



Historic District Commission MEETING AGENDA

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

Call to Order

- 1) Approval of the Agenda for July 8, 2024.

Old Business

- 1) **Application Number:** 2023 - 924
Applicant: 4 North LLC
Location: 4 N. Washington Street
Tax Map 103, Grid 0EA, Parcel 1217
Zoning District: CB
Request: Amendment to previously approved exterior alterations.

New Business

- 1) **Application Number:** 2024 - 1236
Applicant: For All Seasons, Inc
Location: 300 Talbot Street
Tax Map 0104, Grid 0EA, Parcel 1874
Zoning District: CG
Request: In-kind replacement of the existing pine picket fence.
- 2) **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 6' x 4' vinyl sign.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the June 10, 2024 meeting.

Administrative Approval

- 1) Application Number:** 2024 - 1237
Applicant: Marasun LLC
Location: 305 S. Harrison Street
Tax Map 0105, Grid 0EA, Parcel 2270
Zoning District: R-10A
Request: In-kind garage and car port roof replacement.
- 2) Application Number:** 2024 - 1239
Applicant: J.C. Warner Heating & Cooling
Location: 410 Goldsborough Street
Tax Map 0103, Grid 0EA, Parcel 1090
Zoning District: R-7A
Request: Installation of mini-split HVAC system.
- 3) Application Number:** 2024 - 1242
Applicant: Mid - Shore Exteriors
Location: 209 Davis Avenue
Tax Map 0105, Grid 00EA, Parcel 2196
Zoning District: R-7A
Request: In-kind asphalt shingle roof replacement.
- 4) Application Number:** 2024 - 1245
Applicant: Fastsigns of Odenton
Location: 521 August Street
Tax Map 0103, Grid 0EA, Parcel 1043
Zoning District: CB
Request: Temporary post and panel sign installation.

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 7/8/2024

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

Property Address: 4 N Washington Street

Application Number: 2023-924

Request: First-floor siding

Executive Summary:

The applicant is proposing to replace the deteriorated brick wall on the east alley facing facade with fiber cement siding. This is a contributing structure to the Historic District and is listed on the Maryland Inventory of Historic Places.

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

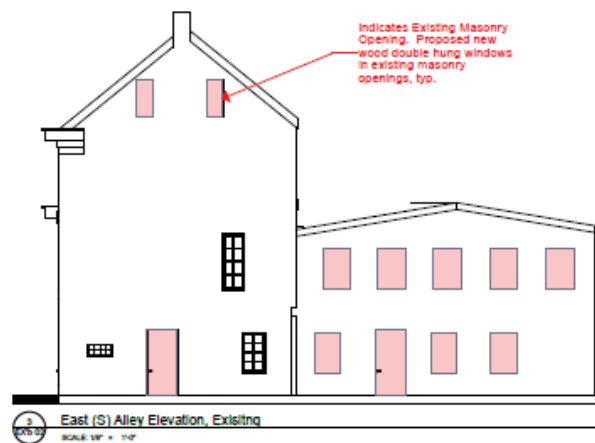


Figure 1

That approval was conditioned upon the new windows having SDL. In February of 2024, a building permit application was submitted that proposed repointing masonry on the existing chimneys. The repointing of the chimneys was determined to be routine maintenance and was approved with conditions regarding the method of repointing. On April 8, 2024 the Commission approved the replacement of the existing flat roof, removal/replacement of metal siding, and the infill of window openings on the first-floor east alley façade. On May 22, 2024 the Commission approved additional alterations to the East alley facing façade. These alterations included brick infill of an existing door opening, the addition of two new doors, brick infill of the transom, and the installation of new windows on the second floor (Figure 2).



Figure 2

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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 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.



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

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 79. Fiber Cement Siding

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

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

RECEIVED

JUN 25 2024

TOWN OF EASTON



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

Application #:	2023 - 924
Date Received:	06/25/2024
Fee Paid:	-
HDC Meeting Date:	07/08/2024
Date Property Posted:	07/01/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

4 North Washington St Easton MD

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

4 North LLC

Richard Marks

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

Applicant or Agent

NAME

Richard Marks

TELEPHONE NO.

410 924 1420

EMAIL

RQM1@mac.com

Description of Proposal (include additional sheets, as necessary)

Demo lower brick wall in Alley. Wall is unstable and ~~it~~ should be removed. Would like to replace with siding.

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

6-23-24

Richard Marks

Revised 4.4.2022

4 N.
 WASHINGTON
 STREET

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

DESIGN TEAM

ARCHITECTURAL DESIGNER
 DEMBY DESIGN
 STUDIO, LLC
 144 DUKE OF GLOUCESTER ST.
 APT. 4A
 ANNAPOLIS, MD 21401

MEP ENGINEER

STRUCTURAL ENGINEER
 LINTON
 ENGINEERS, LLC
 46090 LAKE CENTER PLAZA
 SUITE 309
 POTOMAC FALLS, VA 20165

DRAWING ISSUE DATES

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

SCHEMATIC DESIGN

DATE: 03.21.2024

SCALE: ¼" = 1'-0"

EAST ELEVATION
 - PROPOSED
A200

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

© COPYRIGHT 2024, DEMBY DESIGN STUDIO, LLC













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

Historic District Commission Staff Report

Meeting Date: 7/8/2024

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

Property Address: 300 Talbot Street

Application Number: 2024-1236

Request: Fence

Executive Summary:

The applicant is proposing to remove the existing wooden privacy fence and install 202' of 5' tall fencing and 48' of 3' tall fencing. The proposed fencing will be located in the rear parking area along the shared property line with 308 Talbot Street.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:

Staff supports a Commission **approval** of the application as submitted. The proposed fencing closely resembles the existing fencing and appears to be consistent with the setback and height requirements of the Zoning Ordinance. The fence is simple in design and made out of wood which is consistent with other fences in the historic district.

Draft Motions:

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



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

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			
2101006827		300 TALBOT ST		FOR ALL SEASONS, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1957		EXCELLENT					
ARCHITECTURAL STYLE			ADDITION(S)				
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
BUILT AFTER 1941 PERIOD OF SIGNIFICANCE.							



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



RECEIVED

JUN 14 2024

HD 24 - 76

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

Application #: 2024 - 1236
Date Received: 06/14/2024
Fee Paid: \$75.00
HDC Meeting Date: 07/08/2024
Date Property Posted: 07/01/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 300 Talbot Street, Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME For All Seasons, Inc
TELEPHONE NO. 410-822-1018 EMAIL pcannon@forallseasonsinc.org

Applicant or Agent

NAME Patti Cannon
TELEPHONE NO. 410-822-1018 EMAIL pcannon@forallseasonsinc.org

Description of Proposal (include additional sheets, as necessary)

<u>Remove exist fence and replace with new fence</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>Patti Cannon</u>
<u>6-11-24</u>
<u>Patti Cannon</u>

Revised 4.4.2022

Patti Cannon

From: brinsfieldfence@icloud.com
Sent: Tuesday, May 28, 2024 1:17 PM
To: Patti Cannon
Subject: Re: Estimate 2301 from Brinsfield Fence Co.

Hello Patti.

Please see the attached. This fence is similar to yours. You will only have 2" spacing between pickets.

Regards,

Scott Baker
Brinsfield Fence Co
PO Box 391, Oxford, MD 21654
O: (410) 822 - 0766
C: (410) 226 - 6560



On May 24, 2024, at 8:54 AM, Patti Cannon <pcannon@forallseasonsinc.org> wrote:

Can you send me a picture of the fence type we will be installing?

<image001.jpg>

Patti Cannon
Chief Operating Officer
she/her/hers [what's this?](#)

For All Seasons Inc.
300 Talbot Street
Easton, MD 21601
410-200-4813 (cell)
410-822-1018, ext. 163 (office)

Brinsfield Fence Company
PO Box 391
Oxford, MD 21654
(410) 822-0766
brinsfieldfence@icloud.com

Contract

ADDRESS

Patti Cannon
For All Seasons
300 Talbot Street
Easton, MD 21601

SHIP TO

Patti Cannon
For All Seasons
300 Talbot Street
Easton, MD 21601

CONTRACT # 2301

DATE 04/26/2024
EXPIRATION DATE 05/25/2024

TRACKING NO.

4-23-24

DEPOSIT

\$2,907.00

PHONE NUMBER

(410) 200-4813

PRODUCT/SERVICE

MATERIALS

AMOUNT

Services

Remove and haul away existing fence.
Furnish materials and install approximately 202' of 5'H treated pine picket fencing with 2" spacing between pickets and a cap board. Furnish materials and install 48' of 3' treated pine picket fencing with 2" spacing between pickets and a cap board.

8,721.00

Payment to be made as follows:

A 1/3 down payment will be required upon acceptance of this contract and the balance will be due upon completion of the work.

SUBTOTAL

8,721.00

TAX

0.00

TOTAL

\$8,721.00

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be accepted only upon written request. All agreements contingent upon accidents or delays beyond our control. Brinsfield Fence Company is not responsible for any underground cable, irrigation, or lines not marked by Miss Utilities.

Authorized Signature: Scott T. Baker
email: brinsfieldfence@icloud.com
fax: (410) 822-8566
cell: (410) 226-6560

ACCEPTANCE:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted By



Accepted Date

5/14/2024

Brinsfield Fence Company MHIC # 156487

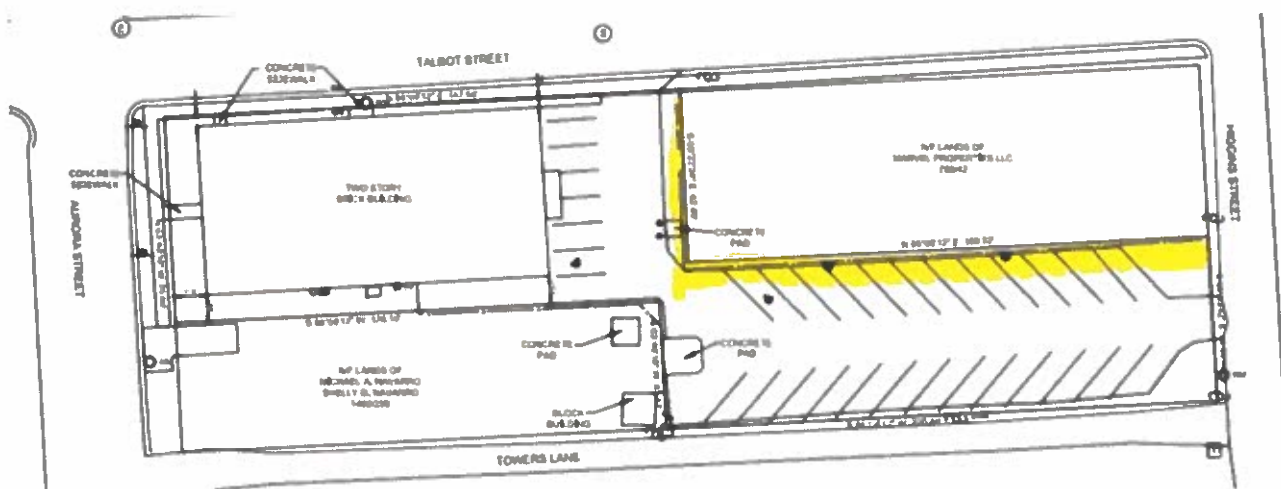
PROPERTY OWNER is responsible for securing any/all permits & for following all property/HOA/Historic rules and regulations. If Brinsfield Fence is asked to secure a permit, the cost is \$300 for each permit plus required permitting fees. If work in progress is shut down due to permit violation, a 5% contract value fee is assessed.

Patti Cannon

From: Patti Cannon
Sent: Friday, April 19, 2024 11:44 AM
To: 'brinsfieldfence@icloud.com'
Subject: For All Seasons

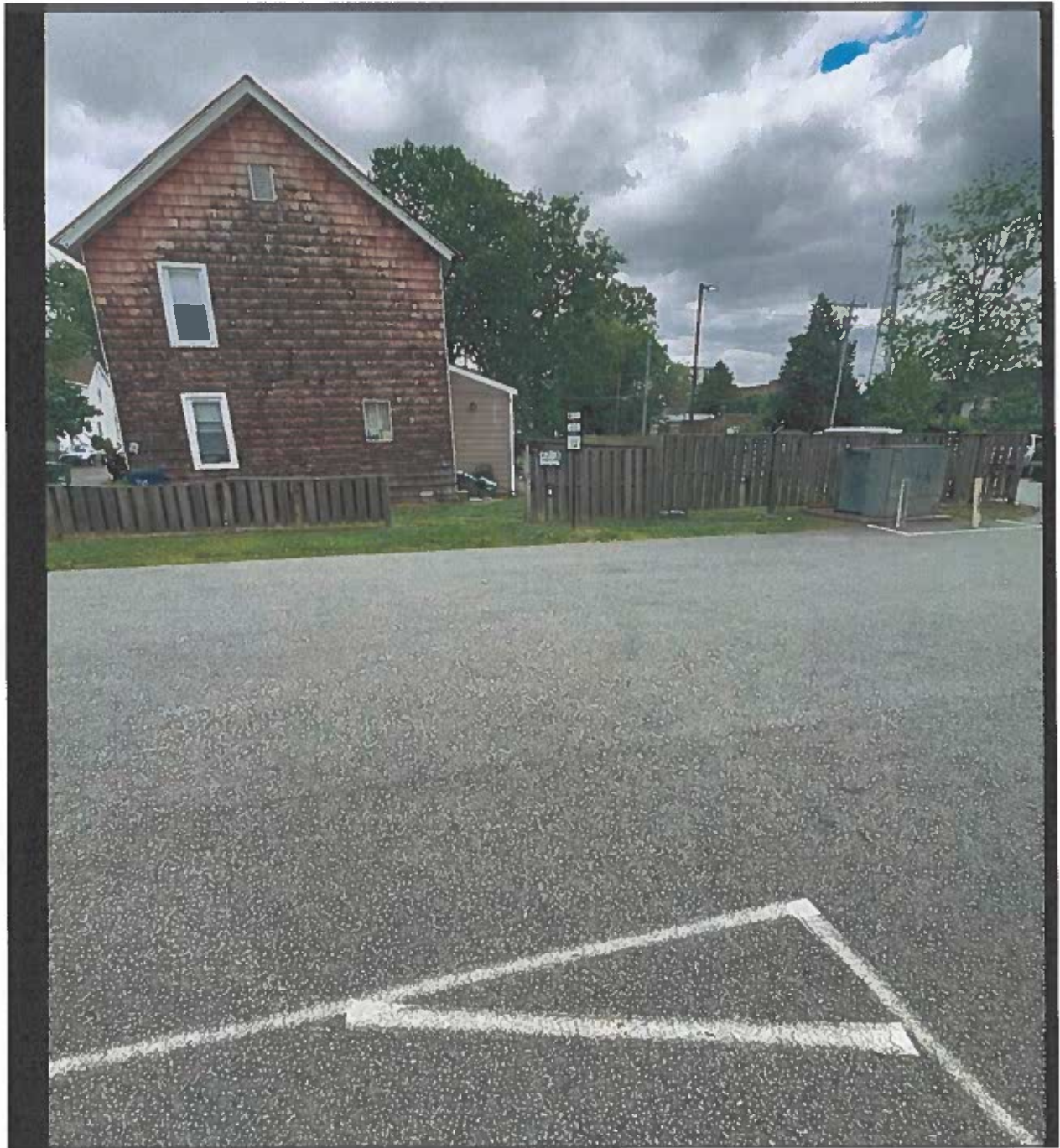
Scott,

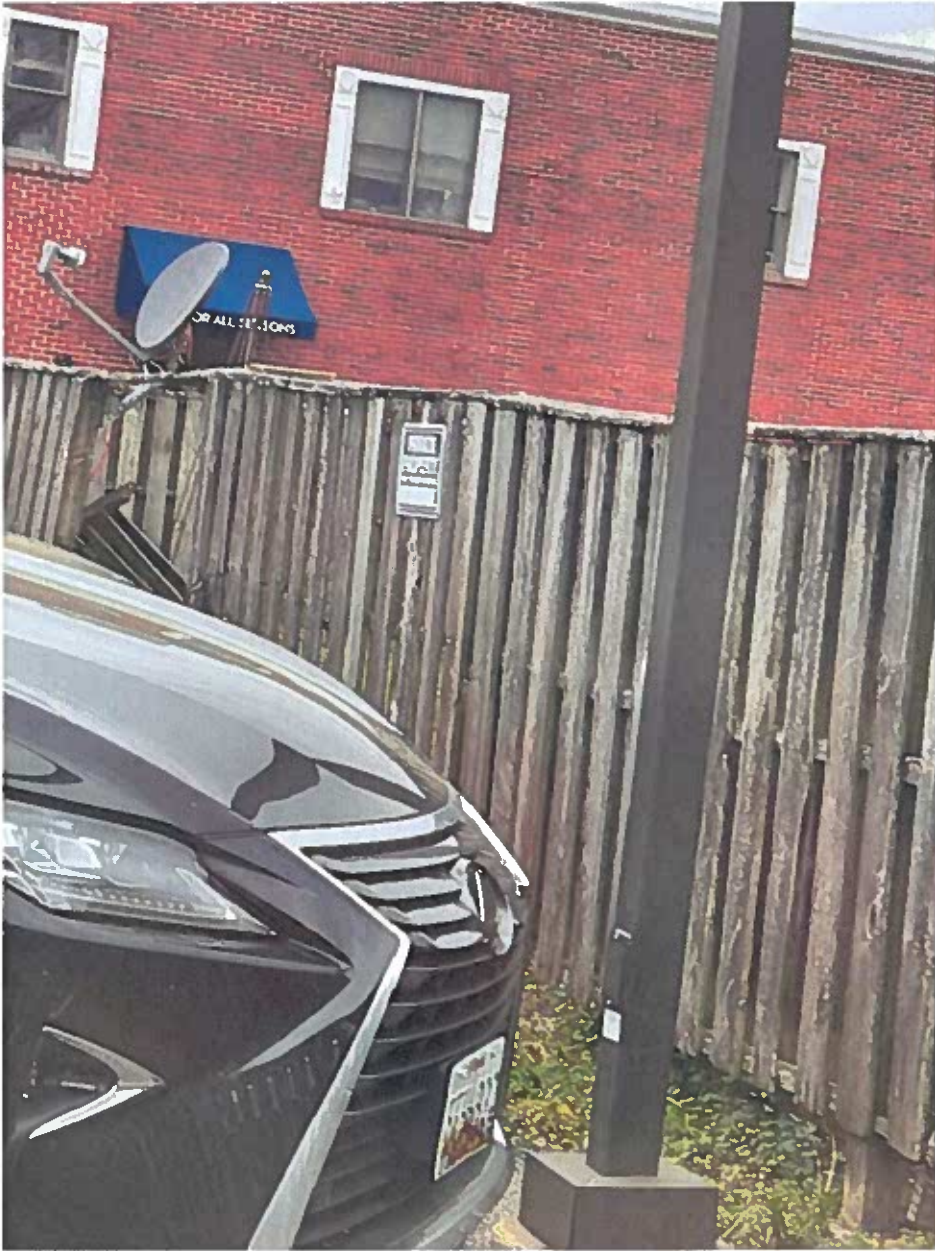
Below is the view of the current fencing. The fence we want replaced the yellow around the five homes. Not the part connected to For All Seasons and behind the gym.



Patti Cannon
Chief Operating Officer
she/her/hers what's this?

For All Seasons Inc.
300 Talbot Street
Easton, MD 21601
410-200-4813 (cell)
410-822-1018, ext. 383 (office)
pcannon@forallseasonsinc.org
www.ForAllSeasonsInc.org











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

Historic District Commission Staff Report

Meeting Date: 7/8/2024

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

Property Address: 37 S West Street

Application Number: 2024-1238

Request: Wall Signage

Executive Summary:

The applicant is proposing to install a 24 square foot wall sign. The structure to which the sign will be mounted is considered a non-contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.**
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 30. Lighting for Signs

- a. Internally illuminated signs, particularly box or cabinet signs in which the entire surface is illuminated, and neon signs, are generally not appropriate for the character of the district.
- b. Halo lighting, in which individual letters contain lighting to illuminate the wall behind them, are appropriate for wall signs.
- c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.



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

- d. Lighting sources and associated conduit for signs should generally be concealed from view.
- e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Guideline 35. Wall Signs

- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.**
- c. Wall signs should be an appropriate scale for the wall to which they are attached.
- d. It is inappropriate to paint over existing historic signs (often referred to as “ghost signs”).

Staff Recommendation:

Staff supports a Commission **approval** of the application with conditions. The Commission should get clarification from the applicant on whether the proposed sign will be illuminated. If illumination is proposed, the Commission may impose conditions based on Guideline 30. Guidelines 25e and 35b indicate that the brick area above the storefront windows is the appropriate location to mount a wall sign on this structure.

Items of Clarification:

1. Will the sign be illuminated? If so, how (internal vs external)?

Recommended Conditions:

1. Connections for wall-mounted signs shall be through a mortar joint rather than a masonry unit.
2. The sign shall not be internally illuminated.
3. The wall sign shall not obscure or cover any architectural features.
4. The applicant shall obtain a signage permit prior to installation of the sign.



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

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			
2101017276		37 S WEST ST		HIGGINS, MARK P AND LORI E			
YEAR BUILT		PHYSICAL CONDITION					
1960							
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
BRICK AND CONCRETE BLOCK COMMERCIAL BUILDING RESOURCE IS OUTSIDE OF N.R. DISTRICTS PERIOD OF SIGNIFICANCE BUT COULD BE CONTRIBUTING IF PERIOD WERE EXTENDED.							

RECEIVED

JUN 14 2024

HD 24-78



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

Application #: 2024 - 1238
Date Received: 06/14/2024
Fee Paid: \$75.00
HDC Meeting Date: 07/08/2024
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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 Street Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Naveed Khan
 TELEPHONE NO. 443-225-2822 EMAIL Naveed.khn25@gmail.com

Applicant or Agent

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Need a sign for business name
we will use existing space for old sign ~~area~~ for
previous business name (sign was removed ~~from~~ by previous owner)
sign will be 6'x4' on white vinyl board with black vinyl
decals saying Tasty Trolley Grill (Business name)
vinyl board will be mounted on outside brick wall with brackets

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of December 27, 2022, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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 Any modifications during review shall warrant an updated application.

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

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

Naveed Khan
06/14/2024
Naveed Khan

Revised 4.4.2022

PVC BOARD • 3/8 in. x 48 in. x 8 ft.

- Lifetime Rot Free® warranty
- Look and feel of wood
- Paintable, peel-resistant surface
- Moisture and dent resistant

TABLA DE PVC • 1,91 cm x 18,42 cm x 2,44 m

- Garantía Rot Free® de por vida
- Apariencia y sensación de la madera real
- Superficie que se puede pintar, resistente al descascarado
- Resistente a la humedad y mellas

Gluing:
Joints must be glued with PVC cement. This will provide a strong bond prohibiting joints from opening. It is highly recommended to splice (scarf) and/or miter all joints.

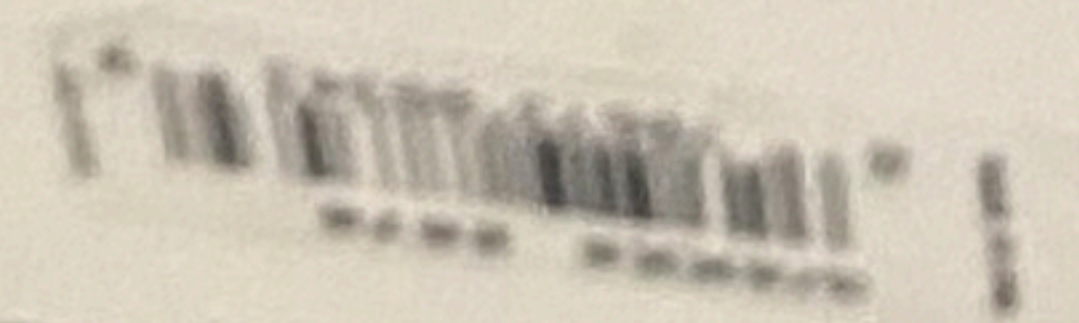
Painting:
Royal Trimboard may be painted using a 100% acrylic latex paint. Painting cellular vinyl with dark colors such as dark green, black and dark crimson red is not recommended.

Pegado:
Las uniones se deben pegar con cemento PVC. Esto proporciona una unión resistente y evita que las uniones se abran. Se recomienda empalmar o ingletear todas las uniones.

Pintura:
Royal Trimboard se puede pintar con pintura látex 100% acrílica. No se recomienda pintar el vinilo celular con colores oscuros, como verde oscuro, negro y rojo erimson oscuro.

Learn more online at royalbuildingproducts.com
Conozca más en línea en royalbuildingproducts.com

MADE IN UNITED STATES • HECHO EN ESTADOS UNIDOS



Tasty Trolly Grill

100% Halal Food

Vinyl Wall Decal
Contour Cut
48" Wide x 10" Tall
1-Color: Black

37 S. West Street - Conceptual Design

37 S. West Street - Signage Placement





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

Monday, June 10, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

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

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 June 10, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business —

a. File No.: 2023 - 927
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1217
Zoning: CB

Request: The applicant is proposing to install two (2) steel doors on the East façade of the structure. One door will be located in an existing opening, and the

second will require a new opening through the historic masonry. The applicant is also proposing to install two new double hung windows on the second floor of the East façade. 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 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iii. *Guideline 44. Adding New Doors*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:

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

Applicant Presentation:

Richard Marks
Amy Haines
Tim Boyle

Public Comment:

Charles Adler, 105 S. Washington Street

Public Comment Written — None

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

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

b. **File No.:** 2024 - 1173

Applicant: Christian Chute AIA

Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1985 & 1986, Lots 2B

Zoning: CB

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

Background: The Commission reviewed this proposal at their April 8, 2024 meeting, and subsequently tabled the application with the determination that the rear ell is a contributing structure, and requested further review from the Maryland Historic Trust (MHT) on the appropriateness of the demolition of the contributing structure.

Outstanding Issue: On May 20, 2024 the Planning and Zoning department received comments from MHT regarding the proposal; including findings on the contributing status of the rear portion of the structure to the Historic District. The findings recommend that the proposed rear addition impedes with Standard 9 of the Secretary of the Interior's 'Standard for Rehabilitation'; and recommended for the new addition to be "compatible in size and scale so as to not affect the building's National Register Status".

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 5. Adaptive Reuse*
- v. *Guideline 100. Rear Additions*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 109. Energy and Sustainability*
- x. *Guideline 110. Exterior Lighting*
- xi. *Guideline 114. Landscape Features*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 117. Gutters and Downspouts*
- xv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xvi. *Guideline 122. Trash and Refuse Containers*
- xvii. *Guideline 123. Mechanical Equipment*
- xviii. *Guideline 126. Arrangement*

- xix. *Guideline 127. Window Type*
xx. *Guideline 128. Avoid Demolition*
xxi. *Guideline 129. Partial Demolition*

Staff Presentation:

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

Applicant Presentation:

Richard Marks
Amy Haines

Public Comment:

Charles Adler, 105 S. Washington Street

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan. Vice Chairperson Brophy seconded the motion.

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

4. New Business —

a. File No.: 2024 - 1229
Applicant: The Country School
Location: 716 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0943
Zoning: R-7A

Request: The applicant is proposing to construct an 832 square foot metal pole building.

Background: A lot line revision plat was recorded in 2018 that combined eight (8) smaller parcels into one (1) larger parcel now occupied by the Country School and its associated parking infrastructure and sports fields. Parcels 0950 and 0951 of this larger lot are located within the Historic District boundary. Despite the abandonment of these parcels, the Historic District boundary was never modified, and still follows the footprint of Parcels 0950 and 0951.

Historic District Guideline references:
i. *Guideline 11. Erect New Outbuildings Sensitive*

Staff Presentation:

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

Applicant Presentation:

Mabel Williams, Director of Finance and Operations for the Country School
Robert Shuerholtz, Director of Facilities & Technology for the Country School
Matt Rajacich, Lane Engineering LLC

Public Comment — None

Public Comment Written— None

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

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

5. Discussion Item —

- a. Following the review of *application 2024 - 1229*, the Commission and staff held a minor discussion regarding the unusual circumstances of the application, and the legislative process in amending the current Historic District Overlay boundary.

6. Decision Summary Review —

Commissioner Bateman moved to approve the May 28, 2024 Decision Summary. Commissioner Greer seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Demby, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	0

ABSENT: 1 - Brophy

7. Administrative Approval

a. File No.: 2024 - 1232

Applicant: Warner Ventures, LLC

Location: 45 Pennsylvania Avenue, Easton, MD 21601

Tax Map 0103, Grid 0EA, Parcel 1085

Zoning: CB

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

- 1) Exterior line sets shall be painted to match the siding.
- 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 structure.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

b. File No.: 2024 - 1234

Applicant: Mid - Shore Exteriors

Location: 11 Brookletts Avenue, Easton, MD 21601

Tax Map 0104, Grid 0EA, Parcel 1970

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*

8. Consent Docket — None

9. Adjournment — Commissioner Stuart moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:55 p.m.

RECEIVED

JUN 14 2024

HD 24 - 77



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2024 - 1237

Date Received: 06/14/2024

Fee Paid: \$25.00

HDC Meeting Date: 07/08/2024

Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

305 S Harrison St, Easton, MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Frank T Mickey Revocable Trust Et Al, Anne E Mickey Revocable Trust

TELEPHONE NO.

410 924 3644

EMAIL

julyanmanagement@icloud.com

Applicant or Agent

NAME

MARASUN

TELEPHONE NO.

(410) 226-6212

EMAIL

production@marasun.com

Description of Proposal (include additional sheets, as necessary)

On the garage only. Full roof replacement in kind
We will remove & replace the existing roof with the
Same materials.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


06/12/24
Shane Bridges

Revised 4.4.2022

JULYAN: GARAGE & CAR PORT ROOF REPLACEMENT PROPOSAL

APR 12, 2024

Project #18534845316

MARASUN
roofing | siding | windows | gutters | solar



MARK JULYAN

julyanmanagement@icloud.com

410-924-3644

305 S Harrison St
Easton, MD
21601



We can help you with

Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-6212

INTRODUCTION

Hi Mark,

Thank you for allowing Marasun the opportunity to provide this quote.

The following estimate is for: Full roof replacement on your garage and cart ports.

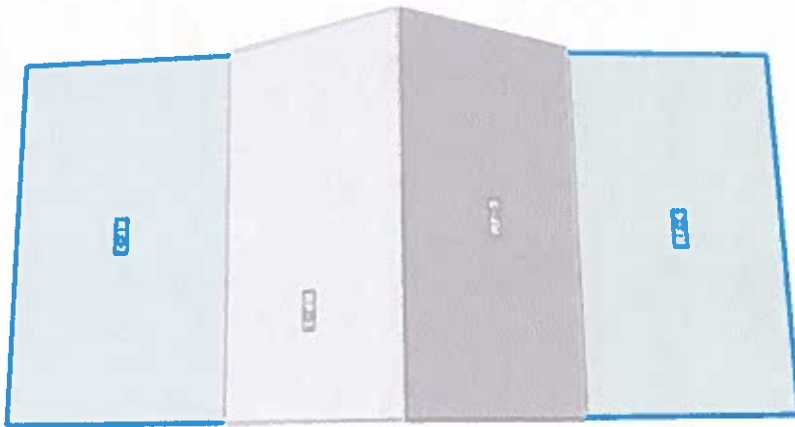
If you have any questions, please give us a call. We always want to provide the best value to our clients. If we are outside your budget, please let us know and we will do our best to work within that.

Thank you for choosing MARASUN,
Josey Tucker & BP Marrah
MARASUN
design@marasun.com
(410) 226-6212

INSPECTION



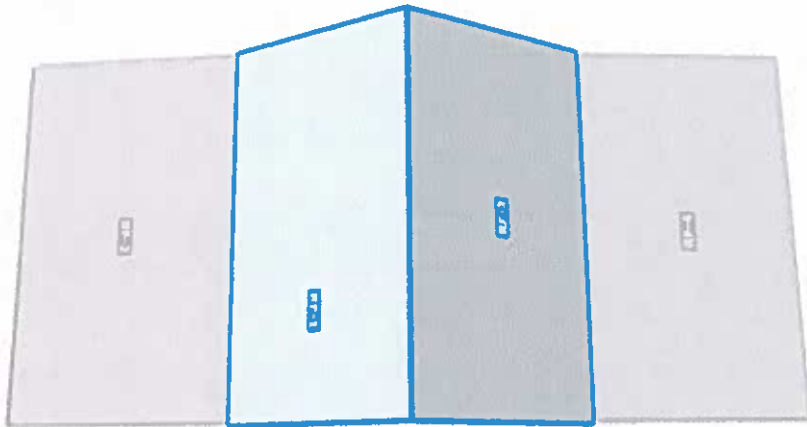
The following estimate is for: Full roof replacement on your garage and car ports.



The car ports (highlighted in blue to the left) are low-slope roofs. Their pitch is a 1/12.

This means that these two portions of the roof are not suitable for shingle installation.

We have included (2) proposal options to choose from: EITHER a rolled asphalt SBS roofing system installed on the low slope, with shingles on the sloped roof OR a PBR metal panel, exposed fastener roofing system.



For the shingle portion of the roof:

- We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of \$75 per sheet, including labor.
- We will then install drip edge on the rakes and eaves of the garage.
- We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.
- We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.
- We will then install the GAF Timberline HDZ Shingle System.
- After the shingles are installed, we will install Hip and Ridge Shingles.

There is known damage on the car port. Until the old roofing system is removed, it is unclear whether the plywood and framing need to be repaired, or just the plywood.

We have included (2) sheets of plywood in both car port proposal options (rolled SBS and the PBR panel).

We will replace any additional rotted decking at a charge of \$75 per sheet, including labor.

Framing labor and materials will be dependent on the extent of the existing damage.



PITCHED SHINGLE ROOF REPLACEMENT

Description	Qty
GAF TIMBERLINE HDZ with STAINGUARD PLUS	
GAF TIMBERLINE HDZ WITH STAINGUARD PLUS:	16
One of our best shingles with LayerLock® technology, Limited Lifetime Warranty and the StainGuard Plus™ algae protection limited warranty.	
GAF SEAL-A-RIDGE HIP & RIDGE SHINGLES:	2
Seal-A-Ridge protective ridge cap shingles are designed to complement the color of your roof's shingles. there is also an exceptional strength against cracking with the micro weave core.	
GAF PROSTART STARTER:	1
Starter strips are made with a high-quality, properly positioned adhesive applied at the factory to help prevent shingle blow-off.	
TAMKO SYNTHETIC UNDERLAYMENT:	1.01
A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT	
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:	1.01
Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	
TRI BUILT 1 1/4" COIL NAILS:	1
Electro galvanized nails used to fasten down the roofing system	
TRI-BUILT ELASTOMERIC SEALANT	1
Clear	
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2":	6
Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	
SBS ROLLED ASPHALT ROOFING MATERIALS	
FLAT ROOF POLYGLASS ELASTOFLEX BASE SA V:	3.01
lastoflex SA V membrane is a premium, self-adhered elastomeric base ply roofing product, manufactured using patented ADES0® Dual-Compound Self-Adhered Technology. 2SQ	

FLAT ROOF POLYGLASS ELASTOFLEX CAP SA P:	6.01
Elastoflex SA P is a self-adhered Styrene Butadiene-Styrene (SBS) granulated cap sheet for use in low-slope roofing. Elastoflex SA P is manufactured using Polyglass' patented ADES0® Dual-Compound Self-Adhered Technology. 1 SQ 39 3/8 x 32' 10"	
1/2" CDX PLYWOOD SHEET:	2
Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	
ASPHALT ROOF REPLACEMENT LABOR	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12:	6
Tearing off your old roofing materials down to the decking and installing all-new asphalt roofing component	
SMALL ROOF CHARGE	1
Labor for small roofs	
FLAT ROOF LABOR	
FLAT ROOF SBS MEMBRANE INSTALLATION	6
DECKING INSTALL:	2
Covers the cost of time and labor to install plywood/HD Board and use plywood as property protection.	
ROOFING SERVICES	
WASTE DISPOSAL FEE:	10
dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	1
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	
GAF WARRANTIES	
GAF SHINGLE & ACCESSORY LIMITED WARRANTY	1
Lifetime Limited Warranty for GAF HDZ Shingles and GAF Accessories.	
100% Coverage period against manufacturing defects for 10 years.	
25-year limited warranty against blue-green algae discoloration	
110 MPH Wind Warranty for 15 Years.	
 Marasun Roofing offers a 10 Year Workmanship Warranty on all roof replacement work.	
Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.	
Quote subtotal	/
Total	/

AUTHORIZATION PAGE

☒ PITCHED SHINGLE ROOF

Project: 18534845316

~~REPLACEMENT~~

☐ ~~PBR Panel Roof Replacement~~

Name: Mark Julyan

Address: 305 S Harrison St, Easton, MD

Final Price

Customer Comments / Notes

My Product Selections

Shingle Color/Rolled SBS Color

Slate

~~PBR Metal Panel Color~~

Drip Edge

White

Mark Julyan:

Manually Signed

Date: 5/28/2024

PROPOSAL EXPIRATION: This Proposal will expire 30 Days from the presentation date.

PERMITS: All required Permit fees and third-party Inspection fees will be added to the final invoice.

UNDISCLOSED CONDITIONS: Any rotted sheathing discovered during the removal of the existing roofing or siding that is not included in this proposal will be replaced at an additional cost of \$85 per sheet including labor. Undisclosed additional layers of the roofing will be removed at an additional charge of \$53 per SQ per layer including removal and waste charge. Any Rotted Plywood or extra layers will be photographically documented and presented to the home owner.

PAYMENT SCHEDULE & TERMS - We accept ACH, Check or Cash Payments.

- 1/3 DEPOSIT: Upon acceptance of this proposal, Marasun Roofing will submit an electronic invoice via email for 1/3 of the total job price to be paid as a Deposit.
- 1/3 MATERIAL PAYMENT: When materials are ordered, the second 1/3 will be invoiced and will be due on the first day of installation.
- FINAL PAYMENT AND CHANGE ORDERS: The final outstanding amounts will be due upon completion of work.
- LATE PAYMENTS: Invoices are due upon receipt or start of work. A monthly late fee of 2% will be added to past due 2nd Payment and Final invoices.

RIGHT OF RESCISSION: The purchaser may cancel this agreement for any reason within 3 business days of signing this agreement with written notice

GENERAL TERMS: Marasun shall perform all work under this Agreement in a workmanlike manner and accordance with applicable building codes. Marasun shall remove all debris resulting from work done hereunder and leave work areas in "broom clean" condition upon completion. All surplus materials shall remain the property of the Marasun. Purchaser(s) are ultimately responsible for confirming the color selection. Marasun will start work at 7am and will be working until 7pm. This proposal is based on Contractor not encountering asbestos-containing or toxic materials. Marasun assumes no responsibility for the existing property not meeting local building and zoning code requirements (such as HVAC Lines installed less than 1.5" away from the underside of roof decking). Purchaser(s) are responsible for protecting patio furniture and other interior or exterior obstructions before the start of work. Purchaser(s) are also responsible for safeguarding any pictures, wall hangings, or loose or fragile items from interior walls when re-roofing. Marasun is not responsible for slight scratching or slight denting of gutters or aluminum capping, hairline fractures to driveway or concrete, or minor damage to plants or shrubbery. Marasun is not responsible for damage to rotted trim or decking. No claim for compensation or damage for defects in materials or workmanship shall be made by the Purchaser(s) unless the Marasun is notified in writing of such claims within the specified product manufacturer's warranty. If any such claims are valid, the Contractor's limit of liability shall be the reasonable cost of correcting them and not for any claims or incidental or consequential damages. Marasun is responsible for removing all waste taken from the roof or job site and, unless expressly noted in this proposal, will take ownership of and dispose of all items removed during the installation process. This includes Asphalt Products, Rotten Wood, Removed Windows, Flashing (of all materials), Siding, Satellite Dishes, Antennas, Lightning Rods, and Cables. Ice damming is an act of nature that is not caused by workmanship; therefore, Marasun cannot be held responsible. Formal Mediation of disputes between homeowners and contractors is available through the Maryland Home Improvement Commission; The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and a homeowner may request that the Marasun purchase a performance bond for additional protection against losses not covered by the Guaranty Fund at the cost of the Purchaser(s). Purchaser(s) may contact MHIC at MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925 or may visit on the Web at <https://www.dlir.state.md.us/license/mhic/>. In order to take delivery of materials, it may be necessary for the delivery truck to enter the driveway. Extra charges will apply should the delivery truck not be allowed in the driveway. Marasun and its suppliers are not responsible for damages beyond our control. Start and completion dates are approximations only, greatly affected by weather and circumstances beyond our control. Marasun may, at its discretion, engage subcontractors to perform work hereunder, provided Contractor shall fully pay the subcontractor and in all instances remains responsible for the proper completion of this contract. Purchaser authorizes Contractor to display a sign for the duration of the job and to use photographs for promotion. The purchasers agree that if this account is turned over to an attorney for collection, the Purchasers shall be responsible for all costs of collection, including but not limited to attorney fees. All past due accounts accrue interest at 1.5% per month (18% per annum) from the date due until paid in full. Purchasers acknowledge and agree that all invoices shall stand as correct unless the Purchasers notify Marasun in writing within five (5) days of receipt of the invoice of any and all errors and omissions in the work performed and/or amount invoiced. A \$75.00 fee will be charged on all returned checks. No warranties shall be issued or upheld until 100% of the contract price has been paid. Our Workmanship Warranty is limited to correcting the defective portions of our work and Marasun assumes no responsibility for acts or conditions beyond Marasun's control. This warranty does not include any manufacturer defects. In the event of a material defect, the manufacturer will be held responsible. Customers must take immediate steps to protect the building and its contents in the event of a roof leak and must notify Marasun within 10 days of the first discovery of such a condition. The Workmanship Warranty does not cover any moisture or leaks due to masonry walls or chimneys. The Workmanship Warranty is fully transferable one time by the customer, provided Marasun is given written notice within 30 days of the transfer of ownership. The Workmanship Warranty period will be specifically identified in the proposal related to the work performed. This Warranty constitutes the sole and exclusive warranty made by Marasun and there are no other warranties for the work performed by Marasun. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland, without regard to its conflict of laws principles. The venue and jurisdiction for any legal claims will be the Circuit Court or District Court of Talbot County, Maryland. Purchaser(s) and Marasun each hereby expressly waive trial by jury in any action. This Agreement and all exhibits attached constitutes the entire Agreement.

ELASTOBASE® SA

SELF-ADHERED SBS (ELASTOMERIC) ROOF MEMBRANE

PRODUCT DESCRIPTION

Elastobase SA membrane is a self-adhered, elastomeric base ply low-slope roofing product manufactured using patented ADESO® dualcompound self-adhered technology, whereby a "true" Styrene-Butadiene-Styrene (SBS) modified asphalt compound is applied on the top layer and an aggressive self-adhesive compound is applied on the bottom layer. Elastobase SA membrane is built with a reinforced fiberglass mat which provides strength and excellent dimensional stability.

Elastobase SA is designed to be used as a base sheet in "Stick 1-Torch 1" applications where the cap sheet is heat welded. Elastobase SA is also approved for use in a full self-adhered system. Polyglass offers a variety of compatible APP and SBS torch and self-adhered cap sheets.

Elastobase SA membrane is finished with a film top surface and a split release film on the bottom surface.

TYPICAL APPLICATIONS

- Residential or light commercial low-slope roofing.
- Standard new construction and re-roofing applications.
- Job sites where fast dry-in of project is important.
- Base ply for 2-ply systems where cap sheet is torched or self-adhered.

FEATURES AND BENEFITS

- Excellent adhesion and application to multiple substrates.
- Quick dry-in of your building.
- Split release film for quick installation.

TECHNICAL DESCRIPTION*

Physical Properties	ASTM Method	ASTM Value
Maximum Load, min	D1970	35 lbf/in (4.4 kN/m)
Tear Resistance, min	D1970	20 lbf (89 N)
Thermal Stability, max	D1970	0.1 in (3 mm)
Adhesion to Plywood (min at 40°F)	D1970	2.0 lbf/ft (0.92 kgf/30.5 cm)
Adhesion to Plywood (min at 75°F)	D1970	12.0 lbf/ft (5.44 kgf/30.5 cm)
Waterproof integrity of Lap Seam	D1970	pass
Flexibility at -29°C (-20°F)	D1970	pass
Sealability around Nail	D1970	pass
Moisture Vapor Permeance, max 0.1 U.S. perms (5.7 ng/Pa.S.M²)	E96	pass

*The properties in this table are "as manufactured" unless otherwise noted.

APPLICATION INSTRUCTIONS

Elastobase SA is intended to be used as a base sheet for multiply systems where cap sheet is torched or self-adhered, in new or re-roof low-slope applications, when applied to acceptable insulations and/or coverboards for light commercial and residential structures. Elastobase SA may also be applied directly to approved wood deck substrates of non-occupied spaces such as carports, sheds, canopies, etc. For additional substrate requirements and information refer to Polyglass published "Suitable Substrates for Self-Adhered (SA) Membranes."



PRODUCT DATA**

Coverage (Approx).....200 ft² (18.5 m²)
Weight (Approx) 86 lbs (39 kg)
Thickness (Nominal)..... 65 mils (1.65 mm)
Roll Size 65'8" x 39 3/8" (20 m x 1 m)
Rolls/Pallet..... 25

**All values are nominal at time of manufacturing

APPLICABLE STANDARDS

- ASTM D1970; ASTM D4601, Type II
- UL Classified
- Florida Building Code



PRODUCT CODES

- EB15SA (Film/Film)



www.polyglass.us

ELASTOBASE® SA

SELF-ADHERED SBS (ELASTOMERIC) ROOF MEMBRANE

- Apply Elastobase SA membrane only in dry weather and when air and surface temperatures are 40°F (5°C) and rising.
- Apply over clean, dry, dust and debris-free substrates. When fully bonding, prime concrete deck and required substrates, prior to application with PG 100 Fast-Drying Asphalt Primer, Polyack, or applicable ASTM D-41 asphalt primer. Consult Polyglass Technical Service if alternate primer is allowed.
- When re-roofing, remove all prior roofing materials down to a clean debris free substrate and properly close off all abandoned roof penetrations
- Concrete or Steel decks shall be designed with proper expansion devices.
- Wood decks shall be properly supported by the structural framing.
- Ensure the installation of Elastobase SA does not prevent the ventilation of existing construction
- Do not apply directly to shingles or other granulated surface roof systems.
- While installing Elastobase SA:
 1. Start at the low point of the roof.
 2. Unroll the material and allow to relax.
 3. Start by removing the first 18–24" of release film.
 4. Press the membrane into place with firm and even pressure. Roll the edges with a silicone hand roller to ensure complete adhesion.
 5. Gradually remove the remaining release film applying pressure from the center to the edges as you go.
 6. Position successive rolls providing a minimum 6" end lap and 3" side lap. Laps can be sealed for additional water tightness with a hot air welder.
 7. Roll with a 75# split-face linoleum roller. Take care on sloped roofs by securing the roller and applicator with the appropriate safety equipment. Intermittent rolling is recommended to ensure complete contact to underlying surface.

Details and flashing may be installed using Elastobase SA with a hot air welder. Check project details for proper installation requirements.

- For detailed drawings and recommended installation procedures of typical roof segments, such as drip edge and T-joint conditions, please refer to our website at, www.polyglass.us.

MANUFACTURING FACILITIES

- Fernley, NV
- Hazleton, PA
- Waco, TX
- Winter Haven, F

CORPORATE HEADQUARTERS

Polyglass U.S.A., Inc.
1111 West Newport Center Drive
Deerfield Beach, FL 33442
www.polyglass.us

General Line: (888) 410-1375
(954) 233-1330
Customer Service: (800) 222-9782
Technical Service: (866) 802-8017

Questions? technical@polyglass.com

Product Disclaimer: Unless otherwise incorporated into or part of a supplemental manufacturer's warranty, Polyglass warrants its product(s) against manufacturing defects in its product that directly results in leakage for a period of 2 years.

Refer to safety data sheet (SDS) for specific data and handling of our products. All data furnished refers to standard production and is given in good faith within the applicable manufacturing and testing tolerances.

Polyglass U.S.A., Inc., reserves the right to improve and change its products at any time without prior notice. Polyglass U.S.A., Inc. cannot be held responsible for the use of its products under conditions beyond its own control. For most current product data and warranty information, visit www.polyglass.us

POLYGLASS



www.polyglass.us



Product Safety Data Sheet

SECTION 1 PRODUCT NAME AND COMPANY IDENTIFICATION

Product Name: Polyglass Membranes

Recommended Use: Roofing Material

Restriction on Use: None

Manufacturer:

Polyglass U.S.A., Inc.
1111 West Newport Center Drive
Deerfield Beach, Florida 33442
(800) 222-9782

PSDS Date of Preparation: 07/06/15

Emergency Contact: (800) 424-9300 CHEMTREC (USA)

SECTION 2: HAZARDS IDENTIFICATION

Hazard Classification: These products are classified as Articles under the US OSHA Hazard Communication Standard 29CFR 1910.1200, Canada WHMIS and the GHS. A Safety Data Sheet is not required for these products. The following information is provided to assist in the safe use of our products.

SECTION 3 COMPOSITION/INFORMATION ON INGREDIENTS

Polyglass Membranes consist of a top and bottom compound of asphalt and polyethylene, polypropylene or styrene-butadiene-styrene resins, a fiberglass or polyester mat, and a top and bottom surface of plastic film, sand or roofing granules.

The membranes may be self-adhered, heat applied using a torch or hot air gun or applied with an adhesive.

Under normal conditions of use, these products will not release hazardous chemicals. Any sand or roofing granules that may fall off during installation are not respirable and will not present a hazard to workers. The installation, use and removal of these products will not create respirable dust from these surface treatments.

SECTION 4 FIRST AID MEASURES

In general, no first aid is required after handling these membranes. If burns occur from installation with a hot air gun or torch, quickly immerse the burned area in cold water and get medical attention for treatment of the burn if needed.

Eyes: If particles from surface coating enter the eye, flush eyes with water while lifting the upper and lower lids. Get medical attention if irritation persists.

SECTION 5 FIRE FIGHTING MEASURES

Extinguishing Media: In general water is most effective for ordinary combustibles.

Special Protective Equipment and Precautions for Fire-fighters: Firefighters should wear full emergency equipment and NIOSH approved positive pressure self-contained breathing apparatus.

Specific Hazards Arising from the Chemical: This product is not easily ignited and burns with difficulty. Combustion products may include oxides of carbon, nitrogen and sulfur, hydrogen sulfide, formaldehyde, acetaldehyde, and irritating smoke.



Product Safety Data Sheet

SECTION 6 ACCIDENTAL RELEASE MEASURES

Pick up and use or dispose of properly.

SECTION 7 HANDLING and STORAGE

No special handling or storage is required.

SECTION 8 EXPOSURE CONTROLS and PERSONAL PROTECTION

Exposure Guidelines: Not applicable. No exposure to components should occur during normal use.

Appropriate Engineering Controls: No special controls are required.

Respiratory Protection: None required for normal use or installation.

Gloves: Thermally protective gloves recommended for heat application.

Eye Protection: Safety glasses recommended for installation.

Other Protective Equipment: Normal work clothing.

SECTION 9 PHYSICAL and CHEMICAL PROPERTIES

Appearance And Odor: Solid membranes, various colors, with or without sand or roofing granules..

Water Solubility: Insoluble

SECTION 10 STABILITY and REACTIVITY

Not reactive. Stable under conditions of storage and use. For thermal decomposition product, see Section 5.

SECTION 11 TOXICOLOGICAL INFORMATION

These products are articles and do not release hazardous chemicals during normal use. Exposure to decomposition products from over-heating during application will cause eye and respiratory irritation.

SECTION 12: ECOLOGICAL INFORMATION

These products are insoluble and inert. No adverse effects on the environment are expected, however, do not discard product in waterways.

SECTION 13: DISPOSAL CONSIDERATIONS

Waste Disposal Method: Dispose in accordance with all local, state and federal regulations.

SECTION 14: TRANSPORT INFORMATION

Not a hazardous material or dangerous good for any mode of transport.



Product Safety Data Sheet

SECTION 15: REGULATORY INFORMATION

SARA Hazard Category (311/312): Non-hazardous article

EPA SARA 313: These products are articles and not subject to reporting.

CERCLA Hazardous Substances (Section 103)/RQ: These products are articles and not subject to reporting. Many states have more stringent release reporting requirements. Report spills required under federal, state and local regulations.

Toxic Substances Control Act: These products are articles and not subject to TSCA.

California Proposition 65: These products contain chemicals known to the State of California to cause cancer and reproductive toxicity.

SECTION 16: OTHER INFORMATION

NFPA Rating:

Health = 0

Fire = 1

Instability = 0

HMIS Rating:

Health = 0

Fire = 1

Physical Hazard = 0

PSDS Date of Preparation: 07/06/2015

Revision Summary: New PSDS.

NOTICE

This above information is believed to be correct but does not propose to be all inclusive and shall be used only as a guide. Polyglass U.S.A. Inc. shall not be held liable for any damage resulting from handling or from contact with the above product. This information relates only to the product designated herein and does not relate to its use in combination with any other material or process.

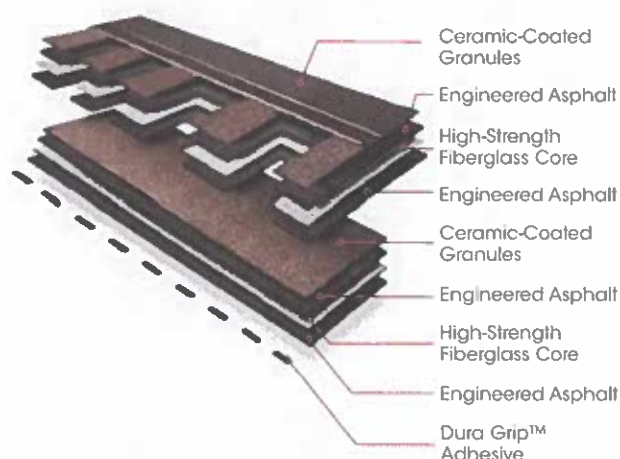
Timberline HDZ® Availability

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



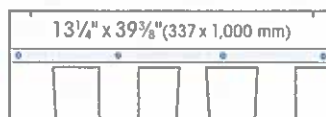
¹ Rated by the Cool Roof Rating Council (CRRCC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRCC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

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

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

RECEIVED

JUN 18 2024

HD 24-79



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

Application #:	2024 - 1239
Date Received:	06/18/2024
Fee Paid:	\$25.00
HDC Meeting Date:	07/08/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

410 Goldsborough Street, Unit B



Contributing



Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Cecily Sharp-Whitehill

TELEPHONE NO.

941-358-9626

EMAIL

cecily@alliance4discoverycoaching.com

Applicant or Agent

NAME

Zeke Warner

TELEPHONE NO.

410-758-2278

EMAIL

ZWarner@jcwarnerco.com

Description of Proposal (include additional sheets, as necessary)

Replacement of HVAC system requires new line set and wire. Current line set is run through interior wall of downstairs neighbors apartment. The new Outdoor unit is to be installed in the same location, with brown linehide/Slimduct running up the wall & into the soffitt to the attic. Exterior of the building is traditional brick.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

James G Warner
 6/18/24

Revised 4.4.2022





RECEIVED

JUN 27 2024

\$25



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

Application #:	2024 - 1242
Date Received:	06/27/2024
Fee Paid:	\$25.00
HDC Meeting Date:	07/08/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

209 Davis Ave

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Virginia Conrad

TELEPHONE NO.

EMAIL

veconrad63@yahoo.com

Applicant or Agent

NAME

Mid-Shore Exteriors

TELEPHONE NO.

410-673-7939

EMAIL

info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

Like + same in kind roof replacement. Remove existing 1 layer of shingles, inspect plywood. Install underlayment, INS dnp edge, starter strip, pipe collars. Install CertainTeed Land Mark Architectural shingles and ridge caps. Install new chimney flashing. All gutters, trim, fascia, and wood working to remain as is.

Specific Requirements

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

Signature of Applicant or Agent

Julie Hauden

Date

6-20-24

Printed Name of Applicant or Agent

Julie Hauden of Mid-Shore Exteriors

Revised 4.4.2022

Mid-Shore Exteriors, LLC
29349 W. Maple Ave. Suite 1
Trappe, MD 21673



Mid-Shore Exteriors
06/05/2024 10:12 am (EDT)
Virginia Conrad / 2405-5729004-01
209 Davis Avenue Easton, MD 21601

Presented to:

Virginia Conrad

Location:

209 Davis Avenue, Easton, Maryland, 21601

SUITE1, 29349 WEST MAPLE AVE., TRAPPE, MD 21673 | TEL: 410-673-7939 | EMAIL: INFO@MIDSHOREEXTERIORS.COM

WWW.MIDSHOREEXTERIORS.COM



Landmark, shown in Georgetown Gray

LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 25-year **StreakFighter**® algae-resistance warranty
- **NailTrak**® extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

COLOR AVAILABILITY



Scan code for more information



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JUL 05 2024

HD 24 - 81

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #: 2024 - 1245

Date Received: 07/05/2024

Fee Paid:

HDC Meeting Date: 07/08/2024

Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

521 August Street



Contributing



Non-Contributing

YEAR BUILT:

N/A

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Chesapeake Community Development

TELEPHONE NO.

410-269-1883

EMAIL

ademoreland@thearcccr.org

Applicant or Agent

NAME

Aaron Krompart - Fastsigns of Odenton

TELEPHONE NO.

443-688-6077

EMAIL

612@fastsigns.com

Description of Proposal (include additional sheets, as necessary)

Install temporary post and panel sign for current construction project.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


7/5/24
AARON KROMPART

Revised 4.4.2022



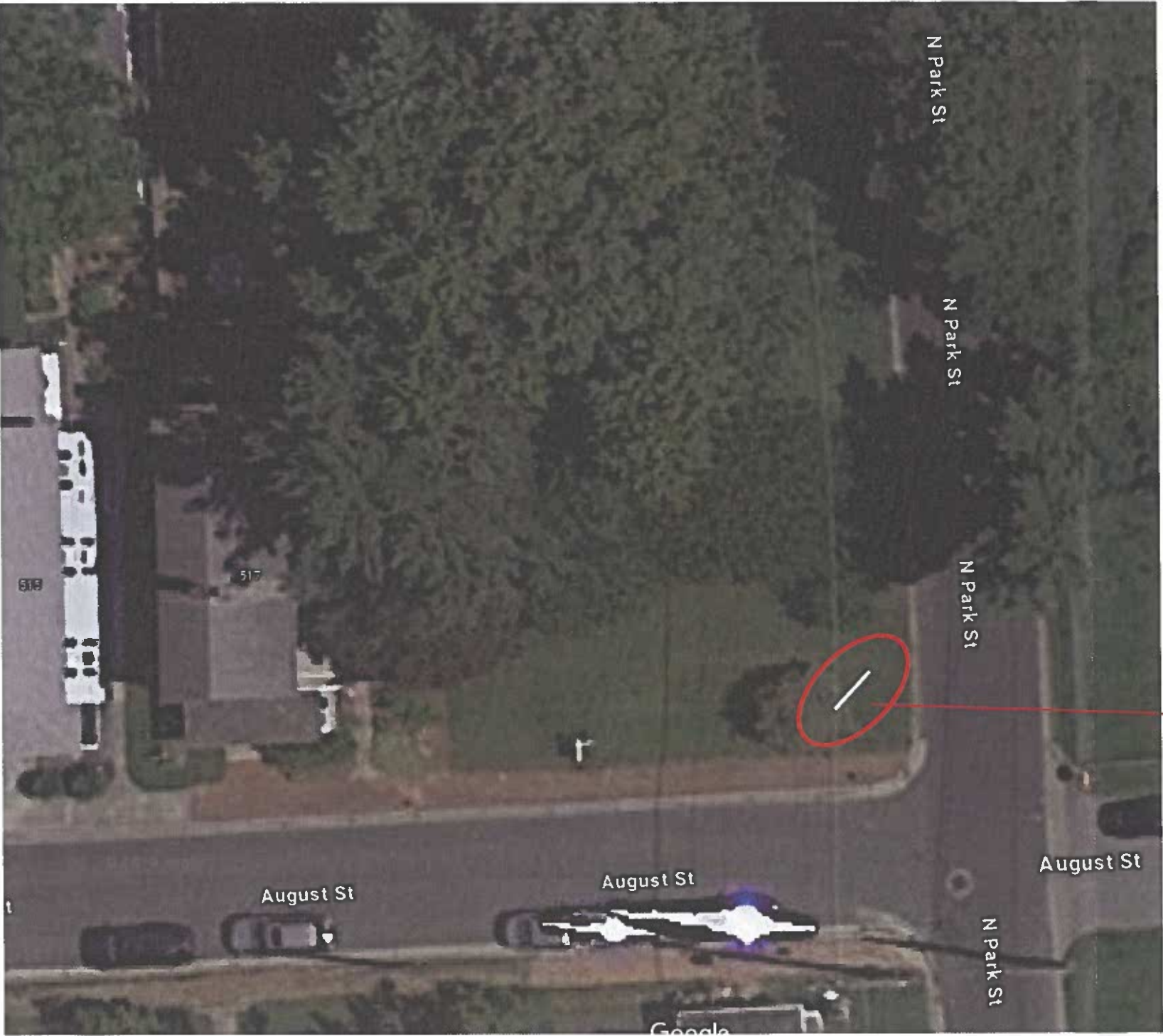
Top View

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PROOF DATE
PRODUCT
SIZE
SIDES
QUANTITY
COLORS
INSTALLATION - DELIVERY NOTES
FINISHINGS NOTES
PAGE
INV#
PROOF # 1
Proof approved AS IS or with changes X _____ DATE _____ Page 61 of 62



4' x 8' post and panel sign
Temporary for construction

PROOF DATE
PRODUCT
SIZE
SIDES
QUANTITY
COLORS
INSTALLATION - DELIVERY NOTES
FINISHINGS NOTES
PAGE
INV#
PROOF # 1
Print Approved AS 6 or with changes X DATE Page 62 of 62