APPLICABLE
2. STORAGE ROOMS OVER 100 SQ. FT. - NOT APPLICABLE

C. GENERAL BUILDING HEIGHTS AND AREAS

1. HEIGHT -
GROUP S-1 - 1 STORY, 40' PERMITTED
HEIGHT MODIFICATIONS NOT REQUIRED

2. AREA -
GROUP S-1 - 9,000 SQUARE FEET PERMITTED
AREA MODIFICATIONS NOT REQUIRED

D. TYPE OF CONSTRUCTION - CONSTRUCTION TYPE VB

1. STRUCTURAL FRAME - 0 HOUR
2. BEARING WALLS, EXTERIOR - 0 HOUR
3. BEARING WALLS, INTERIOR - 0 HOUR
4. NONBEARING WALLS, EXTERIOR - 0 HOUR
5. NONBEARING WALLS, INTERIOR - 0 HOUR
6. FLOOR CONSTRUCTION - 0 HOUR
7. ROOF CONSTRUCTION - 0 HOUR
8. FIRE SEPARATION DISTANCE,
GREATER THAN 30 FT. - 0 HOUR
9. UNPROTECTED WALL OPENING,
GREATER THAN 30 FT. - UNLIMITED AREA

E. INTERIOR FINISHES -

1. WALLS AND CEILINGS -
EXIT ACCESS CORRIDORS - CLASS C
ROOMS AND ENCLOSED SPACES - CLASS C
2. FLOOR FINISH - CLASS II
3. DECORATIONS AND TRIM - FLAME RESISTANT

F. MEANS OF EGRESS

1. OCCUPANT LOAD -
WAREHOUSE -
500 SQUARE FEET PER OCCUPANT = 2 PEOPLE
2. EGRESS WIDTH -
STAIRWAYS - 3" PER OCCUPANT
OTHER EGRESS COMPONENTS - .2" PER OCCUPANT
3. ACCESSIBLE MEANS OF EGRESS -
ONE REQUIRED
ONE PROVIDED
4. SPACES WITH ONE MEANS OF EGRESS -
MAXIMUM OCCUPANT LOAD - 50
MAXIMUM TRAVEL DISTANT - 75'
5. LENGTH OF EXIT ACCESS TRAVEL -
200 FEET MAXIMUM ALLOWED
50 FEET MAXIMUM PROVIDED
6. SIZE OF DOORS - 32 " MINIMUM
EGRESS WIDTH PER OCCUPANT = .2"/PERSON, 34 X .2" =
170 PEOPLE PER DOOR
7. PANIC HARDWARE - NOT REQUIRED
8. LIGHTED EXIT SIGNS REQUIRED

II. NFPA 101 - 2021

A. CLASSIFICATION OF OCCUPANCY -
STORAGE
B. CLASSIFICATION OF HAZARD OF CONTENTS - ORDINARY HAZARD

C. MINIMUM CONSTRUCTION REQUIREMENTS - NO REQUIREMENT

D. OCCUPANT LOAD - 2 PEOPLE

E. MEANS OF EGRESS -

1. ALL EXITS LOCATED AT LEVEL OF EXIT DISCHARGE
2. ONE EXIT REQUIRED
2. DOORS
a. 32" MINIMUM CLEAR WIDTH
b. MAXIMUM FLOOR VARIATION BOTH SIDES OF DOOR - 1/2"
c. SWING IN DIRECTION OF EGRESS TRAVEL
3. PANIC HARDWARE AT EXIT DOORS FROM BUILDING NOT REQUIRED
4. TRAVEL DISTANCE TO EXITS - 150 FEET MAXIMUM
5. EMERGENCY LIGHTS AND LIGHTED EXIT SIGNS REQUIRED

F. PROTECTION -

1. INTERIOR WALL AND CEILING CLASS A, CLASS B OR CLASS C
2. SMOKE DETECTORS AND FIRE ALARM SYSTEM NOT REQUIRED

III. MARYLAND ACCESSIBILITY CODE

IV. INTERNATIONAL STANDARD PLUMBING CODE - 2021

V. NATIONAL ELECTRICAL CODE NFPA 70 - 2021

VI. INTERNATIONAL ENERGY CONSERVATION CODE - 2018

VII. ADA STANDARDS FOR ACCESSIBLE DESIGNS - 2010

A. ACCESSIBLE SITES -

1. AT LEAST ONE ACCESSIBLE ROUTE PROVIDED
2. ACCESSIBLE PARKING SPACES - TO BE PROVIDED

B. ACCESSIBLE BUILDING

1. ONE ACCESSIBLE ROUTE TO ACCESSIBLE SPACES PROVIDED
2. FLOOR SURFACES TO BE SLIP RESISTANT
a. CARPET IF PROVIDED - LEVEL LOOP, GLUED INSTALLATION
3. STAIRS - NOT APPLICABLE
4. DOORS -
a. CLEAR WIDTH - 32" MINIMUM PROVIDED
b. MANEUVERING CLEARANCES - PROVIDED
c. THRESHOLDS - 1\2" MAXIMUM HEIGHT PROVIDED
d. HARDWARE - LEVER TYPE HARDWARE TO BE PROVIDED
e. 50% OF ENTRANCES MUST BE ACCESSIBLE - 100% PROVIDED
5. DRINKING FOUNTAINS - NOT REQUIRED
6. TOILET FACILITIES - NOT REQUIRED

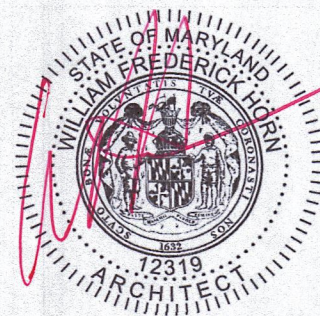
INDEX OF DRAWINGS

T1.1 TITLE SHEET, INDEX AND CODE INFORMATION

A1.1 FLOOR PLAN AND NOTES

A2.1 ELEVATIONS

A3.1 WALL SECTIONS



PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NUMBER 12319,
EXPIRATION DATE 1/8/2028.

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE
UNDERTAKEN FOR AND ARE PERFORMED IN THE
INTEREST OF DELMARVA BUILDINGS. NO CONTRACTUAL
OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE
BENEFIT OF ANY OTHER PERSON INVOLVED IN THE
PROJECT.

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TITLE SHEET, INDEX
AND CODE INFORMATION

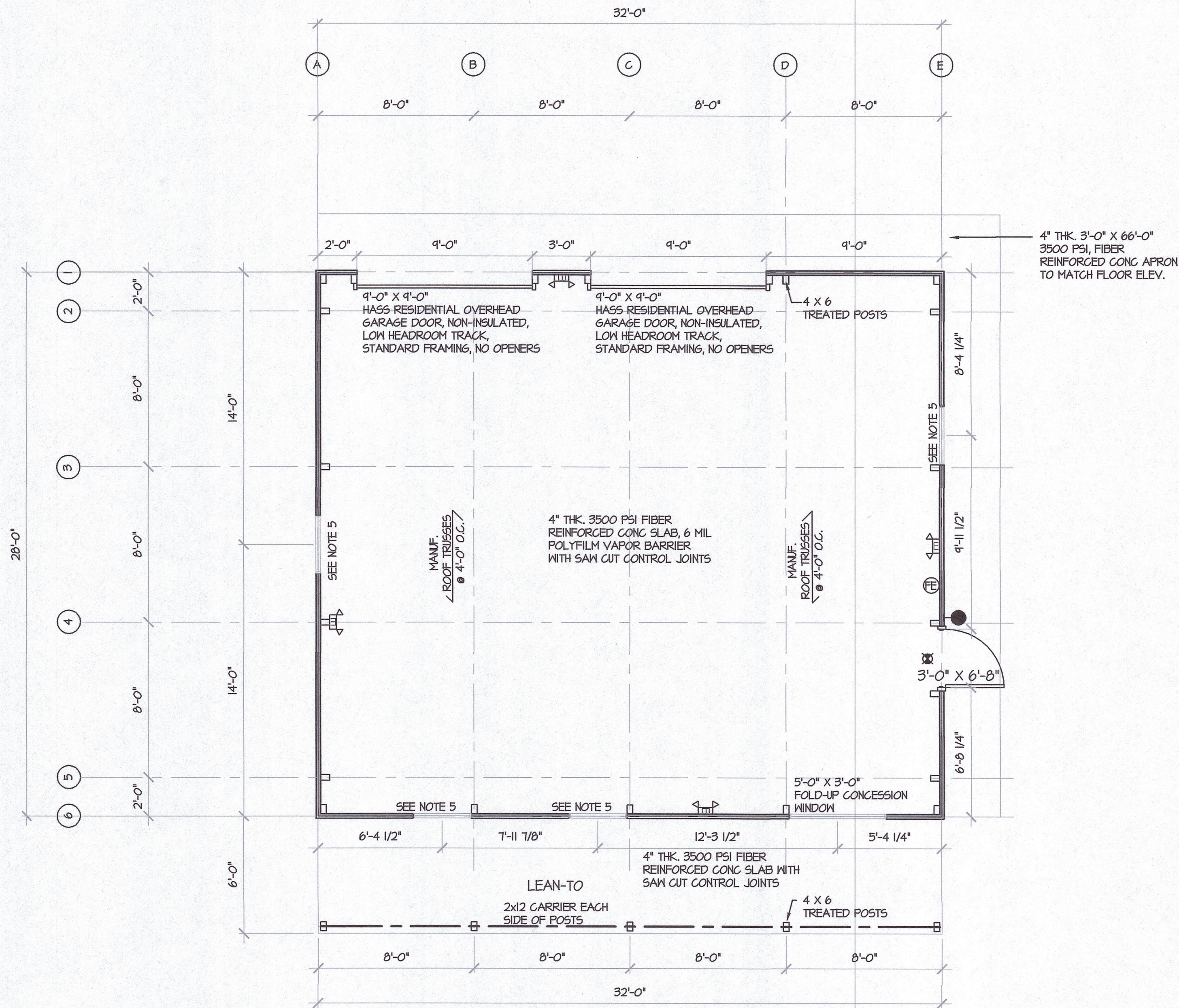
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PROJ. NO.32412
SCALE AS NOTED
SHEET NUMBER

T1.1

NEW BUILDING FOR:
THE COUNTRY SCHOOL
716 GOLDSBOROUGH STREET
EASTON, MARYLAND

W.F.HORN
ARCHITECT, INC.
30083 W. BARRIER REEF BLVD.
LEWES, DELAWARE 302231-2176
PHONE: 302-674-1620

DELMARVA
BUILDINGS
317 N. LAYTON AVE.
WYOMING, DELAWARE
302-688-3636



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FOUNDATIONS

1. PRESUMPTIVE BEARING CAPACITY: 2000 PSF
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW COMPACTED STRUCTURAL FILL.
3. ALL ORGANIC MATERIALS EXCESSIVELY SOFT OR LOOSE SOILS, TREES, ASPHALT, CONCRETE, DEBRIS AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED. UNSUITABLE AREAS SHALL BE REMOVED AND REPLACED.
4. AREAS REQUIRING UNDERCUT AND FILL MATERIAL DUE TO THE PRESENCE OF UNSUITABLE MATERIAL SHALL BE BACKFILLED TO THE DESIGN FOOTING SUBGRADE WITH NEW COMPACTED STRUCTURAL FILL.
5. COMPACTED STRUCTURAL FILL FOR BUILDING SUPPORT UTILIZING MATERIAL APPROVED FOR USE INCLUDE:

ON-SITE GRANULAR SOILS INCLUDING GM, GP, GM, SM, SP, ND, SM, CLASSIFIED IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). FURTHERMORE, THE MATERIAL TO BE UTILIZED AS STRUCTURAL FILL SHOULD HAVE A PLASTICITY INDEX (PI) LESS THAN 20.
6. COMPACTED STRUCTURAL FILL BENEATH ALL FOUNDATIONS, SLABS ON GRADE AND ADJACENT TO FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR TEST.
7. SOILS EXPOSED AT THE BASES OF ALL FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS SHOULD BE PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. SLOPE FOOTINGS EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY OR PROVIDED SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS IN THE EVENT THAT THE CONTRACTOR DETERMINES THAT SHEETING OR SHORING IS REQUIRED FOR ESCALATION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER FOR DESIGN AND DOCUMENTATION OF ALL SHEETING AND SHORING REQUIRED FOR THE WORK.

8. UTILITY LINES SHALL NOT PASS UNDER FOOTINGS, STEP FOOTINGS BELOW UTILITY LINES AND SLEEVE WALL.

9. TRENCHES WHICH RUN ADJACENT TO FOOTINGS AND ARE LOWER THAN THE FOOTING BOTTOM AND ARE WITHIN A HORIZONTAL DISTANCE OF 15 TIMES THE ELEVATION DIFFERENCE SHALL BE BACKFILLED WITH 1500 PSI CONCRETE TO THE FOOTING BOTTOM.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 (LATEST EDITION).
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:

FOUNDATION: 3500 PSI
GARAGE FLOOR SLABS: 3500 PSI
EXTERIOR WALKS, STEPS, PADS,
RAMPS AND CURBS: 3500 PSI
ALL EXTERIOR CONCRETE SHALL BE
AIR-ENTRAINED (6+/-1)%.
4. CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED, USE OF
ADMIXTURES SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

GENERAL NOTES

1. EXTERIOR WALLS SHALL BE 2X4 WOOD FURLINS @ 2'-0" O.C.
HORIZ. W/ 26 GAUGE KNOX SERIES PAINTED STEEL PANELS.
2. ALL DIMENSIONS ARE TO FACE AND/OR CENTER OF STRUCTURE.
3. EXTERIOR FIBERGLASS SMOOTH SKIN PLASTPRO 2000
INSULATED 6 PANEL ENTRANCE DOOR AND PLASTPRO PF JAMB W/
LEVER TYPE LOCKSET.
4. 12" BUILDING OVERHANG AT EAVES AND 12" BUILDING OVERHANG
AT GABLES.
5. WINDOWS TO BE 3'-0" x 4'-0" PELLA ENCOMPASS SERIES SINGLE HUNG WHITE
DOUBLE PANE INSULATED GLASS, INTERIOR GRIDS, SCREEN INCLUDED
RECESSED TILT LATCH, STEEL REINFORCED HORIZONTAL SASH RAILS,
SILICONE GLAZED SASH.

SYMBOLS

- FE DENOTES FIRE EXTINGUISHER LOCATION. FIRE EXTINGUISHER
SHALL BE 2A-10B:C MOUNTED AT 48" TO TOP.
- EL DENOTES EMERGENCY LIGHT WITH BATTERY
BACK UP
- XS DENOTES LIGHTED EXIT SIGN
- EL DENOTES EXTERIOR EMERGENCY
LIGHT WITH BATTERY BACK UP

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EXPIRATION DATE 1/6/2026.
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317 N. LAYTON AVE.
WYOMING, DELAWARE
302-698-3636



W.F. HORN
ARCHITECT, INC.
30093 W. BARRIER REEF BLVD.
LEWES, DELAWARE
PHONE: 302-231-2176

NEW BUILDING FOR:
THE COUNTRY SCHOOL
716 GOLDSBOROUGH STREET
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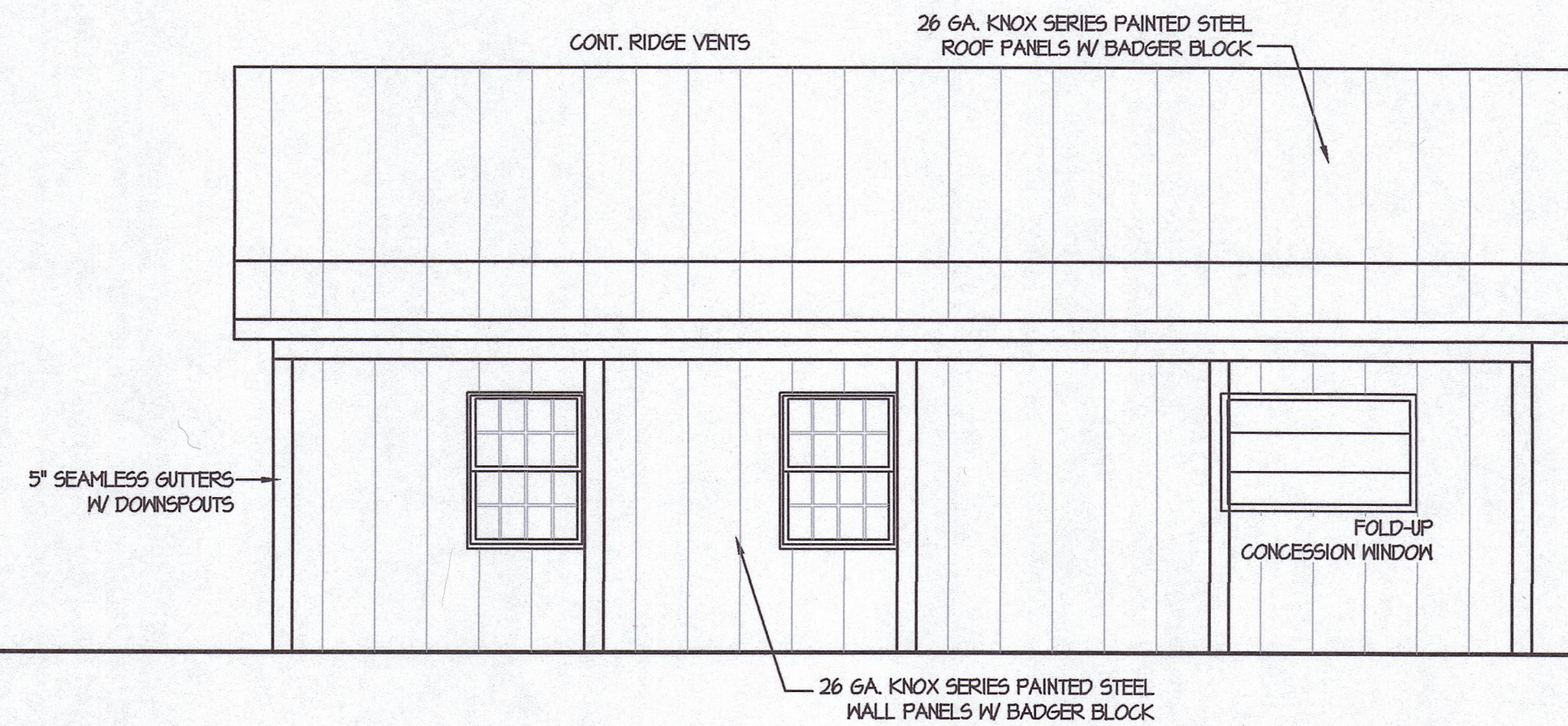
FRIST FLOOR PLAN
AND NOTES

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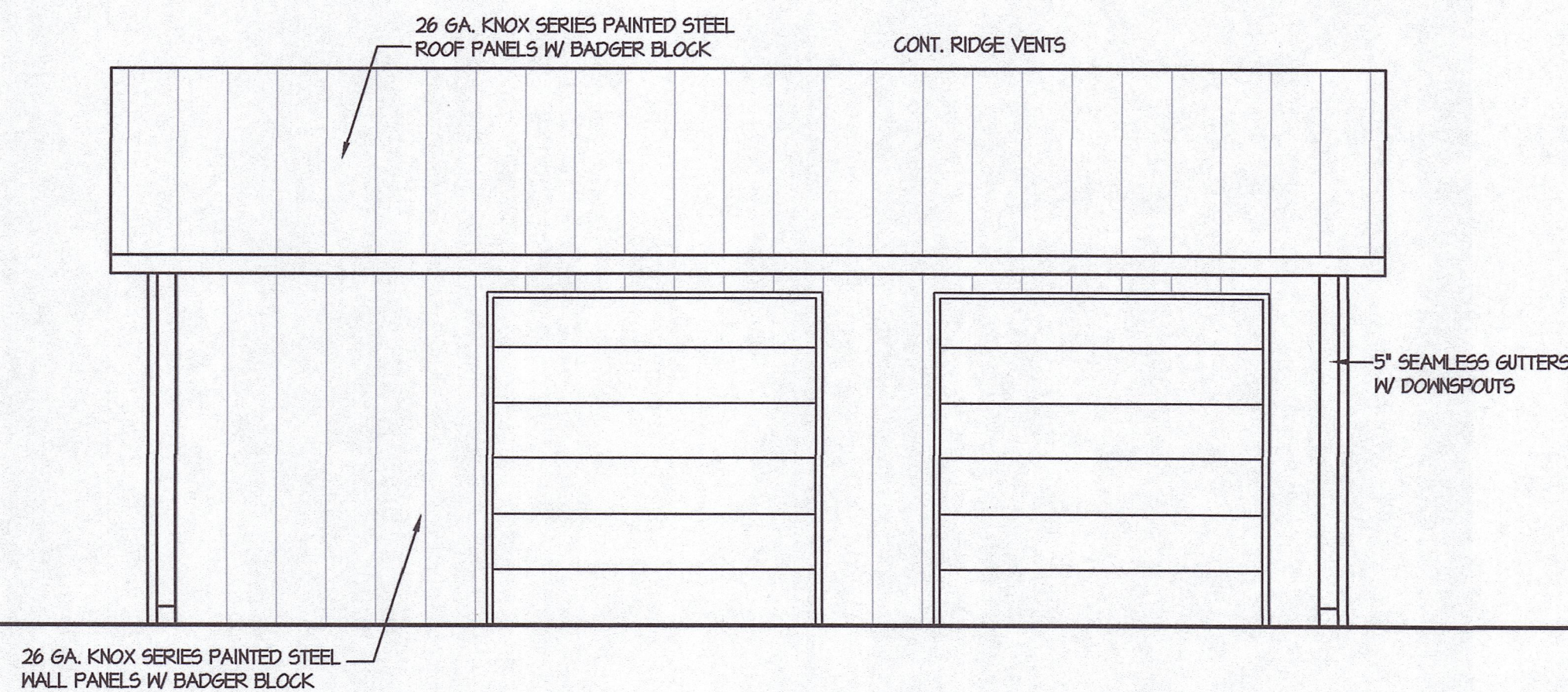
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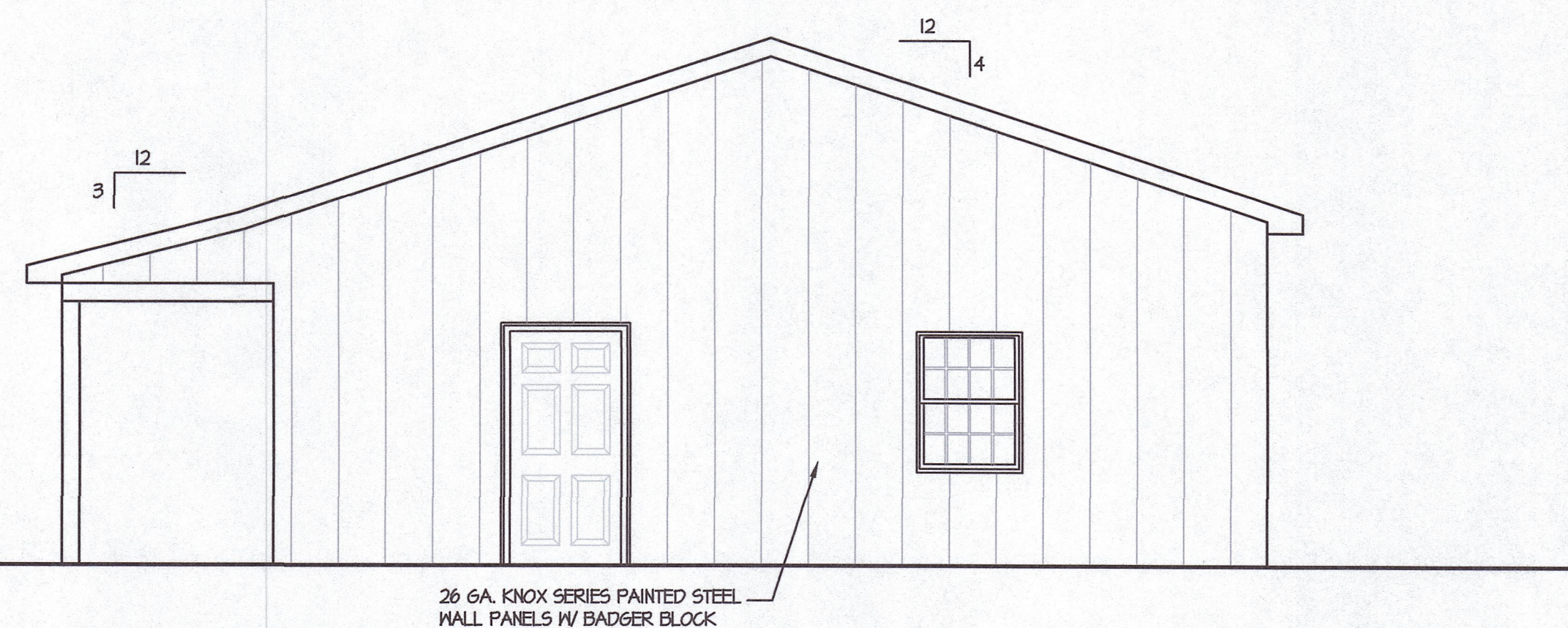
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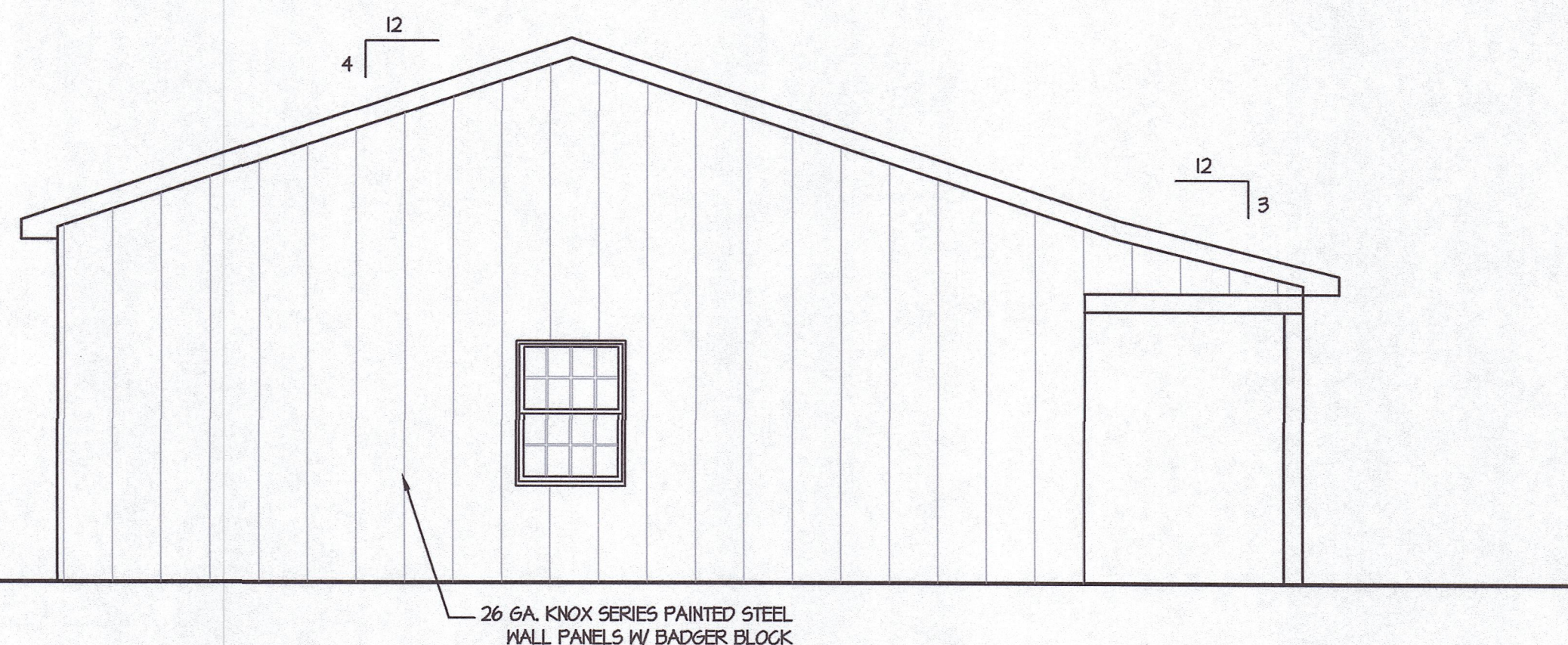
1 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

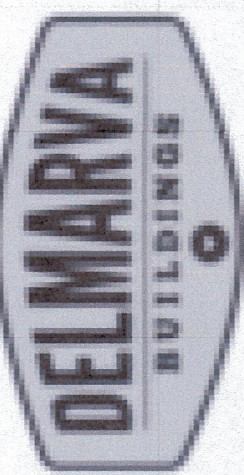


4 LEFT SIDE ELEVATION
1/4" = 1'-0"



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WYOMING, DELAWARE
302-688-3636



W.F. HORN
ARCHITECT, INC.
30093 W. BARRIER REEF BLVD.
LEWES, DELAWARE
PHONE: 302-674-1620 302-231-2178

NEW BUILDING FOR:
THE COUNTRY SCHOOL
716 GOLDSBOROUGH STREET
EASTON, MARYLAND

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

Tuesday, May 28, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
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 28, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business — None

4. New Business —

a. File No.: 2024 - 1205
Applicant: Bee Green Land Companies, LLC
Location: 220 S. Aurora Street, Easton, MD 21601

Zoning: Tax Map 0105, Grid 00EA, Parcel 2178
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:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Lewis Ewing, Bee Green Land Companies

Public Comment — None

Commissioner Stuart moved to approve the application with the condition that the fascia matches the existing material. Commissioner Greer seconded the motion.

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

- b. File No.:** 2024 - 12158
Applicant: Callahan Signs
Location: 114 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1979
Zoning: CB

Request: The applicant is requesting to install a 3.8 square foot PVC hanging sign, and a 1.1 square foot wall sign to a masonry wall. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

John Callahan, Callahan Signs

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

- c. **File No.:** 2024 - 1212
Applicant: Hambleton Law, LLC
Location: 216 Bay Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 0607
Zoning: CB

Request: 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. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Stephanie Hambleton, Esq.

Public Comment — None

Commissioner Bateman moved to approve as submitted. Commissioner Stuart seconded the motion.

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

d. File No.: 2024 - 1220
Applicant: Matt Hurst
Location: 200 South Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 000, Parcel 2114
Zoning: R-10A

Request: 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. This is a contributing/non contributing structure to the Historic District.

Background: 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, and for the installation of new tongue and groove flooring.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Matthew Hurst

Public Comment — None

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

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

ABSENT: 0

e. File No.: 2024 - 1213

Applicant: Stephen Mangasarian

Location: 28 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1457

Zoning: CB

Request: The applicant is requesting to replace the tongue-and-groove wood porch decking with new 5/4" x 3" boards, and 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 Issues: This request was introduced after a Code Enforcement case regarding the replacement of tongue-and-groove boards on the front porch of this structure without a Certificate of Appropriateness. At no time did staff make a determination that the proposed work is considered routine maintenance.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements (General Guidance)*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Stephen Magasarian

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

f. File No.: 2024 - 1214

Applicant: Linda Redmond

Location: 410 August Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1067

Zoning: R-7A

Request: The application for exterior alterations has been withdrawn from the May 28, 2024 Historic District Commission agenda.

- g. File No.: 2024 - 1218**
Applicant: VF Builders
Location: 408 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1091
Zoning: R-7A

Request: The applicant is requesting to replace the existing wood porch decking with a composite material. The existing trim will also be removed and replaced with fiber cement trim. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 65. Make Sensitive Replacements (Porches)*
 - ii. *Appendix B.2. Common Substitute Materials – Porch and Deck Materials*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Wilson Vasquez, VF Builders

Public Comment — None

Commissioner Bateman moved to approve as submitted. Vice Chairperson Brophy seconded the motion.

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

- h. File No.: 2024 - 1219**
Applicant: Michael Stuart
Location: 418 North Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0732
Zoning: CB

Request: 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. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 23. Vacant Lots*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement*
- x. *Guideline 109. Energy and Sustainability*
- xi. *Guideline 110. Exterior Lighting*
- 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 126. Arrangement*
- xvii. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Michael Stuart

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that 1) the front walkway shall be brick; and 2) the applicant shall submit a landscape plan to staff that screens any mechanical equipment. Commissioner Greer seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	1 - Stuart
ABSENT:	0

5. Discussion Item — None

6. Decision Summary Review —

**Commissioner Greer moved to approve the May 13, 2024 Decision Summary.
Commissioner Bateman seconded the motion.**

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

7. Administrative Approval

a. File No.: 2024 - 1222
Applicant: Town and Country Roofing
Location: 222 & 224 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 000, Parcel 0685
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. This is a contributing structure to the Historic District. The the application may be administratively approved subject to the following conditions:

1. The existing trim, fascia, soffit, and gutters shall remain.
2. The existing satellite dishes may not be re-installed without approval from the Historic District Commission

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 87. Satellite Dishes*

b. File No.: 2024 - 1224
Applicant: Marasun LLC
Location: 206 Brooketts Avenue, Easton, MD 21601
Tax Map 0105, Grid 000, Parcel 2139
Zoning: R-10A

Request: The applicant is requesting to remove and replace the existing asphalt shingle roof from the detached shed located in the rear of the property. 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

c. File No.: 2024 - 1225
Applicant: Robert and Emily Carey
Location: 13 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1155
Zoning: R-7A

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

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

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 48. HVAC*

8. Consent Docket — None

- 9. Adjournment —** Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:44 p.m.

RECEIVED

JUN 05 2024



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

TOWN OF EASTON

Application #: 2024 - 1232
Date Received: 06/05/2024
Fee Paid: \$25.00
HDC Meeting Date: 06/10/2024
Date Property Posted: -

HD 24-74

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: 45 Pennsylvania Ave, Easton MD 21601

☐ Contributing
 ☐ Non-Contributing
 YEAR BUILT: 1900
 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Deborah Patterson / Charles Freeman

TELEPHONE NO.: 410-240-3279 EMAIL: Ciaodebbo@yahoo.com

Applicant or Agent

NAME: Zeke (James) Warner

TELEPHONE NO.: 410-758-2278 EMAIL: zwarnar@jcwarnarco.com

Description of Proposal (include additional sheets, as necessary)

Installation of Mitsubishi Ductless Heat Pump w/ 5 Indoor Heads. All line sets to be run inside wall cavities, with no linchide on building exterior. No indoor heads shall cause changes to the building structure, and the outdoor unit will be set on a pad w/ snow legs, and not attached to the building itself. Outdoor unit will be placed in the courtyard area, not visible from the street due to existing fence.

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

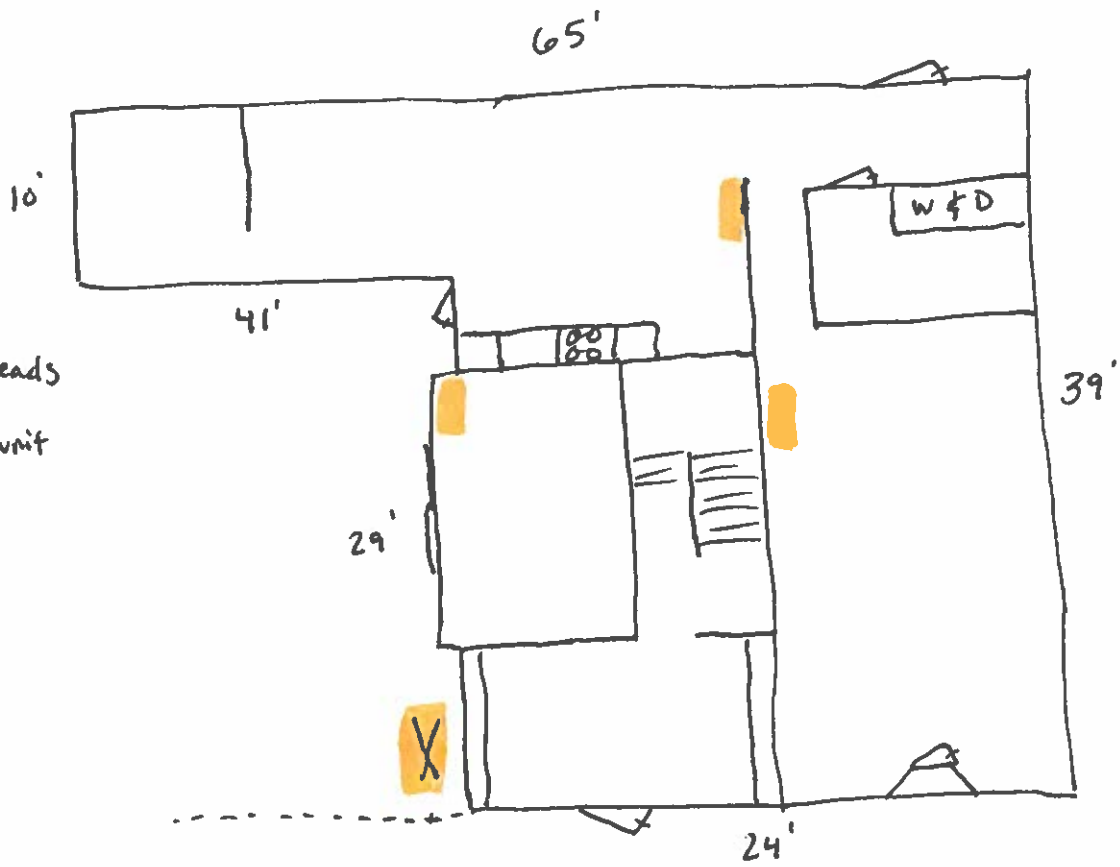
Date

Printed Name of Applicant or Agent

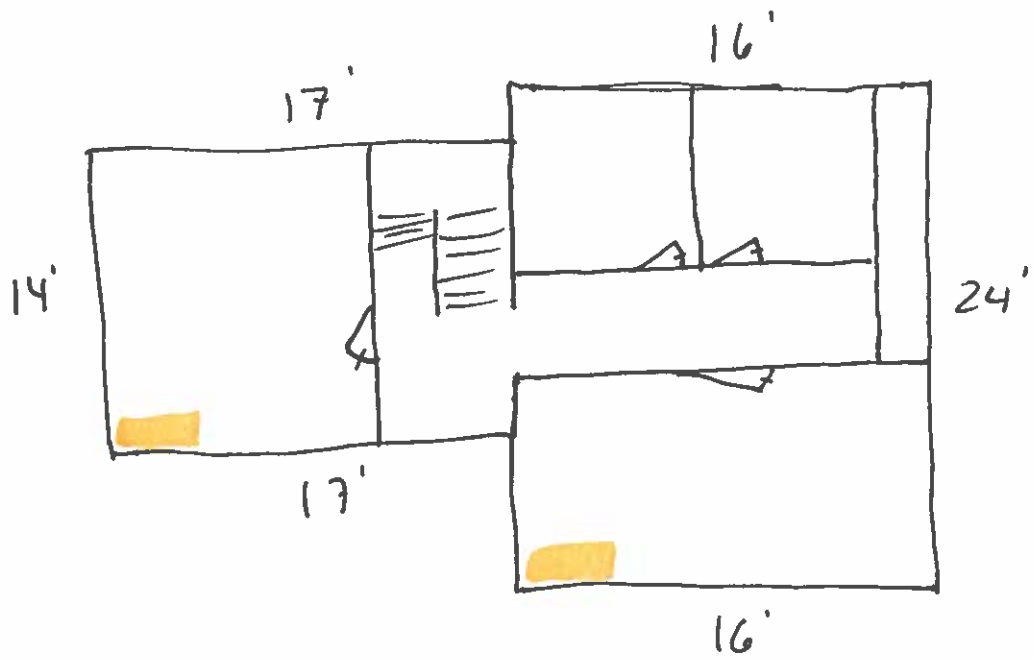
James B Warner
4-5-24
James B Warner

Revised 4.4.2022

1st Floor



2nd Floor



Load Report

Jun 05, 2024



Customer:

Deborah Patterson
45 Pennsylvania Avenue
Easton, MD, 21601

Company:

Paul Tarsa
Warner Ventures, LLC.
210 Del Rhodes Ave
Queenstown, MD, 21658
[\(410\) 758-2278](tel:(410)758-2278)
pault@jcwarnerco.com

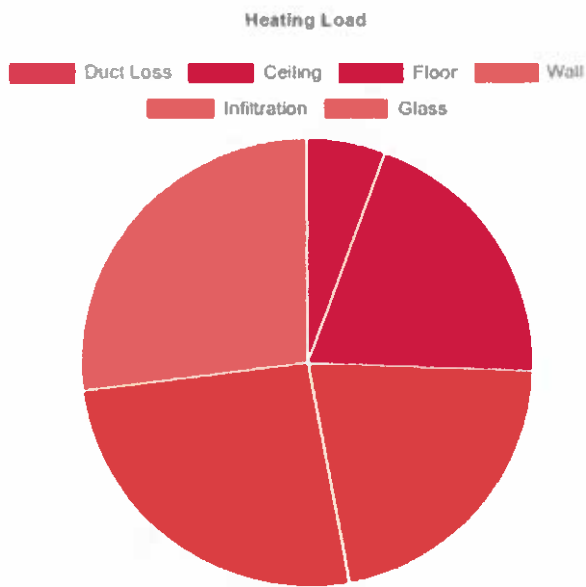
HOUSE AND DESIGN CONDITIONS

Square Feet				1801
Residents				3
Ceiling Height (average)				8
Insulation R-Values:				
Wall	Floor	Ceiling	Crawl	
13	1	38	4	
Glass U-Value				0.9
Glass Solar Heat Gain Coefficient (SHGC)				0.9
Glass:	W	S	N	E
	142 sqft	60 sqft	16 sqft	10 sqft
Indoor Design Temperatures			70°(W) - 75°(S)	
Outdoor Design Temperatures			15°(W) - 95°(S)	
Grains of Moisture Difference				53
Summer Wet Bulb				76°F



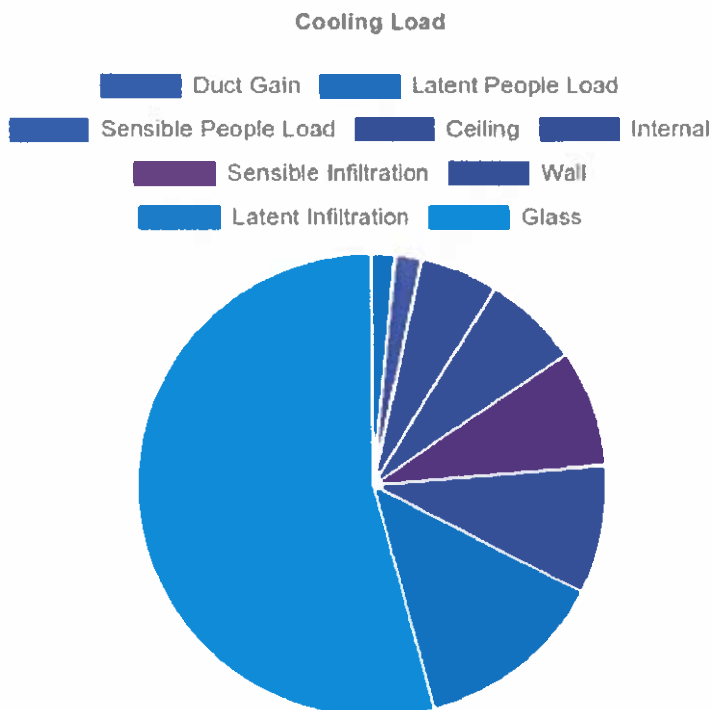
Duct Loss (Heating)	0%
Duct Gain (Cooling)	0%
Winter Ventilation	0 CFM
Summer Ventilation	0 CFM
Cooling Infiltration	0.6 Air Changes/Hour
Heating Infiltration	0.8 Air Changes/Hour
Sensible Heat Ratio (SHR)	0.75

HEATING LOADS



Duct Loss	0 BTUh or 0%
Ceiling	2,399 BTUh or 5.7%
Floor	8,285 BTUh or 19.8%
Wall	9,003 BTUh or 21.5%
Infiltration	10,809 BTUh or 25.9%
Glass	11,286 BTUh or 27%
Total	41,781 BTUh
Required Heating Airflow	543 CFM

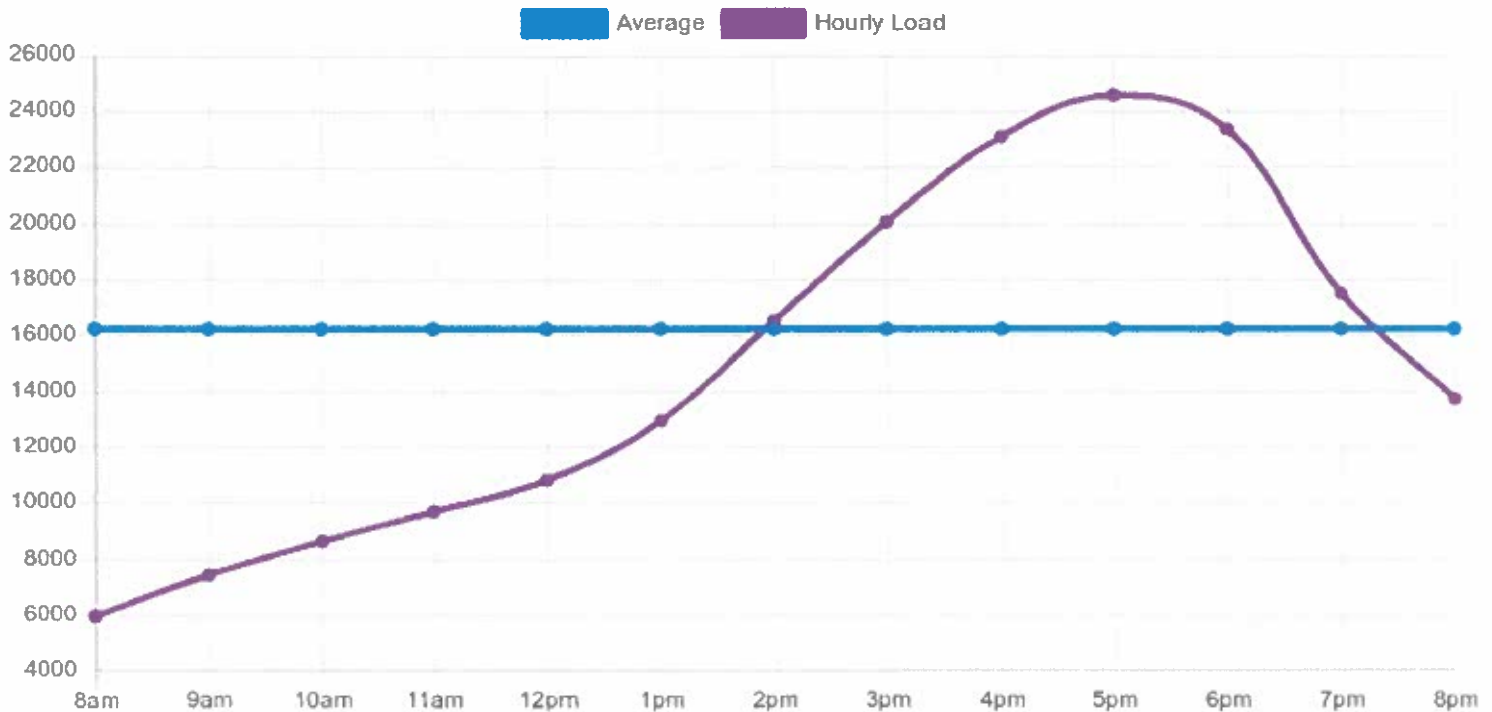
COOLING LOADS



Duct Gain	0 BTUh or 0%
Latent People Load	600 BTUh or 1.6%
Sensible People Load	690 BTUh or 1.9%
Ceiling	1,963 BTUh or 5.4%
Internal	2,400 BTUh or 6.6%
Sensible Infiltration	2,948 BTUh or 8.1%
Wall	3,274 BTUh or 9%
Latent Infiltration	4,829 BTUh or 13.3%
Glass	19,741 BTUh or 54.2%
Total	36,444 BTUh
Sensible Load	31,015 BTUh
Latent Load	5,429 BTUh
Calculated SHR	0.85
* Cap. at 0.75 SHR	41,354 BTUh or 3.45 Tons
Required Cooling Airflow	1,378 CFM

* Total equipment capacity required to have the sensible capacity to cover the sensible cooling load in accordance with industry sizing protocols.

GLASS EXPOSURE DIVERSITY



CONTRACTOR ALERT: If the hourly glass load exceeds the average glass load at any part of the day, especially in mid to late afternoon, areas of the home may become uncomfortable. You may want to consider a Variable Comfort System (staged or modulating cooling and heating, and variable airflow). You may also want to consider individual room/area temperature controls with temperature sensors or zone control to allow you to control how and when you condition certain rooms/areas. Lastly, you may consider a separate comfort system (ducted or ductless) to condition the problem area.

Software Validation: Data used in the calculation and displayed on the report are sourced from the user-entered data, Google, ATTOM, and the NOAA. All calculations comply with all local, state, and federal code requirements and meet or exceed the requirements of the International Energy Conservation Code (IECC) paragraph 403.6 in their entirety as verified by independent engineer William M. McMahon Jr. P.E. CEM. The programs are appropriately based on HVAC industry-standard heat loss/heat gain engineering formulas coupled with the appropriate weather data, location factors, general home construction materials, and other considerations customarily used in the HVAC industry. While consistent with heat loss/heat gain load calculation formulas from ACCA, this program can be considered as meeting the "other approved heating and cooling calculation methodologies", and therefore does not require approval from ACCA. Further, Paul Welch, P.E.; FL Reg. No. 29945 affirmed that the software computes building heating and cooling loads and sizes equipment in a manner consistent with good engineering practices and approved heating and cooling load calculation methodologies and fully complies with Florida Building Code and Energy Conservation Codes. All computed results are estimates. Product developed and maintained by Energy Design Systems, LLC.



RECEIVED

HD 24 -75

JUN 10 2024

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

Application #:	2024-1234
Date Received:	06/10/2024
Fee Paid:	\$25.00
HDC Meeting Date:	06/10/2024
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

11 Brooklets Ave

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Spencer Shimko

TELEPHONE NO.

858-877-3623

EMAIL

spencer.shimko@gmail.com

Applicant or Agent

NAME

Mid-Shore Exteriors / Julie Houdon

TELEPHONE NO.

410-673-7939

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind, like and same asphalt shingle roof replacement.
Remove existing 1 layer of shingles, felt paper, start back vents, 2 skylights, and drip edge.
Inspect plywood, install underlayment, TWS Drip Edge, starter strip, Timberline HDZ
Architectural shingles, ridge vent, and ridge caps. Install new pipe collars,
Flash chimney, install (2) Velux skylights. Clean up + remove all debris.
All gutters, trim, fascia, soffit to stay as is.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Julie Houdon
5-28-24
Julie Houdon of Mid-Shore Exteriors

Revised 4.4.2022



Timberline HDZ®
High Definition® Shingles



Barkwood

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

Now with a 25-Year StainGuard Plus™
Algae Protection Limited Warranty³ and
LayerLock™ Technology, Timberline HDZ®
offers everything you can expect from
an architectural shingle roof, and more.

Charcoal



Slate



Fox Hollow Gray



Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



Barkwood



Hickory





Harvest Blend Colors



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.



Explore colors and styles with our Virtual Home Remodeler at gaf.com/VHR



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 test²
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone
- Our legendary **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**¹ — 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.³ Proprietary GAF Time-Release Algae-Fighting Technology helps protect your 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 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 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.

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

We protect what matters most™

