



Historic District Commission MEETING AGENDA

Monday, August 12, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for August 12, 2024.

Old Business

- 1) **Application Number:** 2023 - 1087
Applicant: Deborah Patterson and Charles Freeman
Location: 45 Pennsylvania Avenue
Tax Map 103, Grid 0EA, Parcel 1085
Zoning District: CB
Request: Amendment to previously approved exterior alterations.

New Business

- 1) **Application Number:** 2024 - 1251
Applicant: John Peeling
Location: 208 Goldsborough Street
Tax Map 0103, Grid 0EA, Parcel 1135
Zoning District: R-7A
Request: Renovation and new construction.
- 2) **Application Number:** 2024 - 1254
Applicant: Laurence Claggett, TLLI, LLC
Location: 120 S. Hanson Street
Tax Map 0104, Grid 0EA, Parcel 1918
Zoning District: R-7A
Request: New Egress Windows.
- 3) **Application Number:** 2024 - 1255
Applicant: Town of Easton
Location: 305 South Street
Tax Map 0104, Grid 0000, Parcel 1589
Zoning District: R-7A
Request: Exterior alterations.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the July 8, 2024 meeting.
- 2) Approval of the Draft Decision Summary from the July 22, 2024 meeting.

Administrative Approval

- | | | |
|----|----------------------------|--|
| 1) | Application Number: | 2024 - 1238 |
| | Applicant: | Naveed Khan |
| | Location: | 37 S. West Street
Tax Map 104, Grid 000, Parcel 1428,
Lot 14 |
| | Zoning District: | CB |
| | Request: | Installation of a 8" concrete pad to the
front entrance. |
| 2) | Application Number: | 2024 - 1256 |
| | Applicant: | Town and Country Roofing |
| | Location: | 116 Talbot Lane
Tax Map 0104, Grid 00EA, Parcel 1953 |
| | Zoning District: | R-7A |
| | Request: | In-kind roof replacement. |

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 8/12/2024

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

Property Address: 45 Pennsylvania Avenue

Application Number: 2023-1087

Request: Revision

Executive Summary:

The applicant is seeking a revised approval to remove portions of the decorative wood cornice from this structure. This building is considered a contributing structure to the Easton Historic District and is noted as having “a charming complex jigsawn cornice.”

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.
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.

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.



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

- 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.

Guideline 40. Details and Ornamentation

- a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting
- b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.

e. Avoid removing or covering details or ornamentation.

Items of Clarification:

1. What portions of the decorative cornice will be removed?
2. On what portions of the building will K-Style gutters be installed?

Staff Recommendation:

Staff supports a Commission **denial** of the request to remove any portion of the decorative cornice. Guidelines 1 and 40 both recommend avoiding the removal of historic architectural features such as this decorative wood cornice. Furthermore, The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties indicates that historic architectural features such as this, should be preserved. If these decorative cornices have deteriorated, the Historic District Guideline's emphasize that they should be repaired rather than removed.

Draft Motions:

1. I move that the Historic District Commission **deny** the application based on the finding that the request to remove historic ornamentation is inconsistent with Guidelines 1 and 40 as well as Items 2, 5, and 6 of *The Secretary of the Interior's Standards for Rehabilitation*.

OR

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

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			
2101018949		45 PENNSYLVANIA AVE		MCCAFFERTY, JAMES E. III			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE APPARENT				YES- SEE NOTES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	
NOTES							
THIS 1 1/2 STORY COMMERCIAL BUILDING DISPLAYS AT LEAST THREE BUILDING EPISODES, ALL OF WHICH APPEAR TO BE GREATER THAN 50 YEARS OF AGE. NEW WINDOWS + SIDING, BUT BUILDING HAS A CHARMING COMPLEX JIGSAWN CORNICE + NICE COMMERCIAL FRONT							



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

Meeting Date: 1/22/2024
Application Number: 2023-1087
Location: 45 Pennsylvania Avenue
Applicant: Deborah Patterson and Charles Freeman

Request: The applicant is now proposing the replacement of eleven (11) of the existing windows with a combination of wood and fiberglass-clad wood two-over-two windows.

Commissioner Bateman moved to approve the amended application as submitted.
Commissioner Greer seconded the motion.

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

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

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

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

Nicholas Johnson
Representative, Historic District Commission

2/14/2024
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: 12/11/2023
Application Number: 2023-1087
Location: 45 Pennsylvania Avenue
Applicant: Deborah Patterson and Charles Freeman

Request: The applicant is proposing to replace one of the two existing doors on the eastern façade of the structure with a new fiberglass door, and to replace the second story gable window with a new double hung window. On the southern façade, the applicant is also proposing an in-kind replacement of the cedar shake siding, to remove the existing first and second story windows, and to move and replace an existing door.

Commissioner Stuart moved to approve the application as submitted.
Commissioner Pezor seconded the motion.

FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart

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Nicholas Johnson
Representative Historic District Commission

1/9/2024
Date



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: June 10, 2024
Application Number: HD-24-1232
Location: 45 Pennsylvania Avenue
Applicant: Zeke Warner
Request: HVAC Installation

The applicant, Zeke Warner, requested approval for residential improvements at 45 Pennsylvania Avenue. The request is to install a new ductless HVAC system. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, **the application is approved subject to the following conditions;**

- 1. Exterior line sets shall be painted to match the siding**
- 2. The units shall be screened from view and;**
- 3. The units shall be mounted in a way that does not damage the structure.**

Historic District Guideline references: 48

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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Nicholas Johnson
Representative, Historic District Commission

6/11/2024
Date









Home > Box #1 Grade 18" Perfection Western Red Cedar R&R Shingles - Watkins Sawmills

Box #1 Grade 18" Perfection Western Red Cedar R&R Shingles - Watkins Sawmills

★★★★★ 26 Reviews

Box #1 Grade 18" Western Red Cedar R&R Sidewall Shingles are available in both **Natural** and **Grooved** options, giving you a choice of finished textures for your home. These #1 Grade shingles are manufactured by Watkins Sawmills.

Please call for a custom shipping quote if you need 10 or more boxes.

SKU: SWS18RR1NAT

\$495.00

By [Watkins Sawmills](#)



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Amerimax 4-in x 120-in White K Style Gutter

Item #68064 | Model #1800700120

[Shop Amerimax](#)



35





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

Historic District Commission Staff Report

Meeting Date: 8/12/2024

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

Property Address: 208 Goldsborough Street (Hammond House)

Application Number: 2024-1251

Request: Rear addition and exterior alterations

Executive Summary:

The applicant is proposing to construct a two-story rear addition consisting of living space and a three-car garage. Proposed exterior alterations include the replacement of some existing windows with wood and clad-wood, the repair/replacement of deteriorated siding, the installation of a new fiberglass shingle roof, the installation of new standing seam metal roofs, and the replacement of wooden trim. This is a contributing structure and is listed on the Maryland Register of Historic Places.

Background Information:

On January 8th 2024, the Commission granted a certificate of appropriateness for an identical application to what is currently proposed. The application was amended by the applicant during the meeting to reflect the second story window on the Thoroughgood street frontage being aluminum clad windows. That approval was conditioned upon the standing seam metal roof material meeting the specifications of Guideline 70e. Since no building permit was obtained within six months of the COA's issuance, the COA expired on July 8, 2024.

Historic District Guidelines:

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).

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 45. Screen, Storm, and Garage Doors

- e. Garage doors should be consistent with the architecture of the house and garage.



Guideline 67. New Rear Decks and Patios

- a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.
- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.

Guideline 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

- a. Replace deteriorated or damaged gutters and downspouts in-kind.
- b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.



Guideline 77. Make Sensitive Replacements

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 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.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl



**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.

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

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Guideline 91. Shutters

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

New Construction

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.



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.

Guideline 106. Details and Ornamentation

- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

Recommended Condition(s):

1. The applicant shall submit a cut sheet for the proposed standing metal roof to staff that meets the specifications of Guideline 70e.

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 & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009680		208 GOLDSBOROUGH ST		KLUTE, DAPHNE E.			
YEAR BUILT		PHYSICAL CONDITION					
1890							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WOODEN GERMAN SIDING. 6/6 WOOD SASH WINDOWS POSSIBLY ORIGINAL. NICE DECORATIVE DOOR AND EXPOSED RAFTER ENDS. HISTORIC OUTBLDG							



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

Meeting Date: 1/8/2024
Application Number: 2023-1008
Location: 208 Goldsborough Street
Applicant: John Peeling

The applicant amended their application to reflect the second floor windows on the Thoroughgood Street frontage being aluminum clad-wood.

Vice Chairperson Brophy moved to approve the amended application with the condition that **the metal roof shall meet all requirements in compliance with Guideline 70e for Roof Material.**
Commissioner Stuart seconded the motion.

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

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Nicholas Johnson
Representative, Historic District Commission

1/8/2024
Date



TOWN OF EASTON
PLANNING / ND ZONING
14 SOUTH TARRISON STREET, EASTON, MD 21

RECEIVED

JUL 12 2024

HD 24 - 86

Application #:	2024 - 1251
Date Received:	7/12/24
Fee Paid:	-
HDC Meeting Date:	8/12/24
Date Property Posted:	08/05/2024

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 208 Goldsborough St
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1840 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME John Peeling
TELEPHONE NO. 203 470 1091 EMAIL JK Peeling @ gmail . Com

Applicant or Agent

NAME John PEELING
TELEPHONE NO. same EMAIL same

Description of Proposal (include additional sheets, as necessary)

<u>Renovation + Addition on Plans</u>

Specific Requirements

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

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

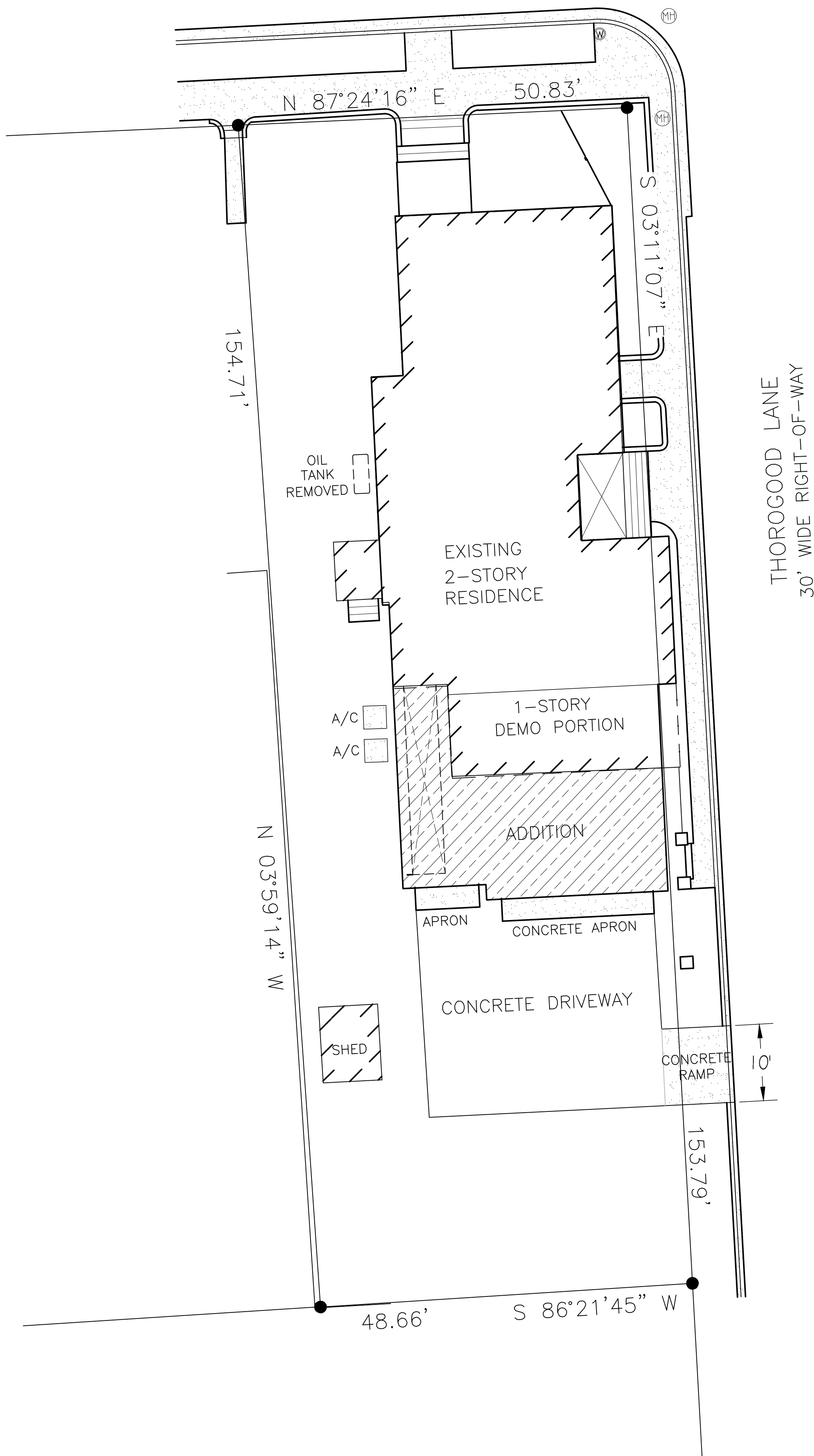
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

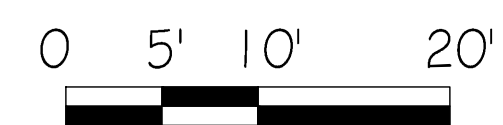
<u>7/12/24</u>	<u>John Peeling</u>
<u>John PEELING</u>	

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.



SITE PLAN - Proposed

SCALE: 1" = 10'



PRELIMINARY

PROJECT: 2312
SCALE: 1" = 10'
SITE PLAN
REV-DATE:
DATE: 12-14-23
DRAWN BY: MJL
SHEET

SP

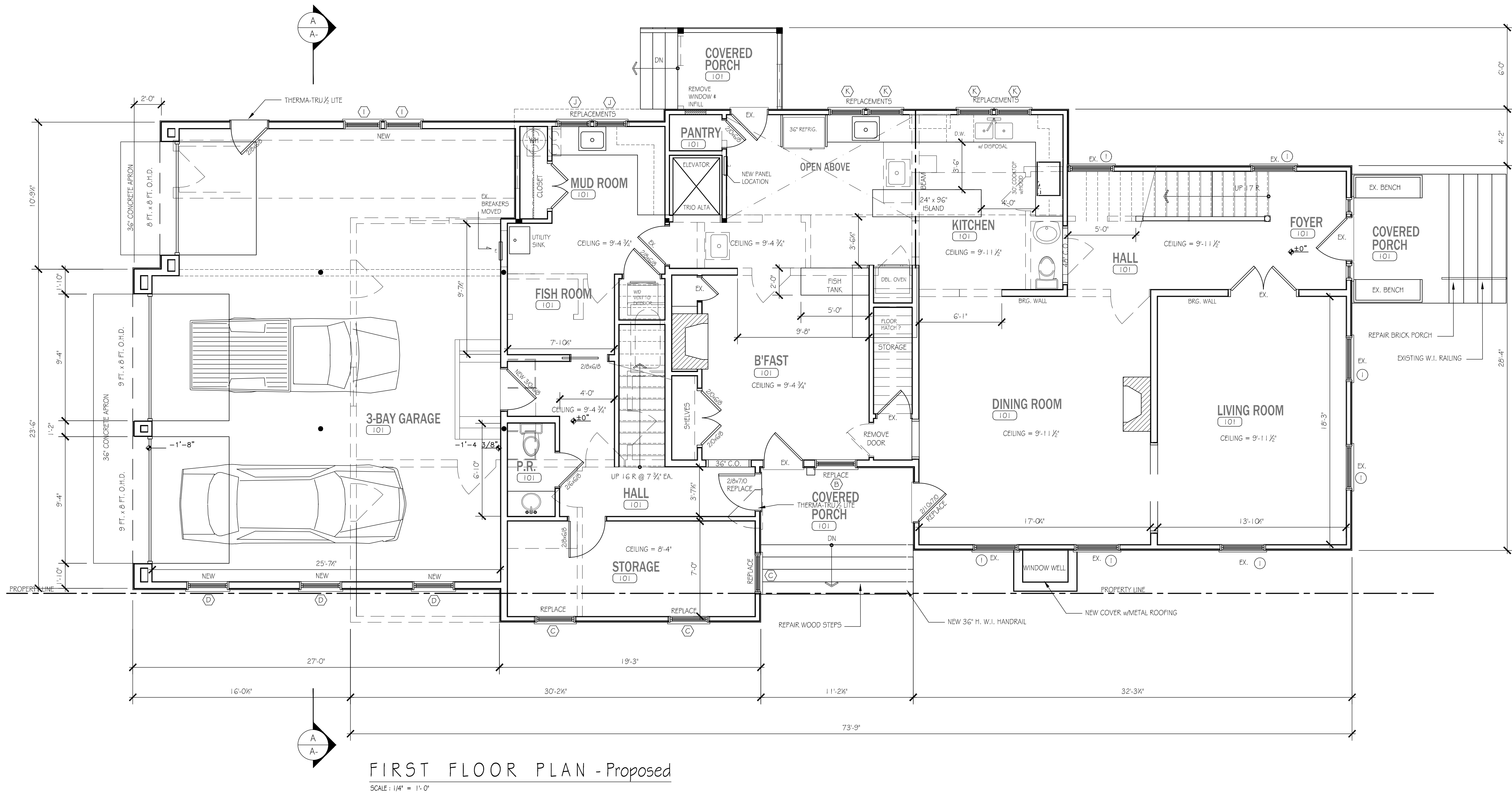
ARCHITECT:

PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

WINDOW SCHEDULE - PEELING

MARVIN WINDOWS & DOORS U.O.S

	MANUF. #	TYPE	MUNTINS	FRAME SIZE	REMARKS
1	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 7'-2"	
2	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 6'-8 3/4"	
3	EXISTING	WOOD - DOUBLE HUNG	ACTUAL	3'-1 1/2" x 6'-1"	
4	EXISTING	VINYL - DOUBLE HUNG	SDL	3'-1 1/2" x 2'-2 1/2"	
A	NEW - UWDH3236 E	WOOD - DOUBLE HUNG	ACTUAL	3'-1 3/8" x 6'-9"	REPLACES SMALLER WINDOW
B	NEW - UWDH33236 E	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 6'-9"	REPLACES EXISTING
C	NEW - UWDH3022	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 4'-5"	REPLACES EXISTING
D	NEW - UWDH3228 E	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 5'-5"	
E	NEW - UWDH3226	WOOD - DOUBLE HUNG	SDL	3'-1 3/8" x 5'-1"	
F	NEW - UWDH3030 E	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 5'-9"	
G	NEW - UWDH3030 E	WOOD - DOUBLE HUNG	SDL	2'-11 3/8" x 5'-9"	REPLACES EXISTING
H	NEW - UIFD3068	CLAD FRENCH DOOR	SDL	3'-1 7/16" x 6'-10"	
I	NEW - UDHG2 2822	CLAD - DOUBLE HUNG	SDL	2'-9 1/4" x 4'-3 1/2"	
J	NEW - UDHG2 2422	CLAD - DOUBLE HUNG	SDL	2'-5 1/4" x 4'-3 1/2"	REPLACES EXISTING
K	NEW - UDHG2 2620	CLAD - DOUBLE HUNG	SDL	2'-7 1/4" x 3'-11 1/2"	REPLACES EXISTING
L	NEW - UDHG2 2828	CLAD - DOUBLE HUNG	SDL	2'-9 1/4" x 5'-3 1/2"	
M	NEW - UIFD2668	CLAD FRENCH DOOR	SDL	2'-7 7/16" x 6'-10"	



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

PRELIMINARY

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ARCHITECT:

PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"
FIRST FLOOR
PLAN
PROPOSED

REV-DATE:
DATE: 11-17-23
DRAWN BY: MJL
SHEET

A-1



EAST ELEVATION - Proposed
SCALE: 1/4" = 1'-0"



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

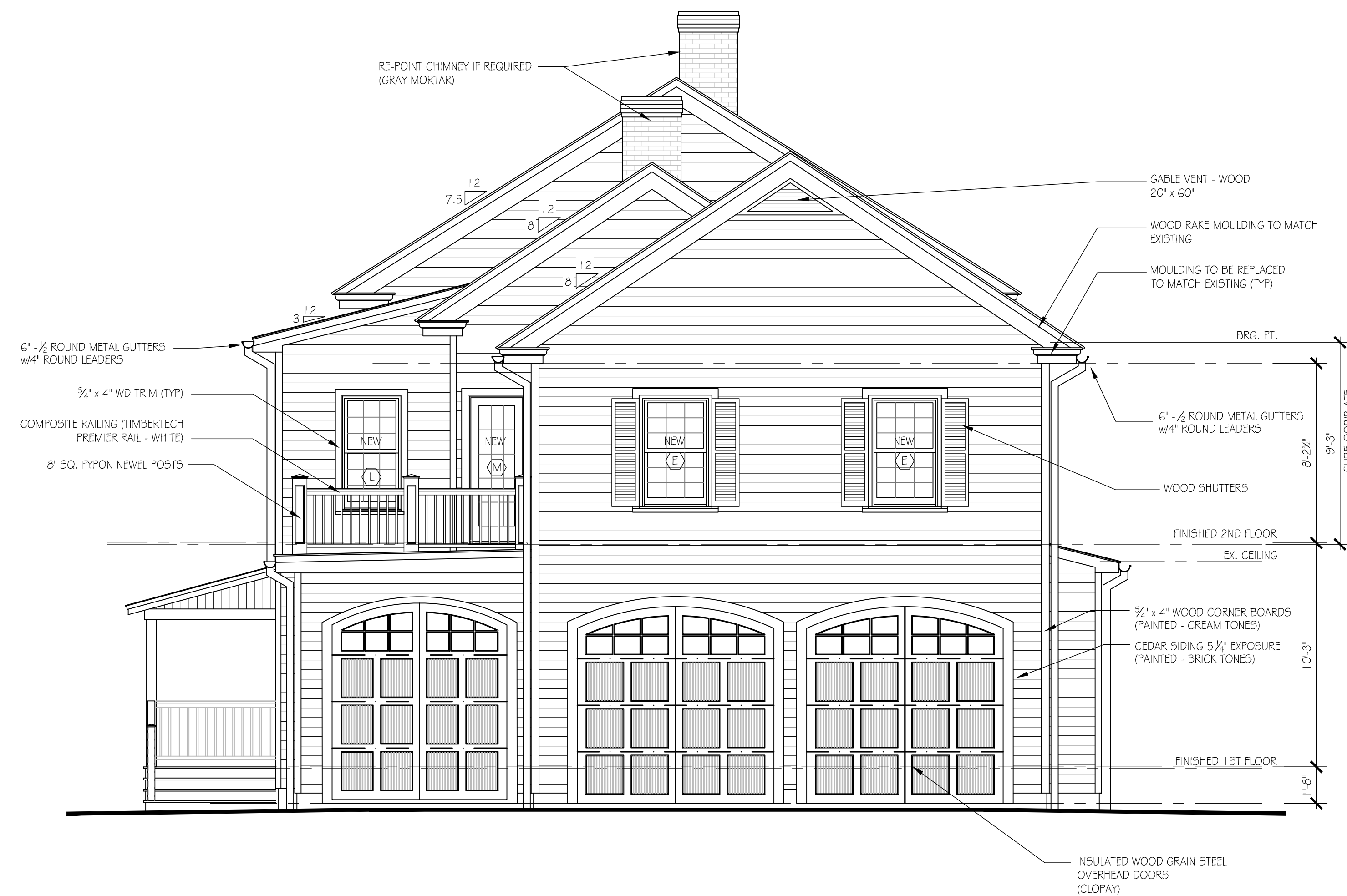
PRELIMINARY

ARCHITECT:	PAMELA P. GARDNER, AIA, LLC 311 N. AURORA STREET PO BOX 971 EASTON, MARYLAND 21601 410-820-7973
PROJECT: 2312	
SCALE: 1/4" = 1'-0"	
EAST AND WEST ELEVATIONS	
REV-DATE:	
DATE: 11-17-23	
DRAWN BY: MJL	
SHEET	
A-3	



NORTH ELEVATION - PROPOSED

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



SOUTH ELEVATION - PROPOSED

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

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:

PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION
EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

NORTH
AND
SOUTH
ELEVATIONS

EV-DATE:
ATE: 11-17-23
RAWN BY: MJL
HEET

A-4

PRELIMINARY



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

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

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PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

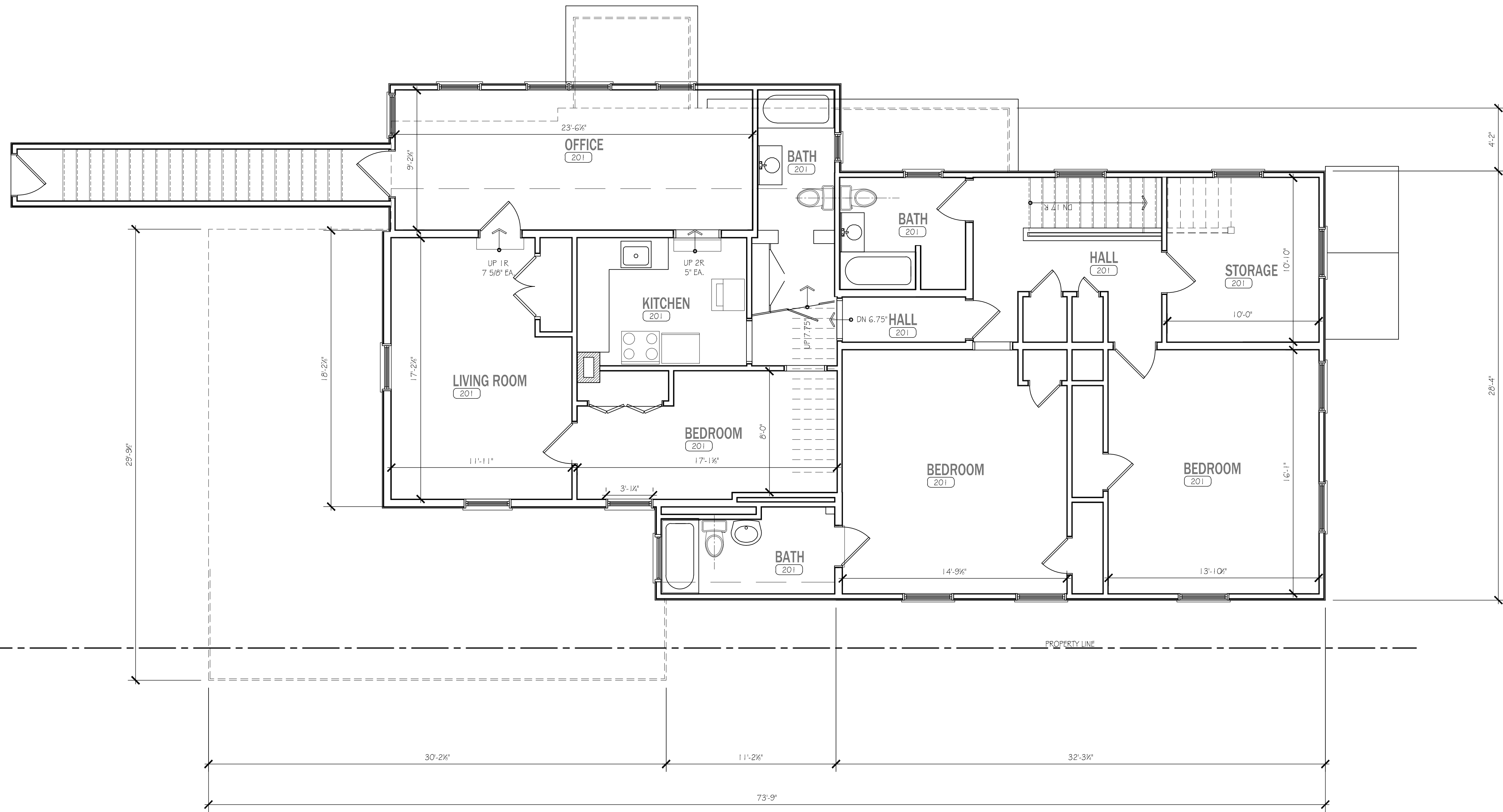
EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

FIRST FLOOR
PLAN
EXISTING

REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-1



SECOND FLOOR PLAN - Existing

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

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:

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PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

SECOND FLOOR
PLAN
EXISTING

REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-2



EAST ELEVATION - Existing
SCALE: 1/4" = 1'-0"



WEST ELEVATION - Existing
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

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410-820-7973

PEELING RENOVATION

EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

EAST
AND
WEST
ELEVATIONS

REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-3



SOUTH ELEVATION - Existing
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - Existing
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

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410-820-7973

PEELING RENOVATION
EASTON, TALBOT COUNTY, MARYLAND

PROJECT: 2312
SCALE: 1/4" = 1'-0"

NORTH
AND
SOUTH
ELEVATIONS

REV-DATE:
DATE: 7-31-23
DRAWN BY: MJL
SHEET

R-4



Americas's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

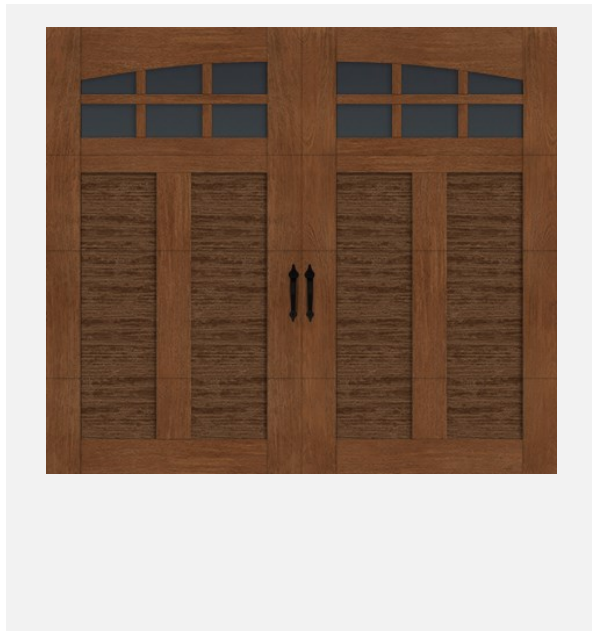


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

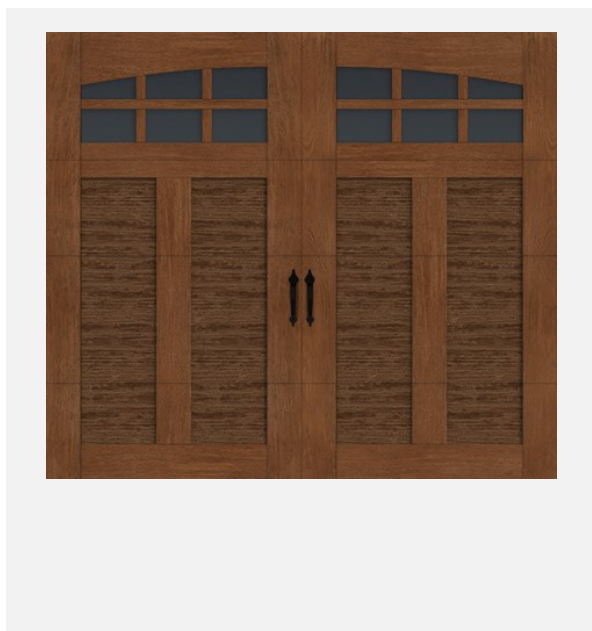
1 Garage Door



Canyon Ridge® Carriage House 4-Layer

Size:	Top Section:
8' 0" X 8' 0"	ARCH3
Style:	Glass:
CAN2-Design12	Double Pane Clear Glass (Insulated)
Construction:	Handle:
4-Layer 2" Intellicore ® Insulation R-Spade Lift Handle x 1 Value 18.4	StepPlate:
Base Color:	Standard Step Plate Included x 1
Ultra-Grain® Cypress Walnut Finish	Hinges:
Overlay Color:	No Hinge
Dark Finish	
Material :	
No Cladding with Clear Cypress Overlay	

2 Garage Door



Canyon Ridge® Carriage House 4-Layer

Size:	Top Section:
8' 0" X 8' 0"	ARCH3
Style:	Glass:
CAN2-Design12	Double Pane Clear Glass (Insulated)
Construction:	Handle:
4-Layer 2" Intellicore ® Insulation R-Spade Lift Handle x 1 Value 18.4	StepPlate:
Base Color:	Standard Step Plate Included x 1
Ultra-Grain® Cypress Walnut Finish	Hinges:
Overlay Color:	No Hinge
Dark Finish	
Material :	
No Cladding with Clear Cypress Overlay	

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window in White with Oil Rubbed Bronze hardware

MARVIN SIGNATURE® COLLECTION



Photo: Laurey W. Glenn

Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

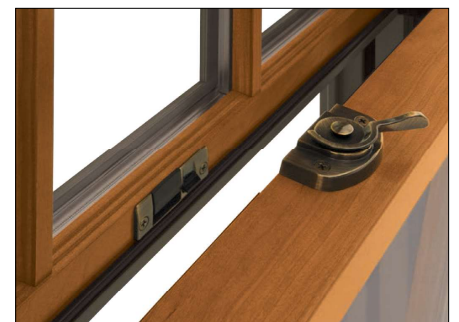
The **Ultimate Double Hung G2** window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15/16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.

EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.



EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.

SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.



ULTIMATE DOUBLE HUNG ROUND TOP G2



Double Hung Round Top G2 windows in White with Satin Nickel hardware

MARVIN SIGNATURE® COLLECTION



ULTIMATE DOUBLE HUNG ROUND TOP G2

The Ultimate Double Hung Round Top G2 window will add traditional arching and elegant lines to your home or historic preservation project. With the same features and grace of the Ultimate Double Hung G2 window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows—available in a wide range of sizes—can provide a subtle accent or a dramatic focal point to enhance your home design.

ROUND TOP VARIATIONS

EYEBROW AND HALF EYEBROW RADIUS OPERATING DOUBLE HUNG

A classic look with a gentle eyebrow radius. Beautiful as a stand alone window or as part of an assembly.

HALF CIRCLE TRANSOM

This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.

EYEBROW TRANSOM AND PICTURE

This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.

HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.

ASYMMETRIC CURVE OPERATING SINGLE HUNG

This striking window style adds elegant curve to a two-wide window assembly (not shown).

ULTIMATE DOUBLE HUNG INSERT G2



Double Hung Insert G2 windows in White with Satin Nickel hardware

MARVIN SIGNATURE® COLLECTION



Double Hung Insert G2 windows with Matte Black hardware

ULTIMATE DOUBLE HUNG INSERT G2

The **Ultimate Double Hung Insert G2** window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.



INTERIOR



EXTERIOR



SASH LOCK IN SATIN NICKEL

ULTIMATE SINGLE HUNG G2



Single Hung G2 windows with traditional lift lock in Satin Chrome

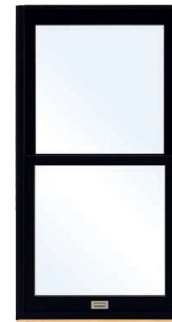
MARVIN SIGNATURE® COLLECTION



Single Hung G2 windows with Contemporary Lift Lock in Brass

ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.



INTERIOR WITH
CONTEMPORARY
LIFT LOCK



INTERIOR WITH
TRADITIONAL
LIFT LOCK



CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware



Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



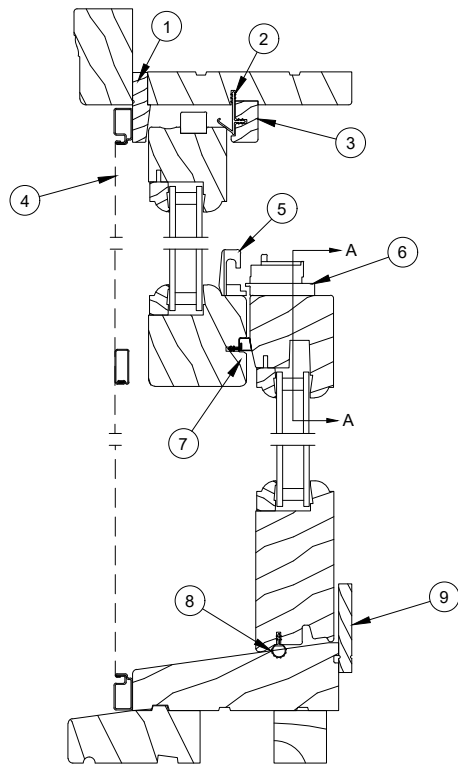
WOOD DOUBLE/SINGLE HUNG EXTERIOR



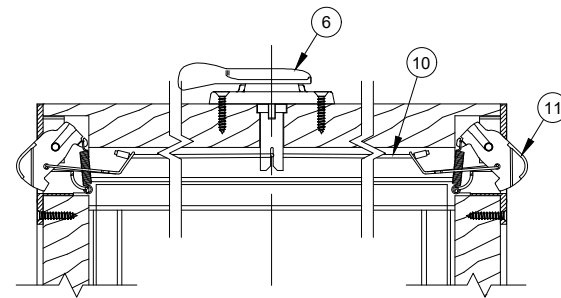
WOOD DOUBLE HUNG MAGNUM INTERIOR



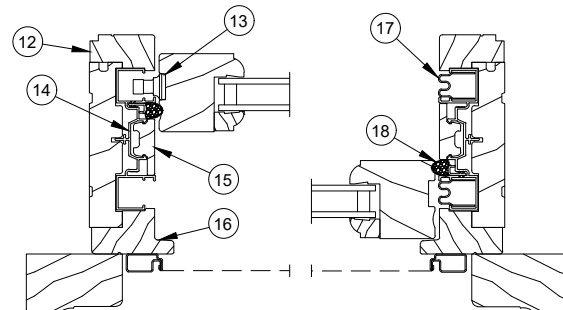
DOUBLE HUNG INSERT EXTERIOR



**Head Jamb
and Sill Detail**



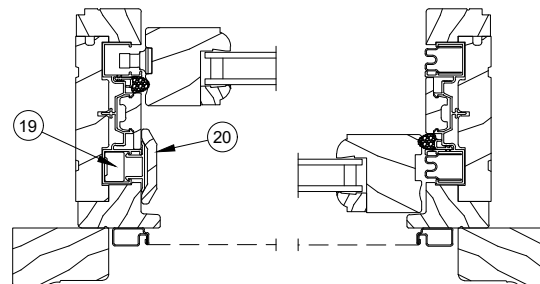
SECTION A-A



Bottom Sash

**Double Hung
Jamb Detail**

Top Sash



Bottom Sash

**Single Hung
Jamb Detail**

Top Sash

1. Top Blind Stop, W2125
2. Parting Stop Weather Strip, V945
3. Parting Stop, W2530
4. Screen
5. Sash Keeper
6. Sash Lock
7. Check Rail Weather Strip, V031
8. Weather Strip, V147
9. Sill Liner, W2146
10. Operation Cord
11. Tilt Latch End Plate Assembly
12. Jamb Liner, W2127
13. Clutch Pivot Pin
14. Vinyl Jamb Carrier, V100
15. Wood Jamb Filler, W2018
16. Jamb Blind Stop, W8950
17. Sash Balance Tube
18. Frame Weather Strip, V03291
19. Sash Stop
20. Jamb Carrier Filler Assembly

Style Option = S262-SDLGBGLE

Fiberglass Single

Impact Rating : None
 Call Width : 2'10"
 Call Height : 7'0"
 Door Collection : Smooth-Star®
 Line : Smooth-Star®
 Glass Shape : 1/2 Lite
 Style Shape : Half Lite 2 Panel
 Glass Type : Clear Glass with Grilles
 Glass Design : Grille
 Grille Pattern : Colonial 9 Lite 3Wx3H
 Grille Style : SDLGBG (Simulated Divided Lites with GBG)
 Grille Profile Color : Bronze
 Low-E? : Yes
 Caming : None
 Frame Profile : Scroll Profile
 Door Prefinish : Paint 1 Color
 Door Paint Color : Alpine
 Jamb Prefinish : Paint 1 Color
 Jamb Paint Color : Same as door
 Hardware : Multipoint Hardware
 Multipoint Hardware : Lever
 Lever Style : Heirloom Narrow
 Lever Finish : Black Nickel



Disclosure:

Product images may vary based on your home's construction, door configuration and final measurements. Therma-Tru Corp., distributors of Therma-Tru products and sellers of Therma-Tru products are not responsible for the actual degrees of variation that may occur with your specific application. Formal measure and project verification are required.

METAL RAILING

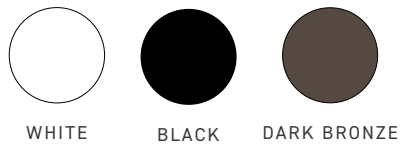
SLEEK DESIGNS & CLEAR SIGHTLINES



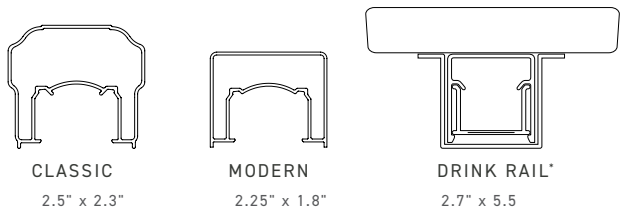
Create a custom railing design with Impression Rail Express®. Featuring three attractive top rail designs and three infill options, Impression Rail Express offers lots of design versatility. Plus, with its pre-assembled, panelized design, this railing is simple and straightforward to install if you’re considering a DIY job.

IMPRESSION RAIL EXPRESS®

COLOR OPTIONS



TOP RAIL OPTIONS



POST CAP



INFILL OPTIONS



*Select from any full-profile, square-shoulder deck boards. Not compatible with grooved or scalloped boards. Not compatible with Glass Channel Kit.

PVC RAILING

CLASSIC DESIGNS, MATERIAL INNOVATION

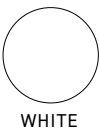
Love the look of elegant, milled wood railing but want to avoid the costly upkeep? Our PVC railing designs feature the classic looks you love with superior performance and durability to ensure a long-lasting railing that requires minimal maintenance.



STATEMENT RAIL™

Choose Statement Rail for an elegant, milled-wood-inspired railing with a pre-routed design for easy installation. The flat top rail features subtle detailing for an attractive, classic design. Plus, the innovative Racking Stair Section accommodates nearly any angle (18° to 40°) for stair applications.

COLOR OPTION



INFILL OPTIONS



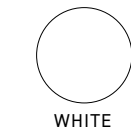
Certain composite lighting options also compatible with PVC railing.



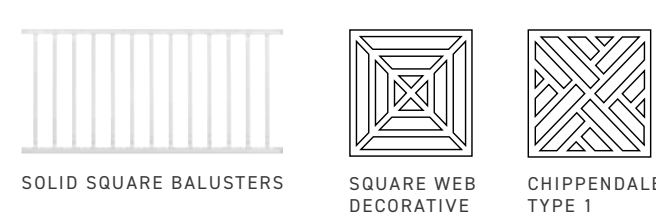
PINNACLE RAIL™

Embrace the simple, classic beauty of the Pinnacle Rail. With a wide, flat top rail, you’ll enjoy a useful surface to place your drinks, plates, or décor. Plus, the simple milled-wood-inspired detailing gives you an elegant aesthetic.

COLOR OPTION



INFILL OPTIONS



COMPOSITE RAILING

HIGH PERFORMANCE & DESIGN VERSATILITY

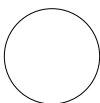


Classic Composite Series Drink Rail with Cable Infill

Looking to design a unique, custom railing for your space? With several top rail profiles and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

CLASSIC COMPOSITE SERIES

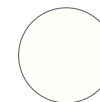
COLOR OPTIONS



WHITE



BLACK



MATTE WHITE



MATTE BLACK



MATTE ESPRESSO



25-YEAR LIMITED FADE & STAIN WARRANTY FOR MATTE COLORS

Rest assured your railing will stay richly hued for decades to come — no staining required. We're proud to offer one of the few 25-Year Fade & Stain Limited Warranties for composite railing colors in the marketplace.

TOP RAIL OPTIONS



PREMIER RAIL
TOP RAIL SIZE: 3.5" x 2.7"



RADIANCERAIL®
TOP RAIL SIZE: 2.9" X 2.9"



TRADEMARK RAIL™
TOP RAIL SIZE: 3.5" X 2.6"
Only available in white and matte white

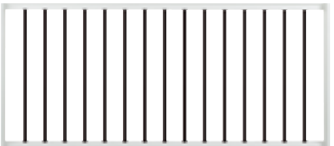


DRINK RAIL
Select from any full-profile, square-shoulder deck boards. Not compatible with grooved or scalloped boards or glass infill.

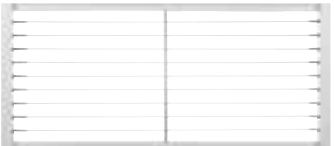
INFILL OPTIONS



COMPOSITE BALUSTERS



ALUMINUM BALUSTERS
SQUARE AND ROUND



CABLE RAIL



GLASS CHANNEL KIT
Glass not included

POST CAP OPTIONS



4"x 4" CAP



4"x 4"
ISLAND CAP



5"x 5" CAP



5.5"x 5.5"
PYRAMID CAP



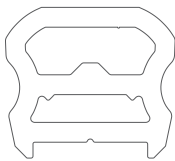
5.5" x 5.5"
ISLAND CAP

COMPOSITE RAILING

SIMPLE, VERSATILE DESIGN

VALUE OPTION

RadianceRail Express, White with composite balusters

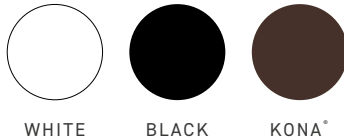


RADIANCE RAIL EXPRESS®
TOP RAIL SIZE: 2.7" X 2.4"

For a simple, versatile milled-wood-inspired look, choose RadianceRail Express®. Plus, with the Smart Set Kit that gives you everything you need to build the railing in one kit, it's easy to order and straightforward to install. The Smart Set is only available in white with composite balusters.

RADIANCE RAIL EXPRESS®

COLOR OPTIONS

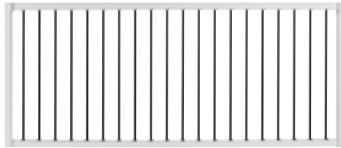


WHITE BLACK KONA®

INFILL



COMPOSITE BALUSTERS



ALUMINUM BALUSTERS

POST CAP OPTIONS



4" x 4"
CAP



4" x 4"
ISLAND CAP



RAILING ACCESSORIES

THE FINISHING TOUCH

Whether your high-traffic home needs a gate kit for kids and pets alike, or you want to make sure everyone has a firm grasp with ADA handrails, these accessories complete your space.



SECURE-MOUNT POST

Allows railing installations without a wood post.



ADA HANDRAIL SYSTEM

Make your perimeters and stairways safer and more accessible with an ADA-compliant handrail. Available in both composite and aluminum.



CLASSIC COMPOSITE SERIES GATE KIT

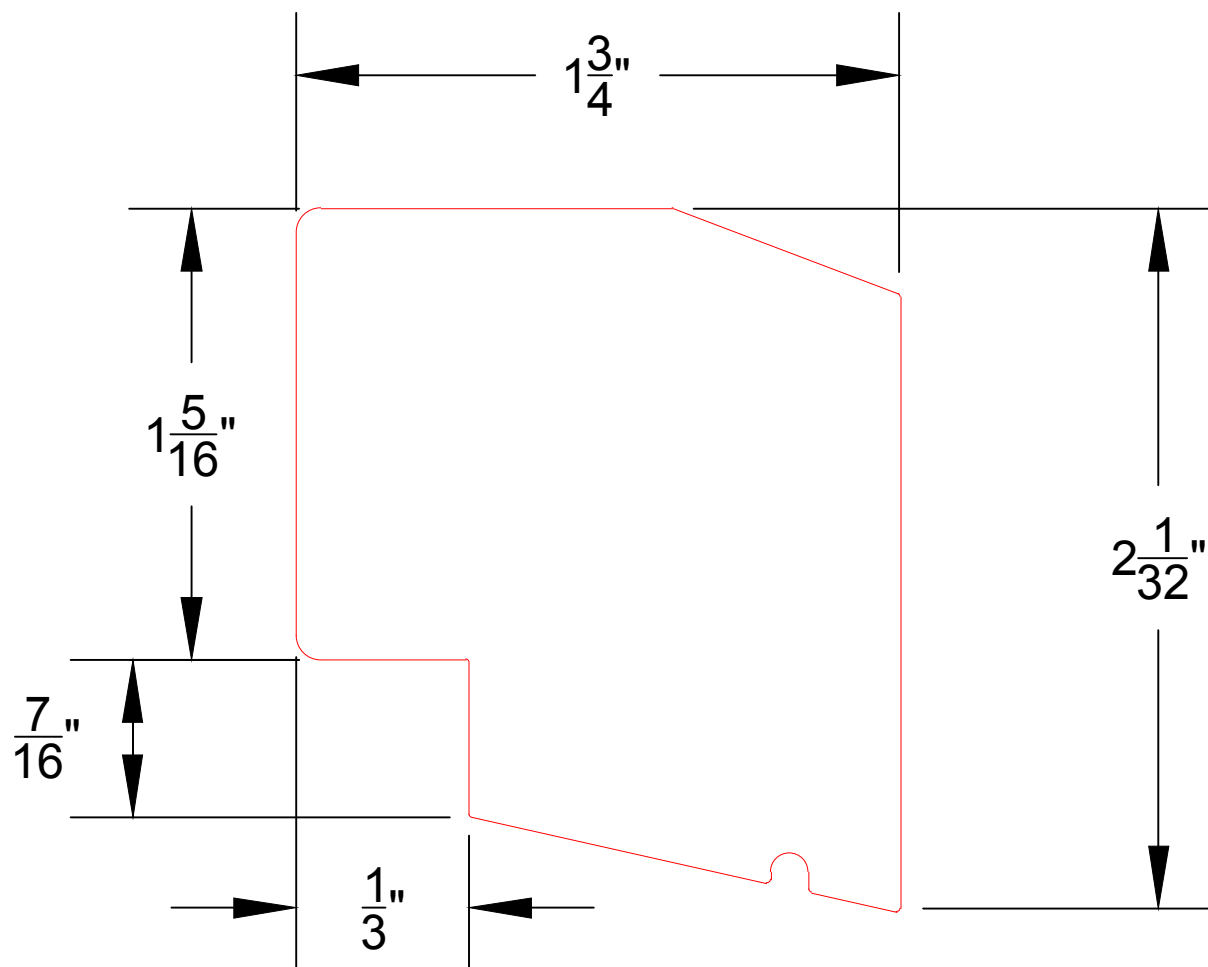
Close off stairs from pets or small children (not appropriate for weight-bearing applications).



IMPRESSION RAIL EXPRESS® GATE KIT

An aluminum rail gate kit used for 36" or 42" rail heights.





AZEK BUILDING PRODUCTS
 WWW.AZEK.COM
 (877) ASK-AZEK



Historic Sill (AZM-6930)

AMHS02192

1 3/4" x 2 1/32" x 16'



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

Historic District Commission Staff Report

Meeting Date: 8/12/2024

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

Property Address: 120 S Hanson Street

Application Number: 2024-1254

Request: Window Replacements

Executive Summary:

The applicant is proposing to replace two second story windows on the Talbot Street facing façade of the structure with sliding egress windows made of Fibrex®. This is considered a non-contributing structure to the Easton Historic District.

Background Information

The request to replace these two windows first came before the HDC on June 28, 2021. At that time, the applicant requested approval to replace the two second story windows with Anderson 100 series casement windows and fill in the remaining space with vinyl siding. That request was unanimously tabled by the Commission pending the return of a new window design that would fill the entire existing window opening. At this meeting, Commissioners requested that the applicant use a wooden clad window instead of a vinyl product. The applicant then returned to the HDC on July 24, 2023 with a nearly identical request to install two casement style Anderson 100 series windows. That application was also unanimously tabled. On November 27, 2023 the Commission voted to approve a request to install a casement style window that would be divided into three-panes with simulated divided light. Since these windows would not be large enough to fill the entire window opening, the remainder of the space would be filled with a single pane of glass and a window air conditioning unit.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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



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

- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).
- c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.
- d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 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.

Guideline 90. Make Sensitive Replacements



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

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Appendix B.2. Common Substitute Materials (Windows)

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available



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

with details (including proportions and profiles) that mimic those of historic windows.

Many composite windows are paintable and are a good, lower-cost option for residences in historic districts.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023187		120 S HANSON ST		TAYLOR, NORRIS E. AND JOYCE W.			
YEAR BUILT		PHYSICAL CONDITION					
1960		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
CONCRETE BLOCK BUILDING WITH RECYCLED WOODEN WINDOWS. MODERN SHED.							



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

Meeting Date: 11/27/2023
Application Number: 2021-506
Location: 120 S Hanson Street
Applicant: Laurence Claggett

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

- 1) the casement window shall be divided into three-panes with simulated divided light;**
- 2) the air conditioning unit shall be to the left of the casement window with a singular glass pane above the unit.**
- 3) The applicant shall submit an updated window cutsheet to staff.**

Commissioner Greer seconded the motion.

FOR: 5 - Demby, 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.

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

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

Nicholas Johnson
Representative, Historic District Commission

12/13/2023
Date



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

RECEIVED

JUL 22 2024

TOWN OF EASTON

Application #:	2024 - 1254
Date Received:	07/22/2024
Fee Paid:	\$75.00
HDC Meeting Date:	08/12/2024
Date Property Posted:	08/05/2024

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 120 S. HANSON STREET
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1960 NATIONAL REGISTAR # NONE

PROPERTY INFORMATION

OWNER NAME TLLI LLC
TELEPHONE NO. 410-310-3169 EMAIL LG@CLAGGETT-ENG.COM

Applicant or Agent

NAME LAURENCE CLAGGETT
TELEPHONE NO. SAME EMAIL SAME

Description of Proposal (include additional sheets, as necessary)

REPLACE TWO SECOND FLOOR BED ROOM
WINDOWS WITH EGRESS SLIDING WINDOWS.

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>LG Claggett</u>
<u>7-19-24</u>
<u>LAURENCE CLAGGETT</u>

Revised 4.4.2022

120 S. HANLON PROPOSED ALTERATIONS



100 SERIES GLIDING WINDOWS



Table of Gliding Active-Stationary or Stationary-Active Window Sizes

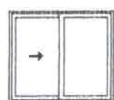
Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"	4'-5 1/2"	4'-11 1/2"	5'-5 1/2"	5'-11 1/2"
	(597)	(749)	(902)	(1054)	(1207)	(1359)	(1511)	(1664)	(1816)
Minimum Rough Opening	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	(610)	(762)	(914)	(1067)	(1219)	(1372)	(1524)	(1676)	(1829)
Unobstructed Glass (width of single sash)	7 3/16"	10 9/16"	13 3/16"	16 3/16"	19 3/16"	22 3/16"	25 3/16"	28 3/16"	31 3/16"
	(192)	(268)	(344)	(420)	(496)	(573)	(649)	(725)	(801)

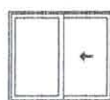
CUSTOM WIDTHS - 23 1/2" to 71 1/2"

CUSTOM HEIGHTS - 11 1/2" to 71 1/2"	11 1/2"	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"	4'-5 1/2"	4'-11 1/2"	5'-5 1/2"	5'-11 1/2"
	(292)	(445)	(597)	(749)	(902)	(1054)	(1207)	(1359)	(1511)	(1664)	(1816)
	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	(305)	(457)	(610)	(762)	(914)	(1067)	(1219)	(1372)	(1524)	(1676)	(1829)
	5 1/4"	11 1/4"	17 1/4"	23 1/4"	29 1/4"	35 1/4"	41 1/4"	47 1/4"	53 1/4"	59 1/4"	65 1/4"
	(133)	(286)	(438)	(591)	(743)	(895)	(1048)	(1200)	(1353)	(1505)	(1657)
	2010	2610	3010	3610	4010	4610	5010	5610	6010		
	2016	2616	3016	3616	4016	4616	5016	5616	6016		
	2020	2620	3020	3620	4020	4620	5020	5620	6020		
	2026	2626	3026	3626	4026	4626	5026	5626	6026		
	2030	2630	3030	3630	4030	4630	5030	5630	6030		
	2036	2636	3036	3636	4036	4636	5036	5636	6036		
	2040	2640	3040	3640	4040	4640	5040	5640	6040		
	2046	2646	3046	3646	4046	4646	5046	5646	6046		
	2050	2650	3050	3650	4050	4650	5050	5650	6050		
	2056	2656	3056	3656	4056	4656	5056	5656	6056		
	2060	2660	3060	3660	4060	4660	5060	5660	6060		

Custom-size windows are available
in 1/8" (3) increments.



Active-Stationary



Stationary-Active

Choose active-stationary (XO) sash or stationary-active (OX) sash as viewed from the exterior. Two locks are standard on all heights greater than 4'-2" (1270).

* Window Dimension always refers to outside frame-to-frame dimension.

* Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

* Dimensions in parentheses are in millimeters.

Ø Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

Composite windows & doors

The smart alternative to vinyl

We developed a material that is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that [won't fade, flake, blister or peel](#). We call it Fibrex® material. It's made up of reclaimed wood fiber and thermoplastic polymer that is fused together and is unique to Andersen.

EXPLORE ANDERSEN® PRODUCTS THAT FEATURE FIBREX® MATERIAL BELOW.

[A-Series](#) • [100 Series](#) • [Renewal by Andersen](#)

What Is Fibrex® Material?

- A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Reduces VOC emissions because no wood preservative treatments or painting is required.
- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Retains its stability and rigidity in all climates.
- A unique fabrication process blends the color with the Fibrex® material during production for long-lasting beauty.
- Resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode*



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

Historic District Commission Staff Report

Meeting Date: 8/12/2024

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

Property Address: 305 South Street

Application Number: 2024-1255

Request: Renovation and Addition

Executive Summary:

The applicant is proposing to rehabilitate a contributing structure by installing a new foundation, new smooth fiber cement siding, new wood windows, new doors, and a new cedar shake roof on the original portion of the structure. A new 22.5' x 16' one story addition will also be constructed on the rear of the historic structure.

Historic District Guidelines:

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.

Guideline 2. Repair Rather than Replace

- a. Repair rather than replace historic features wherever possible.
- b. Use the recommended technical procedures for cleaning, refinishing, and repairing historic materials. See Appendix D for technical resources. Some cleaning methods, including chemical and abrasive methods, and repair techniques can cause or exacerbate damage to historic materials of the building, particularly masonry. Always use the gentlest methods available.

Guideline 3. Make Sensitive Replacements



- a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.
- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).
- c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.
- d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 4. Restore Significant Historic Features

- a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.
- b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.
- c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.
- d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the



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

original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.

e. Where no evidence of the feature's original appearance exists, utilize a simple design

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 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.



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

- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 78. Substitute Materials for Siding

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

Guideline 79. Fiber Cement Siding



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

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.**
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.
- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character

Guideline 82. General Guidelines for Utilities

- 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 hosing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.**

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.



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

- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

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.



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

Recommended Conditions:

1. Utilities shall be located on a non-street facing façade and all housing shall be painted to match the exterior of the surface to which it is applied.
2. Half-round gutters and downspouts shall be used.
3. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101020862		305 SOUTH ST		WATKINS, CHARLES AND PETRULA			
YEAR BUILT		PHYSICAL CONDITION					
1910		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
UNUSUAL FOR ITS STEEPLY PITCHED PYRAMIDAL ROOF WITH CROSS GABLE. VINYL SIDING; REPLACED WINDOWS; REBUILT PORTICO. DOES RETAIN LOCATION, SETTING, ASSOCIATION + SOME DEGREE OF HISTORIC FEELING.							



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

RECEIVED

JUL 22 2024

TOWN OF EASTON

HD 24 - 89

Application #:	2024 - 1255
Date Received:	07/22/2024
Fee Paid:	-
HDC Meeting Date:	08/12/2024
Date Property Posted:	08/05/2024

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

305 South Street, Easton, MD 21601



Contributing



Non-Contributing

YEAR BUILT:

1910

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TOWN OF EASTON

TELEPHONE NO.

410-924-3276

EMAIL

tnewcomb@eastonmd.gov

Applicant or Agent

NAME

TREVAR NEWCOMB

TELEPHONE NO.

410-924-3276

EMAIL

tnewcomb@eastonmd.gov

Description of Proposal (include additional sheets, as necessary)

LIFTING OF STRUCTURE, NEW FOUNDATION, NORTH SIDE ADDITION, REHABILITATION OF BOTH THE INTERIOR AND EXTERIOR OF THE EXISTING STRUCTURE TO INCLUDE THE REPLACEMENT OF A FRONT ENTRY ROOF, WINDOWS, STANDING SEAM ROOF, DOORS, HARDI-PANIC OR SIMILAR SIDING/trim

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows: **EXEMPT: TOWN OF EASTON**
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

7/16/24

TREVAR B. NEWCOMB

Revised 4.4.2022



TOWN OF EASTON

PO Box 520

Easton, Maryland 21601

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

www.eastonMD.gov

Project Description and Scope of Work – 305 South Street

The project goal for the property located at 305 South Street is to fully rehabilitate the dwelling while maintaining the historical significance, meeting minimum livability standards, creating an energy efficient dwelling and providing an affordable workforce housing unit. To achieve these goals, the following scope of work is anticipated:

Leveling and Foundation Replacement

- Stabilize the dwelling and lift from the existing on grade wooden foundation system.
- Level site and remove intrusive tree trunk and root system.
- Replace/install sills where rotted or void, as required.
- Install a concrete (CMU) block foundation with a brick façade to support the structure. The foundation system of the addition to be parged so to subtly contrast to the original structure. To provide code compliant ground clearance, the structure height shall be increased from zero clearance (on grade) to approximately 8" from finished grade. The addition elevation to match the existing structures.
- Set dwelling onto new foundation, level and anchor to code.
- Location of replacement structure to be to the east of existing location to allow a distance from roof overhang to property line of not less than 5'.

Rehabilitate Exterior

- Remove all non-original siding layers and restore and or replace in kind the exterior lap siding and associated trim.
- Remove all layers of roofing material, replace or repair rafters, install sheathing underlayment and cedar shake roofing material. Addition to have standing seam.
- Replace the existing southern entry door with a solid fir.
- Infill northern door opening to accommodate addition and add new door into eastern elevation.
- Add addition to the rear of the original structure to provide a kitchen and utility area.
- Replace the non-original windows with wooden divided light, energy efficient windows with a consideration for a modern solution replicating the era of the original windows. Bedroom windows shall be resized to meet minimum escape and rescue openings to code.
- Replacement structure to replicate the existing with increased width and depth dimensions. Front porch to be centered under modified hip dormer above.

- Final grading to promote runoff away from the foundation.

Rehabilitate Interior

- Complete the interior trade and finish work to provide two bedrooms, one full bathroom and a functional kitchen. All to meet or exceed minimum livability codes in terms of minimum dimensions and square footages.



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

November 17, 2021

Trevor Newcomb
Town of Easton
14 S. Harrison Street
Easton, MD 21601
Sent by email to tnewcomb@eastonMD.gov

Re: Housing on the Hill Initiative
Rehabilitation of 305 South Street, Easton, Talbot County
Section 106 / Review for Effects on Historic Properties

Dear Mr. Newcomb:

Thank you for providing additional information and clarification on the scope of work for the above-referenced project on October 15 and 20, 2021. The proposed undertaking involves rehabilitation of the house at 309 South Street utilizing federal Community Development Block Grant (CDBG) funds. As part of the rehabilitation, the 1.5 story frame house will be shifted approximately 5 feet to the north onto a new foundation and a rear addition will be constructed. We have reviewed the project information submitted accordance with Section 106 of the National Historic Preservation Act and the Maryland Historic Trust Act at sections 5A-325 and 5A-326 of the State Finance and Procurement Article.

The property is located within the Easton Historic District (Maryland Inventory of Historic Properties/MIHP #T-410), which is listed on the National Register of Historic Places under Criteria A and C as an intact example of a small urban governmental, social and commercial center from the late 18th century through 1930. This house is a one-story, hip roofed frame cottage dating from circa 1910 that contributes to the Easton Historic District. As such, all proposed work on the property must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in order to avoid an "adverse effect" on the historic district.

Based upon our review of the provided photographs, site plans, scope of work, sketch house plans, and renderings, the proposed rehabilitation of the house at 305 South Street will have "no adverse effect" on historic properties if all the following conditions can be met:

- Modern exterior materials may be utilized as they will match the existing condition.
- The gable wall dormer on the front elevation will be retained or replaced in-kind.
- The front porch will be retained or replaced in-kind with front-facing gable roof and square posts. Either a concrete or wooden deck may be installed.
- The replacement windows will not have divided lights.

Trevor Newcomb, Town of Easton
Rehabilitation of 305 South Street, Housing on the Hill Initiative
November 17, 2021
Page 2 of 2

- The front door will be of a Craftsman or Cottage style.
- Access to the attic will be provided from the inside of the house via a pull-down stair.
- We recommend that the interior plan be changed as little as possible in avoid damage to the house during construction. If the interior plan is reworked as shown in the Proposed Floor Plan, one load bearing interior wall that spans the house should be retained if possible.
- Final architectural plans and specifications are provided to MHT for review.

If the city is unable to meet these conditions, further consultation with our office will be necessary to complete the project's historic preservation review. If you have any questions or comments regarding this matter, please do not hesitate to contact me at becky.roman@maryland.gov. Thank you for providing us this opportunity to comment.

Sincerely,



Elizabeth L. (Becky) Roman
Preservation Officer, Project Review and Compliance
Maryland Historical Trust

ELR/202104191

CC: Dona Source (DCHD / dona.source@maryland.gov)

Real Property Data Search

Search Result for TALBOT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 020862			
Owner Information					
Owner Name:		TOWN OF EASTON		Use:	EXEMPT
Mailing Address:		14 S HARRISON ST EASTON MD 21601		Principal Residence:	NO
				Deed Reference:	/02460/ 00403
Location & Structure Information					
Premises Address:		305 SOUTH ST EASTON 21601-0000		Legal Description:	LOT 2320 SF 305 N/S SOUTH ST EASTON
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0104	0000	1589	1210013.21	0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2019	Plat Ref:
Town: EASTON					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1910		528 SF		2,320 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	SIDING/	2	1 full
				Garage	Last Notice of Major Improvements
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2020	07/01/2021
Land:		25,000	30,000		
Improvements		24,200	26,600		
Total:		49,200	56,600	54,133	56,600
Preferential Land:		0	0		
Transfer Information					
Seller: TOWN OF EASTON		Date: 07/10/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /02460/ 00403		Deed2:	
Seller: TOWN OF EASTON		Date: 07/10/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /02460/ 00399		Deed2:	
Seller: -PART		Date: 04/07/2017		Price: \$18,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /02437/ 00448		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2020	07/01/2021	
County:		050	0.00	56,600.00	
State:		050	0.00	56,600.00	
Municipal:		050	0.00 56,600.00	0.00 56,600.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

GENERAL NOTES

OWNERS & SUBDIVIDERS TOWN OF EASTON (PARCEL 1589)
BAILEYS CONSTRUCTION COMPANY, LLC (PARCEL 1567)
JACKS COVE, LLC (PARCEL 1568)

PROPERTY ADDRESS: 303 SOUTH STREET (TAX MAP 104, TAX PARCEL 1589)
EASTON, MARYLAND 21601

38 S. AURORA STREET (TAX MAP 104, TAX PARCEL 1568)
EASTON, MARYLAND 21601

36 S. AURORA STREET (TAX MAP 104, TAX PARCEL 1567)
EASTON, MARYLAND 21601

PROFESSIONAL LAND SURVEYOR: CHRISTOPHER D. WATERS (DAVIS BOWEN & FRIEDEL, INC.)
106 N. WASHINGTON STREET, SUITE 102
EASTON, MARYLAND 21601

WATER SUPPLY: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON

ZONING CLASSIFICATION: "R-7A" (RESIDENTIAL DISTRICT)
SETBACK: (BASED ON 2016 TOWN OF EASTON DEPARTMENT OF PLANNING AND ZONING APPROVAL)
FRONT = 25 FEET
SIDE = 8 FEET
REAR = 25 FEET

MINIMUM LOT SIZE = 7,500 SQ. FT.
MINIMUM LOT FRONTAGE = 30'

CURRENT DEED REFERENCE: 1304 / 914 (PARCEL 1586)
2384 / 299 (PARCEL 1567)
2437 / 448 (PARCEL 1589)

ALL THREE PARCELS ARE LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT.

ALL THREE PARCELS ARE LOCATED WITHIN THE PLANNED REDEVELOPMENT OVERLAY DISTRICT.

APPROVED: [Signature] 6/23/17
DIRECTOR, TOWN OF EASTON
PLANNING & ZONING

[Signature] 6/23/17
CHAIRMAN OF PLANNING AND ZONING COMMISSION

TAX PARCELS 1589, 1586 & 1567 AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN AND WIDE REGULATION 28.04.03

[Signature] 6/23/17
TALBOT COUNTY APPROVING AUTHORITY

ALL STREETS AND STREET WIDENINGS, PARKS AND OTHER LANDS INTENDED FOR PUBLIC USE ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.

4. UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET WIDE ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES.

THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION, SUCH UTILITY EASEMENT WHICH HAS NOT BEEN ACCEPTED BY USE THEREOF, UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWAGE SYSTEM, AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE SUBDIVISION.

LAND SHOWN UPON THIS PLAN MAY CONTAIN NONFEDERAL WETLANDS REGULATED UNDER COMAR 06.05.04. THE FEDERAL WATER POLLUTION ACT SECTION 404, OR THE RIVERS HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

TAX PARCEL 1589 IS SUBJECT TO THE USE AND REPAIR OF A SEWER PIPE TO BENEFIT TAX PARCEL 1567 PER DEED 2384 / 299.

SURVIVOR CERTIFICATION

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, ON THE LANDS OF TOWN OF EASTON (PARCEL 1589), BAILEYS CONSTRUCTION COMPANY, LLC (PARCEL 1568) & JACKS COVE, LLC (PARCEL 1567), AND THAT THE REQUIREMENTS OF THE TOWN OF EASTON LOT LINE REVISION SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 6/23/17
CHRISTOPHER D. WATERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 11052 (EXPIRES 2-10-2019)
29510 SKIPTON-CORNOVA ROAD
CORNOVA, MARYLAND 21625



WATER & SEWER

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY MARYLAND DEPARTMENT OF ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES BETWEEN TAX PARCELS 1589, 1586 & 1567 TO ACCOMMODATE AN EXISTING DWELLING AND COMPLY WITH CURRENT SETBACK REGULATIONS THEREFORE INCREASING THE SIZE OF PARCEL 1589 TO 3,320 SQ. FT. AND DECREASING THE SIZE OF PARCELS 1586 TO 2,025 SQ. FT. AND PARCEL 1567 TO 2,025 SQ. FT.

OWNER CERTIFICATION

WE, THE TOWN OF EASTON, BAILEYS CONSTRUCTION CO. LLC & JACKS COVE, LLC, OWNERS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

[Signature] 6/23/17
TOWN OF EASTON

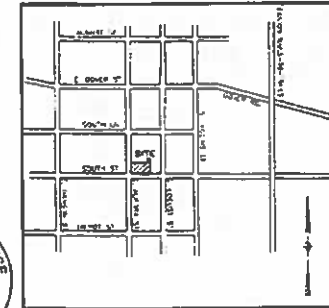
THE OWNERS HAS/HAVE SWORN TO AND SUBSCRIBED BEFORE
THIS 23rd DAY OF June
[Signature]
NOTARY

[Signature] 6/29/17
BAILEYS CONSTRUCTION COMPANY, LLC

THE OWNERS HAS/HAVE SWORN TO AND SUBSCRIBED BEFORE
THIS 29th DAY OF June
[Signature]
NOTARY

[Signature] 6/23/17
JACKS COVE, LLC

THE OWNERS HAS/HAVE SWORN TO AND SUBSCRIBED BEFORE
THIS 27th DAY OF June
[Signature]
NOTARY

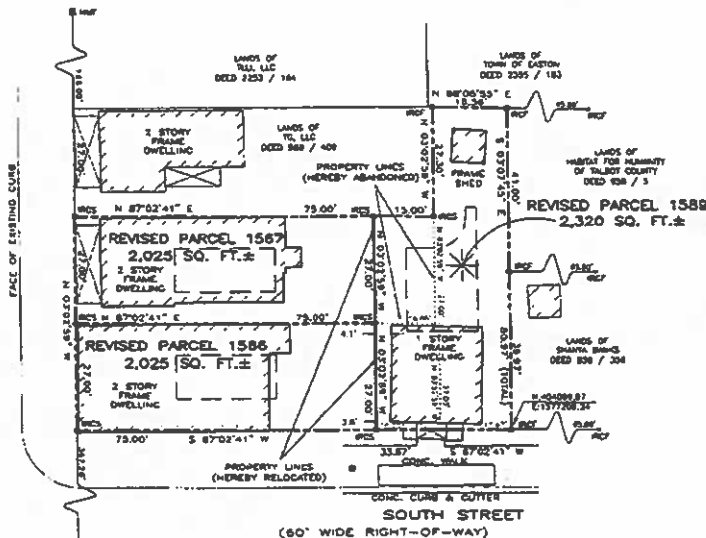


VICINITY MAP
SCALE 1" = 500'

LEGEND

- DENOTES PROPERTY LINE HEREBY RELOCATED
- DENOTES EXISTING PROPERTY LINES
- DENOTES PROPERTY LINES HEREBY ABANDONED
- DENOTES BUILDING RESTRICTION LINE
- RCF DENOTES IRON ROD WITH CAP FOUND
- WCS DENOTES IRON ROD WITH CAP SET
- WMF DENOTES MARBLE MONUMENT FOUND

AURORA STREET
(60' WIDE RIGHT-OF-WAY)



SOUTH STREET
(60' WIDE RIGHT-OF-WAY)

REVISED 6-13-17 PER TOWN OF EASTON COMMENTS

LOT LINE REVISION
ON THE LANDS OF

TOWN OF EASTON
BAILEYS CONSTRUCTION COMPANY, LLC
JACKS COVE, LLC

IN THE TOWN OF EASTON - TALBOT COUNTY, MARYLAND

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS

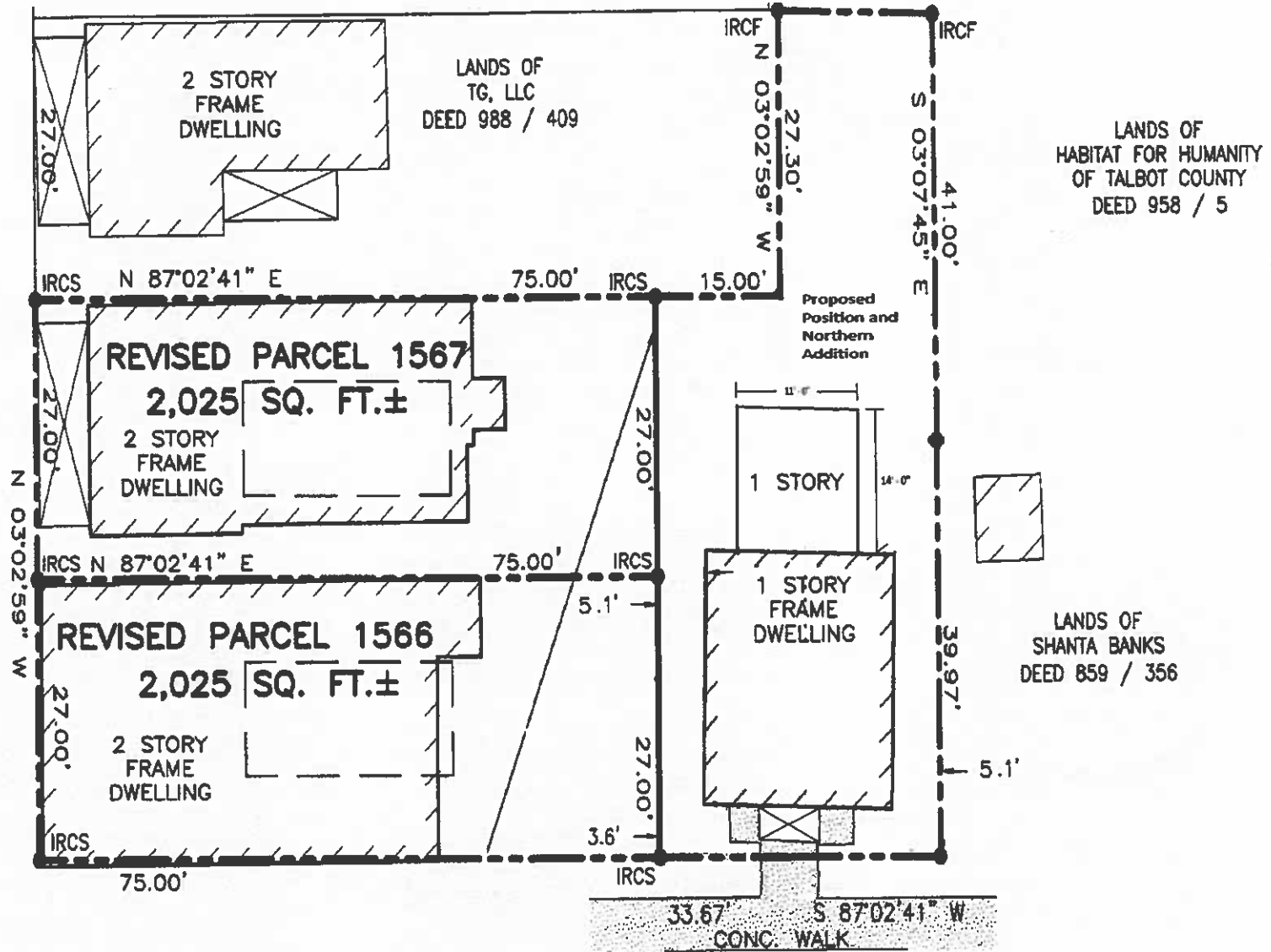
EASTON, MARYLAND (410) 716-4714
SAUSUNNY, MARYLAND (410) 543-0097
NEW YORK, NEW YORK (212) 624-1441

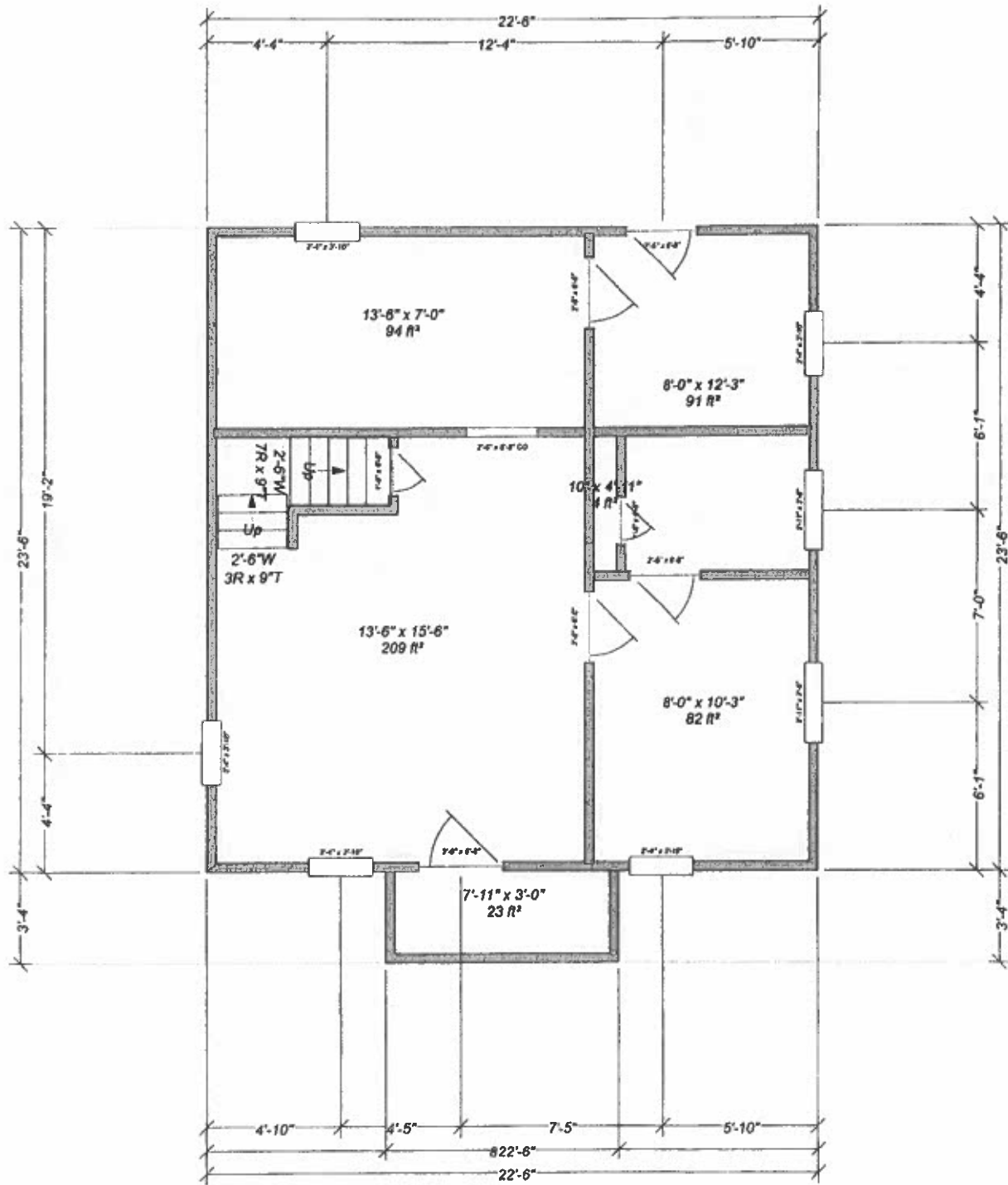
Date: 4 / 28 / 17
Scale: 1" = 20'
Dwn. By: DAVE
Pro. No. 1495C007
Dwg. No. 1 OF 1

AURORA STREET

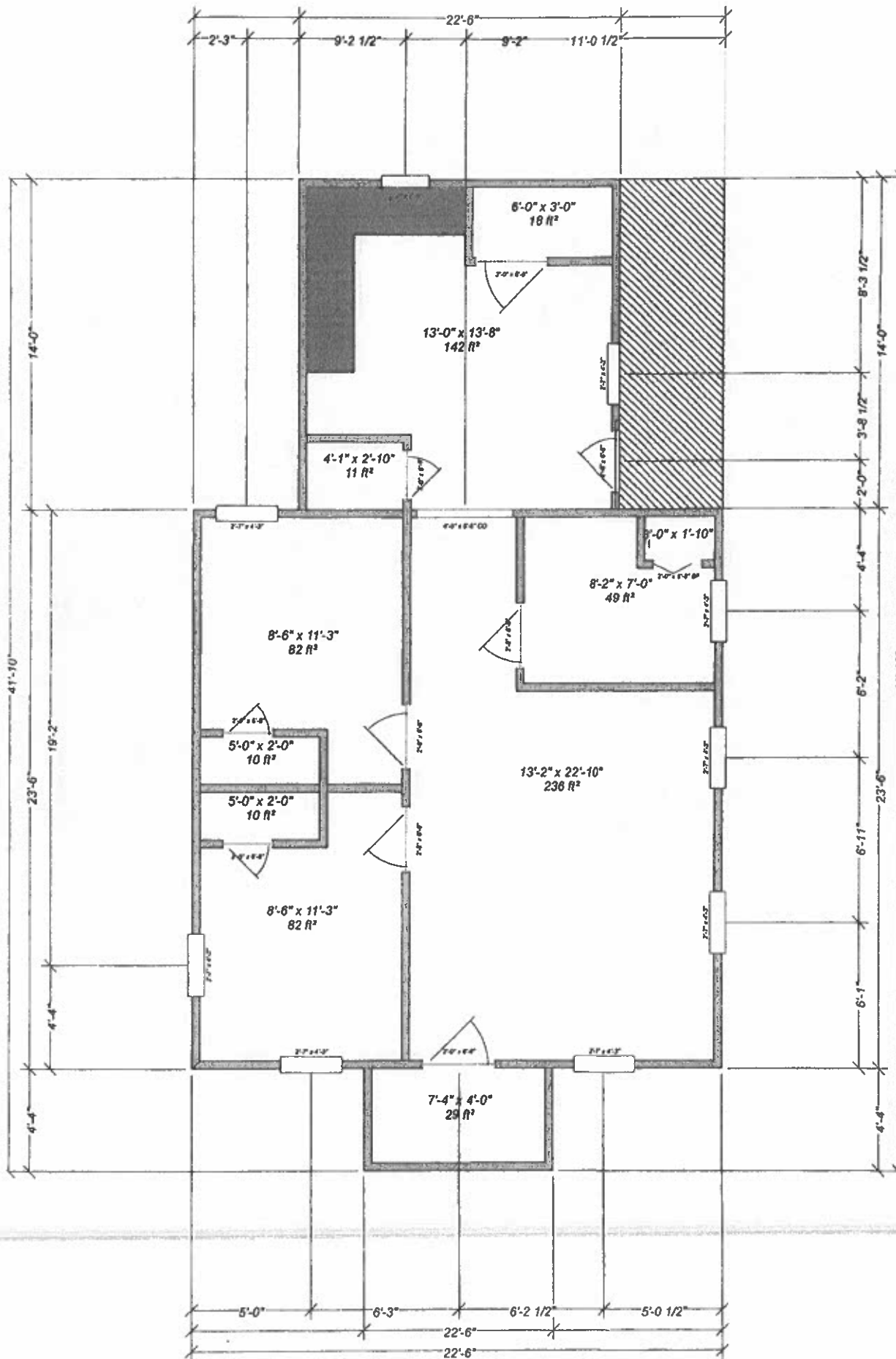
(60' WIDE RIGHT-OF-WAY)

FACE OF EXISTING CURB





EXISTING FLOORPLAN

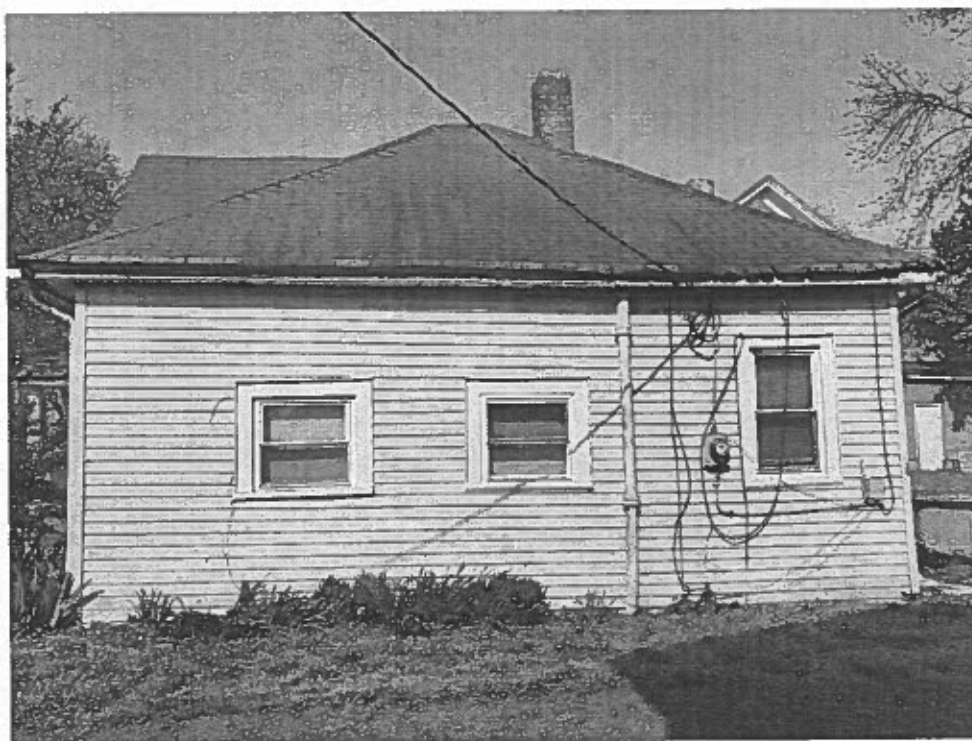


PROPOSED FLOORPLAN

305 South Street Southern Elevation



305 South Street Eastern Elevation



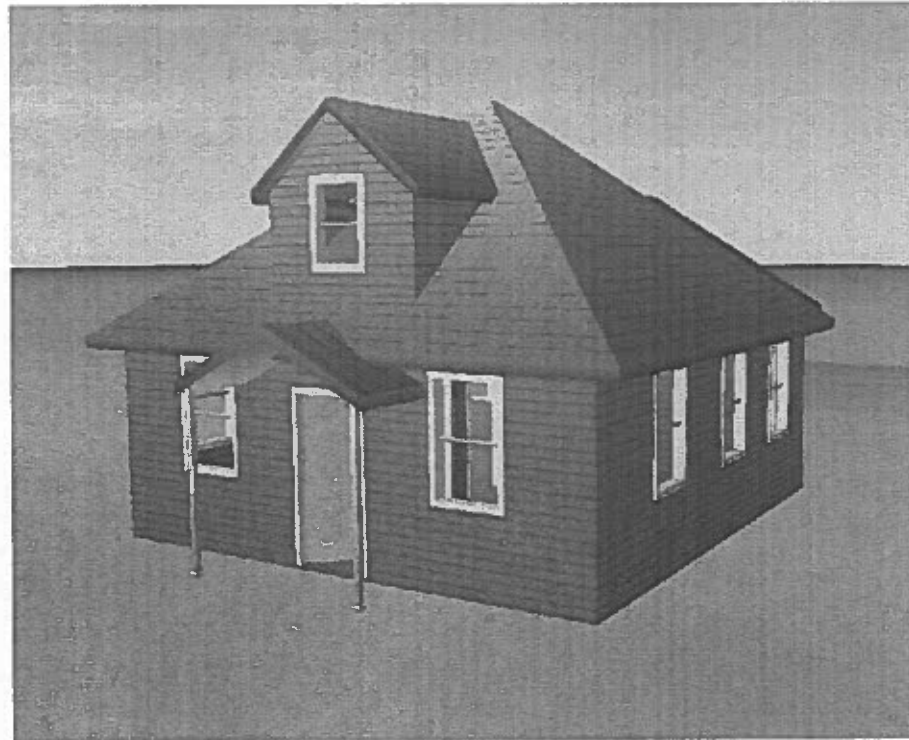
305 South Street Northern Elevation



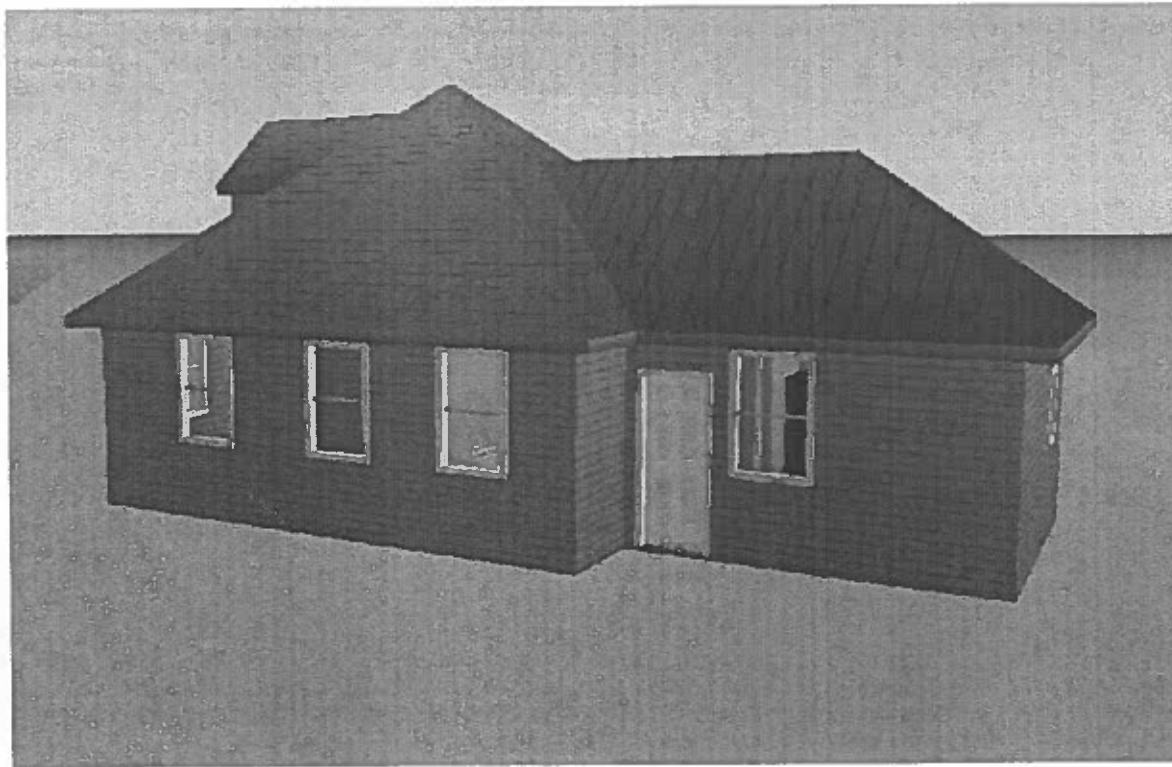
305 South Street Western Elevation



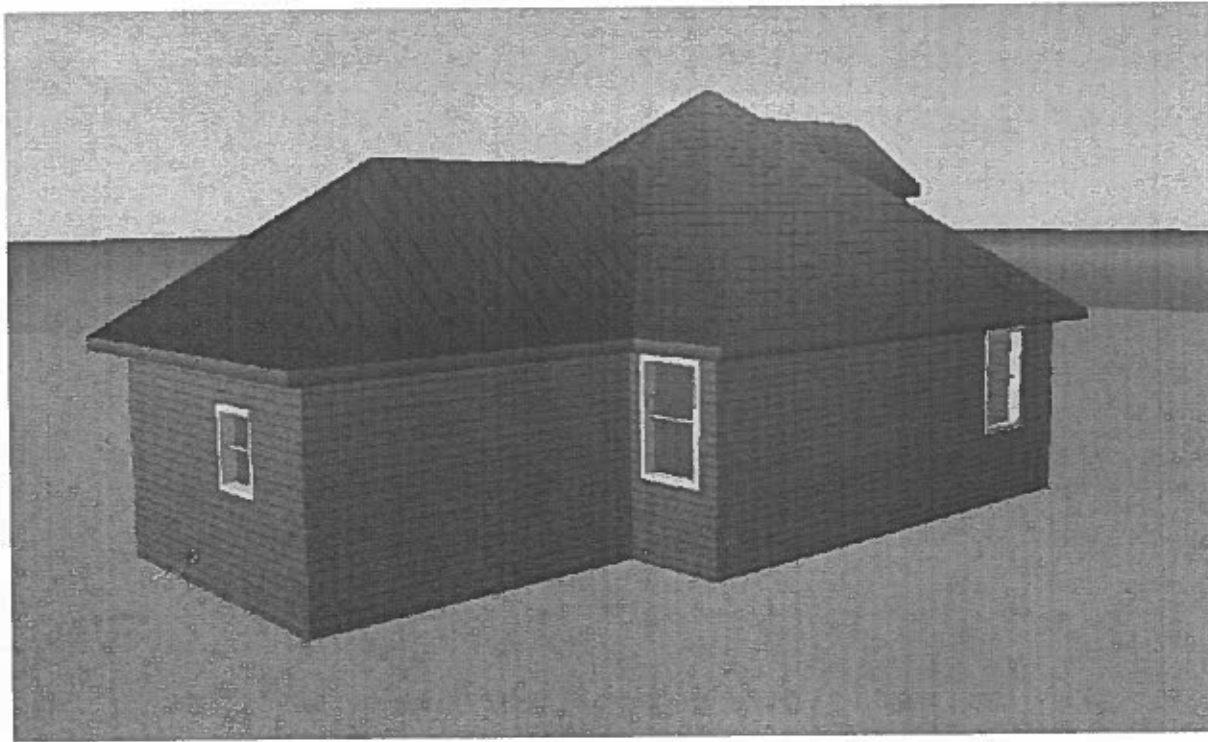
305 South Street Proposed Southeast Elevation



305 South Street Proposed Eastern Elevation

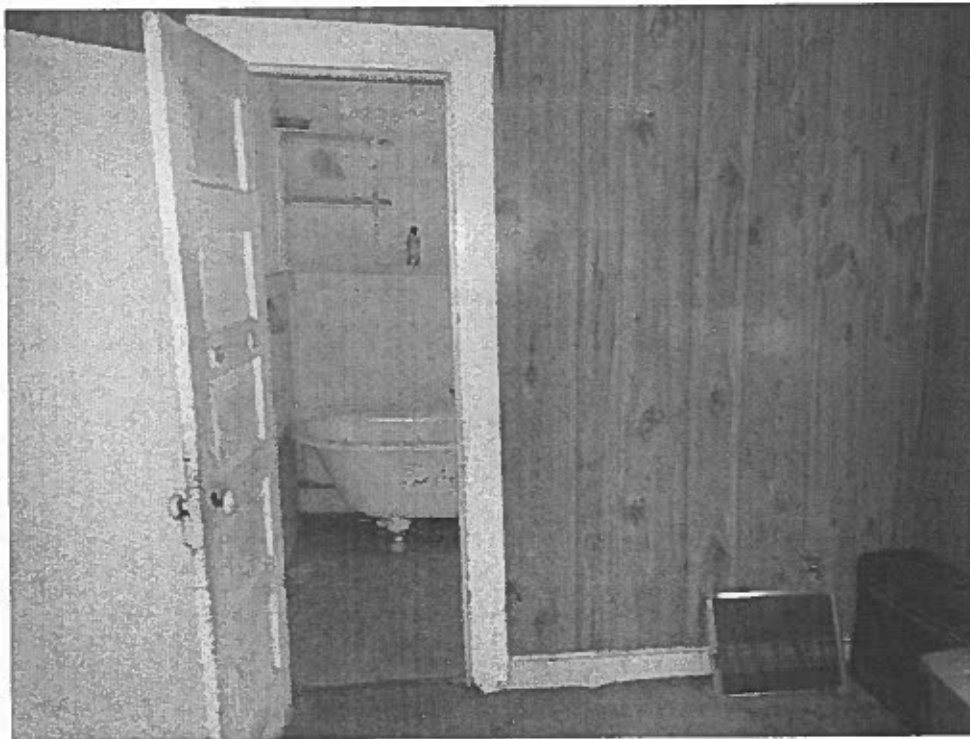


305 South Street Proposed Northwest Elevation

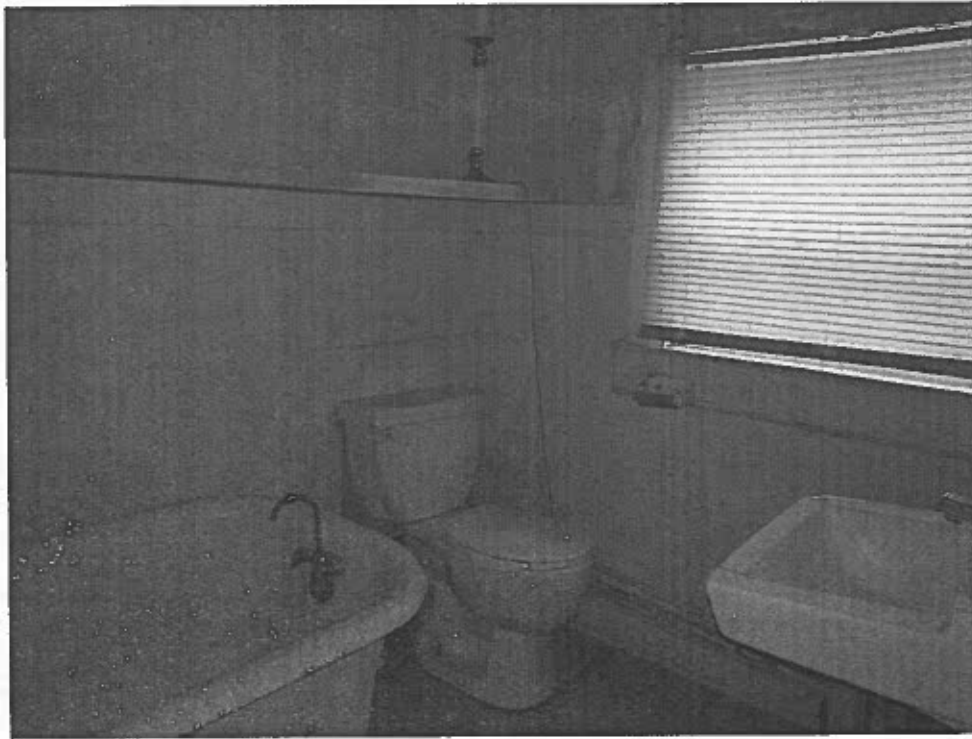


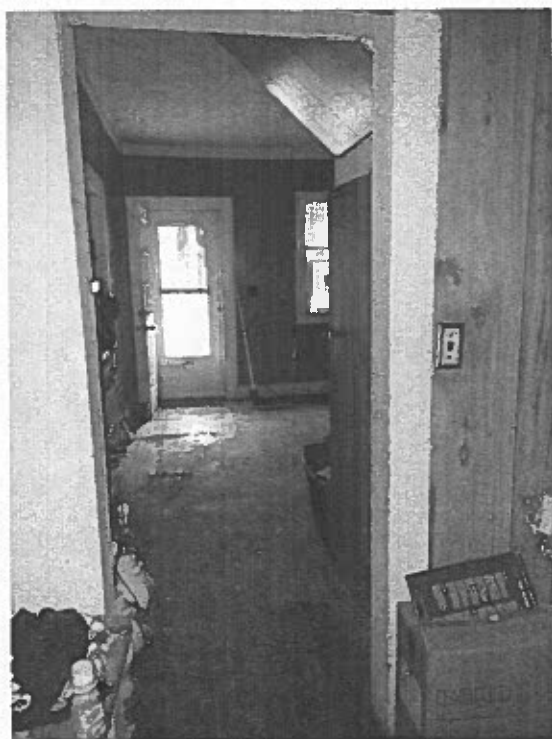


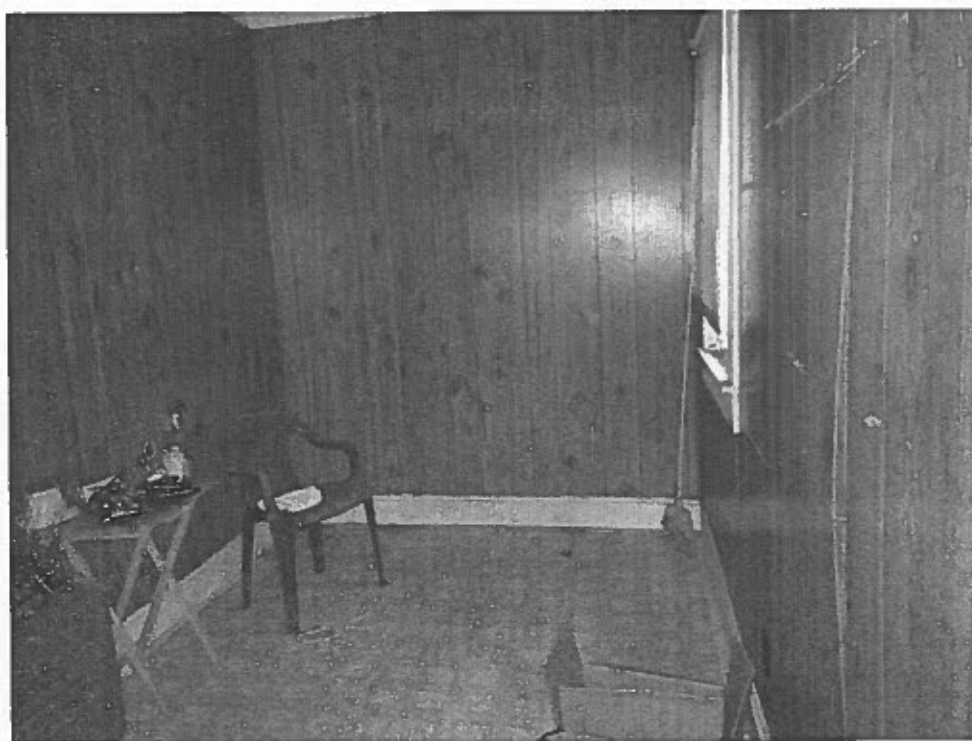






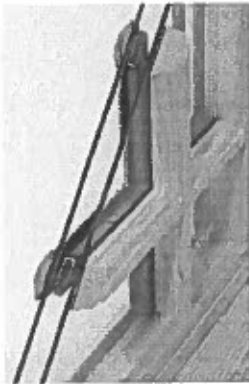






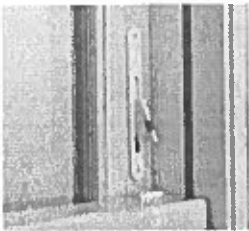


SIMULATED DIVIDED LITES



Simulated Divided Lites

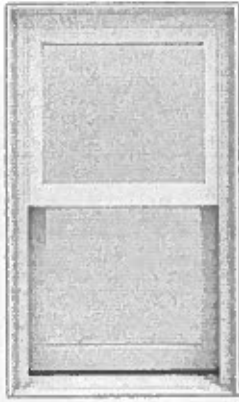
Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal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



Window Opening Control Device

Limiting sash opening especially on upper floors, these optional factory-installed devices also meet ASTM F2090-10. The casement solution in both wood and vinyl windows is hidden when the window is in the closed position. When the window is open, you see the red lever that acts as the sash limiter and can be released for full operation. Conversely, when the window is closed, the device is reset. Window opening control devices are one of many tools a homeowner can choose to prevent children from falling out of a window. There are a number of additional steps the consumer can do to prevent such accidents from occurring.

W-5500™ Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
28 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Molding Fin

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option = 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
3 Wood Options

WOOD OPTIONS

 **AuraLast®**



AuraLast® Pine

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

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations



Bone White



Brilliant White



Ivory

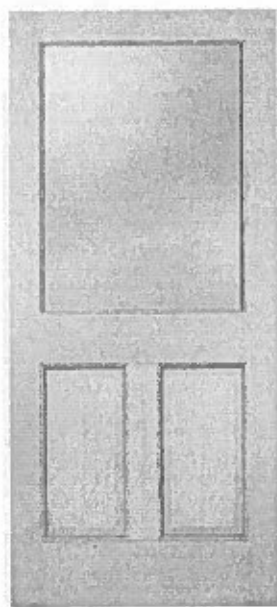


French Vanilla



Mountain White

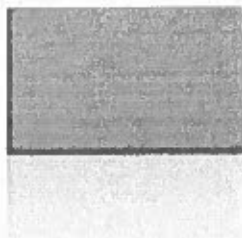
Front Door



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 5 Year Warranty
GLASS Energy efficient.	HARDWARE 1 Hinge Option 3 Hinge Finishes	CONSTRUCTION Construction
MATERIALS 2 Wood Options	EXTRAS Sidelights Available	

WOOD OPTIONS

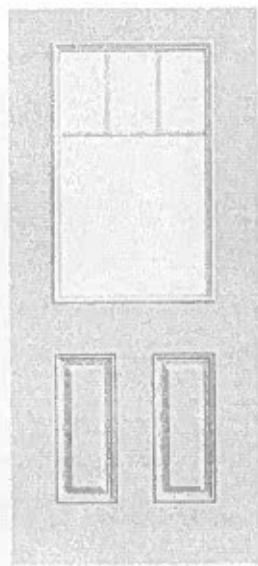


Hemlock

This wood features a fine-textured, straight-grained appearance. It is light and bright in color, varying from a creamy, nearly white to a light, straw-
red color. Sometimes hemlock may have a slight lavender cast, especially around the knots and in the transition area between the spring and summer
wood growth rings. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time
with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. Accepts stain and paint well.

REAR DOOR

Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 4-Light Top Down 2-Panel



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Minimal	WARRANTY Lifetime Warranty
COLORS & FINISHES 1 Finish Option 34 Paint Options 11 Stain Options	GLASS Energy efficient, tinted and privacy	DIVIDED LITES Grilles between the glass.
CONSTRUCTION ADA Requirements Impact Resistant Doors Smooth-Pro Construction	PANEL OPTIONS Panel options	

Extreme weather is no match for Hardie® fiber cement siding —
learn why here.



[Home](#) > [Product Catalog](#) > [Trim Products](#) > **Hardie® Trim Boards | James Hardie**

Hardie® Trim Boards

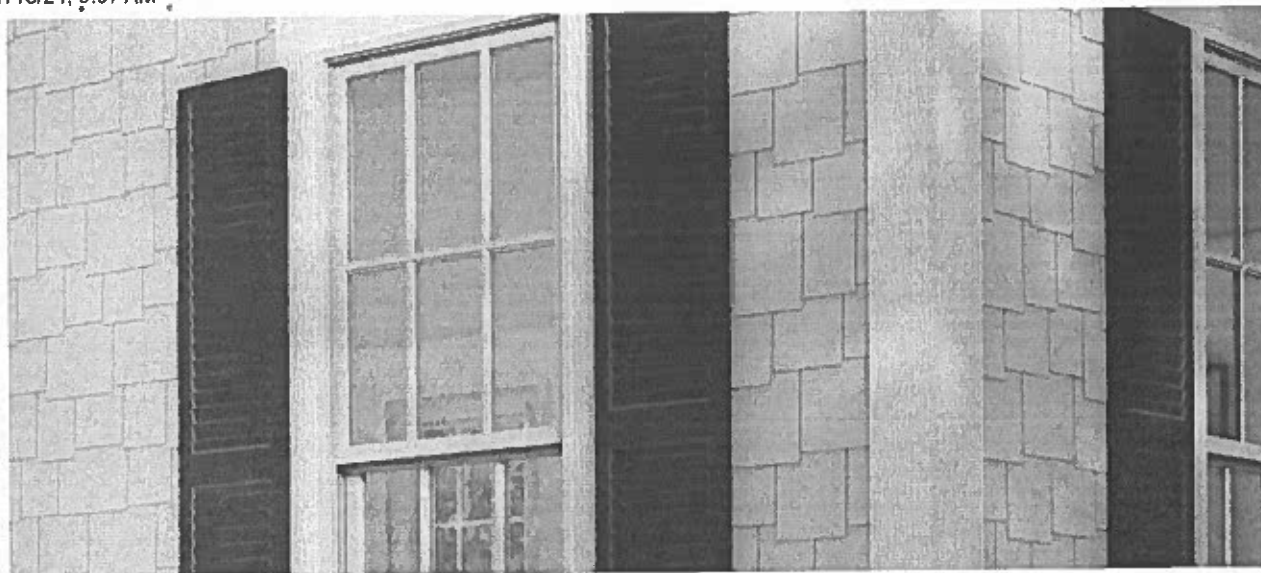
Whether your style is sleek and modern or rustic and traditional, Hardie® Trim boards are the perfect finishing touch.

Showing products for: 21601

Hardie® Trim

Find your style

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

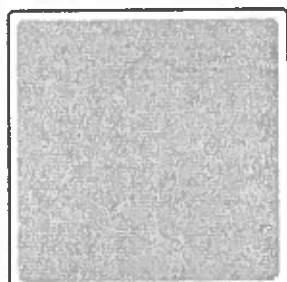


Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your siding texture



Rustic Grain



Smooth



Roughsawn

Select your color collection

**Statement
Collection®**

Magnolia Home |
James Hardie
Collection

Dream
Collection®

Primed for
Paint

Arctic White

Add sample to cart | Free

Visualize with hover →

®

?

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

Tech specs and documents

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

Specs: Smooth

Width	11.250 IN	11.250 IN	11.250 IN	11.250 IN
Length	144.000 IN	144.000 IN	144.000 IN	144.000 IN
Thickness	0.750 IN	0.750 IN	0.750 IN	1.000 IN
ExposureWidth	11.250 IN	11.250 IN	11.250 IN	11.250 IN
Primed for Paint			•	
Statement Collection®	•			•
Dream Collection®		•		
Magnolia Home James Hardie Collection				

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

Specs: Roughsawn



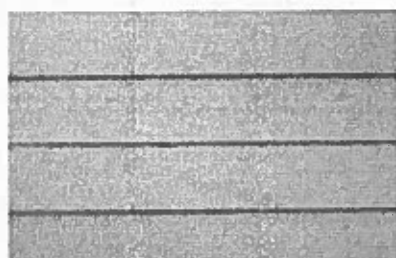
Quick Start Installation Guide

HardiePlank® Lap Siding Product Description

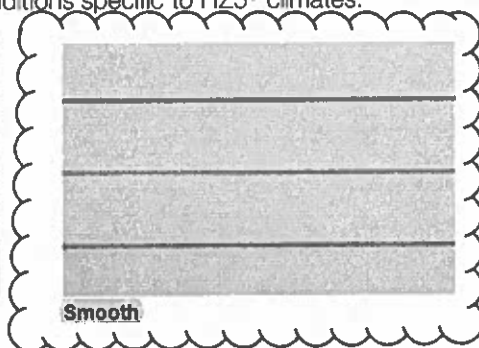
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

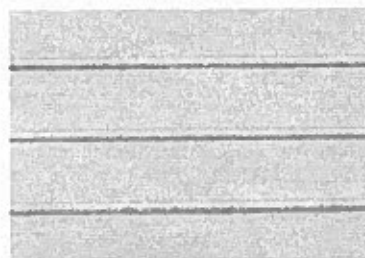
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



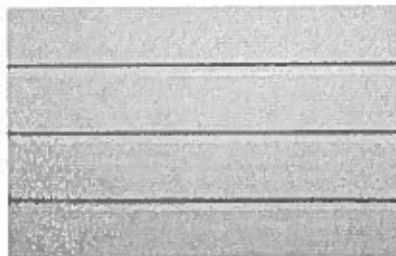
Smooth



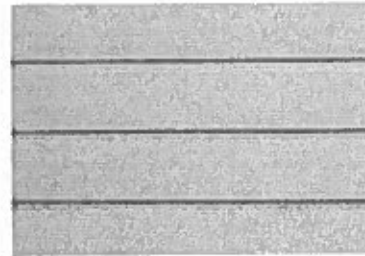
Beaded Cedarmill®



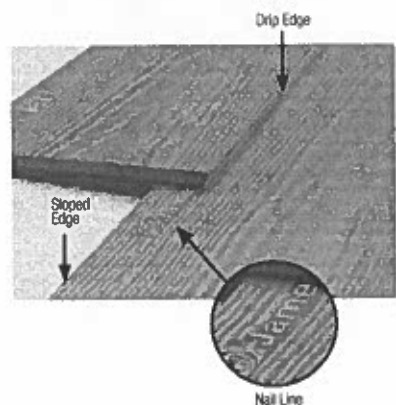
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

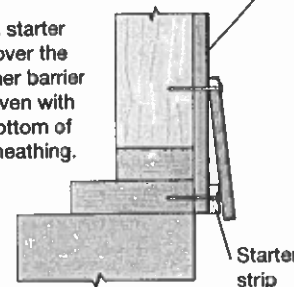
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

10.1

Water-resistive barrier

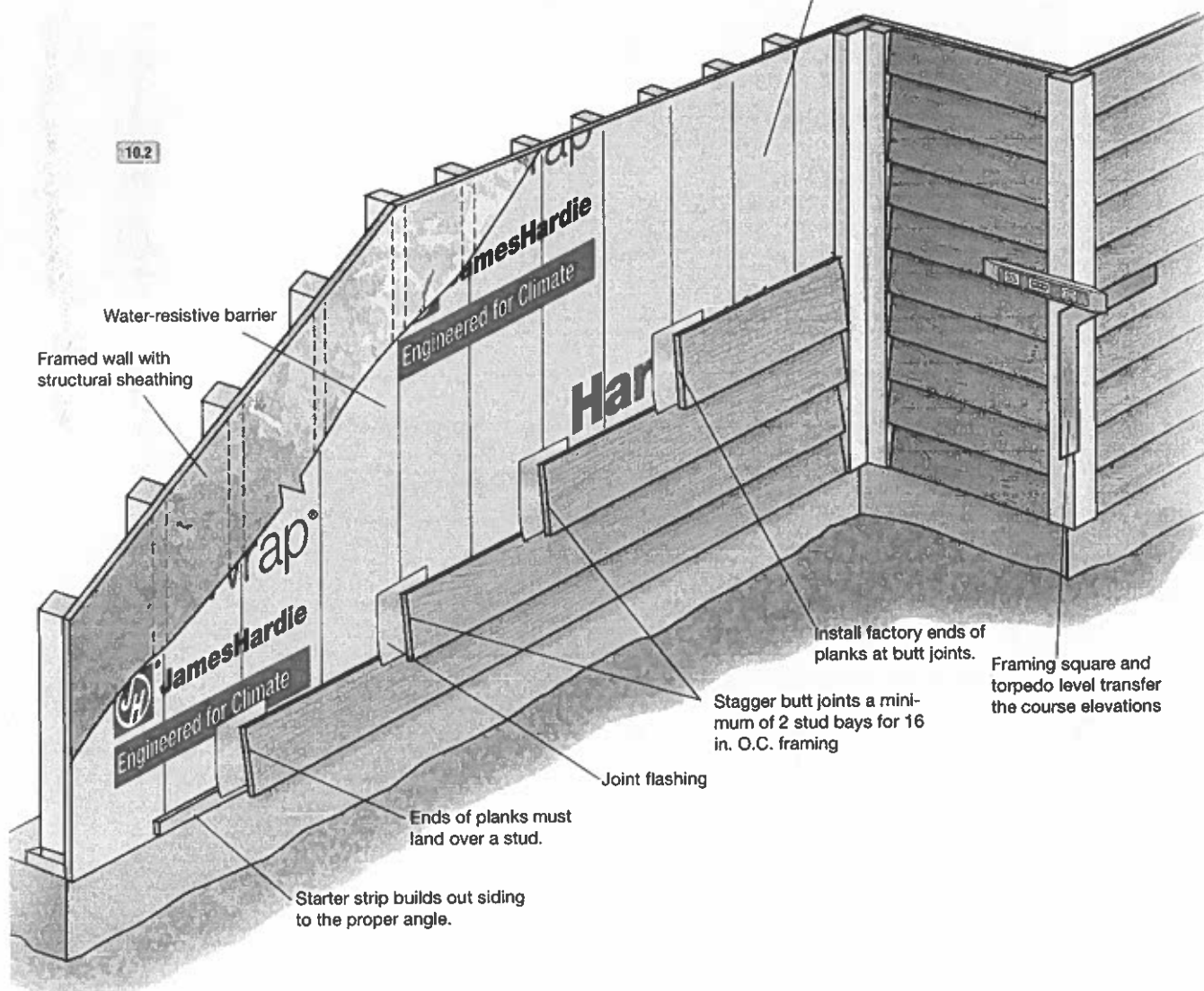
Install starter strip over the weather barrier and even with the bottom of the sheathing.



Starter strip

TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING



**ColorPlus®
Technology
Availability**

		ARCTIC WHITE	COBBLE STONE	TIMBER BARK	KHAKI BROWN	MONTEREY TAUPE	IRON GRAY	BOOTHBAY BLUE	GRAY SLATE	EVENING BLUE	NAVAJO BEIGE	AGED PEWTER	PEARL GRAY	LIGHT MIST	NIGHT GRAY	MOUNTAIN SAGE	COUNTRY-LANE RED	HEATHERED MOSS	RICH ESPRESSO	WOODSTOCK BROWN	DEEP OCEAN
5/4 HARD TRIM* BOARDS																					
SMOOTH	3.5"	✓	✓	✓	✓	✓	✓														
	4.5"	✓	✓	✓	✓	✓	✓														
	5.5"	✓	✓	✓	✓	✓	✓														
	7.25"	✓	✓	✓	✓	✓	✓														
	9.25"	✓																			
	11.25"	✓	✓	✓	✓	✓	✓														
4/4 HARD TRIM* BOARDS																					
SMOOTH	3.5"	✓	✓	✓	✓	✓	✓														
	5.5"	✓	✓	✓	✓	✓	✓														
	7.25"	✓	✓	✓	✓	✓	✓														
	9.25"	✓																			
	11.25"	✓	✓	✓	✓	✓	✓														
SMOOTH BATTENS	2.5"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

CARLISLE
WIP 300HT
WATER & ICE PROTECTION HIGH-TEMPERATURE PROTECTION

WIP 300HT is a high-tensile-strength rubberized asphalt underlayment specifically designed to withstand temperatures up to 250°F (121°C). Ideal for use under metal including copper, zinc and COR-TEN® (consult technical department for installation instructions), WIP 300HT can also be used under synthetic tiles and asphalt shingles. This strong, skid-resistant membrane is available in either black or white and provides superior protection from water penetration caused by wind-driven rain and ice dams.

Features and Benefits

- Protects the roof structure from water seepage caused by ice dams and wind-driven rains
- Resists temperatures up to 250°F without degradation of the adhesive
- Seals around roofing nails, staples and screws
- Bonds directly to the roof substrate for fast and easy installation without the need for additional adhesives
- Split-release film provides easier, faster installation
- Resists cracking, drying and rotting, providing long-term waterproofing performance and low lifecycle cost
- Concealed waterproofing system will not detract from the architectural aesthetics of the primary roofing system
- Exposed rubberized asphalt bead along the membrane edge ensures watertightness of lap seams

Standards

- UL Classified
- ICC-ES ESR #2206
- 2009 International Building Code™
- State of Florida Approved Product FSA# FL6782
- Meets ASTM D1970

Storage

WIP 300HT roofing underlayment rolls should be stored on end, under cover and in areas where the temperature is between 40° and 100°F (4.4° and 38°C). Do not double-stack pallets.

Warranty

Carlisle WIP products are backed by Carlisle's industry-leading warranty. Visit our website for warranty details.



Installation

WIP 300HT underlayment is applied when the roof deck is dry and the substrate temperature is 40°F (4.4°C) or higher. At temperatures below 40°F, nailing or priming should be used to temporarily hold the membrane in place while adhesion develops. WIP 300HT is designed to be covered with the primary roofing system and should not be exposed to sunlight for more than 60 days. White underlayment offers exposure time of 120 days.

Moisture

Substrate must be free of any moisture. If moisture is present, it may inhibit adhesion.

New Construction

Prepare the roof deck by removing all loose objects, dirt, dust and debris.

Re-roofing

Remove all old materials from the roof deck in the area to be covered with WIP 300HT underlayment. Replace water-damaged sheathing and sweep roof deck thoroughly.

Priming

Priming is not required on clean, dry wood or metal surfaces but concrete masonry, exterior gypsum board and polyisocyanurate insulation should be primed using the appropriate primer or adhesive. Adhesives such as CCW-702 and CAV-GRIP™ are appropriate and required when temperatures are below 40°F.

Valleys, Hips & Ridges

Cut WIP 300HT roofing underlayment into manageable lengths. Align over the center of the valley, hip or ridge. Remove release film. Press the middle of the membrane first before working toward the edges. For open valleys, cover WIP 300HT roofing underlayment with metal valley liners.

Eaves & Rakes

Cut WIP 300 HT underlayment into 10–15' pieces. Remove 2–3" of release film and align the edge of the membrane, sticky side down, so it overhangs the drip edge by 3/8" (10 mm). Continue to remove release film and press as you move across the roof. Use a hand roller and/or hand pressure to press into place. Overlap end laps a minimum of 6". WIP roofing underlayment should reach a point 2' inside the interior wall line. Local codes may require additional courses. If additional courses are required, the top lap must be at least 3½".

Drip Edges

At the rake edge, apply WIP 300HT underlayment first and place drip edge on top. At the eave, apply drip edge first and place WIP underlayment on top of the drip edge so that it overhangs drip edge by 3/8" (10 mm).

For standard installation details, follow the WIP detail drawings. For non-standard installation instructions, contact your local Carlisle Residential representative.

Metal Roof Underlayment

Under water-shedding metal roof systems or low-slope metal roofs with a minimum ½" slope, start at the low point and apply WIP 300HT over the full surface of the roof deck. Review the metal roofing manufacturer's instructions for limitations and precautions. Beginning at the eaves, apply underlayment from the low point to the high point of the roof, running the roll horizontally.

Limitations

- WIP 300HT should be installed when air, roof deck and membrane temperatures are at or above 40°F (4.4°C).
- WIP 300HT should not be left exposed to sunlight for more than 60 days for black membrane or 120 days for white membrane.
- WIP 300HT membrane should not be folded over the roof edge unless protected by a gutter or other flashing materials.
- The primary roof system must be ventilated to prevent excessive moisture build-up in the interior structure.
- Use caution during the installation of the membrane as it may become slippery when wet or covered with frost.
- WIP 300HT must not to be used in contact with flexible PVC material.

PRODUCT SPECIFICATIONS		
PHYSICAL PROPERTIES		
Surface	Black/White Engineered Polyolefin Composite Film with Factory-applied Anti-skid Coating	
Membrane	Rubberized Asphalt	
PRODUCT CHARACTERISTIC	UNITS	RESULTS
Roll Length	feet	66
Roll Weight	lbs	55
Roll Size	sq/ft	198
Roll Width	inches	36
TYPICAL PERFORMANCE PROPERTIES	TEST METHOD	RESULTS
Thickness	ASTM D1970	40 mils
Low Temperature Flexibility	ASTM D1970	-45°F
Adhesion to Plywood at 75°F	ASTM D1970	35 lbs/ft
Lap Seam Adhesion at 76°F	ASTM D1970	21 lbs/ft
Sealability Around Nail	ASTM D1970	Pass
Slip Resistance	ASTM D1970	Pass
Thermal Stability	ASTM D1970	Pass
Moisture Vapor Permeance	ASTM D1970	0.02 perms
Water Absorption	ASTM D1970	0.5%
Tensile Strength Machine Direction	ASTM D412	250 psi
Tensile Strength Transverse Direction	ASTM D412	1390 psi
Elongation at Break Machine Direction	ASTM D412	250%
Elongation at Break Transverse Direction	ASTM D412	170%
PACKAGING INFORMATION		
Boxes (rolls) per pallet		25

SNAP-CLAD PANEL

MATERIALS

.032 aluminum

24 gauge steel

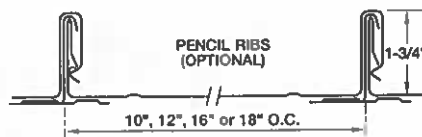
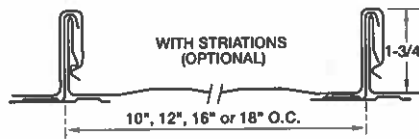
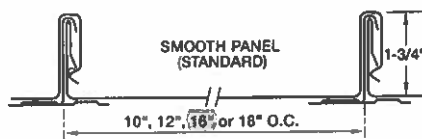
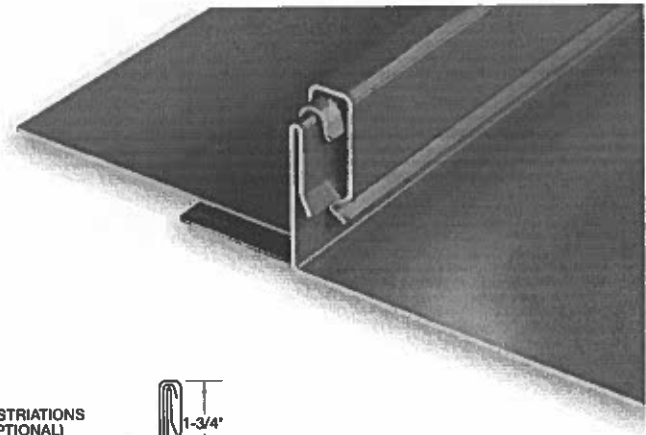
.040 aluminum

22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

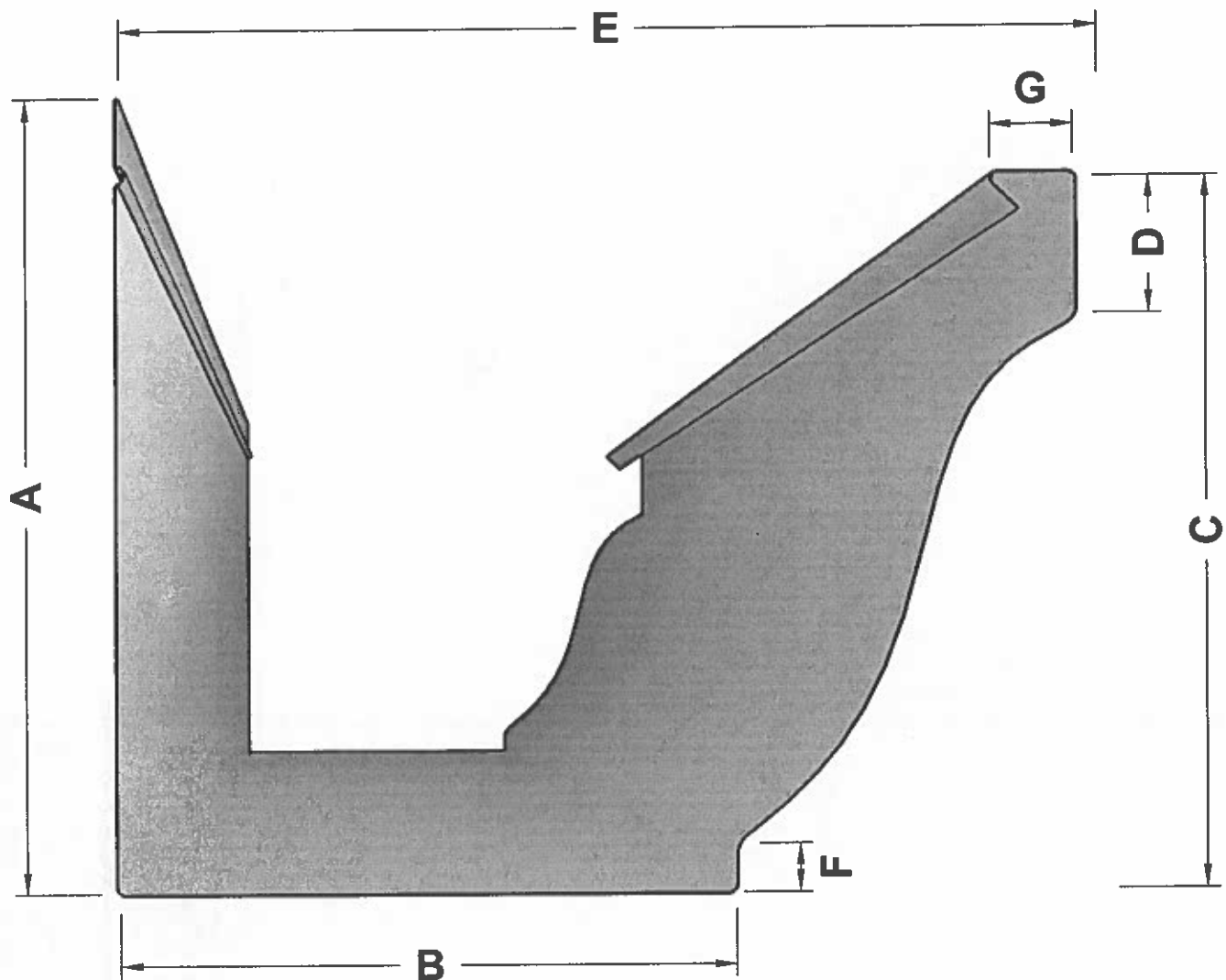
ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.



Dimensions for Standard Gutter Sizes

LOC. SIZE	A	B	C	D	E	F	G
4K	3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K	3 5/8"	3 3/8"	3 5/8"	9/16"	5"	9/16"	1/2"
6K	4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K	5 7/8"	4 9/16"	6"	1"	7"	5/8"	5/8"
8K	7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

Notes:

5" and 6" K-Style Gutters are roll formed and available in up to 40' lengths.

4", 7" and 8" gutters are brake formed and available in lengths up to 20'.

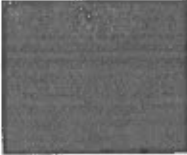
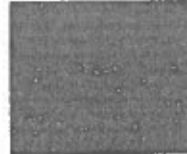
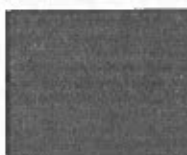
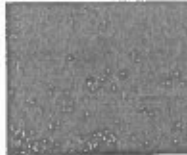


1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

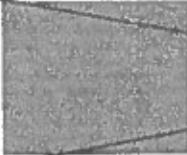
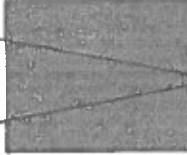
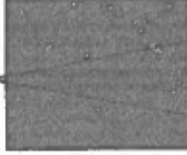
K Style 'Ogee' Gutter

REVISIONS	
MM/DD/YY	REMARKS
4/14/2016	ORIGINAL DRAFT OF DRAWING
1	
2	
3	
4	
5	

D 001

					
▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Arcadia Green	▲★ Patina Green	▲★ Hunter Green
					
▲★ Military Blue	Award Blue	▲ Teal	Hartford Green	Forest Green	▲★ Evergreen
		● Denotes PAC-CLAD Metallic Colors ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.			
★ Berkshire Blue	▲★ Slate Blue				

PAC-CLAD Metallic Colors

					
●▲★ Zinc	●▲★ Silver	●▲★ Copper Penny	●▲★ Aged Copper	●▲★ Champagne	●▲★ Weathered Zinc

PETERSEN ALUMINUM CORPORATION

HQ: 1005 Tonne Road
Elk Grove Village, IL 60007
P: 800-PAC-CLAD
F: 800-722-7150

9060 Junction Drive
Annapolis Junction, MD 20701
P: 800-344-1400
F: 301-953-7627

10551 PAC Road
Tyler, TX 75707
P: 800-441-8661
F: 903-581-8592

350 73rd Ave., NE, Ste 1
Fridley, MN 55432
P: 877-571-2025
F: 866-901-2935

102 Northpoint Pkwy Ext, Bldg 1, Ste 100
Acworth, GA 30102
P: 800-272-4482
F: 770-420-2533

PAC-CLAD COLOR AVAILABILITY

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSION	3 YEAR EXPOSURE	SRI	STEEL			ALUMINUM			ENERGY STAR
					24GA.	22GA.	.032	.040	.050	.063	
Almond	0.56	0.83	0.27	64	✓	✓	✓	✓	✓		*
Arcadia Green	0.33	0.84	0.32	33	✓		✓				*
Bone White	0.71	0.85	0.71	86	✓	✓	✓	✓	✓	✓	*
Cardinal Red	0.42	0.84	0.41	45	✓		✓		✓		*
Charcoal	0.28	0.84	0.28	27	✓		✓		✓		*
Cityscape	0.37	0.85	0.34	39	✓		✓	✓	✓		*
Colonial Red	0.34	0.85	0.33	35	✓		✓	✓	✓		*
Dark Bronze	0.27	0.85	0.26	26	✓	✓	✓	✓	✓	✓	*
Evergreen	0.27	0.85	0.25	26	✓		✓				*
Granite*	0.36	0.84	0.35	37	✓	✓	✓	✓	✓		*
Hemlock Green	0.30	0.85	0.31	30	✓	✓	✓		✓		*
Hunter Green	0.26	0.84	0.26	24	✓		✓				*
Mansard Brown	0.26	0.84	0.24	24	✓	✓	✓	✓	✓		*
Medium Bronze	0.30	0.85	0.29	30	✓	✓	✓	✓	✓	✓	*
Military Blue	0.29	0.84	0.28	28	✓		✓				*
Musket Gray	0.32	0.84	0.31	32	✓	✓	✓		✓		*
Patina Green	0.34	0.85	0.33	35	✓		✓				*
Sandstone	0.51	0.83	0.51	57	✓	✓	✓	✓	✓	✓	*
Sierra Tan	0.38	0.85	0.35	40	✓	✓	✓	✓	✓		*
Slate Blue	0.25	0.84	0.27	23	✓		✓				*
Slate Gray	0.38	0.84	0.37	40	✓	✓	✓	✓	✓		*
Stone White	0.61	0.86	0.59	72	✓	✓	✓	✓	✓	✓	*
Teal	0.26	0.85	0.26	24	✓		✓				*
Terra Cotta	0.37	0.84	0.37	39	✓		✓		✓		*
PAC-CLAD METALLIC COLORS											
Aged Copper	0.27	0.83	0.25	25	✓		✓		✓		*
Champagne	0.45	0.78	0.41	57	✓		✓	✓	✓		*
Copper Penny	0.45	0.82	0.42	49	✓		✓	✓	✓		*
Silver	0.53	0.80	0.51	59	✓		✓	✓	✓		*
Weathered Zinc	0.27	0.80	0.27	23	✓		✓		✓		*
Zinc	0.30	0.85	0.30	30	✓		✓		✓		*
PAC-CLAD STANDARD COLORS (DO NOT MEET COOL ROOF REQUIREMENTS)											
Award Blue					✓		✓		✓		
Berkshire Blue*	0.25	0.84	0.22	23	✓						*
Burgundy					✓		✓		✓		
Forest Green					✓	✓	✓	✓	✓		
Hartford Green					✓		✓	✓	✓		
Interstate Blue					✓		✓		✓		
Matte Black					✓		✓	✓	✓	✓	
Midnight Bronze								✓			

PAC-CLAD® Metallic finishes are available from stock at a moderate extra cost. PAC-CLAD® Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM C-1549. *Low Gloss/Low Sheen, full Kynar 500® or Hylar 5000® finish **Acrylic coated, non-Kynar Finish.

Energystar® Performance Criteria: Emissivity uses ASTM C1371. Reflectivity uses ASTM C1549. Samples: These color reproductions are as accurate as modern printing technology will permit. Free material samples are available on request.
Technical Data for Kynar 500® / Hylar 5000® Coating:
• Life Expectancy: 20 years exposure: Chalk - rating of 8 or better. Color - <5ΔE (Hunter Units) change.
• Accelerated Weathering: (ASTM G-23 Type EH Apparatus) 5,000 hours: Chalk - rating of 8 or better. Color: ≤2ΔE (Hunter Units) color change.

• Solvent Resistance: (NCCA procedure 11-18, no comparable ASTM test) - Pass.
• Humidity Resistance: (ASTM D 2247, Apparatus A1) - 2,000 hours, hot dipped Galvanized, or 3000 hours, Aluminum: No field blisters.
• Salt Spray Resistance: (ASTM B 117), 3,000 hours, aluminum - No creep from scribe; no blisters. 1000 hours, hot dipped galvanized - creep from scribe not to exceed 1/16"; no blisters.
• Chemical/Acid Pollution Resistance: (ASTM D 1308) - Pass.
• Formability: (ASTM D 4145) - 1T - 3T, No loss of adhesion.

• Pencil hardness: (ASTM D 3363) - HB to 2H.
• Specular Gloss (ASTM D 523) - At 60 degrees; Typical: 20 - 35 (low gloss/low sheen available).
• Abrasion Resistance: (ASTM D 968) - 65±10 liters.
• Adhesion: (ASTM D 3359) - No loss of adhesion.
• Impact Resistance: (ASTM D 2794) - 1/2" ball indenter, Gardner Impact tester: No cracking; no loss of adhesion.
• Flame Test (ASTM E 84) - Class A coating
Recycled Content: For information on recycled content, contact your PAC representative or visit www.pacgreeninfo.com

PAC-CLAD® is a registered trademark of Petersen Aluminum Corporation. Kynar 500® is a registered trademark of E.I. du Pont de Nemours and Company, Inc. Hylar 5000® is a registered trademark of Ausimont USA. 6/2010



Specifications—Sheathing

Plytanium® plywood sheathing is ideal for residential and light commercial construction, and provides outstanding performance for walls and roofs. It adds proven performance and durability to new homes, room additions and renovations.

Available Sizes (Sized for 4' x 8')

Square Edge 3'-11 $\frac{7}{8}$ " (1.216 m) x 7'-11 $\frac{7}{8}$ " (2.435 m)

Building Code Performance Categories, Panel Thickness

- 3/8 CAT, 0.354" (8.99 mm)
- 15/32 CAT (3-ply), 0.451" (11.45 mm)
- 15/32 CAT (4-ply), 0.451" (11.45 mm)
- 19/32 CAT, 0.578" (14.68 mm)
- 23/32 CAT, 0.703" (17.85 mm)

Specifications

Length/Width Tolerance +0, - $\frac{1}{16}$ " (+0, -1.6 mm)

Straightness Tolerance $\pm \frac{1}{16}$ " (± 1.6 mm)

Squareness Tolerance $\pm \frac{1}{8}$ " (± 3.2 mm)

Primary Species Southern Yellow Pine

Testing Agency APA®-The Engineered Wood Association

Classifications **Exposure 1** – OSB suitable for uses not permanently exposed to the weather. Panels classified as Exposure 1 are intended to resist the effects of moisture on structural performance as may occur due to construction delays, or other conditions of similar severity.

Exterior – Plywood suitable for repeated wetting and redrying or long-term exposure to weather and other conditions of similar severity.

Code Fire Classification Class III or C

Flame Spread Rating 76-200, smoke-developed index <450

Building Code Compliance PS 1-09 or PS 2-10

Other Information

Forestry Certification Plytanium plywood panels are made from wood sourced through a system that is third-party certified to the Sustainable Forestry Initiative® procurement standard.

Green Building Programs See our Plytanium plywood *Sustainability Fact Sheet* available at www.builditbetter.com for more information on potential point contributions towards specific green building programs.

NAHB Green Approved Plytanium plywood has been "Green Approved" by the NAHB Research Center, which means you can be assured that Plytanium plywood complies with specific green practice criteria in the National Green Building Standard. See our product listing on www.GreenApprovedProducts.com for more information.



Product Warranty

Plytanium® plywood is covered by a Lifetime Limited Warranty. For terms and conditions, please refer to our Lifetime Limited Warranty available at www.builditbetter.com.

International Shipping

To prevent the introduction and spread of plant pests, *ISPM 15: International Standards for Phytosanitary Measures*, requires that internationally shipped solid wood pallets be debarked, treated with heat or fumigated with methyl bromide, and marked with a seal of compliance. **Pallets made with engineered wood, including Plytanium plywood, are exempt from ISPM 15 regulations.** This is because the process of manufacturing engineered wood destroys any live organisms in the wood. (Source: "Boxes, Crate and Reel Manufacturing," www.PerformancePanels.com)

Formaldehyde Emissions

Plytanium plywood contains no added urea formaldehyde resins. PS 1 and PS 2 structural panels are exempt from testing by the California Air Resources Board (CARB) in the *Composite Wood Air Toxic Control Measure (ATCM)* and phenolic bonded structural panels are exempt from testing or monitoring by HUD in the *Manufactured Home Construction and Safety Standards*.

Manufacturing Locations

Location	APA Mill Number	Zip Code	Harvest Radius
Camden, TX	515	75934	90 miles
Corrigan, TX	516	75939	90 miles
Dudley, NC	348	28333	80 miles
Emporia, VA	230	23847	40 miles
Gurdon, AR	517	71743	60 miles
Madison, GA	404	30650	100 miles
Prosperity, SC	329	29127	80 miles
Taylorsville, MS	282	39168	50 miles
Warm Springs, GA	324	31830	450 miles



Georgia-Pacific

Georgia-Pacific Wood Products
133 Peachtree St., N.E.
Atlanta, GA 30303
800-284-5347 www.builditbetter.com

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

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

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](https://www.eastonmd.gov)
 [\(eastonmd.gov\)](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
Tom Diem, Building Code Official
Samantha Smith, Administrative Specialist

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 July 8, 2024 Agenda Summary.
Commissioner 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 —

a. File No.: 2023 - 0924
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1217
Zoning: CB

Request: At their May 22, 2024 meeting, the Commission approved multiple alterations to the East alley facing façade including brick infill of an existing door opening, the addition of two (2) new doors, brick infill on of the transom, and the installation of new windows on the second food. The applicant is now proposing to replace the existing deteriorated brick wall on the East alley façade with fiber cement siding. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On May 8, 2023 the Historic District Commission granted a Certificate of Appropriateness for various alterations to the Dover Street storefront, and the installation of new windows on the East façade with the condition that the muntin on the new windows shall be SDL. On April 8, 2024 the Commission granted approval for the replacement of the existing metal siding with fiber-cement siding, the infill of the first floor window opening facing the alley, and the replacement of the existing flat roofing with the determination that membrane or metal roof shall be an appropriate replacement material. The applicant has since indicated that membrane will be the material installed.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

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

Applicant Presentation:

Richard Marks

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.
Commissioner Greer seconded the motion.

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

4. New Business —

a. **File No.:** 2024 - 1236
Applicant: For All Seasons
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1874
Zoning: CG
Request: The applicant is proposing to remove and replace the existing wooden privacy fence in-kind.

Historic District Guideline references:
i. *Guideline 14. Perimeter Walls and Fences*

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

Applicant Presentation:
Patti Cannon, For All Seasons

Public Comment — None
Public Comment Written — None

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

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

b. **File No.:** 2024 - 1238
Applicant: Tasty Trolly
Location: 37 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1428, Lot 14
Zoning: CB

Request: The applicant is proposing to install a 24 square foot PVC wall sign with vinyl lettering. The applicant has indicated that the sign shall be externally illuminated with gooseneck lights. The structure to which the sign will be mounted is non contributing to the Historic District.

Historic District Guideline references:
i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 30. Lighting for Signs*
iii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

Naveed Khan, Tasty Trolley

Public Comment — None

Public Comment Written — None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Greer seconded the motion.**

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

5. Discussion Item — None

6. Decision Summary Review —

**Vice Chairperson Brophy moved to approve the June 10, 2024 Decision Summary.
Commissioner Stuart seconded the motion.**

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

7. Administrative Approval

- a. File No.:** 2024 - 1237
Applicant: Marasun LLC
Location: 305 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 0EA, Parcel 2270
Zoning: R-10A

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

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

b. File No.: 2024 - 1239
Applicant: J.C. Warner Heating & Cooling
Location: 410 Goldsborough Street Unit B, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1090
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 structure.
2. The units shall be screened from view using plantings, fencing, or other lattice material.
3. The units shall be mounted in a way that does not damage the historic material

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

c. File No.: 2024 - 1242
Applicant: Mid-Shore Exteriors
Location: 209 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2196
Zoning: R-7A

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

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

d. File No.: 2024 - 1245
Applicant: Fastsigns of Odenton
Location: 521 August Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1043

Zoning: CB

Request: The applicant is requesting the temporary installation of a 8' by 4' panel sign for the construction of the upcoming Laura House project. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 28. Free-Standing Signs*

8. Consent Docket — None

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:18 p.m.



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

Monday, July 22, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Ernest Demby, Chairperson
Dudley Greer

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

2. Agenda Summary Review —

**Commissioner Bateman moved to approve the July 22, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1246
Applicant: The Modern Bulldog LLC
Location: 12 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1199
Zoning: CB

Request: The applicant is proposing to install a 6 square foot vinyl hanging sign from an existing bracket; and to place 40" wide white lettered decals on the two (2) larger storefront windows, and one (1) 12" wide lettered decal across the bottom panel of the glass door. The structure to which these signs would be attached is considered 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*

Staff Presentation:

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

Applicant Presentation:

T. J. Hindman, the Modern Bulldog

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted.

Commissioner Carey seconded the motion.

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

b. **File No.:** 2024 - 1247
Applicant: Huntington Construction, LLC
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The applicant is proposing to remove and replace the existing 12/1 wood windows. The first floor windows of the front facade are proposed to be replaced with 12/1 wood, and the remaining windows are to be replaced with 12/1 aluminum clad wood. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 1. Preserve Significant Historic Features*
 - ii. *Guideline 3. Make Sensitive Replacements*
 - iii. *Guideline 4. Restore Significant Historic Features*
 - iv. *Guideline 89. Maintain Historic Windows*
 - v. *Guideline 90. Make Sensitive Replacements*
 - vi. *Appendix B.2. Common Substitute Materials (Aluminum and Aluminum-Clad)*

Staff Presentation:

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

Applicant Presentation:

Tom Huntington, Huntington Construction, LLC

Public Comment — None

Public Comment Written — None

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

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

c. File No.: 2024 - 1248
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning: CB

Request: The applicant is proposing to remove the ATM infill, awning, and landing from the western façade of the structure. An existing window from the southern façade will be removed and relocated to the western façade to replace the ATM infill. The applicant is also proposing to install a new metal door and ramp on the southern façade in place of the removed window. This is a non contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 37. ADA Ramps*
 - ii. *Guideline 44. Adding New Doors*
 - iii. *Guideline 89. Maintain Historic Windows*

Staff Presentation:

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

Applicant Presentation:

Pamela Gardner AIA
Roman Coale, Framptom Funeral Home

Public Comment:

Robert Mahoney

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that:
1) The new window installed on the west façade shall be the existing window from
the south façade or a new window that matches in type, size, proportion, design,
style and material; and 2) the applicant shall return to the Commission for any
approvals regarding signage, lighting and modifications to the parking lot.
Commissioner Stuart seconded the motion.

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

- 5. Discussion Item — None**
- 6. Decision Summary Review —** In the absence of a quorum, the approval of the July 8, 2024 Draft Decision Summary was tabled to the August 12, 2024 meeting.
- 7. Administrative Approval — None**
- 8. Consent Docket — None**
- 9. Adjournment —** Commissioner Carey moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:49 p.m.

RECEIVED

JUL 24 2024



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

TOWN OF EASTON

Application #:	2024-1238
Date Received:	07/24/2024
Fee Paid:	-
HDC Meeting Date:	08/12/2024
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 37 S West St Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Naveed Ichan
TELEPHONE NO. 443-225-2822 EMAIL NaveedIchan25@gmail.com

Applicant or Agent

NAME Naveed Ichan
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Need to add concrete pad to make front door
entrance Ada approved

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>Naveed Ichan</u>
<u>07/23/24</u>
<u>Naveed Ichan</u>

Revised 4.4.2022

RECEIVED

JUL 25 2024

HD 24-90



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

TOWN OF EASTON

Application #:	2024-1256
Date Received:	07/25/2024
Fee Paid:	\$25.00
HDC Meeting Date:	08/12/2024
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 116 TALBOT LANE
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TALLC JEFF GOODMAN
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Town - County Roofing
TELEPHONE NO. 410-253-6050 EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Install A GAF Timberline Roofing System
over existing roof
EXISTING roof HAS ONE LAYER
No trim or additional work is needed
only shingles

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, 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

[Signature]
7/25/24
FRANK STANBURY

Town & County

Revised 4.4.2022









Quality You Can
Trust... From
North America's
Largest Roofing
Manufacturer!

TIMBERLINE®

LIFETIME HIGH DEFINITION® SHINGLES

AMERICA'S #1-SELLING ROOF

gaf.com

Made to protect
your home. Your story.
And those of over **50 million**
of your fellow Americans!

Shown: Timberline Ultra HD
in Weathered Wood



Install Peace Of Mind



Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-popular Timberline HD® Shingles, you'll be getting all the benefits that only a genuine Timberline® roof can provide!

Install To **Protect.**

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection®** Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance



That's why every Timberline® High Definition® Shingle comes with GAF's transferable Lifetime Ltd. warranty*—for your peace of mind!—plus the backing of the Good Housekeeping Seal.**



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.

**Timberline® High Definition® Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

Install To **Invest.**

Your roof can represent up to 40% of your home's "curb appeal." Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to come—and add to its resale value.

Recently, an independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline® High Definition® Shingles** to the other leading brands.¹

In fact, according to a recent survey conducted by the National Association of REALTORS®, you can increase the value of your home by an average of 5% with a new Timberline® roof!²

So why settle for anything less than a genuine Timberline® roof?

¹Based on a 2014 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

²2013 National Association of REALTORS® survey commissioned by GAF of REALTOR® Appraisers and Non-Appraisers in the U.S.; response based on REALTOR® Appraisers that have had professional experience buying or selling a home with Timberline® Shingles in the three years preceding the survey and felt they could provide an estimated value increase for a home with a Timberline® roof as compared to a home with a basic three-tab shingle roof.

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.



Weathered Wood

Install To Impress.

Timberline® High Definition® Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled “feathering” technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension—**and a striking look unmatched by any other brand.**

But don’t just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it’s easy to see why they’ll look sharper and more beautiful on your roof—while enhancing the resale value of your home.

Whatever you’re looking for, there’s a Timberline® Shingle to fit your taste and your budget.

Here’s What Female Homeowners Have To Say...

GAF recently received the Women’s Choice Award for being the brand that is a “gold standard when it comes to meeting **high standards of quality and service**,” as rated by female homeowners in the U.S.

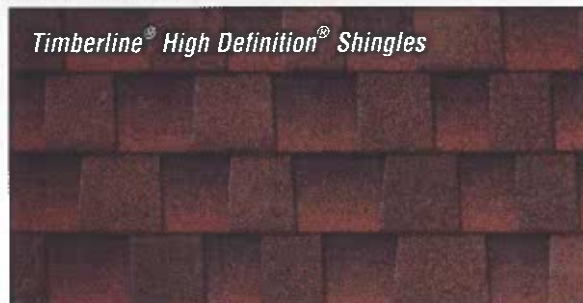


See the difference...

Another Major Brand



Timberline® High Definition® Shingles



The color blends on Timberline® High Definition® Shingles are sharp and well defined—to give your roof maximum dimensionality and depth. Color shown: Hickory



Timberline Ultra HD®

Shingles

Our thickest, most dimensional Timberline® Shingle.

Timberline Ultra HD® Shingles will cost you just pennies-a-day more than standard architectural shingles. In return, you can enjoy a thicker, ultra-dimensional wood-shake look for your roof.

Extra-thick layers make Timberline Ultra HD® Shingles up to 53% thicker than standard architectural shingles for a natural dimensional beauty that you'll notice and appreciate.*

(Not to mention they can increase the resale value of your home!)

*Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

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



Timberline Ultra HD® and Timberline HD® Shingles Provide These Unique Benefits

- **Beautiful Look...** Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph.¹
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.²
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.³

¹ This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

² See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.

³ These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

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

TIMBERLINE HD
LIFETIME HIGH DEFINITION SHINGLES



RidgeCaps



Timbertex® and Ridglass® Premium Ridge Cap Shingles



Important Warning:
Timbertex® and Ridglass® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest color consistency for your roof, ask your contractor to use genuine Timbertex® or Ridglass® Premium Ridge Cap Shingles!*

- **Complements Timberline® Colors...** Designed to complement the color of your Timberline® Shingles
- **Strong Protection For Hips & Ridges...** Multi-layer design protects the most vulnerable areas of your roof
- **Perfect Finishing Touch...** Exceptionally thick design with massive 8" (203 mm) exposure is 2-3 times thicker

than typical strip shingles for a distinctive, upscale look

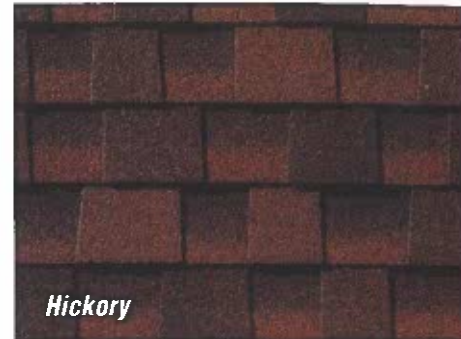
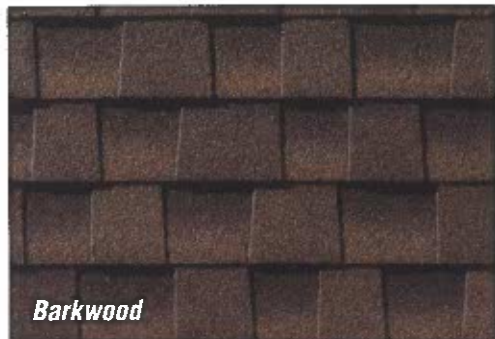
- **Stays In Place...** Dura Grip™ Self-seal Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- **Peace Of Mind...** Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs†

†See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

*These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Color Availability

Most Popular (Available Nationwide)



**We can help you
choose the right shingle
for your roof!**

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Regional (See Color Availability Chart On Next Page For Details)



Birchwood¹



Biscayne Blue



Copper Canyon¹



Chestnut



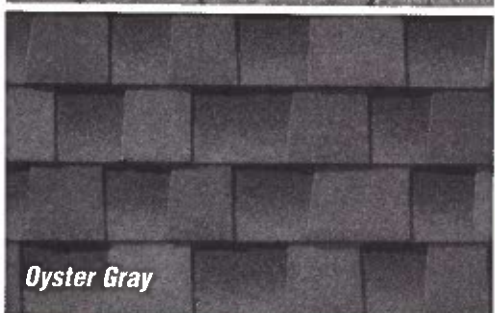
Fox Hollow Gray



Golden Amber^{1,2}



Mission Brown



Oyster Gray



Patriot Red



Pewter Gray



Sunset Brick



White³



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.

¹ Rated by the Cool Roof Rating Council (CRRCC), can be used to comply with Title 24 roofing product requirements, and meets the Los Angeles Green Building Code.

² Limited availability.

³ Timberline HD® White is ENERGY STAR® certified (U.S. only).



Williamsburg Slate

Color Availability Chart



TIMBERLINE
LIFETIME HIGH DEFINITION SHINGLES

Ask your contractor which of these GAF plants supplies the shingles in your area...

	Baltimore/Myerstown	Dallas/Ennis	Michigan City	Minneapolis	Shafter	Tampa	Tuscaloosa
Most Popular Colors:							
Barkwood	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲
Charcoal	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲
Hickory	● ▲	●	● ▲	● ▲	● ▲	●	●
Hunter Green	● ▲	●	●	● ▲	●	●	●
Shakewood	● ▲	●	● ▲	● ▲	● ▲	● ▲	● ▲
Slate	● ▲	● ▲	● ▲	●	● ▲	● ▲	● ▲
Weathered Wood	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲	● ▲
Regional Colors:							
Birchwood ¹			●	●	● ▲	●	●
Biscayne Blue	● ▲						
Copper Canyon ¹					●		
Driftwood						●	●
Fox Hollow Gray	● ▲		●	●			
Golden Amber ^{1,2}					●		
Mission Brown	●	●	●	●	●		
Oyster Gray	●						
Patriot Red	● ▲		▲	▲			
Pewter Gray	● ▲	●	● ▲	● ▲	● ²	▲	● ▲
Sunset Brick						●	
White ^{1,3}						●	●
Williamsburg Slate	●		●				

Product Key:

● - Timberline HD® ▲ - Timberline Ultra HD®

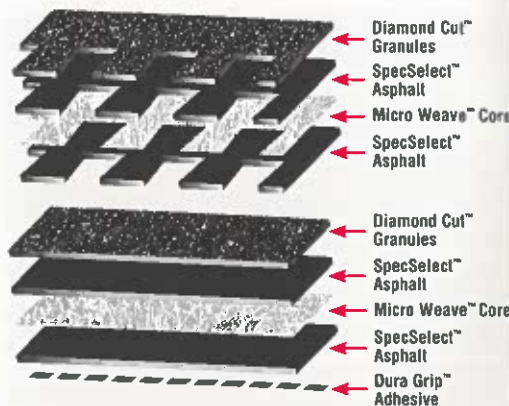


¹ Rated by the Cool Roof Rating Council (CRRRC), can be used to comply with Title 24 roofing product requirements, and meets the Los Angeles Green Building Code.

² Limited availability.

³ Timberline HD® White is ENERGY STAR® certified (U.S. only). For complete product specifications, visit gaf.com.

The many protective layers of a **Timberline®** High Definition® Shingle



13 1/4" x 39 3/4" (336.5 mm x 1,000.1 mm)

- Fiberglass asphalt shingle
- Lifetime Ltd. transferable warranty¹
- Smart Choice® Protection for the first 10 years²
- 130 mph ltd. wind coverage²
- UL Listed to ANSI/UL 790 Class A
- Passes ASTM D7158, Class H
- ASTM D3161, Type 1, Class F
- StainGuard® protection³
- ENERGY STAR® certified (White only)⁴
- CSA A123.5⁵
- ASTM D3018, Type 1
- ASTM D3462⁶
- Miami-Dade County Product Control approved⁷
- Florida Building Code approved
- Texas Department of Insurance⁷
- ICC approved⁷
- Classified in accordance with ICC-ES AC438
- Approximately 64 Pieces/Square
- Approximately 3 Bundles/Square (Timberline HD®)
- Approximately 4 Bundles/Square (Timberline Ultra HD®)
- Approximately 256 Nails/Square
- 5 5/8" (142.88 mm) exposure

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² Requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ StainGuard® protection applies only to shingles with StainGuard®-labeled packaging. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

⁴ ENERGY STAR® certified in U.S. only.

⁵ Refers to shingles sold in Canada only.

⁶ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁷ Applies to some plants.





Color & Style

Expert Advice By Patricia Verlodt

“Color & style go hand in hand when considering what shingle to use on your roof”

The color and style of your shingle are important! After all, your roof represents up to 40% of your home's curb appeal, so it will always have a big impact on your home's overall look.

When you look at home exterior color trends, you'll notice that they're typically much more muted than the color trends you see in fashion; for example, if bold greens are in the fashion magazines, you might see the introduction of new home exterior palettes in warm, earthy green tones. Why? Because bold green might not be “in” two years from now (likely not), but you will still have the same roof. Color choices in exteriors are long-term decisions, so make sure the palette that you select is not only one that fits your personality and taste today but also one that you'll enjoy ten years down the road.

- Observe how much of your roof is visible from the street or common view. A larger roof looks best in neutral tones. If the roof angle is normal or slight, you can use more colorful shingles or interesting patterns.
- Use colors in the same color family as the body of your house for a simple, non-accented combination. An example is a gray roof on a gray house, whether light or dark gray. Trim in white or black will keep it understated.
- Use bright colors to make a design statement. For example, a green roof on a red brick house or a red roof on a gray house.
- And remember, follow your instinct. Choose the color and style that make you comfortable. After all, you're the one looking at it every time you come home!

When it comes to the style of your shingle, it's important to think about the overall look and shape of your home. If your roof has a low pitch, the shingle profile will be more important than the shape; for a roof with a steep pitch, a unique design or color pattern may be more important. If you have a large roof surface, you don't want the color pattern of your shingle to be too busy (it can be overwhelming!). On the other hand, a larger surface gives you a great opportunity to really change your home's look. So, make sure the design and color you select integrate extremely well with the rest of your house.

- Choose a shingle that complements your home's architectural style. For example, for a Colonial home, select a shingle with a clean line that complements the home's design. A Victorian house could take on a more colorful or complex design.
- The use of colors and textures can create a comfortable feel for your residence. For example, if focusing on the exterior of a Shingle Style home, adding color and textured design elements make the home much more approachable.

Patricia Verlodt has been responsible for coloring products for many Fortune 500 companies; she has a specialty in exterior products. Her work has been featured in major newspapers as well as in many magazines such as *Real Simple*, *Better Homes and Gardens*, and *Forbes*.



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Get Automatic Lifetime Protection On Your Entire GAF Roofing System!*

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!*
- Non-prorated coverage for the first 10 years!*



LIFETIME

SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit gaf.com/APS/.



*In the North, most building codes require the use of Leak Barrier at the eaves.



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.



Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.



Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).



Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see GAF Shingle & Accessory Ltd. Warranty for details).



Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S.)

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