



Historic District Commission MEETING AGENDA

Tuesday, October 15, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for October 15, 2024.

Old Business

New Business

- 1) **Application Number:** 2024 - 1306 / HD 24 -117
Applicant: Wilson Outdoor Company LLC
Location: 24 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning District: CB
Request: Installation of a new 2' x 2' hanging bracket sign, and a new 8' x 10" storefront sign.
- 2) **Application Number:** 2024 - 1292 / HD 24 - 106
Applicant: Callahan Signs LLC
Location: 29 E. Dover Street
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning District: CB
Request: Installation of new acrylic panels (34.5" x 48.75") in existing hanging sign frame.
- 3) **Application Number:** 2024 - 1293 / HD 24 - 107
Applicant: Callahan Signs LLC
Location: 6 S. West Street
Tax Map 0104, Grid 00EA, Parcel 1312
Zoning District: CB
Request: Installation of 3' x 2' hanging signage.
- 4) **Application Number:** 2024 - 1291 / HD 24 - 105
Applicant: Hanson Street Holdings, LLC
c/o Skyler Hopkins
Location: 411 North Street
Tax Map 0103, Grid 000, Parcel 0726

- | | | |
|----|----------------------------|---|
| | Zoning District: | R-7A |
| | Request: | Approval for a previously installed fence. (<i>Code Enforcement Case # 24-1548</i>) |
| 5) | Application Number: | 2024 - 1297 / HD 24 - 109 |
| | Applicant: | Third Haven Friends Meeting House
c/o Priscilla B. Sener |
| | Location: | 405 S. Washington Street
Tax Map 0106, Grid 0000, Parcel 2288 |
| | Zoning District: | R-10A |
| | Request: | Chimney demolition (non contributing),
installation of an ADA compliant ramp,
and tree removal (healthy). |
| 6) | Application Number: | 2024 - 1299 / HD 24 - 111 |
| | Applicant: | TLL LLC |
| | Location: | 122 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 0645 |
| | Zoning District: | CB |
| | Request: | In-kind porch and roofing replacement. |
| 7) | Application Number: | 2024 - 1308 / HD 24 -119 |
| | Applicant: | Beowulf Electricity & Data |
| | Location: | 20 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 1210 |
| | Zoning District: | CB |
| | Request: | Addition of a walk-in cooler/freezer to
the rear of the building. |
| 8) | Application Number: | 2024 - 1300 / HD 24 - 112 |
| | Applicant: | Forever Young Renovations LLC |
| | Location: | 20 N. Hanson Street - Channel Marker
Inc.
Tax Map 0103, Grid 0000, Parcel 1152 |
| | Zoning District: | CB |
| | Request: | Exterior alterations including siding
replacement, gutter removal and
replacement, and the removal of the
existing garage doors. |
| 9) | Application Number: | 2024 - 1304 / HD 24 - 115 |
| | Applicant: | Walter E. Chase Sr. |
| | Location: | 17 S. Locust Lane
Tax Map 0104, Grid 00EA, Parcel 1580 |

Zoning District: R-7A
Request: Demolition

- 10) **Application Number:** 2024 - 1307 / HD 24 - 118
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning District: CB
Request: Exterior redevelopment to Building areas "3" "4" and "5".

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the September 23, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2024 - 1301 / HD 24 - 113
Applicant: Dr. Ruth Wittersgreen
Location: 5 E. Dover Street
Tax Map 0103, Grid 00EA, Parcel 1217
Zoning District: CB
Request: Placement of 27.5" x 41" sign board.
- 2) **Application Number:** 2024 - 1302 / HD 24 - 114
Applicant: Forever Young Renovations LLC
Location: 413 August Street
Tax Map 0103, Grid 0000, Parcel 1080
Zoning District: R-7A
Request: In-kind roof replacement.
- 3) **Application Number:** 2024 - 1305 / HD 24 - 116
Applicant: 5 Star Roofing and Restoration LLC
Location: 620 Goldsborough Street - Anchor Church
Tax Map 0103, Grid 0000, Parcel 0954, Lot 1
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: 10/15/2024

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

Property Address: 24 N Harrison Street

Applicant: William White

Application Number: 2024-1306

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to install a new wooden hanging sign and a wooden building sign. The proposed hanging sign is four (4) square feet in area and will utilize an existing bracket. The proposed building sign is 6.7 square feet in area and will be mounted above the storefront window.

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 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

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.



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

- 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”).

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017071		22 N HARRISON ST		HARRISON STREET PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK REVIVAL W/ LATER COLONIAL DETAILS.				REAR ELL + FRONT MAY BE 2 BLDG EPISODES AS WELL			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MUCH MODERNIZED. ALTERATIONS INCLUDE ENCLOSURE OF FRONT PORCH + RECONFIGURATION OF 1ST FLOOR FAÇADE. PENT + PORCH HOOD NOT ORIGINAL 2/2 + 6/6 WOOD WINDOWS IN UPPER STORY.							



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

HD 24 - 117

Application #:	2024 - 1306
Date Received:	09/27/2024
Fee Paid:	\$75.00
HDC Meeting Date:	10/15/2024
Date Property Posted:	10/08/2024

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 84 N. Harrison Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Ryan Groll
TELEPHONE NO. _____ EMAIL ryan@catspoot.com

Applicant or Agent

NAME Will White
TELEPHONE NO. _____ EMAIL will@wilsonoutdoorcompany.com

Description of Proposal (include additional sheets, as necessary)

Mounting and display of two signs for Wilson Outdoor Company
Both wood signs will be painted with white paint and black lettering. Neither
sign will have lights. Smaller sign (2ft x 2ft x .5 inch) will be square with the
company logo. This will hang on existing sign holder located on the front
corner of building at a right angle. The sign will be 4 feet from the wall
and over 8 feet from sidewalk. Additional sheets enclosed

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

Will White
9/26/24
William M. White

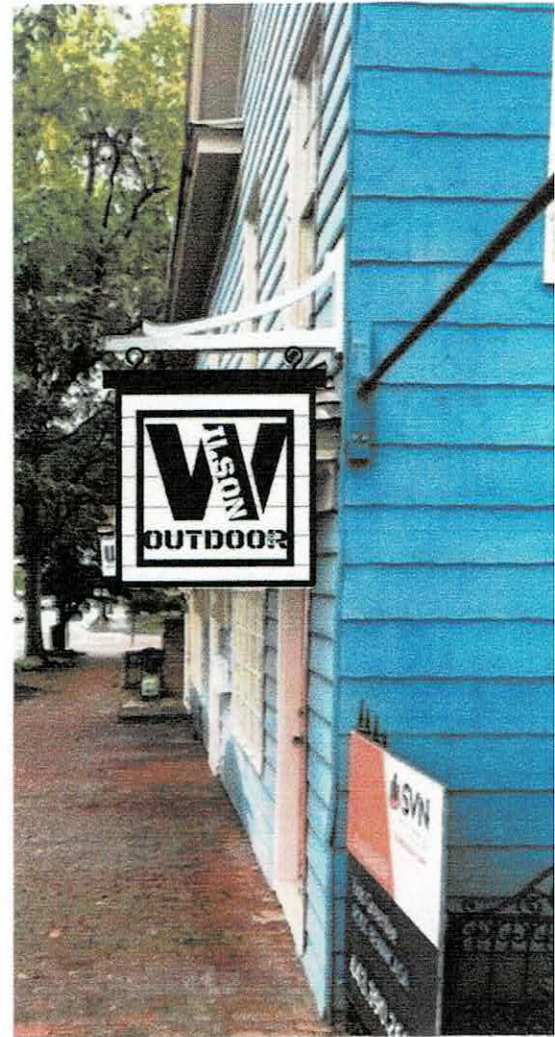
Revised 4.4.2022

Description of Sign Proposal (Continued)

The second sign is to be centered above the storefront windows. This sign will display the store name: Wilson Outdoor Company. The sign will be (8ft length. X 10 inch height X . half inch thick)

We have enclosed specifications for both signs

-Hanging Sign Shown On
Existing Hanging Bracket





- 24"X24" Square
- Painted Wood Body and Trim
- Matte Acrylic Logo Insert

WILSON OUTDOOR CO.

-8'x10" Painted Wood Body and Trim

-Vinyl Lettering

-Metal Brackets for Mounting to Building Above Window



-Front Sign Shows
in Ideal Location
Above window



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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 29 E Dover Street

Applicant: Callahan Signs on behalf of 29 E Dover Street LLC

Application Number: 2024-1292

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to re-face an existing 11.7 square foot hanging sign. The proposed sign is constructed of translucent vinyl and will be internally illuminated.

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 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination**
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare**

Staff Recommendation:

Staff supports a Commission **continuation of this application** due to the proposed internal illumination of the signage. Guidelines 30a and 31g recommend against the internal illumination of signing in the Historic District. External illumination may be more appropriate for this sign per Guideline 31h.

Draft Motions:

1. I move that the Historic District Commission **continue the application** pending a revised submittal that is consistent with the Historic District's guidelines for internally illuminated signage.
- OR
2. I move that the Historic District Commission deny the application based on the finding that the proposed illumination is inconsistent with Guidelines 30a and 31g.



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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101012991		29 E DOVER ST		29 EAST DOVER STREET LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				FAR REAR SECTION LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
5 BAY, 2 PART COMMERCIAL BLOCK. DECORATIVE PRESSED BRICK FAÇADE WITH TERRA COTTA INSETS BRICK HAS BEEN SAND BLASTED. BRICK BADLY NEEDS REPOINTING ON SIDE. 1ST FLOOR STORE FRONT LATER ADDITION LARGER VERSION OF 33 E. DOVER ST.							



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

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SEP 18 2024

TOWN OF EASTON

HD 24 - 106

Application #:	2024 - 1292
Date Received:	09/18/2024
Fee Paid:	\$75.00
HDC Meeting Date:	10/15/2024
Date Property Posted:	10/08/2024

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 29 E. Dover St
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 29 East Dover St LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Callahan Signs
TELEPHONE NO. 410-200-2044 EMAIL icallahansigns@gmail.com

Description of Proposal (include additional sheets, as necessary)

New Panels in existing hanging sign frame - <u>Same size</u>
<u>34.5" x 48.75" Acrylic panels w/ translucent vinyl</u>
<u>Illuminated.</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

Revised 4.4.2022





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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 6 S West Street

Applicant: Callahan Signs on behalf of Rebecca Dixon Warrington

Application Number: 2024-1293

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to install a new six (6) square foot wall sign. The sign itself is constructed of an aluminum composite material (ACM) and contains vinyl print.

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.
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- 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.



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

d. It is inappropriate to paint over existing historic signs (often referred to as “ghost signs”).

Staff Recommendation:

Staff supports a Commission approval of this application with the condition that:

1. The connections for the wall mounted sign shall be through the mortar joint rather than the masonry unit.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101003860		6 S WEST ST		CHERRY, DAVID L			
YEAR BUILT		PHYSICAL CONDITION					
1967		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
1 STORY 3 BAY CONCRETE BLOCK COMMERCIAL BUILDING WITH CASEMENT WINDOWS BUILT OUTSIDE NAT. REG. DISTRICTS PERIOD OF SIGNIFICANCE. MAY CONTRIBUTE IF PERIOD OF SIG. EXTENDED.							



RECEIVED

HD 24 - 107

SEP 18 2024

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

TOWN OF EASTON

Application #: 2024 - 1293
Date Received: 09/18/2024
Fee Paid: \$75.00
HDC Meeting Date: 10/15/2024
Date Property Posted: 10/08/2024

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 6 S. West ST
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1967 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Rebecca Dixon Warrington
TELEPHONE NO. 410-822-6555 EMAIL 33530 Tuckahoe River Rd
EASTON, MD 21601

Applicant or Agent

NAME Callahan Signs
TELEPHONE NO. 410-200-2044 EMAIL jcallahansigns@gmail.com

Description of Proposal (include additional sheets, as necessary)

3' x 2' sign to hang on building. Sign will be Vinyl print on ~~ACM~~ ACM
Sign will be black background w/ gold letters
with red outline. Sign will be attached to
building with bolts

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

John Callahan
5/17/24
John Callahan

Revised 4.4.2022

Nightingale Health
Direct Primary Care



Allison Baynard, CRNP
Kevin Rosenthal, RN

By Appointment Only
410-819-9538

3'

8'

1/4" ACM with vinyl print

CALLAHAN SIGNS



410-200-2044

A

For Presentation

Client Name:
 Nightingale Health

Location:
 Easton

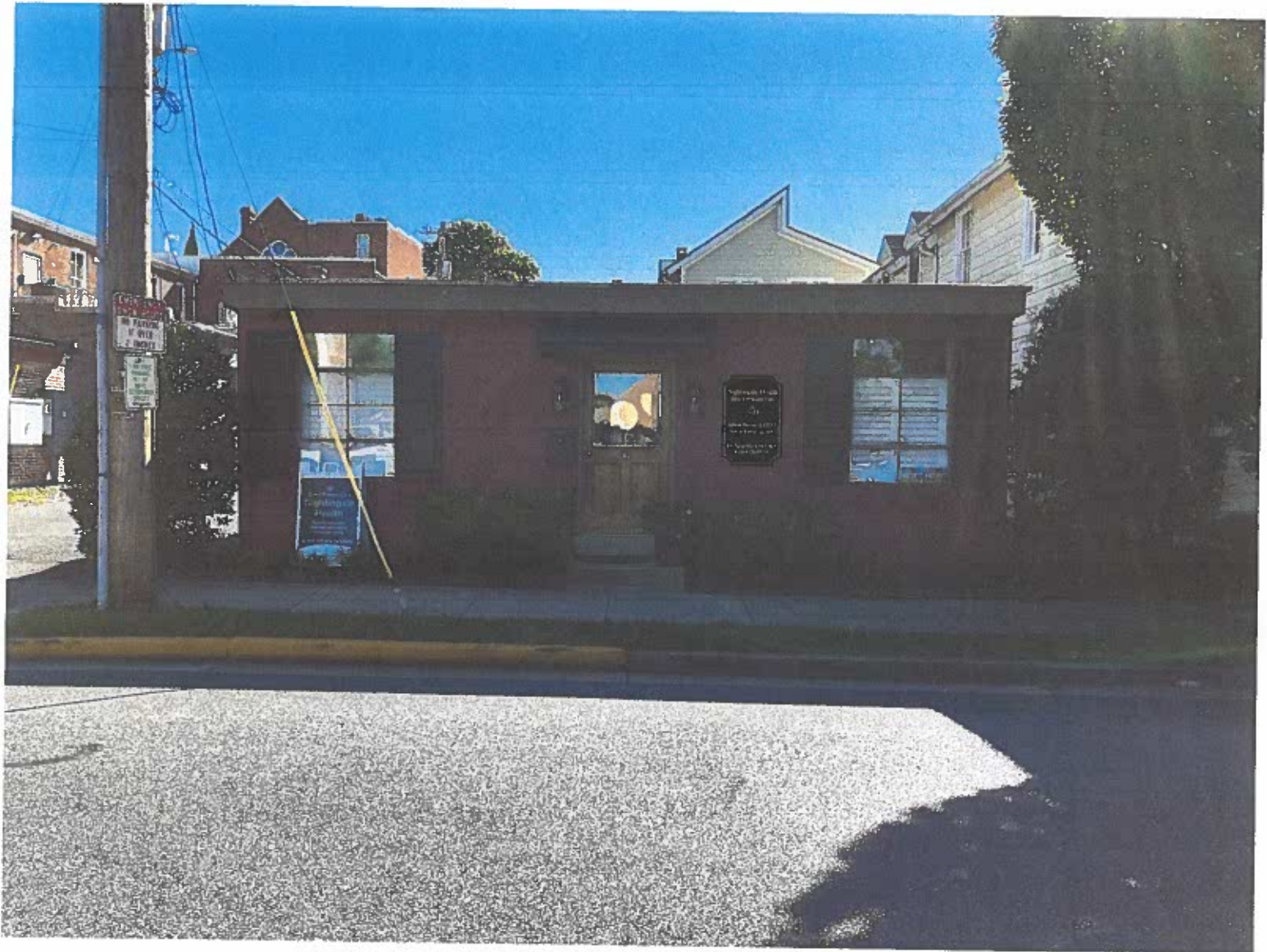
Start Date:
Last Revision:
Materials:
 vinyl print on ACM

APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

• CLIENT APPROVAL

Dimensions:

3' x 2'





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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 411 North Street

Applicant: Skyler Hopkins on behalf of Hanson Street Holding LLC.

Application Number: 2023-1291

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant proposing to install a combination of six-foot tall privacy style fencing and three-foot tall picket style fencing. The six-foot-tall fencing will be installed along the western property line and the three-foot tall fencing will enclose the remainder of the rear and side yards.

Background Information:

This request stems from a Code Enforcement case (#24-1548) regrading fencing being installed without a permit or Historic District Certificate of Appropriateness. The notice letter was sent to the property owner on September 12, 2024 and an application was subsequently filed by the property owner on September 17, 2024.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- 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



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

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 this application as submitted. The proposed fencing adheres to the Zoning Ordinance's height and setback requirements for fencing found in §28-1006.D. The materials and style of the proposed fencing is consistent with other fences recently approved by the Commission.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101019457		411 NORTH ST		GEISLER, PEGGY M			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ALUMINUM SIDING REPRESENTS ONLY DISCERNIBLE SIGNIFICANT ALTERATION. NICE ORIGINAL GLAZED + PANEL FRONT DOOR							



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

RECEIVED

SEP 17 2024

HD 24 - 105

Application #: 2024 - 1291
Date Received: 09/17/2024
Fee Paid: \$75.00
HDC Meeting Date: 10/15/2024
Date Property Posted: 10/07/2024

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 411 North Street, Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Hanson Street Holdings, LLC
TELEPHONE NO. 443 - 362 - 9492 EMAIL skylerhopkins@gmail.com

Applicant or Agent

NAME Skyler Hopkins
TELEPHONE NO. 443 - 362 - 9492 EMAIL skylerhopkins@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace existing perimeter fence surrounding property
6-foot privacy fence along west side of property
3-foot fence in front of property and surrounding yard on east side of lot

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.

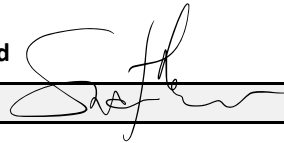
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or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

	
9 / 10 / 2024	
Skyler Hopkins	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include: See attached document

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

Easton Historic District Application
Fence Construction, 411 North Street
September 10th, 2024

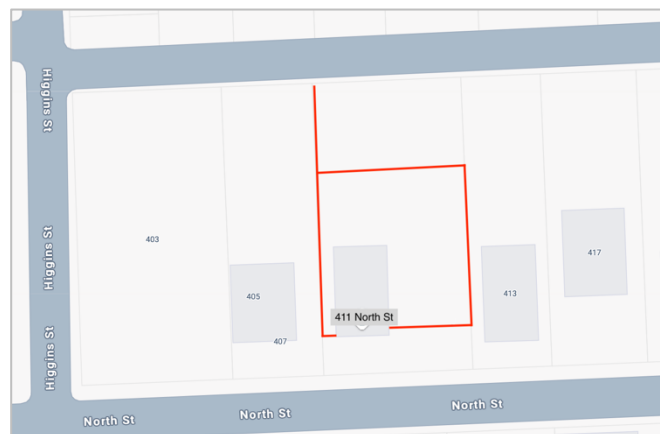
Explanation of Request

I am requesting to replace the existing perimeter fence surrounding the property at 411 North Street. The old fence was a mix of several different materials, looked very shabby and was largely overgrown with weeds and poison ivy. Since I was replacing existing fence, I was not aware I needed to complete this application process, so I moved forward and completed the installation in July before I received the inspection notice on 7/15/24.

I sincerely apologize for performing the work before I completed this application, but I simply was not aware I needed to complete this process for repairing and replacing an existing fence. My hope is the completed work meets the historic district design guidelines and complies with section 28 of the supplemental zone regulations.

Site Plan

- The red outline on the image below shows the fence line that was replaced. The longer length on the west side of the property is 6ft height while the south, east and north sides surrounding the yard are 3ft height.



Description & Photographs

- I have included photos below showing the completed fence and surrounding area.

Thank you for your consideration.

Skyler Hopkins
Hanson Street Holdings, LLC
443-362-9492
skylerhopkins@gmail.com

Materials Used

6-foot Fence

- Lowe's Item - 6-ft x 8-ft Spruce Pine Fir Stockade Privacy Stockade Fence Panel
- Item #172765 | Model #73000470
- Link to Lowe's product - <https://www.lowes.com/pd/Severe-Weather-Actual-5-91-ft-x-8-ft-Spruce-Pine-Fir-Stockade-Wood-Fence-Panel/4331624>

3-foot Fence

- Lowe's Item - Severe Weather Spaced Picket Fence Panel
- Item #544189 | Model #OGF2081L-FN
- Link to Lowe's product - <https://www.lowes.com/pd/Severe-Weather-3-5-ft-x-8-ft-Pressure-Treated-Pine-French-Gothic-Spaced-Picket-Fence-Panel/50100624>

Fence Posts

- Lowe's Item - Severe Weather 6-in x 6-in x 8-ft Standard Hem Fir Ground Contact Pressure Treated Lumber
- Item #2885571 | Model #MSLTCASL0606
- Link to Lowe's Product - <https://www.lowes.com/pd/Common-6-in-x-6-in-x-8-Ft-Actual-5-625-in-x-5-625-in-x-8-Ft-Stained-Pressure-Treated-Lumber/5000039531>



TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



September 12, 2024

Case # 24-1548

Skyler Hopkins
2201 5th Ave
San Rafael CA 94901

Re: Property Maintenance notice for: 411 North Street Easton MD 21601

Dear Property Owner:

The Town of Easton Code Enforcement Department conducted an inspection of the above-mentioned property on **Thursday, September 12, 2024**. The property was found to be in violation of the following codes:

Chapter 28 Zoning Article VI. Historic District Section 28-601 Historic District

E. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND COMMISSION REVIEW

1. Application for Certificate of Appropriateness.
 - a. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:
 - i. The Commission has jurisdiction over the site or structure; and ii.
Any exterior change that is not routine maintenance.

Chapter 6 Building Codes Article I. Building Codes Administration Section 6-3 Applications and Permits

§ 6-3.5 Permit Required.

Any owner or authorized agent who intends to construct, enlarge, alter, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by these codes, or to cause any such work to be done, shall first make application to the code official and obtain the required permit. A building permit, or application shall not be transferred from one applicant's name to another's without express written approval of the code official.

Corrective Action(s) Required:

A fence was installed without a certificate of appropriateness from the historic district commission, and without a permit from the building department. Begin the permit application process or remove the fence by September 26, 2024.

Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

If you have any questions, please contact me at (410) 822-2525 ext. 403 or newing@eastonmd.gov.

Sincerely,
Town of Easton

Nick Ewing
Code Enforcement



TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



















Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised Dec. 2023



Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number _____

Total Permit Fees \$ _____

Part 1: Project Information

9 / 10 / 2024

Project Application Date

411 North Street

Project's Address

Easton, MD 21601

Project's Subdivision (if any)

Project's City, State and Zip Code

☐ Tax Map

☐ Grid

☐ Parcel

☐ Lot

☐ Zoning

Confirm the Project Work Area in Square Footage

☒ Fence 6400 sq ft perimeter fence ☐ Above-Ground Swimming Pool _____

☐ In-Ground Swimming Pool _____ ☐ Spa or Hot Tub _____

Part 2: Owner - Tenant Information

Owner

Skyler Hopkins

Name

2201 5th Avenue

Address

San Rafael, CA 94901

City, State and Zip Code

skylerhopkins@gmail.com 443-362-9492

Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

Unoccupied - Actively screening tenants

Name

Address

City, State and Zip Code

Email Address and Phone Number

Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows: (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Signature of Applicant

Skyler Hopkins

Printed Name of Applicant

443-362-9492

Telephone Number

skylerhopkins@gmail.com

Email Address

Owner of property

Connection with Application

2201 5th Avenue, San Rafael, CA, 94901

Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

No contractor used on this project: work completed by owner

Name

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Talbot County Electrical Registration Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Description of Proposed Work

Replace perimeter fence surrounding property; 6ft height on west side of property; 3ft height surrounding yard on east side

Part 7: Total Project Information

<u>7</u> / <u>10</u> / <u>24</u> Estimated Start Date	<u>7</u> / <u>15</u> / <u>24</u> Estimated Finish Date	\$ \$4,000 Estimated Project Value	FEMA Flood Plain Y or N
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Office Use Only

Building Dept - General Info. ☐ Received Date ____ / ____ / ____ ☐ Permit # _____ ☐ Permit Fee \$ _____	Planning & Zoning - General Info. ☐ Not Applicable ☐ Town Impact \$ _____ ☐ County Receipt Received	Engineering Dept Application ☐ Not Applicable ☐ Grading Permit # _____ ☐ ROW Permit # _____	HDC Application ☐ Not Applicable ☐ Yes - In Review ☐ Yes - Approved
Approval ☐ Date ____ / ____ / ____ ☐ BD Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ P&Z Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ Eng. Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ HDC Initials _____

EUC Approval / Comments: Date: ____ / ____ / ____ EUC Initials: _____

Revised Dec. 2023



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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 405 S Washington Street

Applicant: Priscilla B. Sener on behalf of Trustees of Third Haven Monthly Meeting of the Society of Friends Inc.

Application Number: 2024-1297

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing a variety of accessibility improvements to the brick meeting house. These improvements include the replacement of an exterior wooden stair case on the western façade which provides access to the second floor. An existing wooden ramp will also be removed and reconstructed as an ADA compliant brick ramp and landing. The applicant is proposing additional exterior alterations including the removal of a brick chimney, new exterior lighting, the possible addition of gutters, the restoration of a transom on the south façade, and the replacement of a door on the second floor of the western façade.

Historic District Guidelines:

Guideline 4. Restore Significant Historic Features

- 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 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 consistent with the scale, massing, and style of the building and surrounding area.

Guideline 6. Comply with Health and Safety Codes

- a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.



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

- b. When permitted by law, fire escapes or fire towers shall be placed at the rear of buildings as a secondary means of egress.
- c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.
- d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.
- e. Ramps should have little to no visual impact or should be designed to be as unobtrusive as possible.
- f. Install ramps and other accessibility features in a manner that is reversible where practical, and does not permanently impact the historic building.
- g. Access ramps shall be in scale and visually compatible in design and materials with the building.

Guideline 37. ADA Ramps

- a. Ramps should be constructed of materials that blend in with the surrounding built environment. Ramp structures can be faced with brick, stone, or other materials as appropriate.
- b. Access ramps should be fabricated to avoid damaging or altering the contributing structure. Ramp design should be compatible with the style and materials of the existing porch and structure.
- c. Where possible, ramps should be installed on the side or rear elevation of a building.
- d. Avoid removing historic features in doorways, including stairs, porches, and railings to accommodate ramps. Consider building over or next to these features.

Guideline 42. Make Sensitive Replacements (Doors)

- b. Replacement doors should be compatible with the overall character of the façade in which they are located.

Guideline 43. Restore Missing or Inappropriately Altered Doors

- a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.



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

- b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

Guideline 52. Choose Appropriate New or Replacement Fixtures

- a. Replace missing or damaged light fixtures with replacements that replicate the originals or other similar examples appropriate to the architectural character of the building.
- b. Modern light fixtures may be appropriate as replacement or where light fixtures did not exist. They should be unobtrusive and not damage or obscure architectural features.

Guideline 54. Fire Escapes and Exterior Stairs

- a. Locate fire escapes and exterior stairs in the rear or on side elevations that are not visible, or minimally visible, from public rights-of-way.
- b. Fire escapes and exterior stairs should not damage architectural features. Avoid placing these units where architecture features would need to be removed to accommodate them.

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.

Staff Recommendation:

Staff supports a Commission **approval of this application as submitted**. Many of the proposed improvements are necessary in order to meet modern safety and access requirements and are located in a way that minimizes their visual impact on the structure. The proposed handicap ramp will be constructed with brick which is consistent with Guideline 37a. The proposed gutters, exterior lights, and door are also consistent with the Guidelines.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101027549		405 S WASHINGTON ST		TRUST 3RD HAVEN MONTHLY MTNG.			
YEAR BUILT		PHYSICAL CONDITION					
L. 17TH C.*		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
VERNACULAR							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
THE 3RD HAVEN MEETING HOUSE IS ONE OF THE EARLIEST AND MOST IMPORTANT HISTORIC BUILDINGS IN MARYLAND.							



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

HD 24-109

Application #:	2024-1297
Date Received:	09/20/2024
Fee Paid:	\$200.00
HDC Meeting Date:	10/15/24
Date Property Posted:	10/08/24

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 405 S. WASHINGTON ST EASTON MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR # T-47

PROPERTY INFORMATION

OWNER NAME TRUSTEES OF THIRD HAVEN MONTHLY MTG. OF THE SOCIETY OF FRIENDS,
TELEPHONE NO. 443-496-4007 EMAIL pbmorris@goeaston.net ^{INC.}

Applicant or Agent

NAME PRISCILLA B. SENER, PRESIDENT
TELEPHONE NO. 443-496-4007 EMAIL pbmorris@goeaston.net

Description of Proposal (include additional sheets, as necessary)

1) demolish one non-historic chimney
2) alteration to replace non compliant stair & ramp
for ADA compliance - see narrative
3) tree removal & mitigation
see attachments, drawing, photos in pdf files.

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 ^{one copy}
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information. ^{by hand}
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions. <sup>EASEMENT MAS 666/P.D.177
EASEMENT IS PARTIAL - DOES NOT
APPLY TO T-47</sup>
- Disclose any tax credits and or grants being considered for the project. ^{none}

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

Priscilla B. Sener, President
9/20/2024
PRISCILLA B SENER, PRESIDENT

Revised 4.4.2022

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent



Date 09/20/2024

Printed Name of Applicant or Agent

Priscilla B. Sener, President, Trustees of Third Haven

For Office Use Only

Application Date	09/20/2024	Application No.	2024 - 1297
HDC Approval Date		Fee Paid	\$200.00
P & Z Approval Date			
Created 02-2019			

**Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting**
405 S. Washington St, Easton, MD 21601

Drawings prepared by John Milner Architects, Inc.
Dated 03/15/2024

CS 1	Cover Sheet
G 1.0	General Notes and Specifications
D 1.0	First and Second Floor Demolition Plans
A 1.0	Foundation Plan
A 1.1	First Floor Plan
A 1.2	Second Floor Plan
A 2.0	Exterior Elevations
A 3.0	Building Sections
A 4.0	Enlarged Exterior Doors
A 5.0	Enlarged Door Details
S 1.0	Structural Notes and Details
S 1.1	Structural Plans

Drawings prepared by
Jonathan Ceci, Landscape Architects
Dated 09/10/2024

L 1.0	Site Plan
L 1.1	Site Details
L 1.2	Enlargement Plan

Narrative Scope of Work 09/19/2024

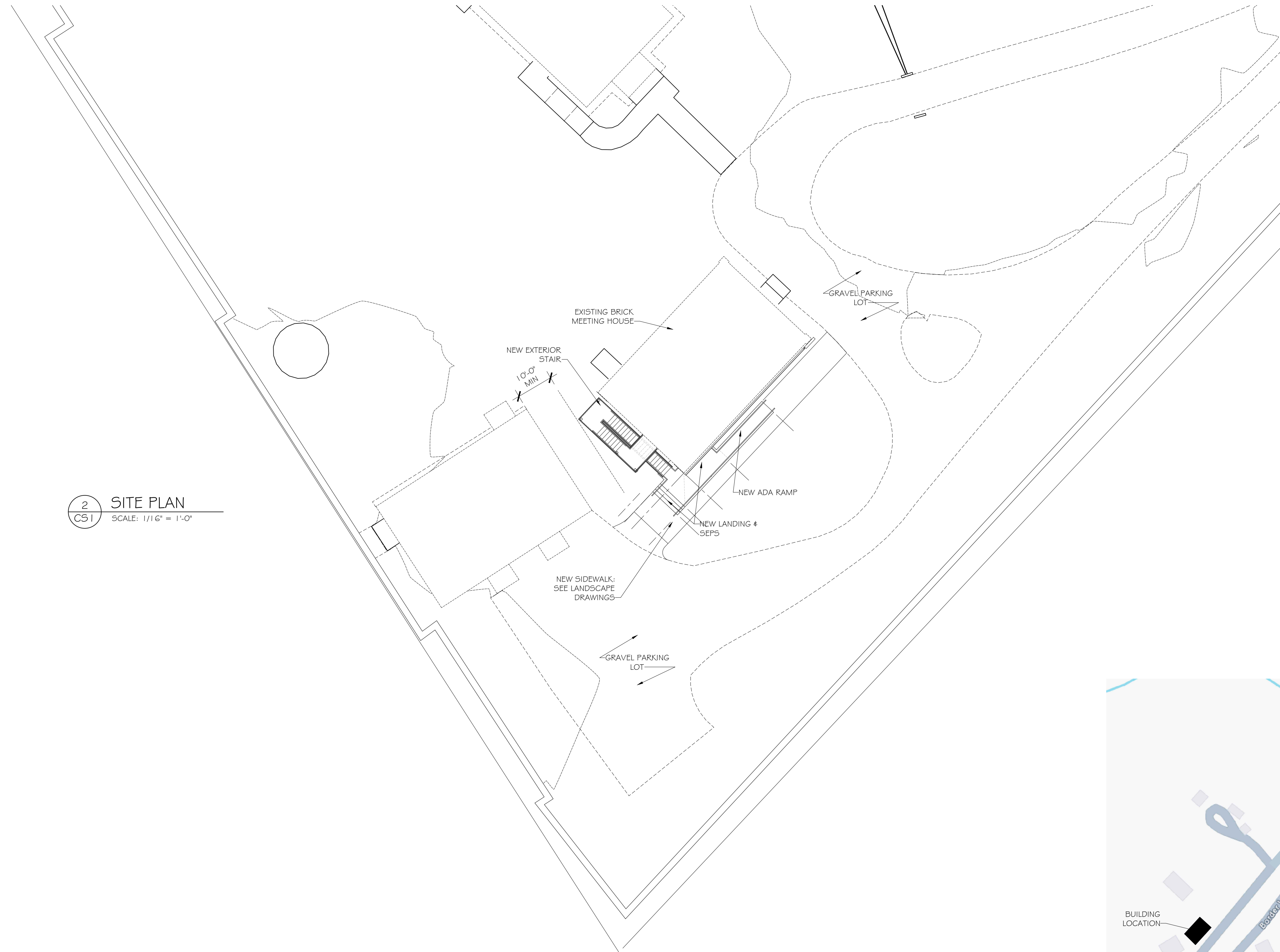
The goal of this project to provide safe and appropriate access and egress to both floors of historic c. 1880 brick structure. The first floor is used for worship services and the second floor is to be used again for Sunday school and office/storage once safe egress is reestablished. The work includes replacement of existing unusable exterior stairs and a non-compliant existing wood ramp. In addition, we intend to restore certain character-defining exterior building features. The work includes the following components:

- 1) Removal of an inactive non-historic brick chimney accretion on the SW corner. [See Milner Drawings, D1.0]
- 2) Replace existing non-compliant and unsafe wooden stairs to second floor. Stairs are currently accessed through a window opening fitted with a door accessed by two inside steps (see photos, Page 3). On the outside, the stairs terminate on a furnace enclosure ~30" off the ground. These issues will be cured with freestanding structural steel stairs fitted with a switchback landing. The stair will be accessed at grade via a landing connecting to the new first floor ramp on the exterior. Access to the stairs from the second floor interior will be at finished floor level. [See Drawings, L1.0; A1.1; A1.2; A2.0; A3.0].
- 3) A custom fabricated second floor door with arched transom matching the adjacent window will replace the current unsafe door configuration. Detailed door specifications are in the plans. [See Drawings, A5.0]. Per G1.0 Division 6 A3.2, the doors are to be made from plantation-grown Honduran mahogany, Spanish cedar, or sapele.
- 4) An ADA-compliant ramp and leadway will replace the existing non-compliant wooden ramp. Brick is specified for durability and compatibility with the building. [See Drawings, L1.0; A1.0; A1.1; A2.0].
- 5) Gutters –we ask for provisional approval of galvanized steel half-round gutters and round downspout, noting that we do not intend to install them if the drainage proves adequate without gutters at the roof edge. Although guttering has been used in the past, it is not an original feature. [A2.0, cut sheets].
- 6) We will repair and restore the segmental arched transom lights over the north and south facing first floor doors which are currently filled with painted wood. Removal of the non-historic chimney and opaque panes over the doors will improve the historic exteriors to the building's period of significance. [See Drawings A2.0].
- 7) In conjunction with stair replacement, one crepe myrtle tree needs removal and mitigation. [See Tree Removal Application and Narrative].

Exterior Stair and Ramp Addition for the

Brick Meeting House at Third Haven Meeting

405 S. Washington St, Easton, MD 21601



LIST OF DRAWINGS:

GENERAL

- CS 1 COVER SHEET
- G 1 .0 GENERAL NOTES & SPECIFICATIONS

LANDSCAPE

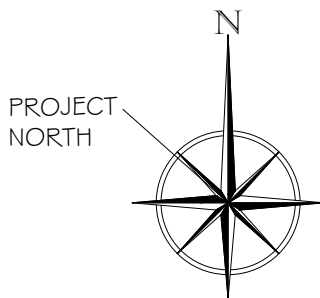
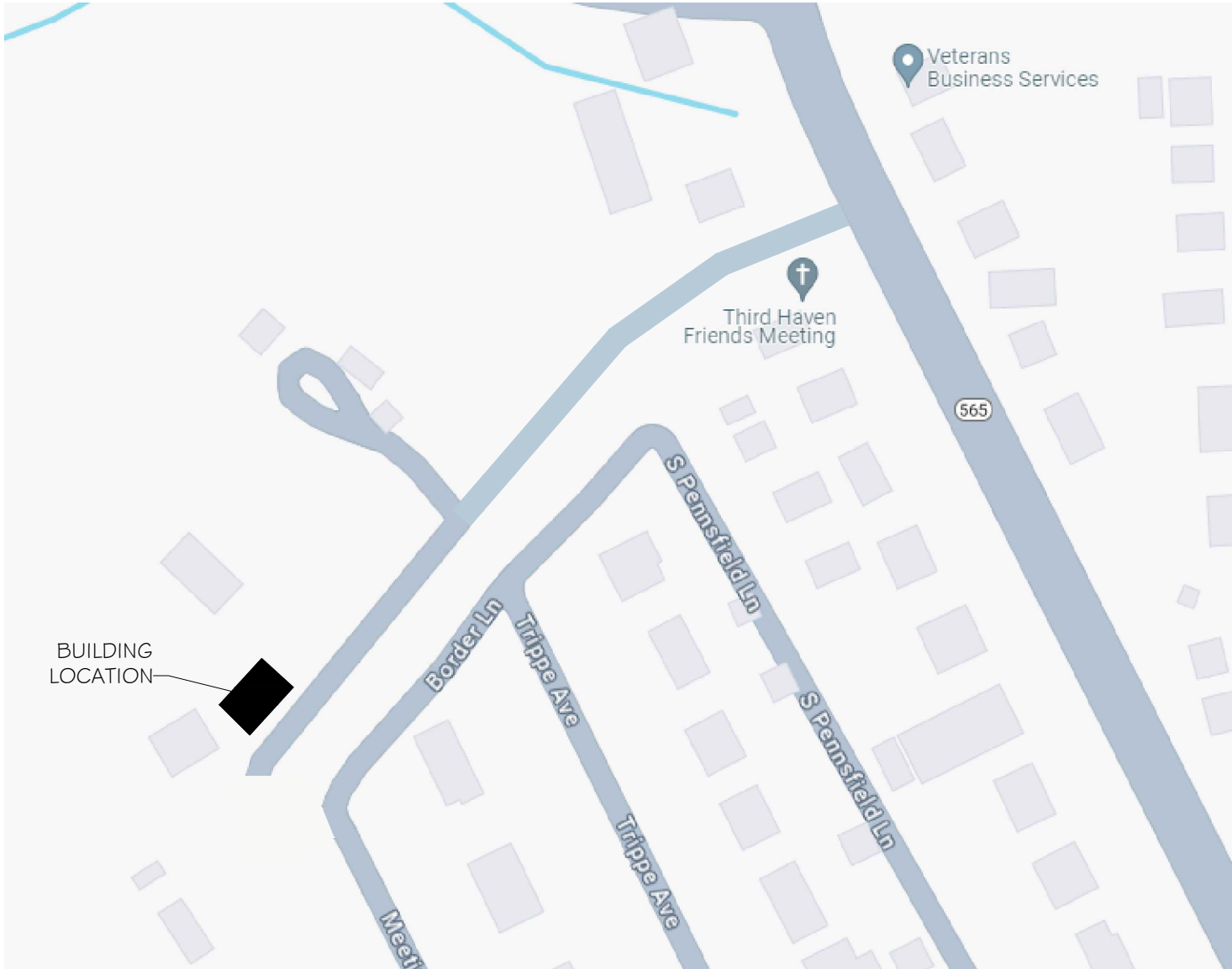
- L 1 .0 SITE PLAN & DETAILS
- L 1 .1 SITE DETAILS
- L 1 .2 ENLARGEMENT PLAN

ARCHITECTURAL

- D 1 .0 FIRST and SECOND FLOOR DEMOLITION PLANS
- A 1 .0 FOUNDATION PLAN
- A 1 .1 FIRST FLOOR PLAN
- A 1 .2 SECOND FLOOR PLAN
- A 2 .0 EXTERIOR ELEVATIONS
- A 3 .0 BUILDING SECTIONS
- A 4 .0 ENLARGED EXTERIOR DETAILS
- A 5 .0 ENLARGED DOOR DETAILS

STRUCTURAL

- S 1 .0 STRUCTURAL NOTES & DETAILS
- S 1 .1 STRUCTURAL PLANS



Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

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104 Lakeview Drive
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STRUCTURAL ENGINEER

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Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St, Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

COVER SHEET

CS1

PROJECT CODE NOTES:

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL BUILDING CODE (IBC)

IBC 2021

CHAPTER 3 - BUILDING OCCUPANCY & CLASSIFICATION USE

- EXISTING BUILDING IS CLASSIFIED A-3 AS A RELIGIOUS ASSEMBLY SPACE ON THE FIRST-FLOOR w/ SUPPORTING EDUCATIONAL ROOMS ON THE SECOND. THIS PROJECT WILL NOT ALTER THE EXISTING OCCUPANCY OR USE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

- EXISTING. NO CHANGES ARE PROPOSED.

CHAPTER 6 - TYPES OF CONSTRUCTION

- TYPE 3B EQUIVALENT. NO CHANGES PROPOSED.

CHAPTER 10 - MEANS OF EGRESS

- EXISTING MEANS OF EGRESS FROM THE SECOND FLOOR TO BE IMPROVED BY INSTALLING A NEW COMPLIANT EXTERIOR STAIRCASE WITH 32" MIN CLEAR WIDE EGRESS DOOR. THE FIRST FLOOR WILL BE SERVICED BY A NEW EXTERIOR LANDING & ADA COMPLIANT RAMP ADJACENT TO THE SOUTHWEST REAR DOOR. NO OTHER CHANGES ARE PROPOSED

IEBC 2021

CHAPTER 4 - REPAIRS

- REPAIR WORK WILL BE UNDERTAKEN IN SUCH A MANNER AS TO NOT REDUCE THE LEVEL OF COMPLIANCE CURRENTLY PROVIDED.

GENERAL PROJECT NOTES:

- PROJECT IS LOCATED ON AN HISTORICAL SITE. EXISTING ARTIFACTS OR ITEMS OF HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE MAY EXIST IN AREAS SURROUNDING THE BUILDING. LIMIT THE DISTURBANCE OF THE SITE & BUILDING TO THE GREATEST EXTENT POSSIBLE. NOTIFY ARCHITECT IMMEDIATELY OF ANY ITEMS SUSPECTED OF BEARING SIGNIFICANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR DESIGN ASSOCIATED WITH MECHANICAL, ELECTRICAL, & PLUMBING (MEP) SYSTEMS; AS WELL AS ALL DOCUMENTATION REQUIRED FOR MEP PERMITTING.
- COORDINATE THE EXTENT OF DEMOLITION SHOWN WITH REQUIREMENTS OF NEW WORK. IF ADDITIONAL DEMOLITION TO THAT INDICATED IS REQUIRED, CONSULT ARCHITECT PRIOR TO PROCEEDING.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO STRUCTURAL SYSTEMS.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN REQUIRED CLEARANCES FROM ALL UTILITIES WITHIN THE WORK AREA.
- LEAD BASED PAINT: MANY BUILDING COMPONENTS ARE EXPECTED TO RETAIN LEAD-BASED COATINGS. PERFORM WORK IN ACCORDANCE WITH OSHA 29 CFR 1962.62 (LEAD IN CONSTRUCTION) & OSHA 29 CFR 1910.134 (RESPIRATORY PROTECTION). GROUND PROTECTION SHALL BE PROVIDED IN AREAS WHERE DEMOLITION & SALVAGE ARE TO BE PERFORMED TO COLLECT FLAKING PAINT FOR DISPOSAL IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
- PROVIDE TEMPORARY SHORING & SUPPORT OF STRUCTURE AT ANY POINT DURING THE PROJECT AS REQUIRED. COORDINATE ALL WORK w/ REQUIREMENTS OF STRUCTURAL DRAWINGS.
- SALVAGE THE FOLLOWING MATERIALS UNLESS SPECIFICALLY NOTED TO BE DISCARDED OR DISPOSED OF.
 - HISTORIC BRICK
 - DOOR & WINDOW CASINGS & TRIM TO BE REPLICATED (FOR TEMPLATING)

SPECIFICATIONS:

GENERAL

- ALL WORK & PERFORMANCE THEREOF SHALL COMPLY WITH THE CONTRACT DOCUMENTS & SPECIFIC MANUFACTURERS INSTRUCTIONS
- WHERE "APPROVED EQUAL" IS NOTED AS ACCEPTABLE, APPROVAL OF EQUAL SHALL BE AT THE SOLE DISCRETION OF DESIGN PROFESSIONAL & OWNER.

DIVISION 03 - CONCRETE

A. CAST-IN-PLACE CONCRETE

- REFER TO STRUCTURAL DRAWINGS

DIVISION 04 - MASONRY

A. EXISTING BRICK RESTORATION

- SUMMARY: IN AREAS WHERE EXISTING BRICK IS TO BE CUT, REPAIRED, REPLACED, OR REPOINTED, THE FOLLOWING SPECIFICATIONS APPLY
- QUALITY ASSURANCE
 - MASONRY RESTORATION SHALL CONFORM TO THE GUIDELINES OF THE SECRETARY OF THE INTERIOR FOR HISTORIC PRESERVATION. TECHNIQUES EMPLOYED FOR MASONRY POINTING & REPAIR SHALL BE AS OUTLINED IN "PRESERVATION BRIEF NO. 2 (SEPTEMBER 1998) AS PUBLISHED BY THE NATIONAL PARK SERVICE.

- MASONRY RESTORATION WORK SHALL COMPLY WITH ACI / ASCE 530.1-04. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF ACI / ASCE 530.1-04 ON SITE.

3. PRODUCTS

- ANY BRICK TO BE REPLACED SHOULD FIRST BE SOURCED FROM SITE-SALVAGED STOCK. IF STOCK IS EXHAUSTED THE CONTRACTOR SHOULD SOURCE SALVAGED MATERIAL TO MATCH EXISTING.
 - PROSOCO 2010 ALL-SURFACE CLEANER
 - CHEMIQUE ION 417
 - ARCHITECT-APPROVED EQUIVALENT

- MORTAR MIX FOR POINTING & SETTING OF EXISTING BRICK WORK SHOULD BE TYPE N, 1 PART CEMENT: 1 PART HYDRATED LIME: 6 PARTS SAND

4. SUBMITTALS

- PROVIDE PRODUCT DATA FOR ITEMS SPECIFIED
- PRIOR TO INSTALLATION THE CONTRACTOR SHALL PRODUCE MATERIAL SAMPLES & IN SITU MOCK-UPS OF ALL PRODUCTS TO BE INSTALLED & WORK TO BE COMPLETED FOR REVIEW BY OWNER / ARCHITECT.

5. PROCEDURE

- PRIOR TO POINTING RAKE LOOSE JOINTS BACK MIN ¾" OR TO SOUND MORTAR.

- REMOVE DIRT & DEBRIS WITH LOW PRESSURE WATER. ACID CLEANING WILL NOT BE PERMITTED. CLEANING COMPOUNDS TO BE REVIEWED BY OWNER / ARCHITECT.

- ONCE CLEANED MATCH NEW MORTAR COLOR TO CLEANED SURFACE. & APPLY MORTAR IN ¼" LAYERS.

B. NEW BRICK FOR RAMP CONSTRUCTION:

- SUMMARY: NEW FACE BRICK TO BE INSTALLED ALONG THE EXPOSED PERIMETER OF THE NEW ENTRY RAMP & LANDING. BRICK PAVERS ARE TO BE USED FOR THE WALKING SURFACE OF THE RAMP, LANDING, & SIDEWALKS

2. PRODUCTS:

- PROVIDE PRODUCTS WHICH ARE RECOMMENDED IN WRITING & TESTED FOR INSTALLATIONS INDICATED. MANUFACTURER & INSTALLER SHALL VERIFY APPROPRIATENESS OF MATERIALS TO BE USED FOR EACH INSTALLED APPLICATION PRIOR TO SUBMITTING PRODUCT DATA FOR REVIEW.
- BRICK MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS MANUFACTURED BY GLEN GERY, BELDEN BRICK, OLD CAROLINA, RED L4 BRICK OR APPROVED EQUAL.
- FACE BRICK: ASTM C 216, TYPE FBS, GRADE SW OR MW. COLOR TO BE SELECTED BY ARCHITECT.
- PAVER BRICK: ASTM C 902, TYPE I OR II, CLASS SW. COLOR TO BE SELECTED BY OWNER / ARCHITECT.
- MORTAR MIX FOR POINTING & SETTING OF NEW MASONRY AT RAMP CONSTRUCTION SHOULD BE TYPE S, 2 PART CEMENT: 1 PART HYDRATED LIME: 9 PARTS SAND. COLOR TO MATCH POINTING MORTAR ON EXISTING BUILDING.

3. SUBMITTALS:

- PROVIDE PRODUCT DATA FOR NEW BRICKS & ALL MORTAR COMPONENTS
- PROVIDE SAMPLES FOR COLOR SELECTION BY THE ARCHITECT FOR THE FOLLOWING
 - NEW BRICK
 - POINTING MORTAR

DIVISION 05 - METALS

A. STRUCTURAL STEEL:

- SUMMARY: NEW STEEL STAIR: REFER TO STRUCTURAL DRAWINGS FOR SIZES, MATERIALS, & COMPONENTS.
- SUBMITTALS: PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL FABRICATIONS
- FINISHES: ALL STRUCTURAL STEEL TO BE GALVANIZED & FIELD PAINTED. SEE SECTION 9 FOR EXTERIOR PAINTS
 - COLOR: BLACK
 - SHEN: GLOSS

B. STEEL GUARDRAILS & HANDRAILS

- SUMMARY: NEW GUARD RAILS ARE TO BE PROVIDED ALONG PERIMETER OF NEW METAL STAIR RUNS & LANDINGS. NEW HANDRAILS ARE TO BE PROVIDED ALONG THE PERIMETER OF EACH STAIR RUN, LOWER LANDING, & RAMP.
 - ALL CONNECTIONS ARE TO BE WELDED. HANDRAILS & GUARDRAILS TO BE CONTIGUOUS ALONG SEGMENTS.
 - GUARDRAILS SUPPORTS ARE TO BE WELDED TO THE TOP FLANGE OF EXTERIOR STAIR STRINGERS.
 - HANDRAILS ALONG THE STAIR ARE TO BE SUPPORTED BY BENT RODS AT EACH GUARD SUPPORT ALONG THE STAIR RUN. AT THE RAMP & BOTTOM LANDING HANDRAILS ARE TO BE SUPPORTED BY SQUARE SUPPORTS EMBEDDED INTO THE MASONRY FLOOR BELOW.

2. QUALITY ASSURANCE:

- ALL COMPONENTS ARE TO BE HIGH CARBON STEEL, C1010 OR MALLEABLE IRON AS REQUIRED.
- HANDRAILS ARE TO COMPLY 2010 ADA STANDARDS

3. PRODUCTS & COMPONENTS

- STOCK STEEL BAR & SQUARE TUBING
 - 1 ½"x1 ½" SOLID BAR STOCK FOR GUARD AND HANDRAIL SUPPORTS
 - 1 ½"x3/4" SOLID BAR STOCK FOR GUARD TOP RAIL
 - 1"x3/4" BAR STOCK FOR GUARD MID RAIL, GUARD & HANDRAIL BOTTOM RAILS
 - ½" DIA ROD FOR BALLUSTERS
 - ¾" DIA ROD FOR HANDRAIL SUPPORT ALONG GUARD RAIL
- DECORATIVE STEEL COMPONENTS - BASIS OF DESIGN
 - JULIUS BLUM 369 1 1/2" SQUARE SUPPORT BASE
 - JULIUS BLUM 4441 HANDRAIL CAP w/ ASSOCIATED 1 ½"x1/2" BAR SUPPORT RAIL
 - JULIUS BLUM 4441 SQUARE HANDRAIL END PIECE
 - JULIUS BLUM 4441S STRAIGHT LAMBS TONGUE HANDRAIL END PIECE

4. FINISHES: ALL RAILING COMPONENTS ARE TO BE FIELD PAINTED

- COLOR: BLACK
- SHEN: GLOSS

5. SUBMITTALS:

- PROVIDE PRODUCT DATA FOR RAILING COMPONENTS.

- PROVIDE SHOP DRAWINGS FOR FABRICATED ASSEMBLIES

DIVISION 06 - WOOD, PLASTICS, COMPOSITES

A. HISTORIC WOOD REPAIR

- SUMMARY: TREATMENT FOR REPAIR OR REPLACEMENT OF HISTORIC WOOD.
 - ALL REPAIRS TO BE DUTCHMAN-PATCHED OR FULL REPLACEMENT OF ENTIRE MEMBER

2. QUALITY ASSURANCE

- A PROFESSIONAL EXPERIENCED WITH THE REPAIR OF HISTORIC WOOD SHOULD BE ENGAGED TO PERFORM THE WORK

3. PRODUCTS

- WOOD, GENERAL: CLEAR FINE-GRAINED LUMBER; KILN DRIED TO A MOISTURE CONTENT OF 6 TO 12 PERCENT AT TIME OF FABRICATION; FREE OF VISIBLE FINGER JOINTS, BLUE STAIN, KNOTS, PITCH POCKETS, & SURFACE CHECKS LARGER THAN 1/32 INCH DEEP BY 2 INCHES WIDE.
- SPECIES & GRADE: PLANTATION-GROWN HONDURAN MAHOGANY, SPANISH CEDAR OR SAPELE, FAS.
- MAXIMUM MOISTURE CONTENT: 15 PERCENT.
- FACE SURFACE: SURFACED (SMOOTH).
- NO FINGER-JOINTING PERMITTED.
- GRADING RULES:
 - NHPMA OFFICIAL GRADING RULES, 1978: ALL SPECIES, C & BETTER

- SELECT.
 - WCLIB ST&ARD GRADING & DRESSING RULES, 1984: ALL SPECIES, C & BETTER VG.
 - NHLA GRADING RULES, FIRST GRADE UNLESS OTHERWISE INDICATED.

4. FASTENERS

- TYPE 304 OR 316 STAINLESS STEEL

5. FINISHES

- UNFINISHED REPLACEMENT COMPONENTS & DUTCHMAN PATCHES: PROVIDE EXPOSED EXTERIOR WOOD SURFACES UNFINISHED; SMOOTH, FILLED, & SUITABLY PREPARED FOR ON-SITE PRIMING & FINISHING IN ACCORDANCE WITH SECTION 09, "EXTERIOR PAINTING". BACK PRIME ALL CONCEALED & CUT SURFACES.
- SUBMITTALS: SUBMIT SHOP DRAWINGS & SAMPLES OF NEW PROFILED WOOD TRIM FOR COMPARISON WITH HISTORIC PROFILES.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

A. GUTTERS & DOWNSPOUTS

- SUMMARY: PROVIDE GUTTERS & DOWNSPOUTS AS FOLLOWS
 - INSTALL GUTTERS @ LOWER EDGE OF EAVE AND DOWNSPOUTS AS INDICATED ON THE DRAWINGS.
 - ENSURE PROPER FASTENING PER MANUFACTURES RECOMMENDATIONS
- PRODUCTS
 - MATERIAL: ASTM A 792: MILL FINISH GALVALUME;24 GAUGE
 - GUTTERS: 5" DIAMETER HALF-ROUND PROFILE
 - DOWNSPOUTS: 4" DIAMETER ROUND
- ACCESSORIES
 - HANGERS: ALUMINUM, HALF ROUND, SHEATHING MOUNTED; SPACING AS REQUIRED BY MANUFACTURES SPECIFICATIONS

4. SUBMITTALS

- PROVIDE PRODUCT DATA FOR MATERIAL & PROFILES
- PROVIDE COLOR SELECTIONS FOR APPROVAL BY OWNER OR ARCHITECT

B. JOINT SEALANTS

- SUMMARY: PROVIDE JOINT SEALANTS AS FOLLOWS:
 - MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS MANUFACTURED BY TREMCO OR APPROVED EQUAL.
 - PRODUCTS: PROVIDE PRODUCTS WHICH ARE RECOMMENDED IN WRITING & TESTED FOR INSTALLATIONS INDICATED. MANUFACTURER & INSTALLER SHALL VERIFY APPROPRIATENESS OF SEALANTS TO BE USED FOR EACH INSTALLED APPLICATION PRIOR TO SUBMITTING PRODUCT DATA FOR REVIEW.
 - LOCATIONS: SEALANT JOINTS SHALL INCLUDE BUT NOT BE LIMITED TO:
 - DOOR FRAME PERIMETER ALONG MASONRY OPENING
 - INSERTIONS INTO MASONRY FOR ELECTRICAL FIXTURE INSTALLATION

2. QUALITY ASSURANCE:

- TESTING: PROVIDE MANUFACTURER PULL TEST FOR EACH SEALANT INSTALLATION. TESTS SHALL BE COORDINATED THROUGH & PERFORMED BY A QUALIFIED AGENT

3. PRODUCTS:

- SILICONE, 5, NS, 35, NT: NON-STAINING, SINGLE-COMPONENT, NON-SAG, PLUS 35 PERCENT & MINUS 35 PERCENT MOVEMENT CAPABILITY. NONTRAFFIC-USE, NEUTRAL-CURING SILICONE JOINT SEALANT; ASTM C 920, TYPE S, GRADE NS, CLASS 35, USE NT.
 - MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 - 1.1.1. DOW CORNING CORPORATION.
 - 1.1.2. GE CONSTRUCTION SEALANTS; MOMENTIVE PERFORMANCE MATERIALS INC.
 - 1.1.3. TREMCO
 - 1.1.4. ARCHITECT-APPROVED EQUIVALENT.
 - LATEX SEALANTS
 - LATEX SEALANT FOR EXTERIOR WOODWORK: EXTERIOR-GRADE, PAINTABLE SILICONIZED LATEX SEALANT. MEETS ASTM C-834, TYPE-OP, NS, GRADE 1-B
 - PROVIDE ONE OF THE FOLLOWING PRODUCTS:
 - GE ALL-WEATHER PRO
 - SHERWIN-WILLIAMS 1050Q
 - DAP ALEX PLUS
 - ARCHITECT-APPROVED EQUIVALENT
 - COLOR: AS SELECTED BY THE OWNER FROM MANUFACTURER'S FULL RANGE OF APPROVED PRODUCTS.

- ACCESSORIES: PROVIDE MANUFACTURER RECOMMENDED, BACKINGS, TAPES, PRIMERS, & OTHER RELATED MATERIALS BASED ON COMPATIBILITY WITH ONE ANOTHER & WITH SPECIFIED JOINT SEALANT & SUBSTRATES & AS REQUIRED FOR A COMPLETE INSTALLATION. INSTALL SEALANTS PER MANUFACTURER'S RECOMMENDATIONS.

- SUBMITTALS: PROVIDE PRODUCT DATA & INSTALLATION DETAILS FOR EACH PRODUCT REQUIRED INCLUDING COLOR CHARTS FOR SEALANT COLOR SELECTION.

DIVISION 08 - OPENINGS

A. NEW CUSTOM EXTERIOR WOOD DOORS

- SUMMARY: NEW CUSTOM-FABRICATED EXTERIOR WOOD DOOR FOR INSTALLATION AT TOP OF NEW EGRESS STAIR
- QUALITY ASSURANCE
 - WARRANTY: ONE YEAR FROM SUBSTANTIAL COMPLETION.
- WINDOW & DOOR MANUFACTURERS ASSOCIATION - WDMA I.S.G-A INDUSTRY STANDARD FOR ARCHITECTURAL STILE & RAIL DOORS

3. PRODUCTS

- 2 PANEL w/ 9-PANE-LITE CUSTOM WOOD DOOR
 - 1 ¾" THICK STILE & RAIL DOOR w/ RAISED PANELS: PROFILES & COMPONENT WIDTHS TO MATCH EXISTING
 - MORTISE-ASSEMBLED WOOD FRAME: PROFILES TO MATCH EXISTING
 - TRUE DIVIDED-LITE w/ MUNTIN SIZE & PROFILES TO MATCH EXISTING
- TRANSOM: CUSTOM-FABRICATED, TRUE-DIVIDED-LITE, WOOD SASH TO MATCH EXISTING WINDOW STILE, RAIL, & MUNTIN WIDTHS & PROFILES
- ASSEMBLY INSTRUCTIONS: ALL COMPONENTS ARE TO BE PRIMED PRIOR TO ASSEMBLY. BACK-PRIME ALL CONCEALED SURFACES PRIOR TO INSTALLATION.

5. DOOR HARDWARE

- HINGES: (3) IVES 5BB1 4.5X4.5 NRP, US10B FINIS
- PANIC HARDWARE: VON DUPRIN 88-L-17, G13 FINISH
- MORTISE CYLINDER AND FSIC CORE: SCHLAGE, AS REQUIRED for SPECIFIED HARDWARE and COMPATIBLE w/ OWNER'S EXISTING KEYING SYSTEM, G13 FINISH.

- SURFACE CLOSER: FALCON SC70A SERIES, G95 FINISH
- KICK PLATE: IVES, 8400 SERIES, 10" HIGH, COUNTERSUNK SCREWS, US10B FINISH.
- GASKETING: ZERO INTERNATIONAL, 488-S or SIMILAR, BLACK FINISH.
- DOOR SWEEP: ZERO INTERNATIONAL, 8197D
- THRESHOLD (SADDLE): ZERO INTERNATIONAL, 545D

6. MATERIALS

- QUARTER SAWN WOOD
 - PLANTATION-GROWN HONDURAN MAHOGANY
 - SPANISH CEDAR
- GLASS
 - FULLY TEMPERED FLOAT GLASS: ASTM C 1048, KIND FT (FULL TEMPERED) CONDITION A (UNCOATED) TYPE 1, CLASS 1 (CLEAR) QUALITY - Q

7. FINISHES

- OIL BASED PRIMER
- LATEX EXTERIOR PAINT
 - COLOR: TBD

8. SUBMITTALS

- PROVIDE SHOP DRAWINGS & FULL DETAILS OF CONSTRUCTION PRIOR TO INSTALLATION FOR REVIEW BY OWNER / ARCHITECT
- CONTRACTOR TO PROVIDE SAMPLE OF GLASS FOR DOOR TRANSOM GLAZING FOR REVIEW BY OWNER / ARCHITECT
- PROVIDE PRODUCT DATA FOR ALL COMPONENTS SPECIFIED

B. FIRE RATED, EXTERIOR HOLLOW METAL DOORS & FRAMES

- SUMMARY: NEW DOUBLE FIRE-RATED ACCESS DOORS FOR EXISTING EXTERIOR BOILER ENCLOSURE
- QUALITY ASSURANCE
 - CONFORM TO NFPA 80 FOR FIRE RATING ASSEMBLIES
- PRODUCTS:

- ASYMMETRICAL PAIR OF 1¾" HOLLOW CORE STEEL DOORS
 - 45 MIN FIRE RATING
 - MATERIALS
 - 1.2.1. 14 GAUGE STEEL SKIN
 - 1.2.2. 18 GAUGE STEEL-STIFFENED & FIBERGLASS CORE
 - MANUFACTURERS
 - 1.3.1. CECO
 - 1.3.2. CURRIES
 - 1.3.3. STEELCRAFT
 - ACCESSORIES
 - 1.4.1. 12"x12" FIRE RATED FUSIBLE-LINK AIR LOUVER FOR 1¾" DOOR
 - 1.4.2. 45 MIN FIRE RATING
 - 1.4.3. PRODUCT
 - 1.4.3.1. MANUFACTURER: TRUDOOR
 - 1.4.3.2. SERIES: 1900A FUSIBLE-LINK LOUVER
 - 1.4.3.3. COLOR: GRAY

- 5½" RABBETED, WELDED, HOLLOW METAL FRAME FOR MASONRY OPENINGS
 - 45 MIN FIRE RATING
 - MATERIALS
 - 2.2.1. 16 GAUGE COLD ROLLED STEEL
 - MANUFACTURERS
 - 2.3.1. CECO
 - 2.3.2. CURRIES
 - 2.3.3. STEELCRAFT
 - ACCESSORIES
 - 2.4.1. EWA ANCHOR FOR EXISTING MASONRY OPENINGS

4. HARDWARE

- HINGES: (4) IVES 5BB1 4.5X4.5 NRP, US10B FINISH
- MANUAL FLUSH BOLT: (2) IVES FB458, G13 FINISH
- DUST PROOF STRIKE PLATE: (2) IVES DP2, G13 FINISH. PROVIDE HM FRAME PREP AS NEEDED.
- STOREROOM LOCK: FALCON T-SERIES LATCHSET WITH QUANTUM LEVER, G13 FINISH.
- FSIC CORE: SCHLAGE, AS REQUIRED for SPECIFIED HARDWARE and COMPATIBLE w/ OWNER'S EXISTING KEYING SYSTEM, G13 FINISH.

- GASKETING: ZERO INTERNATIONAL, 488-S or SIMILAR, BLACK FINISH.

5. FINISHES

- FACTORY PAINTED.

- COLOR: WHITE

6. SUBMITTALS

- PROVIDE SHOP DRAWINGS & FULL DETAILS OF CONSTRUCTION PRIOR TO INSTALLATION FOR REVIEW BY OWNER / ARCHITECT
- PROVIDE PRODUCT DATA FOR ALL COMPONENTS SPECIFIED

DIVISION 09 - FINISHES

A. EXTERIOR PAINT

- SUMMARY:
 - STRIPPING, PRIMING & PAINTING OF EXISTING EXTERIOR AND INTERIOR WOOD SUBSTRATES
 - PREPARATION, PRIMING & PAINTING OF NEW EXTERIOR AND INTERIOR WOOD SUBSTRATES
 - PREPARATION, PRIMING AND PAINTING OF EXTERIOR METAL SUBSTRATES
- QUALITY ASSURANCE
 - DELUXE TYPE II SPECIFICATIONS OF THE PAINTING & DECORATING CONTRACTORS OF AMERICA, LATEST EDITION
- WARRANTY: 2 YEARS AFTER SUBSTANTIAL COMPLETION

3. PRODUCTS

- MANUFACTURERS:
 - 1.1. BASIS OF DESIGN: SHERWIN WILLIAMS
 - 1.2. ALTERNATE MANUFACTURER: BENJAMIN MOORE
- PAINT SYSTEMS
 - EXISTING WOOD
 - 1.1.1. ALKYD PRIMER MPI #5
 - 1.1.1.1. S-W EXTERIOR OIL-BASED WOOD PRIMER
 - 1.2. WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - 1.2.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - 1.3. WATER-BASED ALKYD URETHANE FINISH COAT
 - 1.3.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL -

- GLOSS
 - NEW WOOD
 - 1.1. ALKYD PRIMER MPI #5
 - 1.1.1. S-W EXTERIOR OIL-BASED WOOD PRIMER
 - 2.2. WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - 2.2.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - 2.3. WATER-BASED ALKYD URETHANE FINISH COAT
 - 2.3.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - NEW GALVANIZED METAL (NON-WALKING SURFACES)
 - 1.1. ACRYLIC METAL PRIMER
 - 1.1.1. S-W PRO-CRYL METAL PRIMER
 - 2.2. WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - 2.2.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL
 - 3.3. WATER-BASED ALKYD URETHANE FINISH COAT
 - 3.3.1. S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - NEW GALVANIZED METAL (WALKING SURFACES)
 - 1.1. ACRYLIC METAL PRIMER
 - 1.1.1. S-W PRO-CRYL METAL PRIMER
 - 2.2. WATER-BASED ACRYLIC INTERMEDIATE COAT
 - 2.2.1. S-W ARMORSEAL TREADPLEX FLOOR COATING
 - 2.3. WATER-BASED ACRYLIC FINISH COAT
 - 2.3.1. S-W ARMORSEAL TREADPLEX FLOOR COATING
 - 2.3.2. S-W H1 & C SHARKGRIP SLIP-RESISTANT ADDITIVE

ABBREVIATIONS

CONC.	CONCRETE
DIA	DIAMETER
DN	DOWN
EA	EACH
MAX	MAXIMUM
MIN	MINIMUM
M.O.	MASONRY OPENING
O.C.	ON CENTER
OCC	OCCUPANTS
SIM	SIMILAR
STL	STEEL
T.O.	TOP OF
TYP	TYPICAL
VIF	VERIFY IN FIELD

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Revisions:

Date:	No.
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Remarks:

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Date: 09/20/2024

Scale: AS NOTED

Drawn: WDM

Checked: JDK

Status: HDC Review

Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317

GENERAL NOTES & SPECIFICATIONS

Contractor shall verify all Dimensions before proceeding with the work.

G1.0

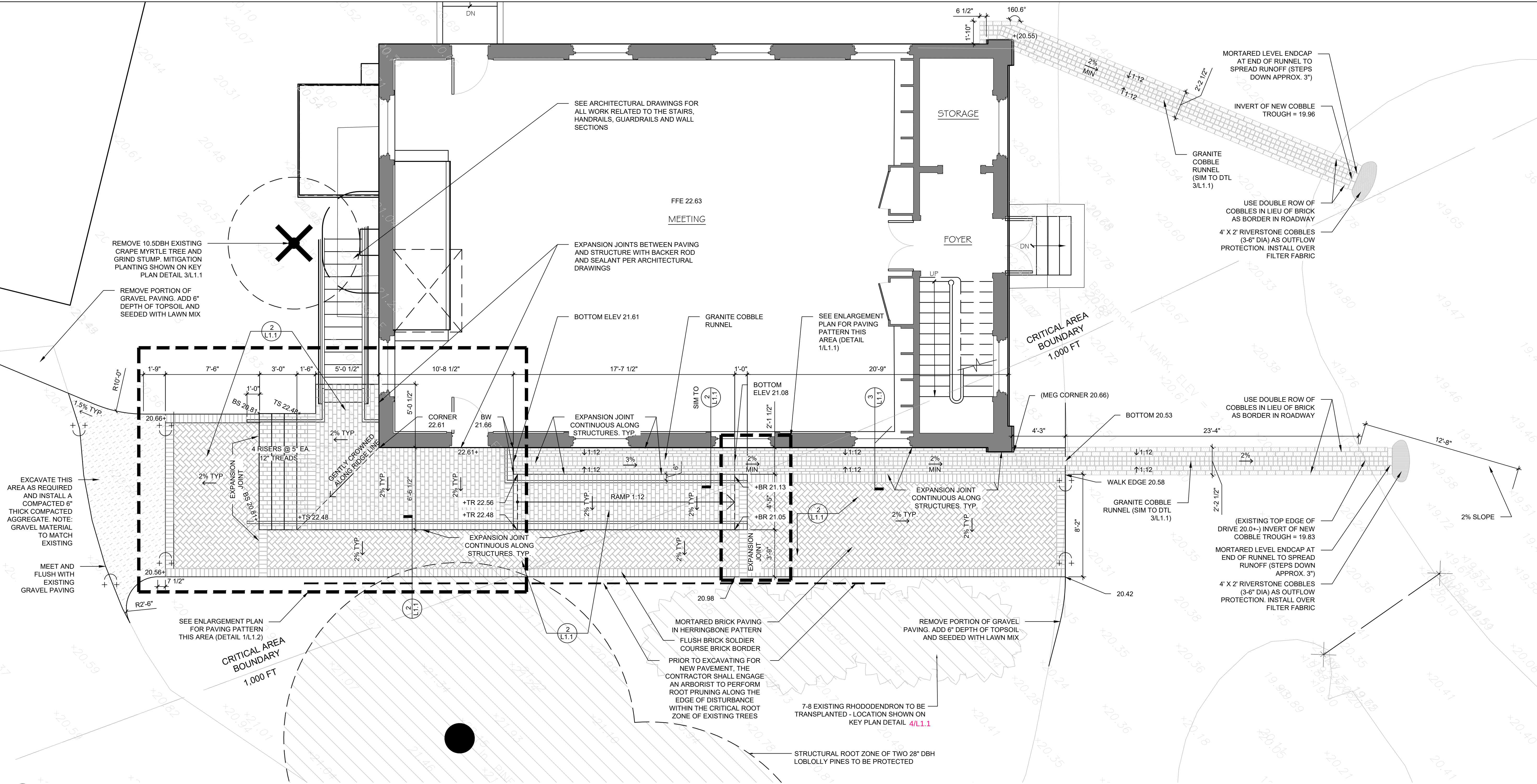
Third Haven Friends

Brick Meeting House

PROJECT ADDRESS
405 S. Washington St, Easton, MD 21601

LANDSCAPE ARCHITECT
JONATHAN CECI
LANDSCAPE ARCHITECTS

1400 Greenmount Avenue, Suite H02
Baltimore, Maryland 21202



1 LAYOUT AND MATERIAL PLAN
Scale: 1/4"=1'-0"

GENERAL NOTES

- Before any excavation takes place, the contractor shall contact Miss Utility (811) and have utility lines marked in the field to avoid hitting lines.
- Before the start of work, the contractor shall verify existing conditions and notify the Owner and design team of any discrepancies between the drawings and actual field conditions. This pertains to all site features that may be impacted by or have a bearing on proposed construction activities: all structures, paving, trees, utilities, equipment, topography, etc. At that time and before proceeding with work, the contractor shall also request approval of any necessary modifications to the scope or to the configuration of site improvements.
- If any existing features are discovered below ground after digging begins, the contractor shall notify the Owner and design team and shall request approval for any necessary modifications to the scope or configuration of the site improvements.
- Construction activity shall not begin until the Owner and the contractor have obtained all necessary permits and authorizations from agencies holding jurisdiction. Unless otherwise agreed, the contractor shall be responsible for obtaining all required building and excavation permits.
- The contractor shall perform its work in accordance with all applicable codes (whether federal, state and local) and recognized building practices and shall take all necessary precautions to ensure the safety and welfare of the Owner and the public throughout construction.
- The contractor shall provide all labor, equipment and materials necessary to perform the work shown on the plans.
- The contractor shall coordinate construction staging and access with the Owner and obtain the Owner's approval prior to commencing work.
- If there are multiple contractors working on site, it shall be the responsibility of each contractor to coordinate its work with the others.
- The Contractor shall protect existing-to-remain features from construction activity. If existing improvements (paving, curbing, structures, plantings, etc) are damaged by construction activity, the Contractor shall, without additional compensation, restore or replace them in kind. The restored or replaced feature shall match or exceed the quality and condition of the original.

SITE PREPARATION NOTES

- Construction activity outside of the designated Limit of Work or Limit of Disturbance shall be restricted to construction staging, access and storage and must be approved by the Owner.
- Construction activity shall not commence until all site protection items are installed, including fencing around the Critical Root Zone (CRZ) of existing-to-remain trees. (CRZ is equal to a one foot radius for every inch of tree trunk diameter at breast height). Where the CRZ cannot be fenced without severely restricting construction staging and access, the Contractor shall request approval from the Owner and design team for reducing the fenced area to a practical minimum (such as the tree drip line) combining this with other measures (such as placing geotextiles and a layer of mulch) to protect tree roots from construction equipment and activity.
- The contractor shall install any erosion and sediment control devices required elsewhere and as mandated by government agencies with jurisdiction. If none are required, the contractor shall, at a minimum, install silt fencing and/or hay bales at the downslope perimeter of excavated zones and around drainage structures and a riprap mud-tracking apron at the construction entry.
- The Contractor shall bring disturbed areas to a finished condition as soon as possible after initial disturbance. The Contractor shall protect slopes and open excavations from erosion using straw, hydroseeded mulch or annual rye until final hardscape or planting work is done. The Contractor shall also employ dust-control measures during dry-spells.
- The Contractor shall remove existing site features as directed on the plans and as necessary to complete the new work. Prior to beginning work, the contractor shall confirm with the Owner and design team which existing features are to be removed and which are to remain.
- Except as noted on the plans, the contractor shall carefully remove any existing light fixtures, site furniture, garden art and other moveable items from within the construction area. If these items are to be reused in the finished landscape, the contractor shall store them safely for reinstallation later. If the items are not to be reinstalled, then the Contractor shall turn them over to the Owner or, if the Owner does not want them, then the Contractor shall properly dispose of them.
- Salvageable unit pavers and stone units shall be carefully removed by the Contractor, cleaned of mortar and stored on pallets until their reinstallation as part of the finished site work. If they will not be used as part of the final construction, then the Contractor shall turn over to the Owner anything that the Owner would like to retain and then properly dispose of any remaining items.
- The Contractor shall maintain the construction area in an orderly condition throughout construction, securing materials and properly disposing of concrete chunks, boulders, demolition materials and any debris that may cause a hazard or nuisance.
- Prior to grading or earthwork operations, the Contractor shall coordinate with the Owner and design team to work out a strategy for preserving topsoil health. If earth disturbance is required, the Contractor shall strip the topsoil moving it to the side the minimal required distance and storing it in piles no taller than 3 feet in height. (The goal is to limit soil compaction and meant to preserve the soil's biology and structure for horticultural use).

GRADING NOTES

- Prior to grading operations, the Contractor shall verify existing conditions and report to the Owner and design team any conflicts suggested by the proposed grading.
- Finished grading shall conform to the following parameters:
- Finished grading shall provide positive drainage away from and around all buildings and other vertical structures, directing runoff to stormwater management facilities or drainage structures.
- All planted areas shall slope away from buildings and structures at a minimum slope of 2%.
- Walkways and paved areas shall be graded to shed water with a minimum slope of 1%.
- The maximum running slope of any walk shall be 4.98%.
- The maximum cross slope of any walk shall be 1.98%.
- Stair landings shall pitch away from the bottom step at a maximum slope of 1.98% for a distance of five feet.
- The maximum slope of any ramp including curb ramps shall be 8.3% (1 vertical to 12 horizontal).
- The maximum cross slope of any ramp shall be 1.98%.
- All slope transitions shall be smooth. Cut and fill transitions shall be feathered smoothly and seamlessly blended with the adjacent grades.
- The Contractor shall adjust all utility collars, frames, inlets, drainage piping, valve boxes, etc in project area in order to meet new surface grades.
- Prior to paving, planting or seeding, all final grading shall be approved by the Owner and/or the design team.
- The contractor shall properly dispose of excess fill off-site or as directed by the Owner on site.

LAYOUT NOTES

- The Contractor shall provide all required submittals and shop drawings as specified elsewhere in the contract documents.
- Before installing paving and walls, the Contractor shall stake out the proposed layout in the field for review with the Owner and design team. Modifications to the layout may be considered provided they preserve the design intent and are approved by the Owner prior to the start of work.
- Where the dimensions of existing features are shown on the plans, they are provided for informational purposes only. The Contractor is responsible for verifying dimensions of existing features with their own measurements.
- All dimensions and radii are to the face of curbs or walls unless otherwise noted.
- Pathways shall be centered on doors, windows, adjacent structures unless otherwise indicated.

REVISION	DATE
-	-
SEAL	

PROJECT NUMBER	22220
DRAWING AUTHOR:	JCLA
DRAWING DATE:	09/10/2024

SITE PLAN

SHEET NUMBER
L1.0
NOT FOR CONSTRUCTION

Third Haven Friends

Brick Meeting House

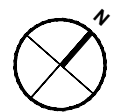
PROJECT ADDRESS
405 S. Washington St, Easton, MD 21601

LANDSCAPE ARCHITECT

JONATHAN CECI
LANDSCAPE ARCHITECTS
1400 Greenmount Avenue, Suite H02
Baltimore, Maryland 21202

REVISION	DATE
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SEAL	

PROJECT NUMBER	22220
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DRAWING DATE:	09/10/2024



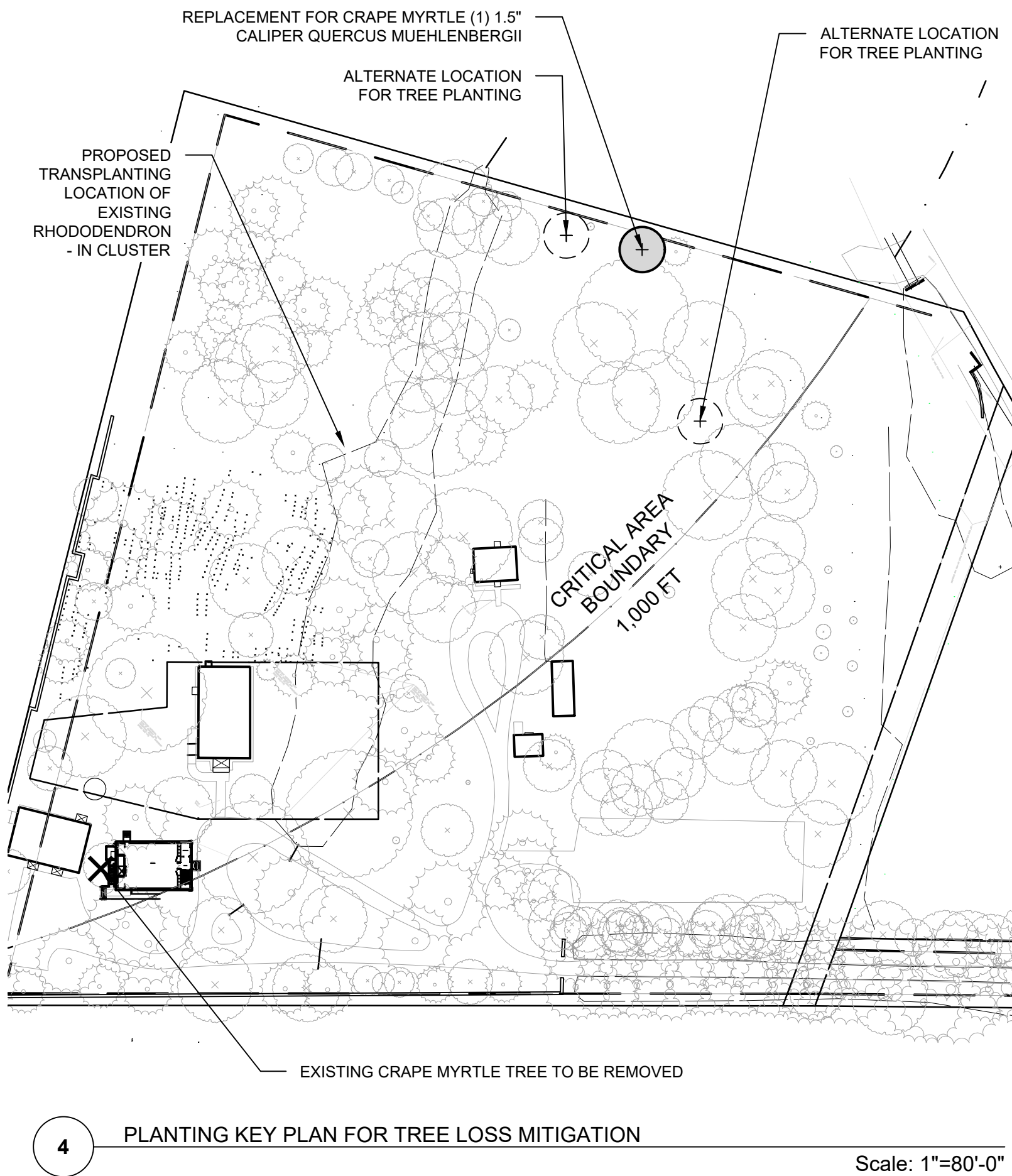
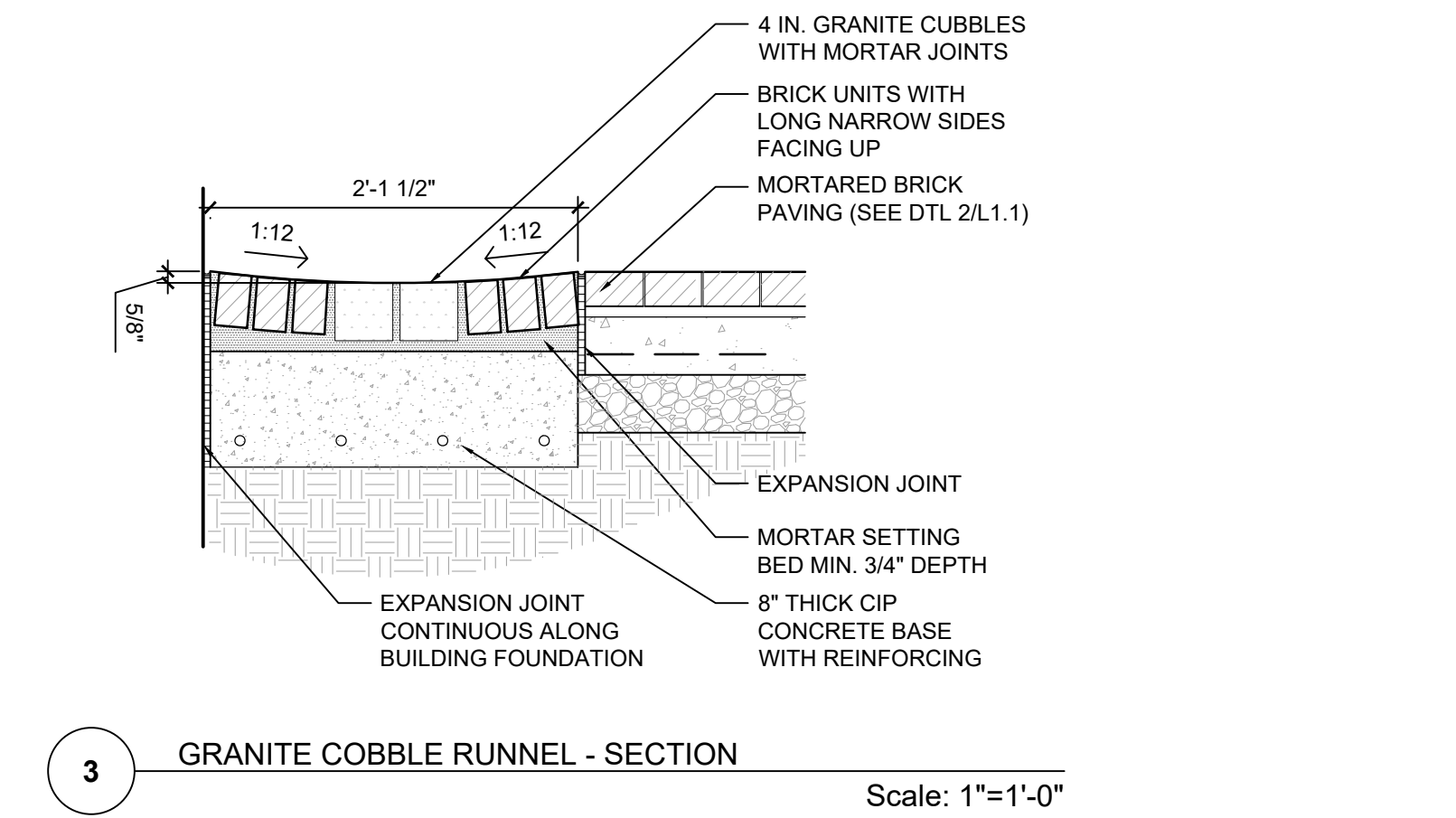
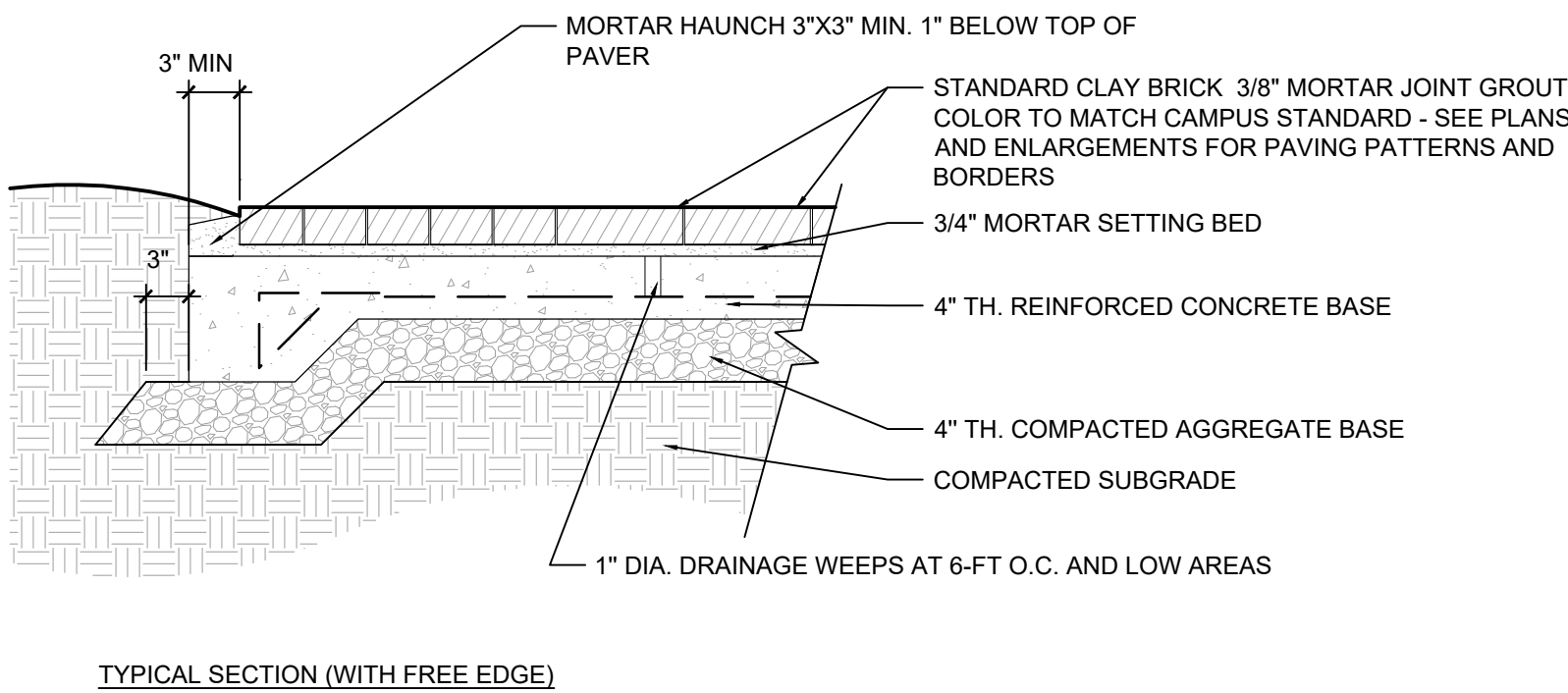
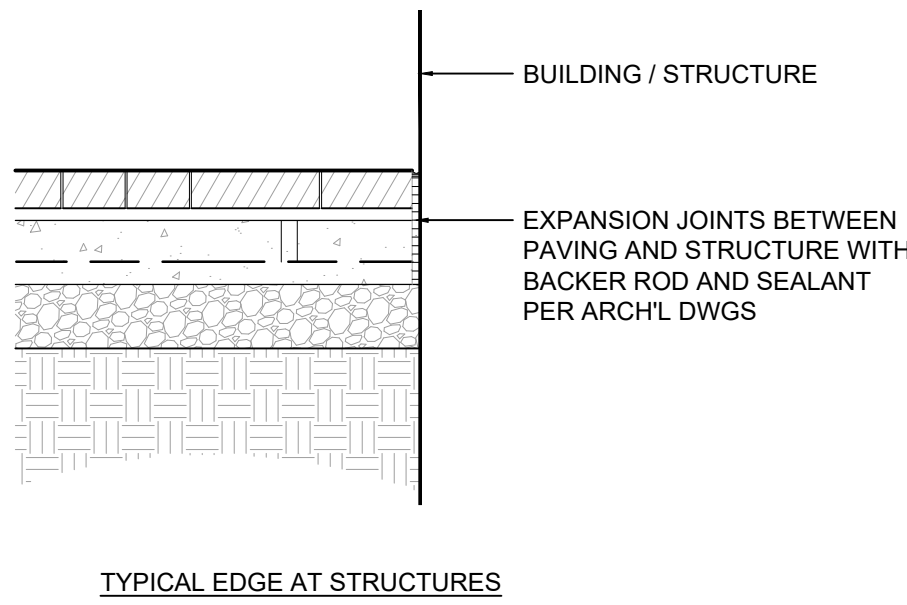
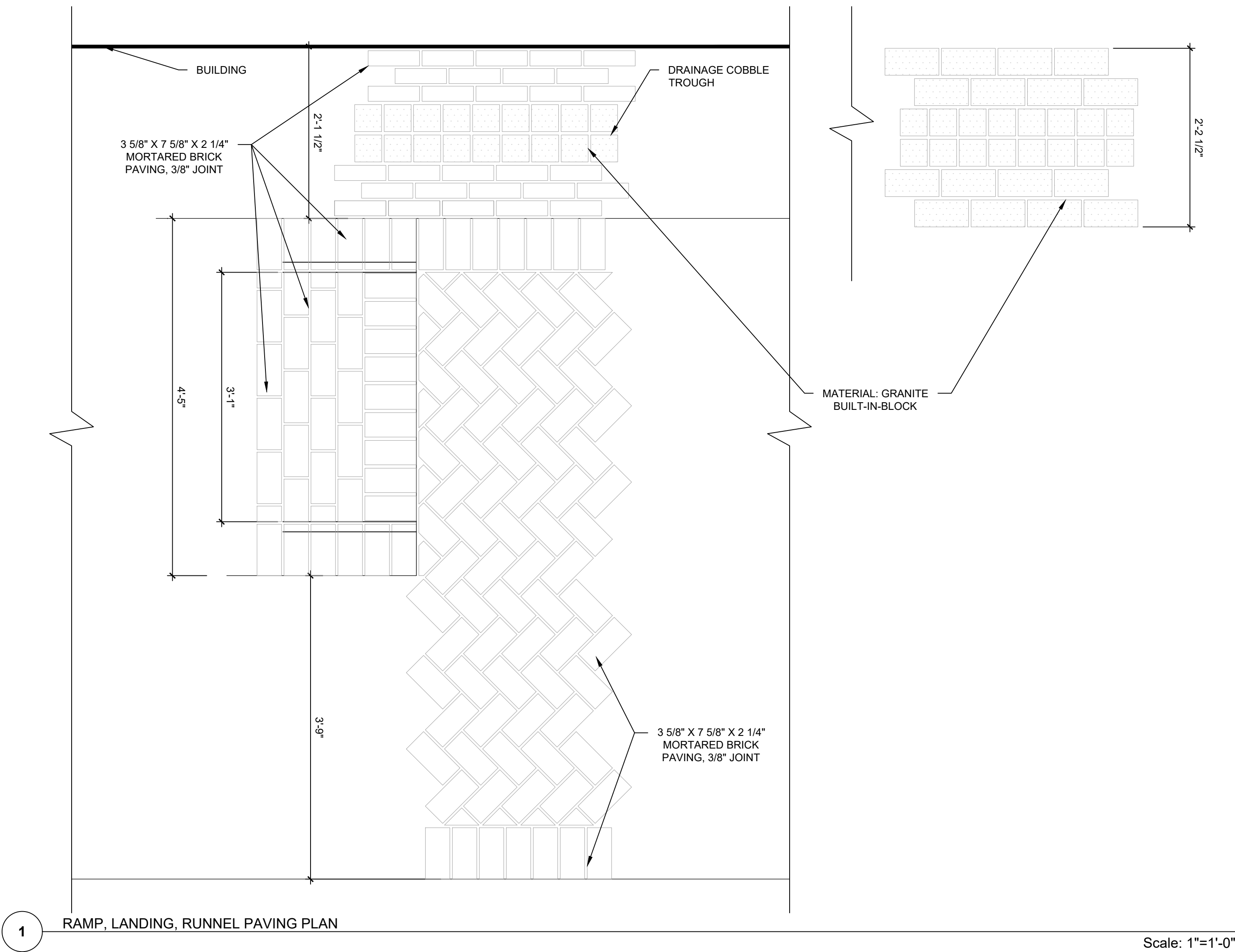
DRAWING TITLE

SITE DETAILS

SHEET NUMBER

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NOT FOR CONSTRUCTION



PLANTING NOTES

- Planting to be approved by the owner's representative on site. Before the start of work, the Contractor shall verify the location of mechanical equipment, utility lines and major roots in the vicinity of new plantings and, if necessary, relocate select plantings as directed by the Owner or with guidance from the design team.
- The Contractor shall follow all best horticultural practices with plant bed preparation, planting, pruning and maintenance prior to the landscape is turned over to the Owner at Final Acceptance.
- The Contractor shall amend all plant beds (with mature compost and through mechanical mixing) to provide a minimum depth of 12 inches of good planting soils. For turf areas, the Contractor shall amend soils for good planting conditions to a minimum depth of six inches. The Contractor shall amend the soils in tree and shrub planting pits as noted in the planting details. The finished elevation of all plant beds and turf areas shall be flush with or one half inch below abutting paved surfaces, unless otherwise noted.
- During bed preparation activities and prior to installing plants, the Contractor shall report any areas with poor drainage to the Owner and design team. If warranted, the Contractor shall remediate compacted soils or add drainage improvements when approved by the Owner.
- Compacted soils shall be remediated using the Scoop and Dump technique: The Contractor shall apply a layer of 6 to 8 inches of compost to compacted soils and use a backhoe bucket to sparingly mix this into the top 18 inches of compacted soil. Using the backhoe, the Contractor shall dig down, scooping the soil-compost mix, lifting it 3 feet into the air and then dropping it onto the ground and smoothing it out.
- The Contractor shall take special care when planting around existing trees and shrubs to protect the root systems from damage.
- The Contractor shall remove and replace plants damaged by construction activity with specimens of the same size and variety as the damaged specimen or with an Owner-approved replacement.
- All plants shall meet the standards (for quality and size, etc.) of the American Standard for Nursery Stock (ANSI Z60.1 or later). If, in the estimation of the owner's representative, any plant materials are not acceptable in terms of health, vigor or branching structure, the Contractor shall replace the specimen(s) during the Construction Period for no additional cost.
- The Contractor shall water plants throughout the maintenance and warranty periods as described in the specifications. The Contractor shall install temporary irrigation systems, including drip hoses or other approved means, as coordinated with the Owner.

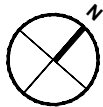
Third Haven Friends
Brick Meeting House

PROJECT ADDRESS
405 S. Washington St, Easton, MD 21601

LANDSCAPE ARCHITECT
JONATHAN CECI
LANDSCAPE ARCHITECTS
1400 Greenmount Avenue, Suite H02
Baltimore, Maryland 21202

REVISION	DATE
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SEAL	

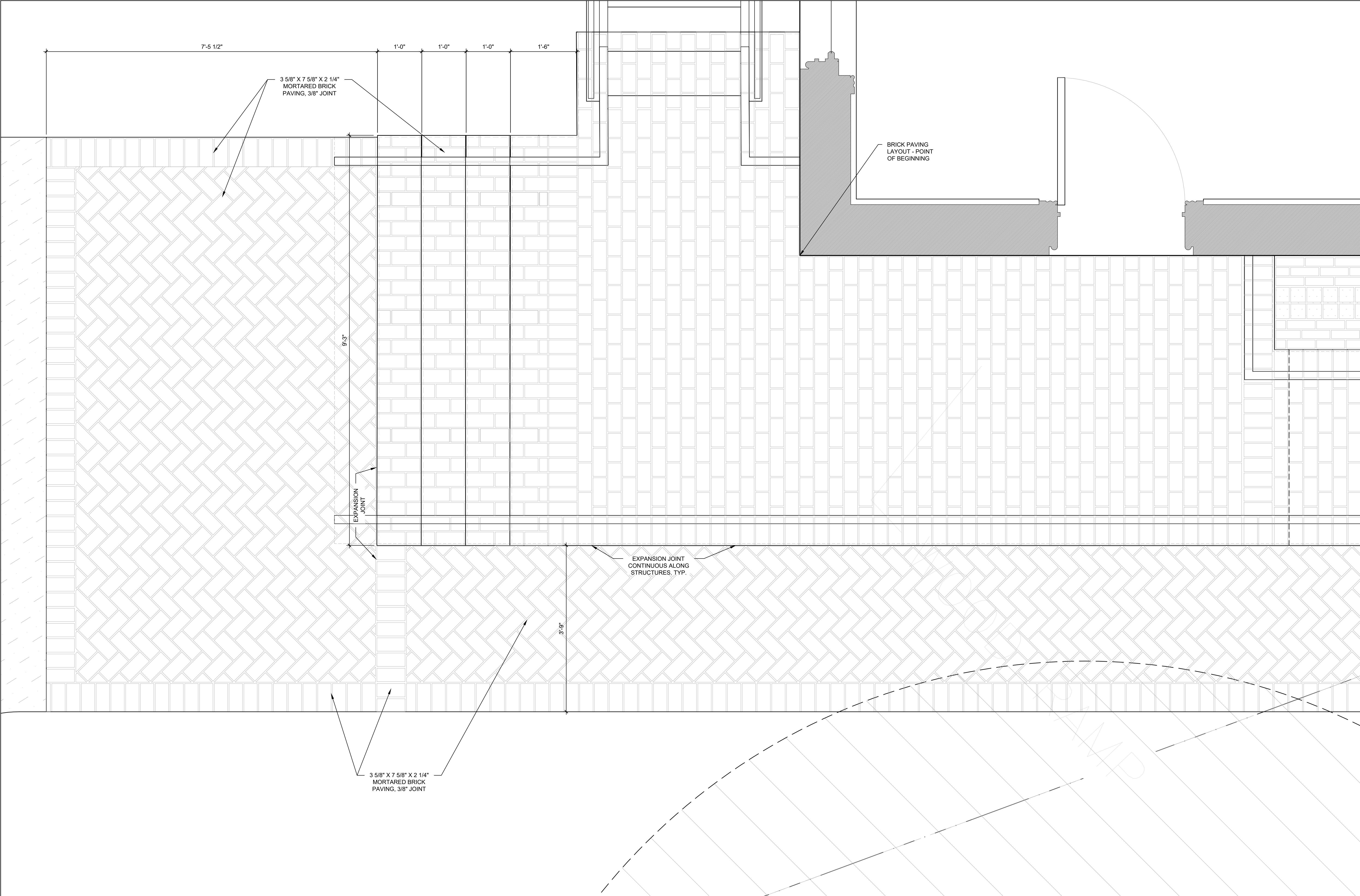
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DRAWING DATE:	09/10/2024



DRAWING TITLE
ENLARGEMENT PLAN

SHEET NUMBER

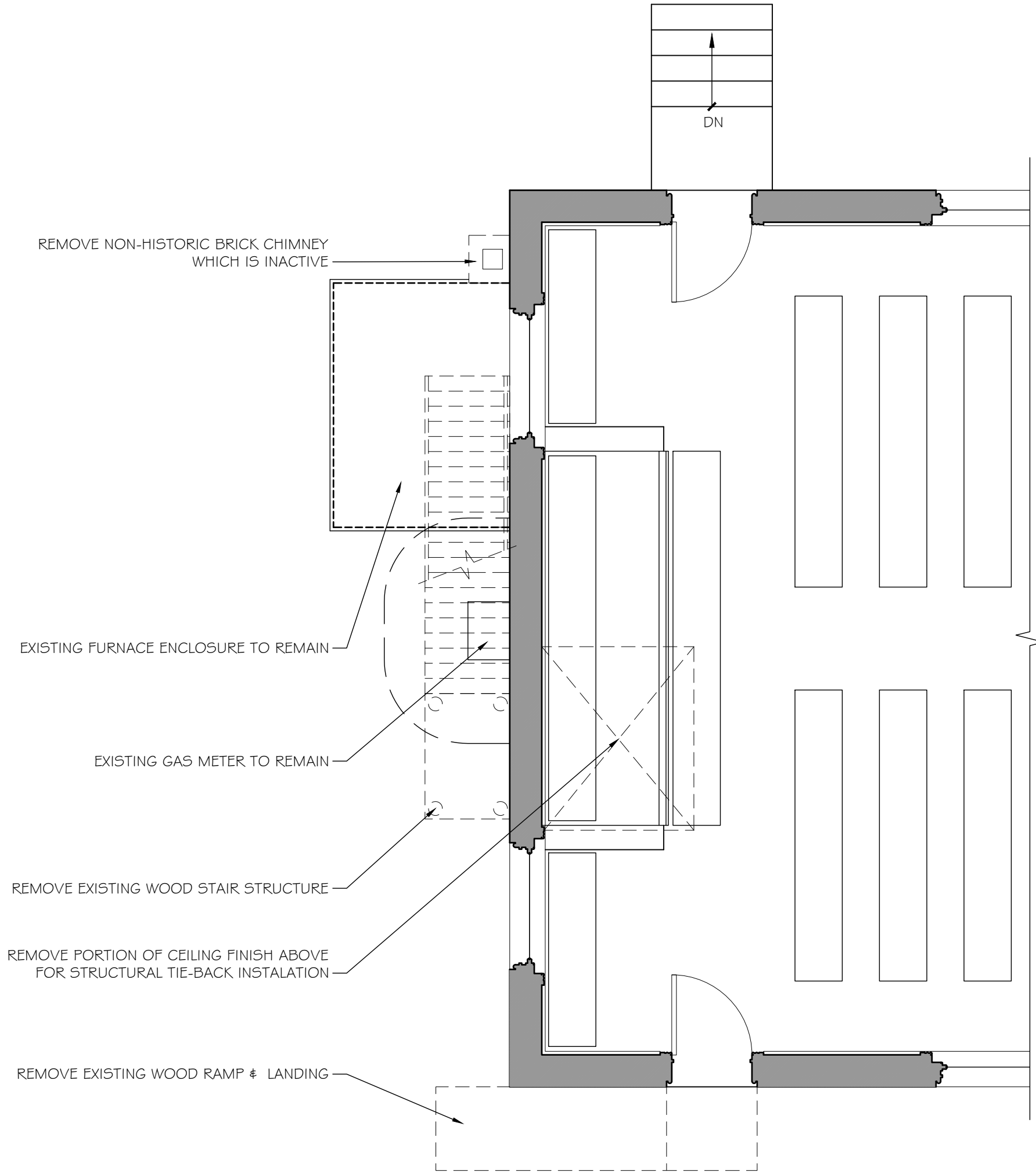
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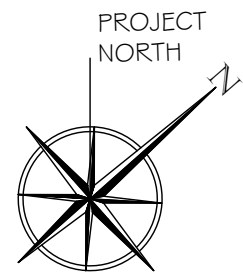
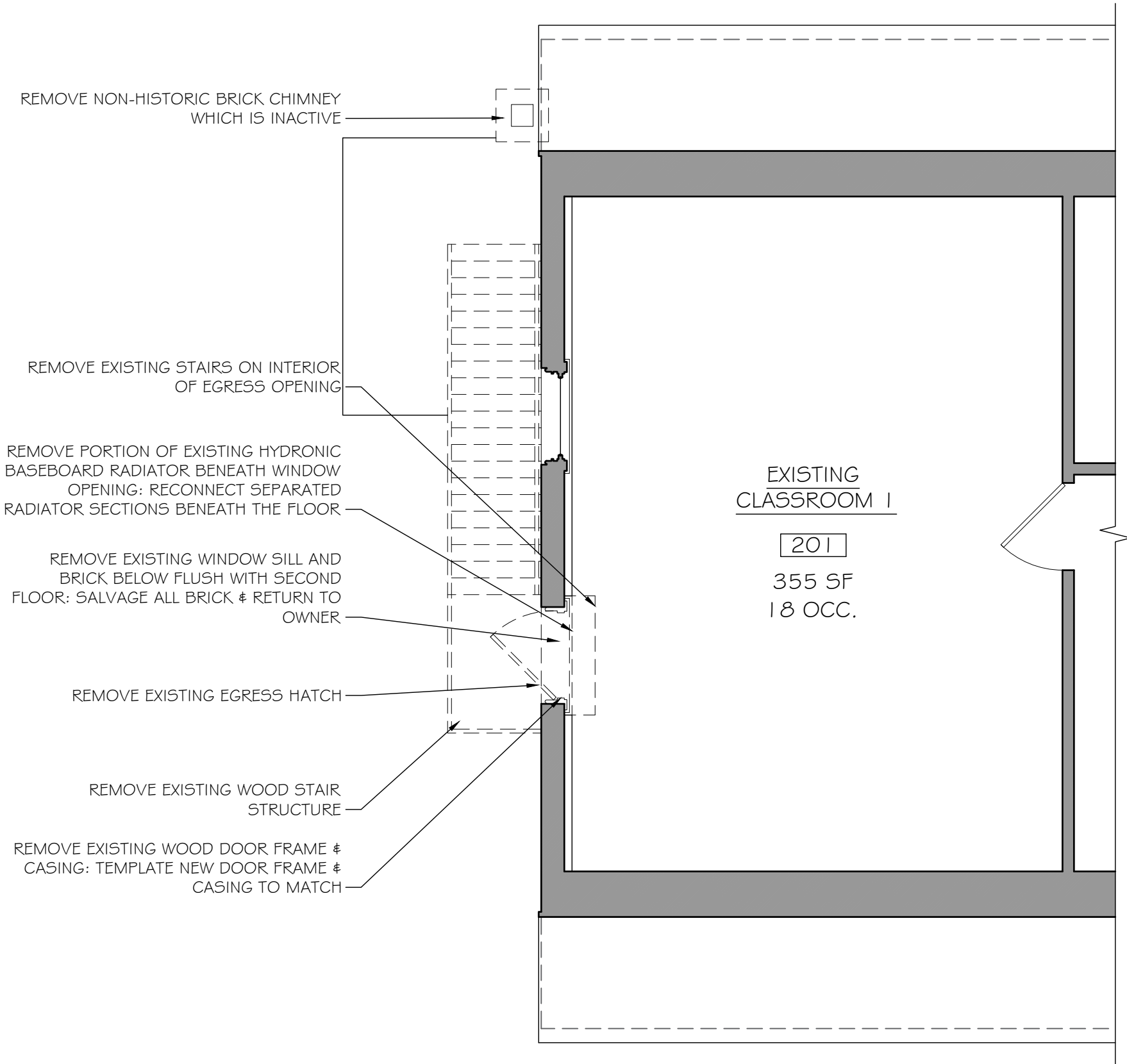
1 STAIR LANDING - ENLARGEMENT PLAN

Scale: 1"=1'-0"

1 FIRST FLOOR DEMO PLAN
D1.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN
D1.0 SCALE: 1/4" = 1'-0"



Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

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Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

FIRST & SECOND
FLOOR DEMOLITION
PLANS

Date: 09/20/2024
Scale: AS NOTED
Drawn: WDM
Checked: JDK
Status: HDC Review

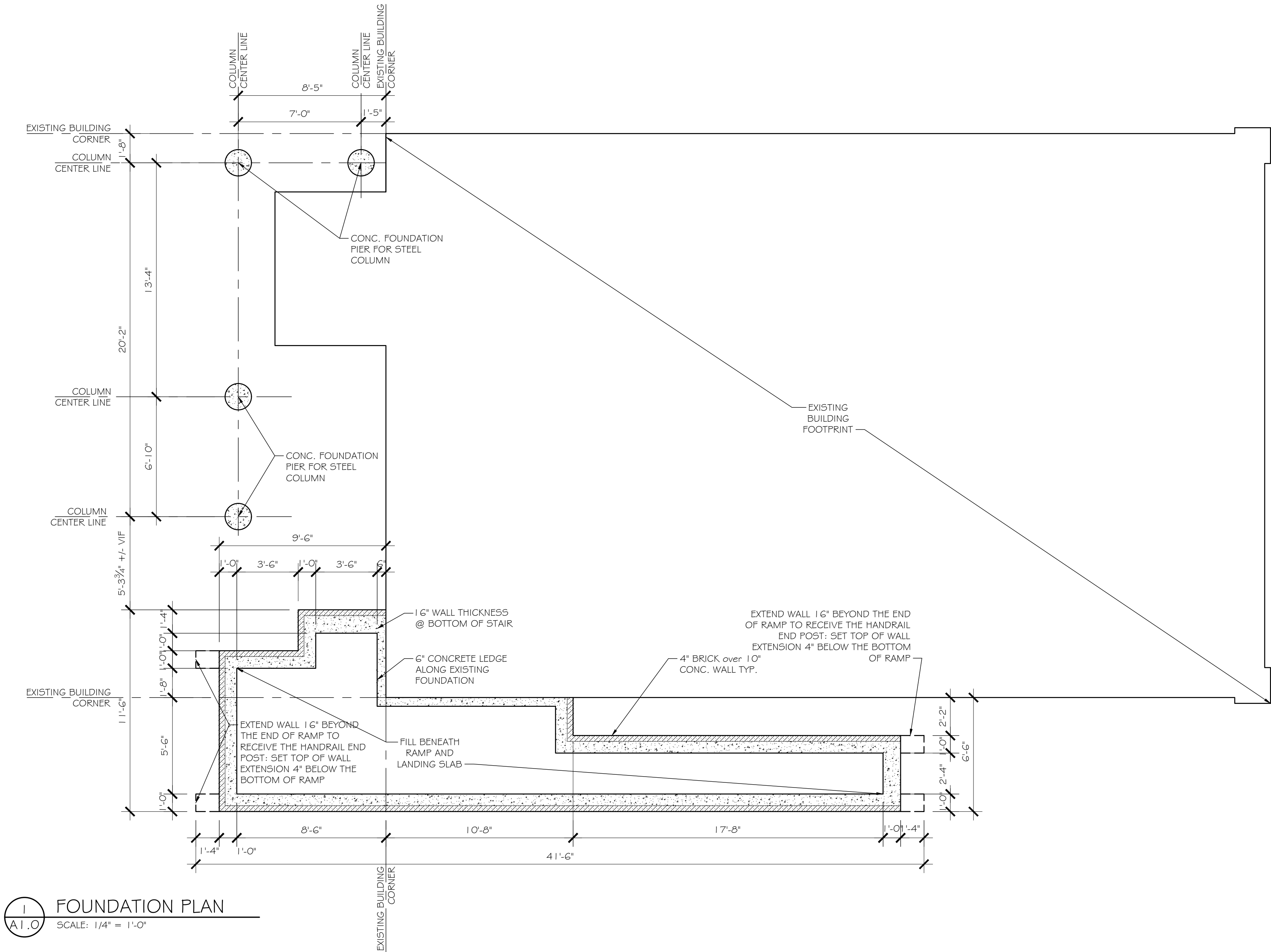
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No. _____
Date: _____
Remarks: _____

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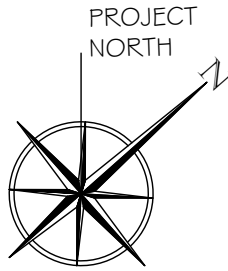
PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES WITH PROPOSED DESIGN.
2. ALL DIMENSIONS ARE TAKEN FROM EITHER THE FACE OF MASONRY, THE FINISHED FACE OF EXISTING WALLS, or THE CENTER LINE OF STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

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



Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

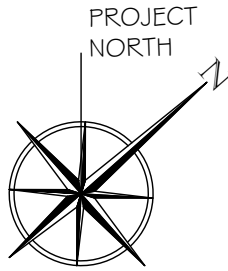
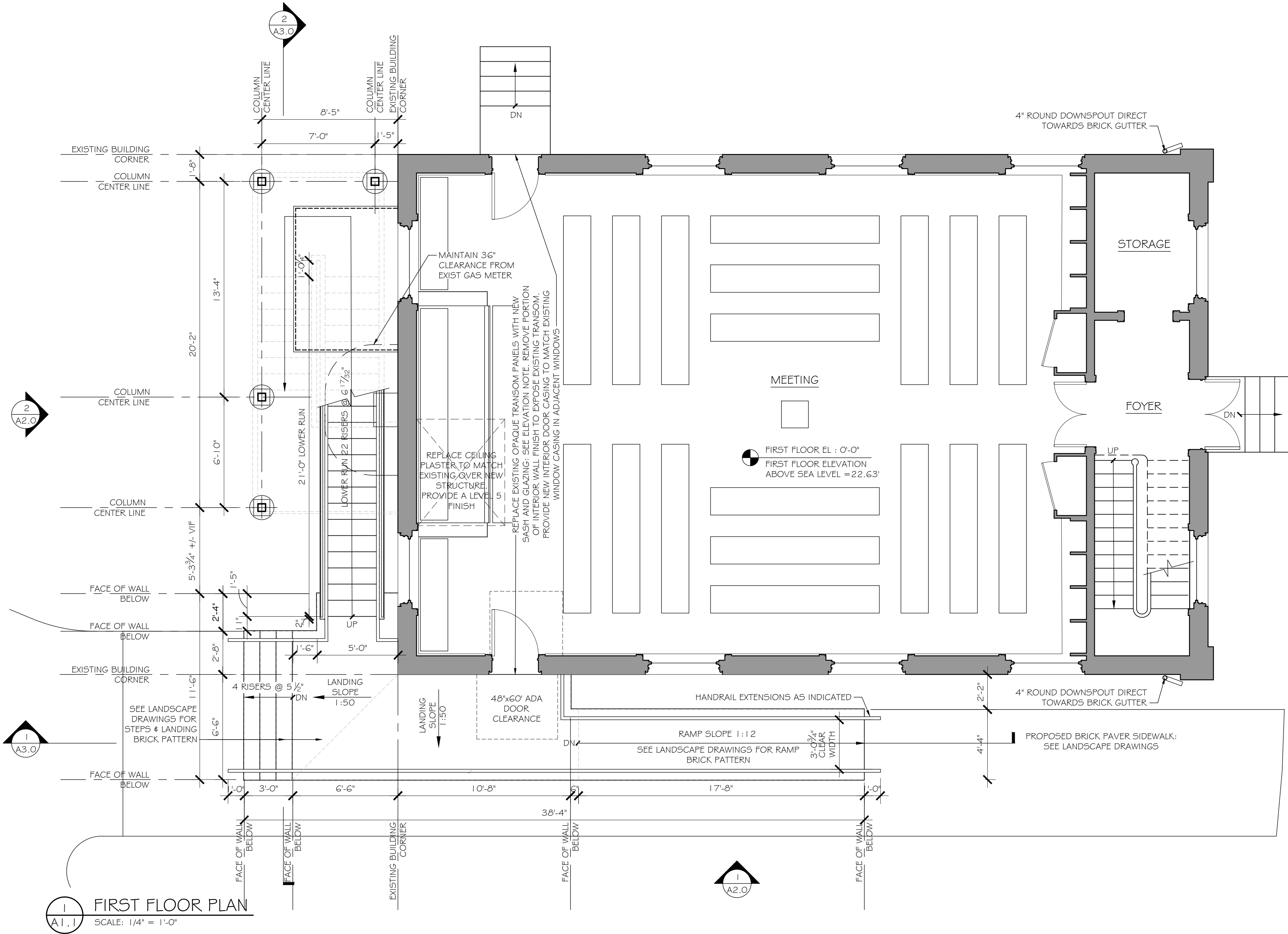
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Exterior Stair and Ramp Addition for the Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610	
JOHN MILNER ARCHITECTS, inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111	
FOUNDATION PLAN	

A1.0

PLAN GENERAL NOTES

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Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

Exterior Stair and Ramp Addition for the

Brick Meeting House at Third Haven Meeting

405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.

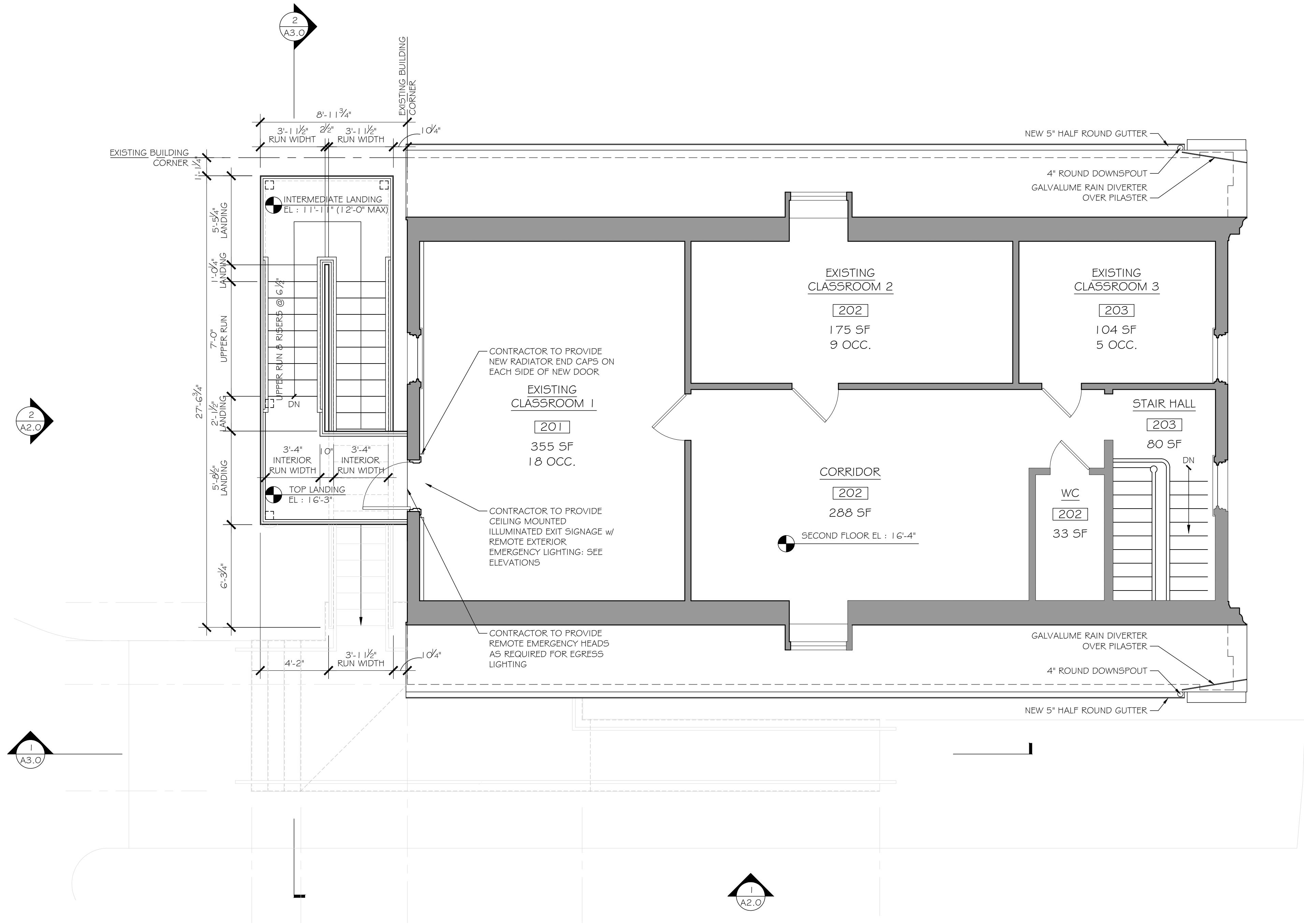
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FIRST FLOOR PLAN

A1.1

Revisions:		Remarks:	
No.	Date:		

Date:	09/20/2024
Scale:	AS NOTED
Drawn:	WDM
Checked:	JDK
Status:	HDC Review



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES WITH PROPOSED DESIGN.
2. ALL DIMENSIONS ARE TAKEN FROM EITHER THE FACE OF MASONRY, THE FINISHED FACE OF EXISTING WALLS, OR THE CENTER LINE OF STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

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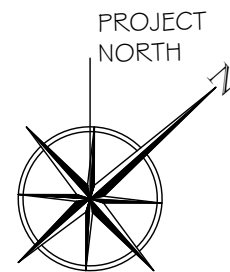
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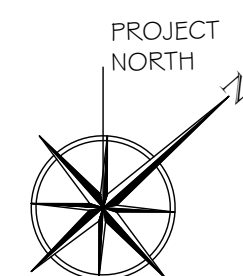
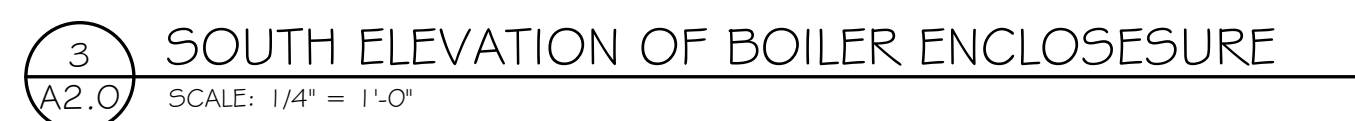
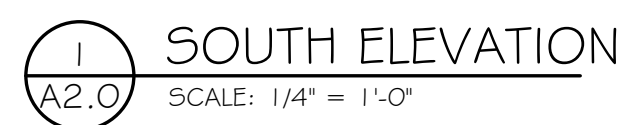
Exterior Stair and Ramp Addition for the Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610	JOHN MILNER ARCHITECTS, inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111
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SECOND FLOOR PLAN

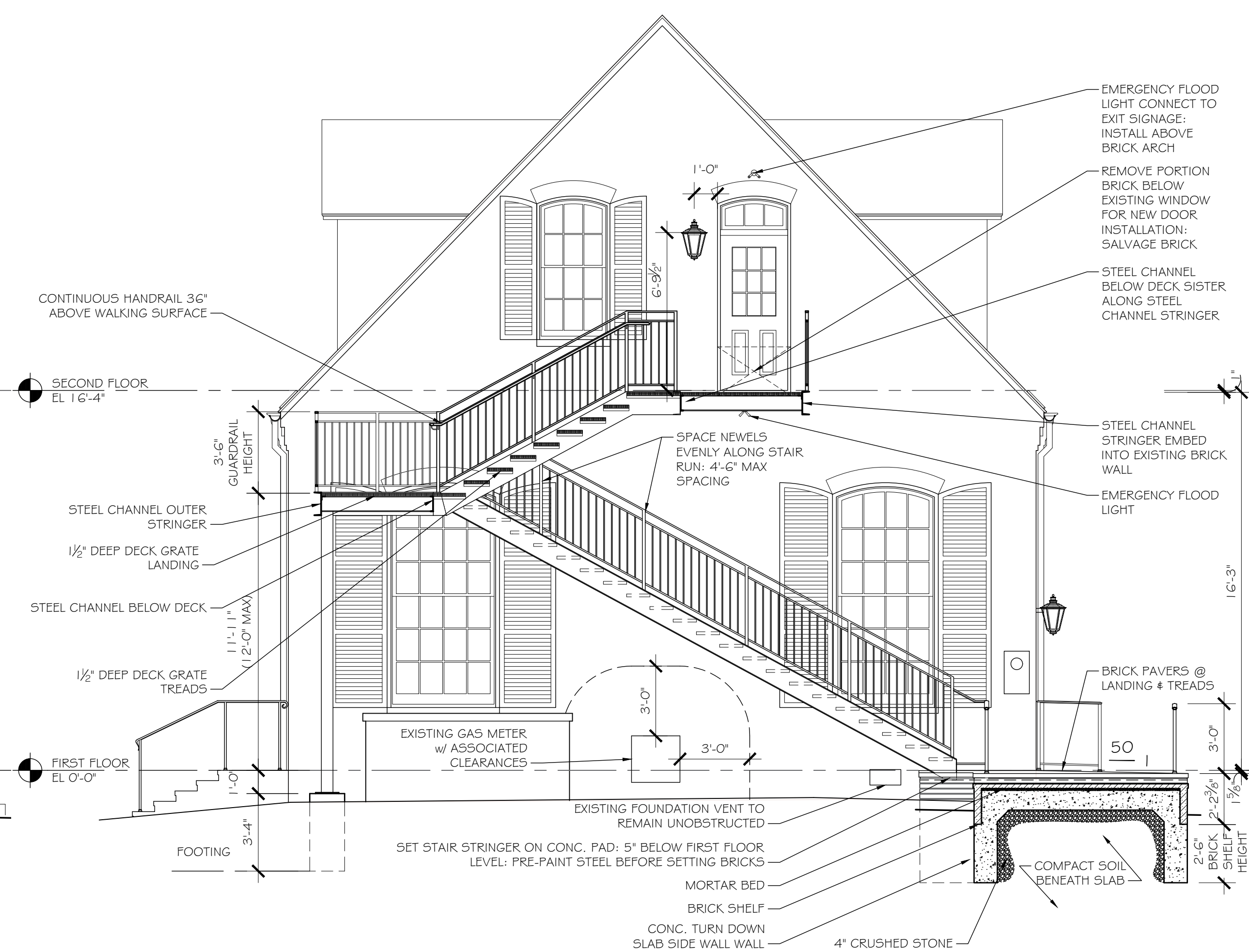
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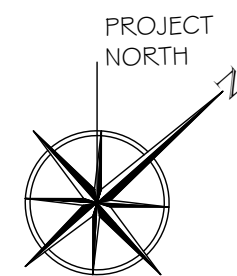
Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.



Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

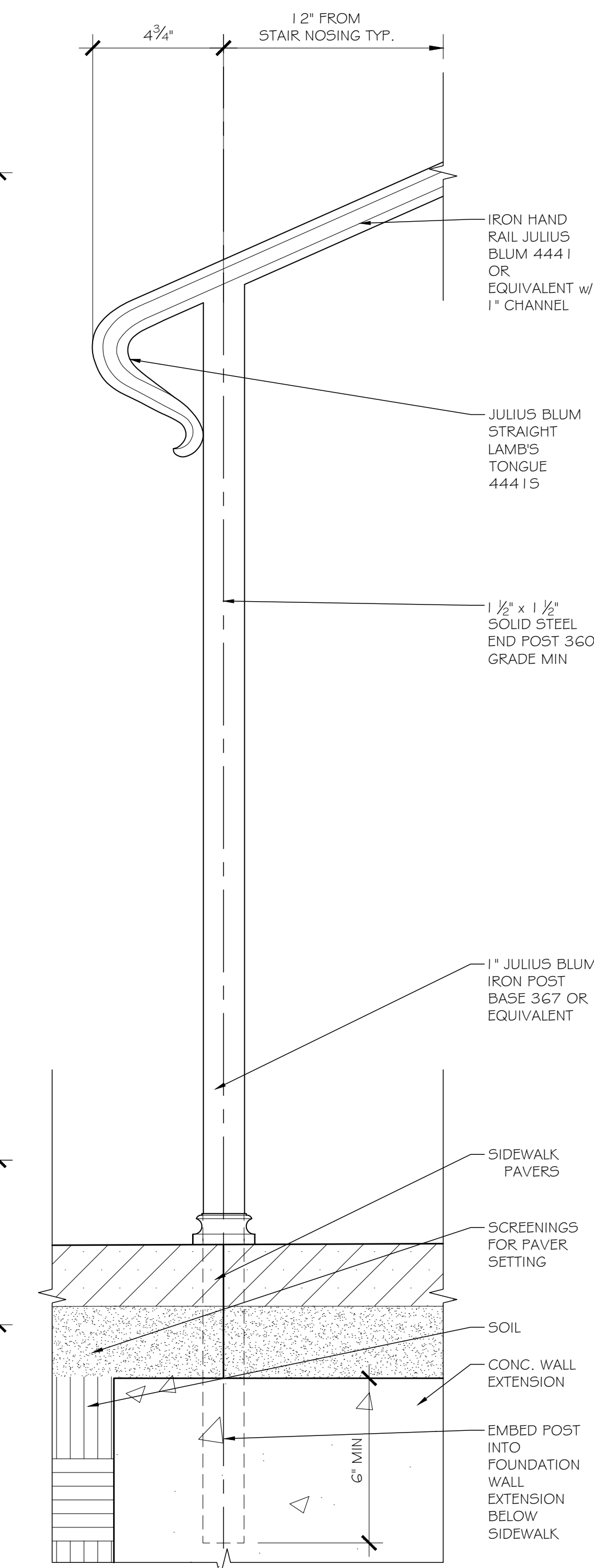
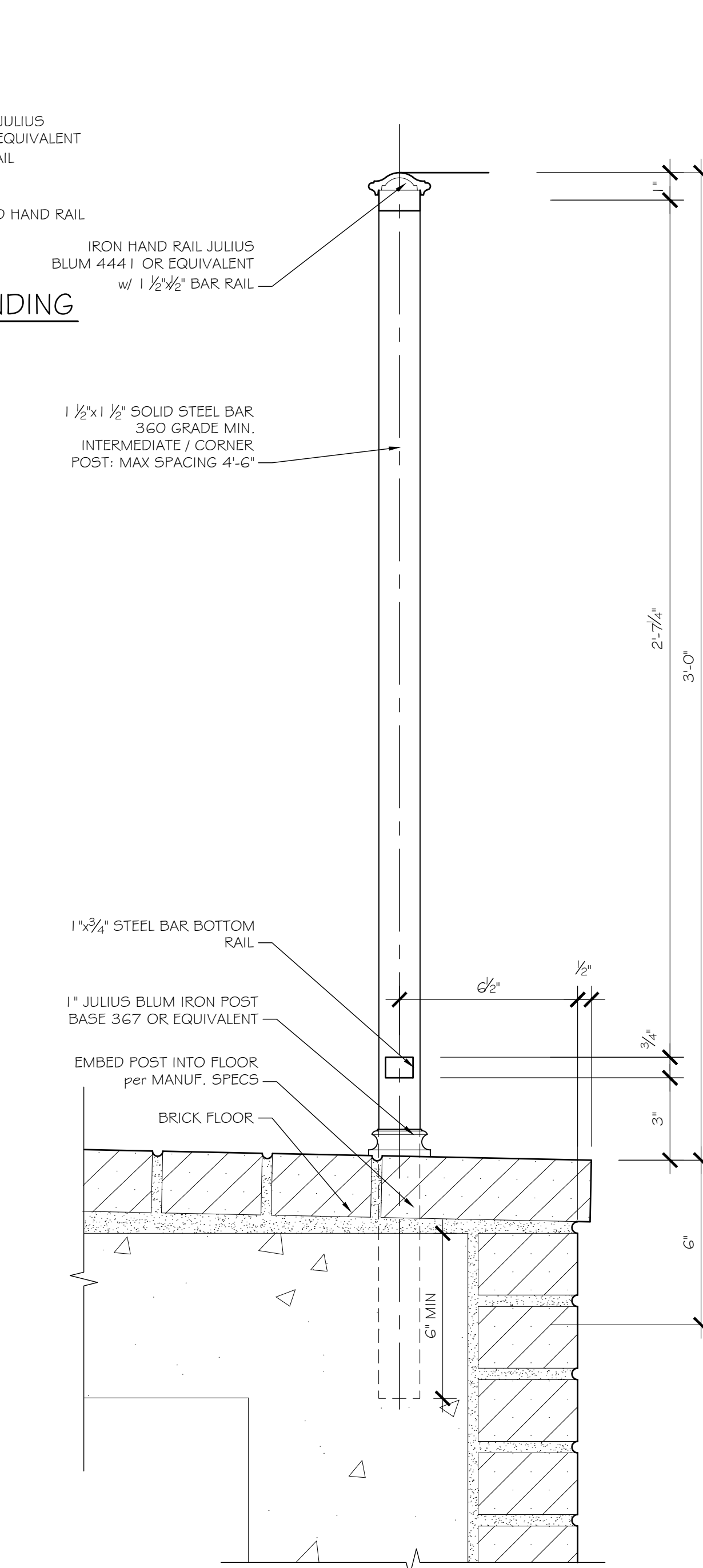
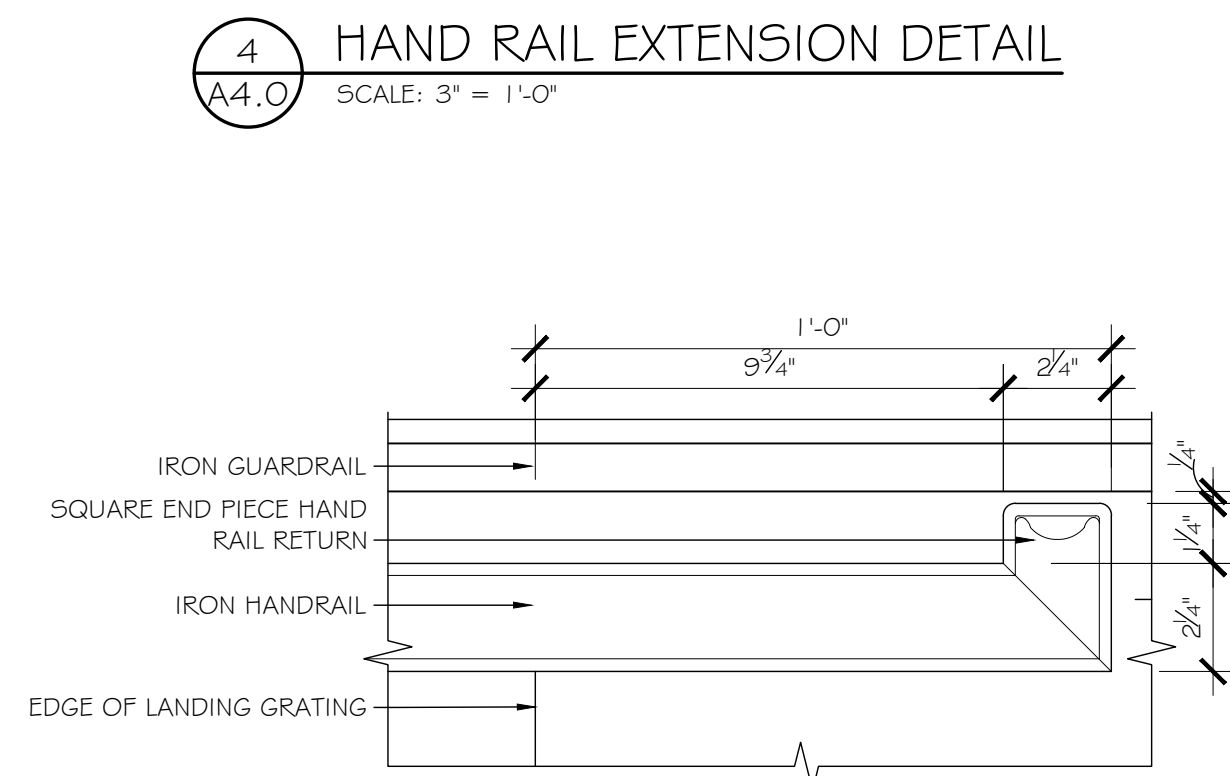
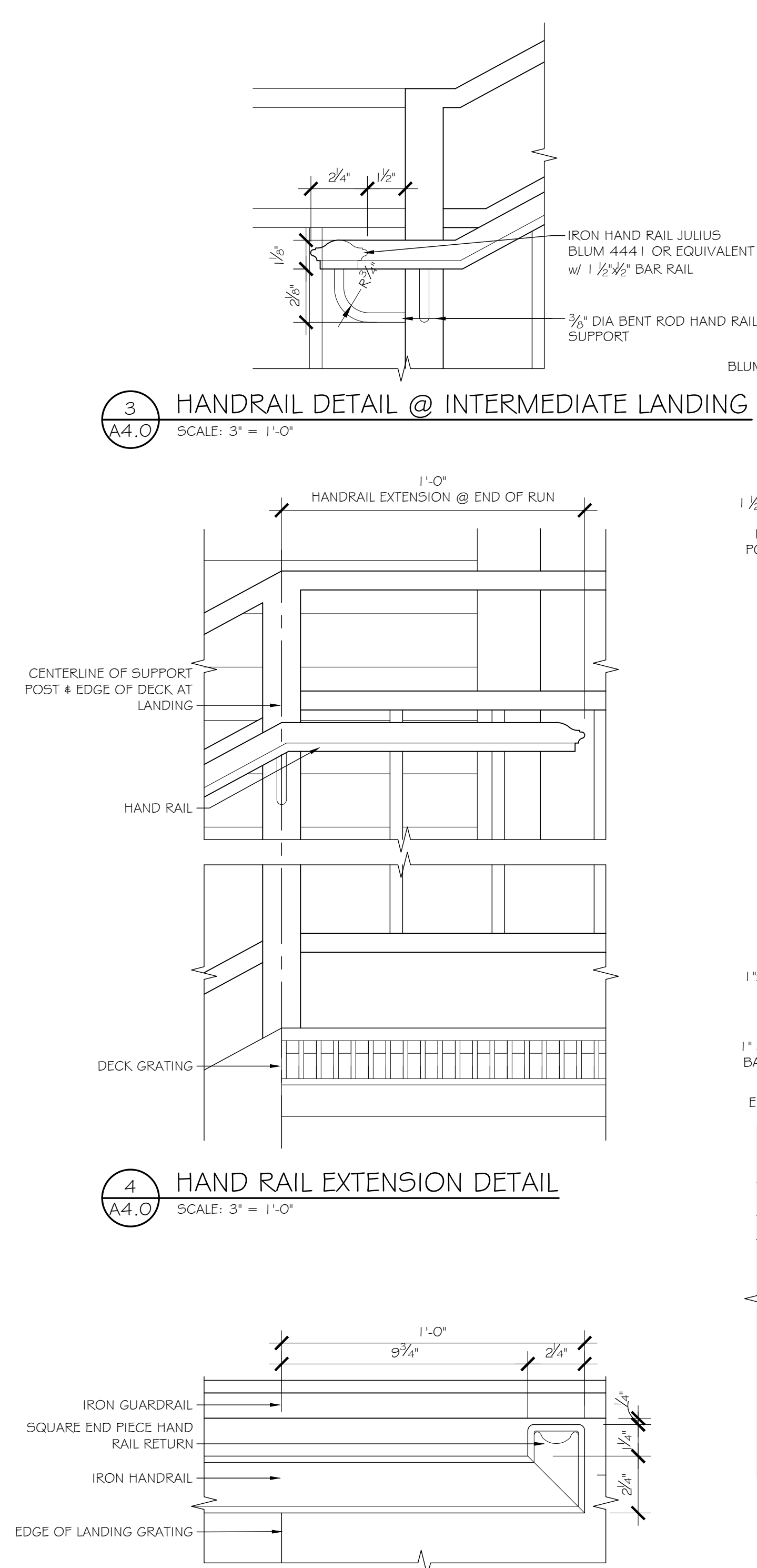
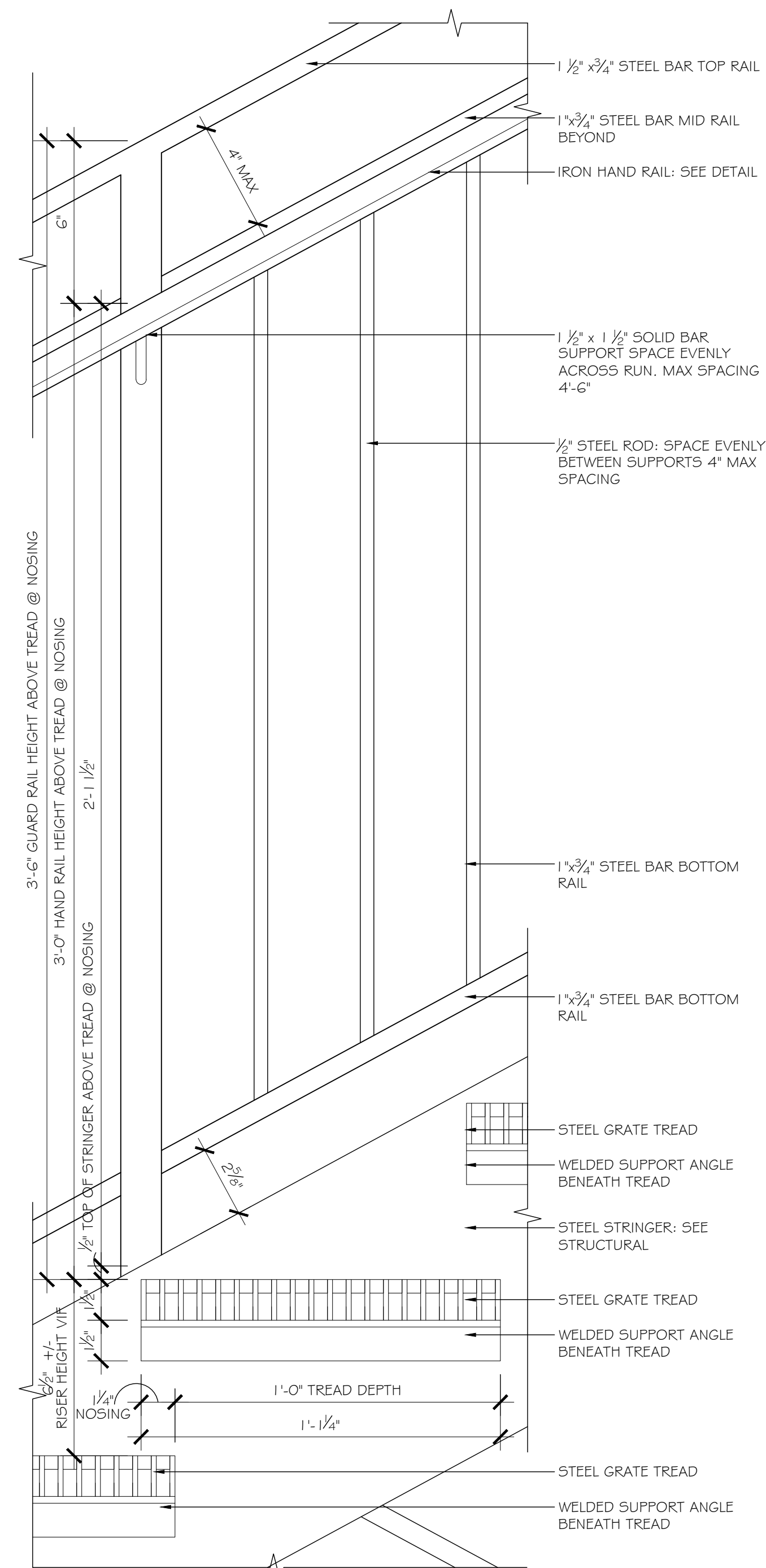
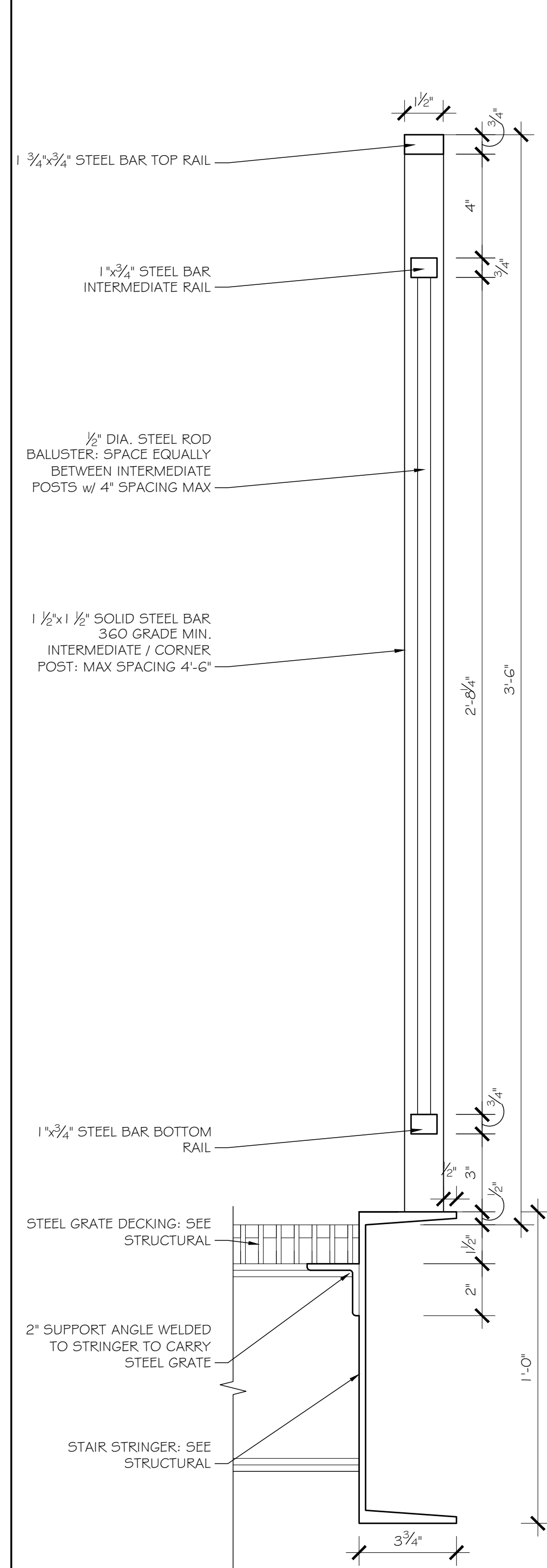


Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.



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BUILDING SECTION	Exterior Stair and Ramp Addition for the Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610		Date: 09/20/2024 Scale: AS NOTED Drawn: WDM Checked: JDK Status: HDC Review	Revisions: No. _____ Date: _____	Remarks: _____
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Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. W Washington St, Easton, MD 21610

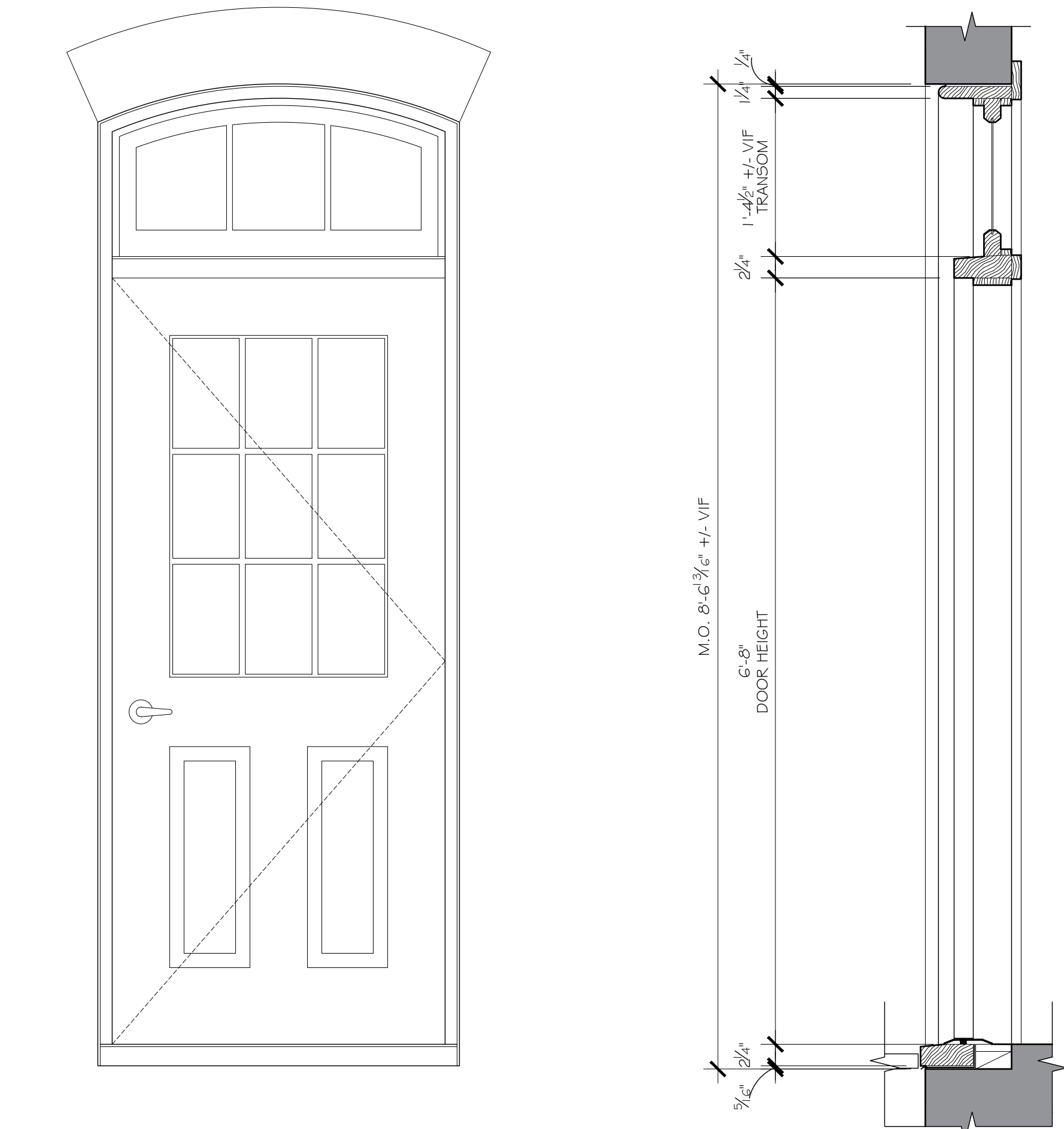
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104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 ■ (610) 388-0111

ENLARGED EXTERIOR DETAILS

Revisions:		
No.	Date:	Remarks:

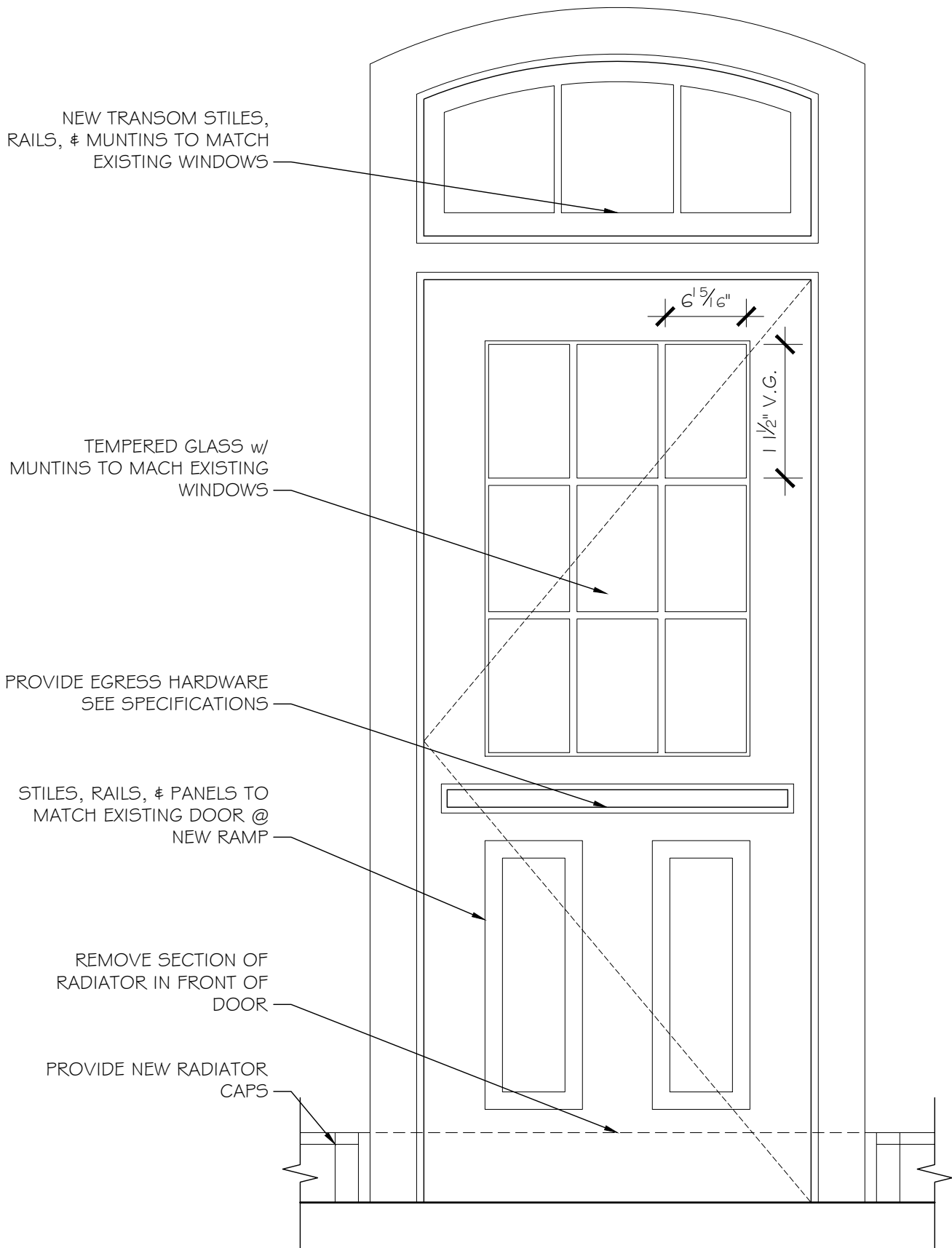
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A4.0

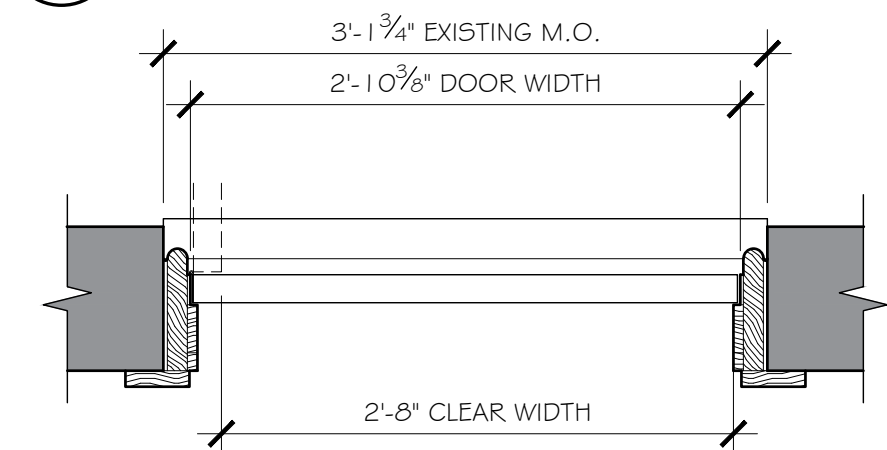


1 NEW DOOR EXTERIOR ELEVATION
SCALE: 1" = 1'-0"

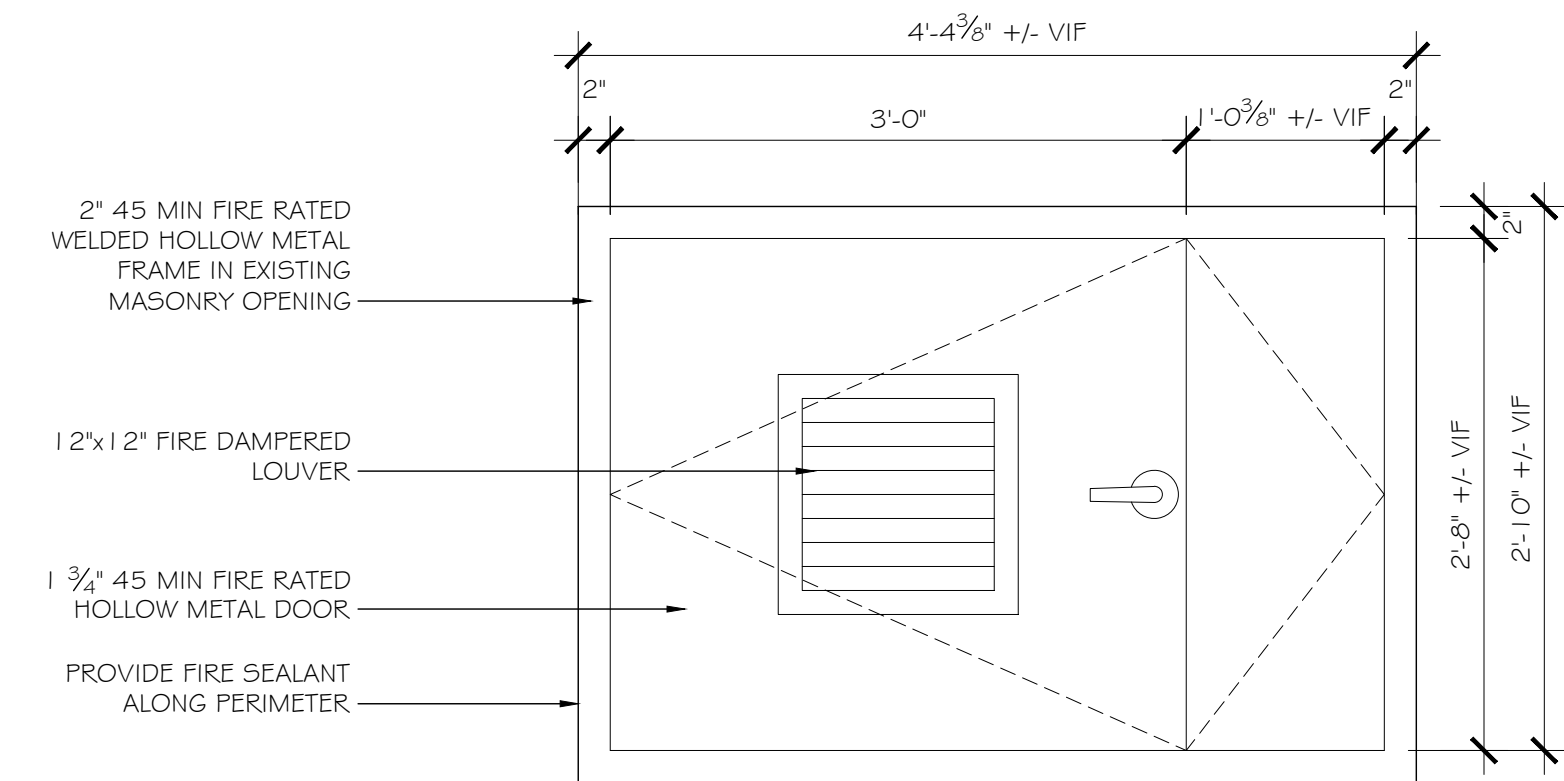
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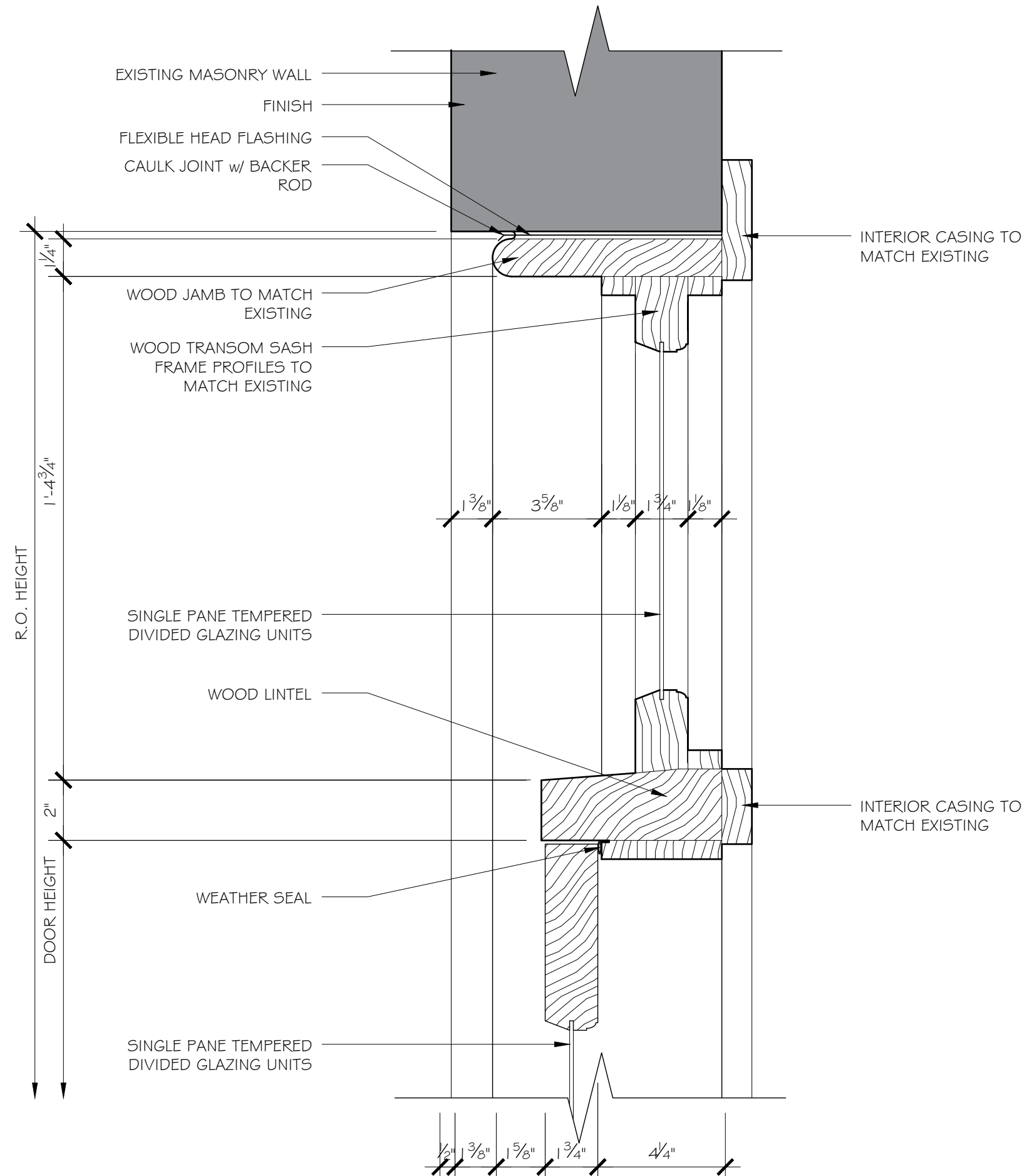
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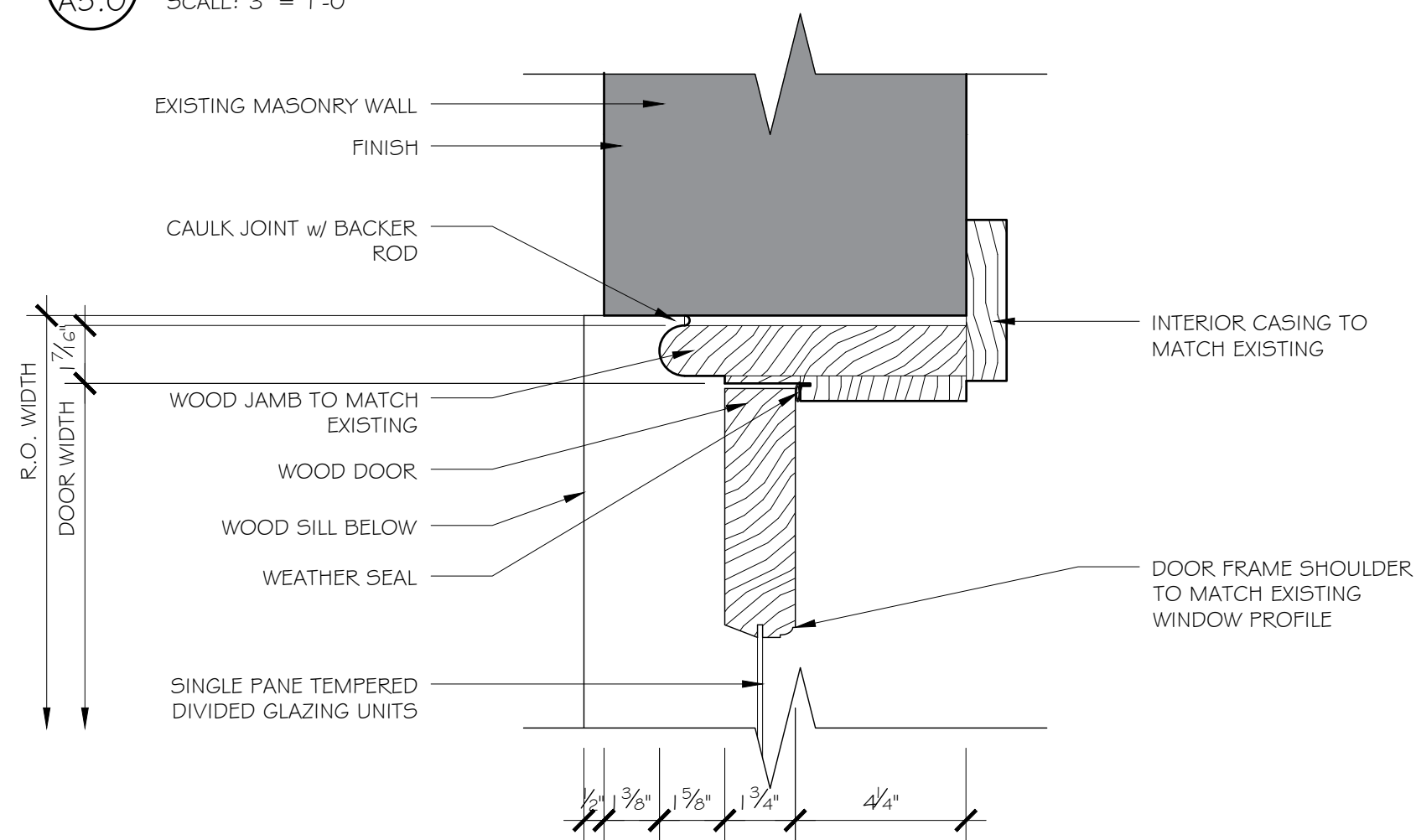
4 NEW DOOR DETAIL PLAN
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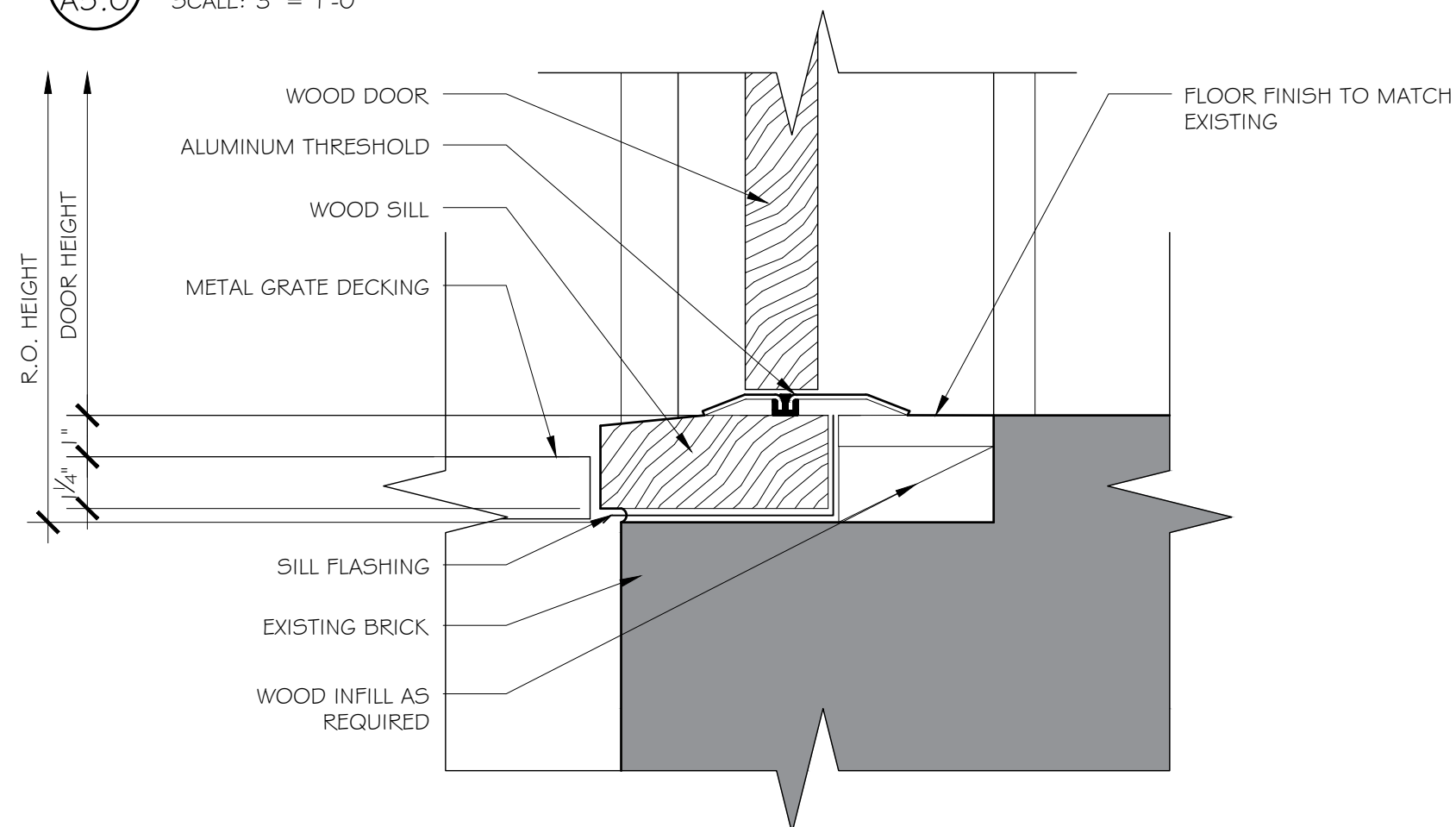
8 NEW FIRE DOOR @ BOILER ENCLOSURE
SCALE: 1" = 1'-0"



5 NEW DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



6 NEW DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



7 NEW DOOR SILL DETAIL
SCALE: 3" = 1'-0"

Contractor shall verify all
Dimensions and Existing
Conditions before
proceeding with the work.

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Revisions:

No.	Date:	Remarks:

Date: 09/20/2024
Scale: AS NOTED
Drawn: WDM
Checked: JDK
Status: HDC Review

Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610

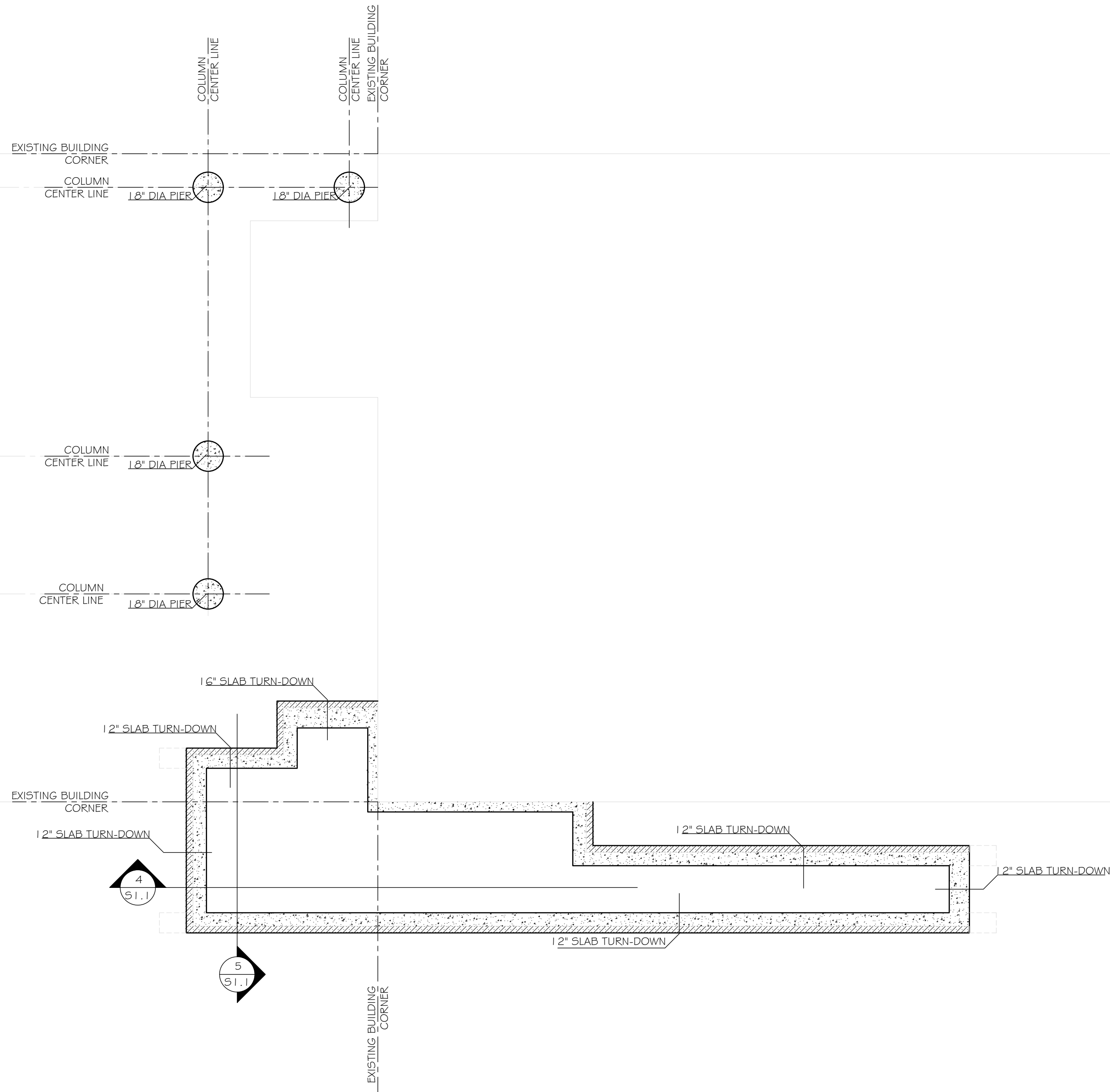
JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317
(610) 388-0111

ENLARGED DOOR
DETAILS

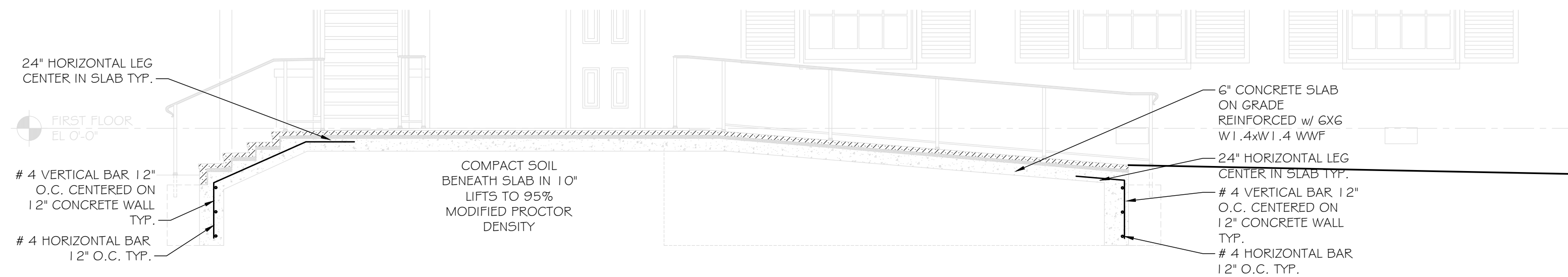
A5.0

GENERAL NOTES GENERAL 1.The following codes and standards, including all specifications referenced within, shall apply to the design, construction, and safety of all work performed on the project. "International Building Code - 2021 Edition", International Code Council. All local, county, and state modifications and revisions to the Building Codes. 2.The Contractor shall be responsible to confirm that all existing conditions are as indicated on the drawings; and shall notify the Architect immediately if any existing conditions are not as shown. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall provide a sketch of the condition with his proposed modification of the details given on the contract document. 3.The Contractor shall review and verify all existing conditions with the proposed work prior to commencement of this work. 4.The Contractor shall be responsible for the proper design and construction of all required bracing and shoring of all construction. 5.The Contractor shall inform the Architect and/or Owner of any fabrication installation and/or erection errors or deviations. No correction action shall be taken without the Architect's approval. 6.The Contractor shall provide for dewatering, as required, during excavation and construction. 7.For dimensions, sections, elevations, etc. see Architectural drawings. 8.The Contractor shall coordinate all information shown on the structural drawings with the Architect's drawings. 9.Any inconsistencies shall be brought to the immediate attention of the Architect for resolution or verification. The Contractor is responsible for notifying the Architect of any inconsistencies between these plans and governing Building Codes Ordinances. EARTHWORK 1.Excavation shall be performed within OSHA guidelines, so as not to disturb existing adjacent buildings, streets, and utility lines. Verify location of all utilities prior to commencement of work. Hand excavate around utilities, as required. FOUNDATIONS 1.Footings shall bear on undisturbed stratum or engineered fill with a minimum bearing capacity of 3,000 psf. 2. All foundations shall be protected from frost action. 3. The bottom of exterior footings shall be a minimum of three (3) feet below finished grade 4. Prior to footing concrete placement, the footing subgrade shall be verified and documented by a Geotechnical Engineer hired by the General Contractor. If conditions prove to be unacceptable at elevations shown, footing bottoms shall be lowered to acceptable subgrade material. Fill over-excavation with lean concrete (2,500 psi). 5. Slabs on grade shall bear on mechanically compacted soil capable of supporting 500 psf. Drainage fill under slabs shall be compacted sand and gravel or crushed stone. 6. Basement and crawl space walls have been designed for an assumed at rest pressure of 50 pcf. CONCRETE 1.Reinforced concrete work shall be in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318, latest edition) and the Specifications for Structural Concrete (ACI 301, latest edition) of the American Concrete Institute. 2.All concrete shall be normal weight and have a minimum compressive 28-day strength of 4,000 psi. Air Entrainment 4% to 6% in all exposed concrete work. 3.Admixtures containing calcium chloride shall not be used in the concrete design mix. 4.Reinforcing Steel: ASTM A-615, Grade 60. 5.Welded Wire Fabric: (W.W.F.) ASTM A-185. 6.Grout for leveling plates shall be non-shrink, non-metallic type, factory pre-mixed grout that is manufactured in accordance with ASTM C109. FC shall not be less than 5,000 psi. 7.The Contractor is to provide slab-on-grade control joints as shown on the plans. These control joints can be formed or saw cut. Saw cutting shall be done as soon as the Contractor can walk on fresh concrete. The Contractor shall not wait until the next day to saw cut control joints. The Contractor can use blade for "bolt" concrete. 8.Reinforcing steel clear cover shall be as follows unless noted otherwise: Concrete cast against and permanently exposed to earth 3" Concrete exposed to earth or weather #6 bars and larger 2" #5 bars and smaller 1-1/2" Concrete not exposed to weather or in contact with ground #11 bars and smaller 3/4" 9.Lap welded wire fabric two (2) full mesh lengths at splices and wire together. Wire fabric shall be placed two inches below top of slab. 10.Lap all reinforcing bars a minimum of 30 inches or 48 times the bar diameter, whichever is larger. 11.Cold weather concreting shall be in accordance with ACI-306.9. 12.Hot weather concreting shall be in accordance with ACI-305R. 13.Cold Weather Concreting: a. If the Owner decides not to wait for mild weather above 40° F. Neglect of cold protection against early freezing can cause immediate destruction or permanently weakened concrete. The following must be provided: b. Under no circumstances shall calcium chloride be used as an accelerant to the concrete mix when using reinforcement steel and/or welded wire fabric. c. All snow, ice, and frost must be removed from subgrade and concrete forms. Concrete shall not be placed on frozen subgrade material. The subgrade may be thawed by covering the grade with rigid insulation (insulation greater or equal to 60 psi compression) and/or external heat. d. To prevent early-age freezing, protection must be provided immediately after concrete placement. The Contractor must submit a concrete protection plan within 72 hours of pouring to the Architect and Engineer. Arrangements for covering, insulating, housing, or heating newly placed concrete shall be documented in the Contractor's plan. The Contractor shall install multiple high/low temperature gages against concrete and formwork. A Contractor's permanent record of temperatures must be recorded and logged every 12 hours and submitted to the Architect and Engineer. e. Acceptable material and methods of protections include insulating materials: polystyrene foam sheets, urethane foam, foamed blankets, cellulose fibers, straw, commercial blankets. In addition, heated enclosures and internal electric heating are acceptable methods. f.The concrete protection period depends on whether the concrete strength has attained the required in-place strength as determined by the Architect and Engineer. The Contractor is responsible to cast six (6) field cured test specimens from each 50 cubic yards of concrete. The specimens shall be made in accordance with ASTM C31. In the event the concrete specimens do not attain the required strength, the Contractor will continue to protect the pour until test specimens have met design criteria. g. At the end of the protection period, concrete should be cooled gradually to reduce crack-inducing differential strains. Concrete thickness of 12 to 36 inches shall maintain 40° F during the first 24 hours after end of the protection period. MASONRY 1. Masonry shall be constructed in accordance with the latest Edition of the Building Code for Masonry Structures (ACI 530) and the Specifications for Masonry Structures (ACI 530.1), except where otherwise modified by these General Notes. 2. Concrete Masonry Units: Hollow block shall conform to ASTM C90, Type N-1. Solid blocks shall conform to ASTM C145. Prisms to have minimum 28-day compressive strength of fm = 1,500 psi. 3. Mortar shall conform to ASTM C270, Type M or S. Portland Cement: ASTM C150, Type I. Lime: ASTM C207. Masonry Cement: ASTM C91. 4. Grout shall conform to ASTM C476 and have a minimum 28-day compressive strength of 3,000 psi. Slump shall be 8 to 10 inches. Maximum aggregate size shall be 3/8". 5. Concrete brick masonry units shall conform to ASTM C57. 6. Deformed bar reinforcement shall conform to ASTM A615, Grade 60. 7. Grout placement shall not start until the placement of reinforcing has been inspected. 8. Fill CMU lintels, bond beams, beam bearings and cells with reinforcement solid with grout. 9. Hollow core units below-grade shall have all cores grouted solid. 10. Allow grout in reinforcing CMU walls to cure a minimum of 48 hours before imposing concentrated or other loads from above. 11. Horizontal Joint Reinforcing: ASTM A82; 9 gage truss-type, galvanized. 12. Provide and install temporary bracing required to insure stability of all walls during construction and until erection of attached structural framing is completed. 13. Provide standard weight galvanized horizontal joint reinforcement in all walls at 16" o.c. unless otherwise shown or noted. Provide one (1) piece prefabricated units at 8" o.c. at all wall corners and intersections. 14. Lap splices for deformed reinforcing bars used in masonry construction shall be 50 bar diameters. STRUCTURAL STEEL 1. Fabrication and erection of structural steel shall conform with A.I.S.C. "The Manual of Steel Construction - Allowable Stress Design", Latest Edition, including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and Code of Standard Practice for steel buildings and bridges except where otherwise modified by these General Notes. 2. Welding shall be in accordance with the "Structural Welding Code ANSI/AWS D1.1", American Welding Society, latest Edition. Use E70XX electrodes. 3. Wide Flanges: ASTM A992, Grade 50. 4. Angles, Channels, Plates, etc: ASTM A36 / ASTM 992 Grade 50 5. Steel Pipe: ASTM A-53, Type E or S, Grade B. 6. Bolted connections shall be with ASTM A325 high strength bolts, 3/4" diameter minimum. 7. Anchor Bolts: ASTM A-307, Grade C. 8. Welding electrodes for field welding: E70-XX series. All welding shall be performed by certified welders and shall conform to AWS - Structural Welding Code. 9. Gas cutting torches shall not be used to correct fabrication errors without the approval of the Structural Engineer. 10. All interior steel shall be painted with rust inhibitive primer. 11. Steel angles and plates along with bolts and washers, in direct contact with exterior finish masonry, and all exposed structural steel, shall be hot-dipped galvanized per ASTM A123. 12. All connections shall be "Framed Beam Connections" designed in accordance with Part 4 of the AISC Manual. The connections shall be designed for end reactions as indicated on Uniform Load Constants For Beams Laterally Supported Tables in Part 2 of the AISC Manual. Provide full depth double angle connections unless otherwise noted. 13. The Contractor shall provide 6" minimum bearing at ends of steel beams on concrete, CMU or "lvy" block walls. Steel beams shall be prevented from rotating or sliding by grouting pocket solid. DESIGN DATA For all joist spans: Deflection Live Load = 1/600 Deflection Total Load = 1/480 For joist spans over 15'-0", limit deflection to 3/8" maximum 1. Gravity - Superimposed Dead Loads AREA PSF Steel Stairs with steel grating 25 psf 2. Gravity - Superimposed Live Loads AREA PSF Egress stairs 100 psf Ground Snow Load 30 psf 3. Wind Data: Wind Speed: 115 mph Risk Category II Importance Factor (Iw): B I.O Building Exposure Category: Components & Cladding: To be designed in accordance with "2021 International Building Code". 1 51.0 SCALE: 1 1/2" = 1'-0" 2 51.0 SCALE: 1 1/2" = 1'-0" 3 51.0 SCALE: 1 1/2" = 1'-0" 4 51.0 SCALE: 1 1/2" = 1'-0" Copyright, 2024 John Milner Architects, Inc. Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work. Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610 JOHN MILNER ARCHITECTS, inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 610) 388-0111 STRUCTURAL NOTES AND DETAILS S1.0 Page 70 of 288
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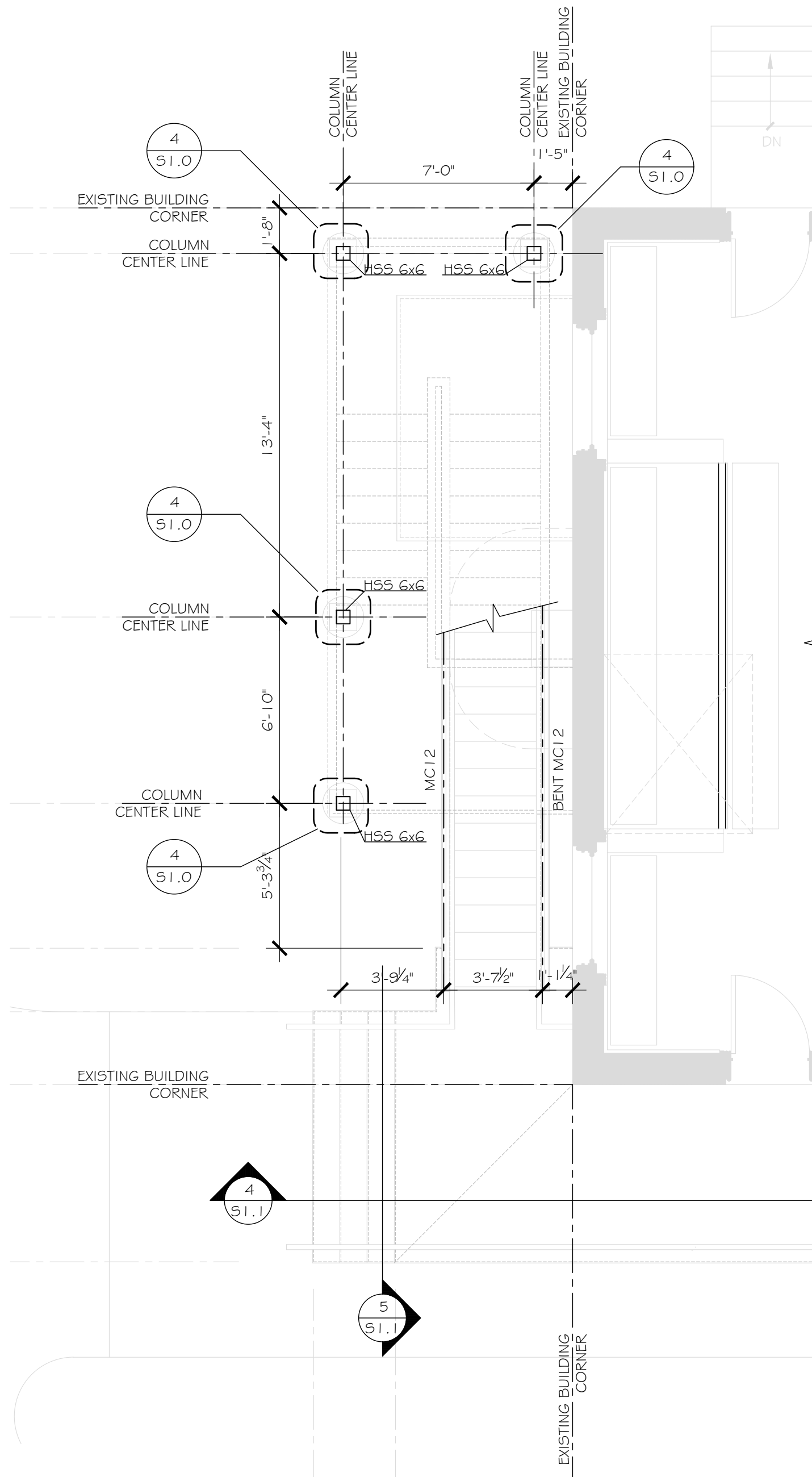
STRUCTURAL MEMBERS TABLE				
MARK	DESCRIPTION	MATERIAL	SIZE	NOTES
HSS 6x6	SUPPORT COLUMN	GALVANIZED STEEL	HSS 6x6@2%	
C8	INTERMEDIATE SUPPORT	GALVANIZED STEEL	C8x11.5	
MC12	STAIR STRINGER	GALVANIZED STEEL	MC12x35	
BG1	BAR GRATE	GALVANIZED STEEL	1/2" x 3/4" 11-W-4	
ST	BAR GRATE	GALVANIZED STEEL	1/2" x 3/4" 11-W-4	



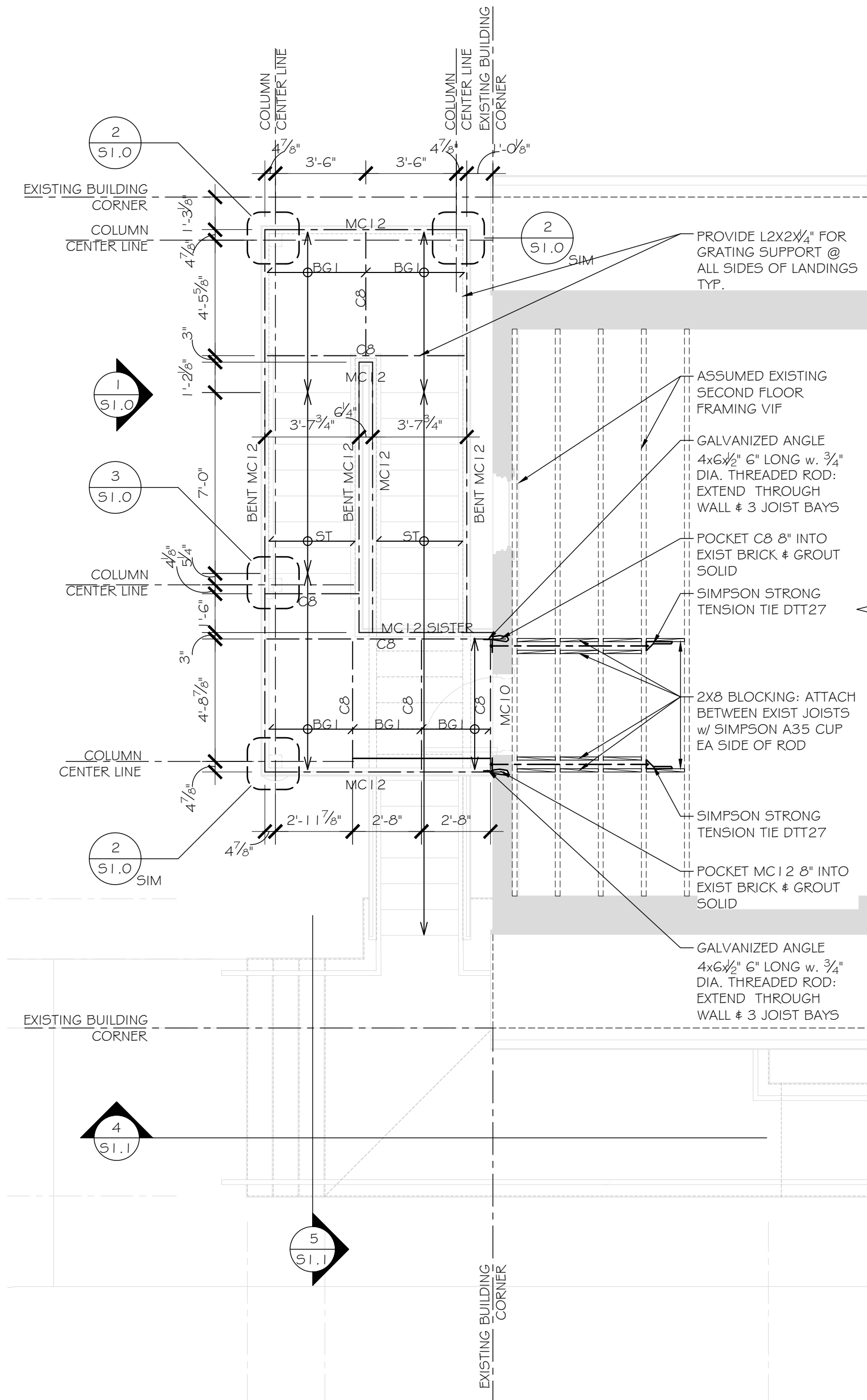
1 STRUCTURAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



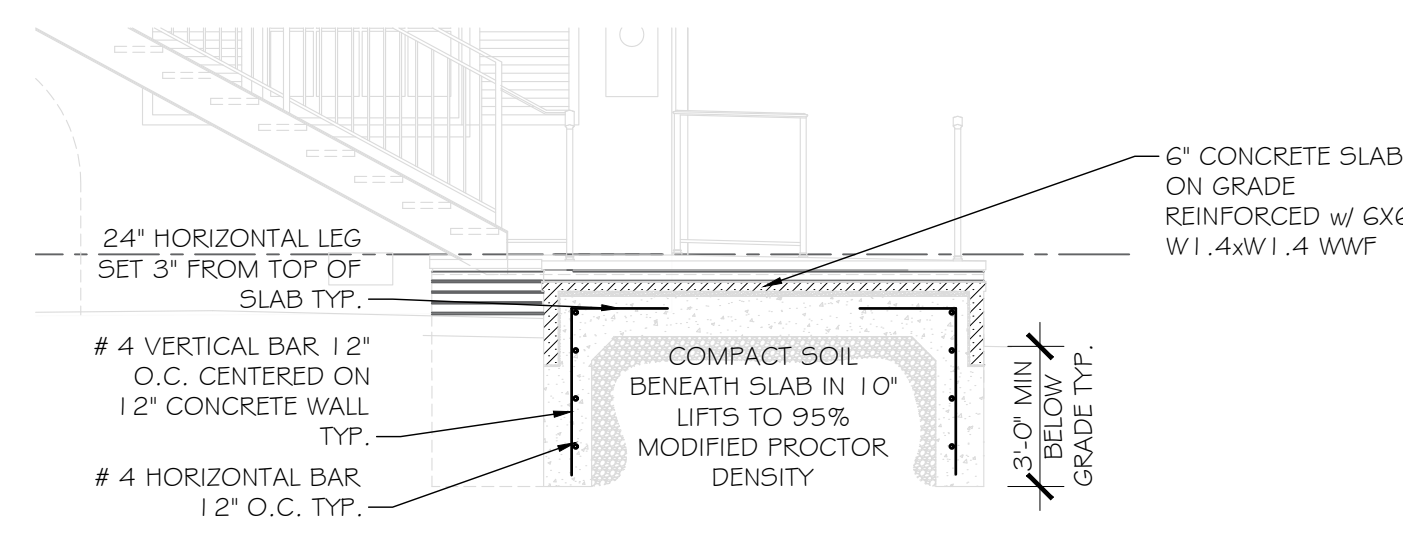
4 STRUCTURAL FOUNDATION SECTION @ RAMP
SCALE: 1/4" = 1'-0"



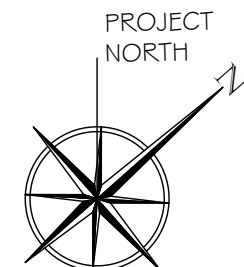
2 STRUCTURAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



5 STRUCTURAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



Contractor shall verify all
Dimensions and Existing
Conditions before
proceeding with the work.

Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610
JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

STRUCTURAL
PLANS AND SECTIONS

S1.1

Revisions: No. Date: Remarks:
Date: 09/20/2024 Scale: AS NOTED Drawn: WDM Checked: JDK Status: HDC Review



English Gas Wall Lantern

After the development of gas lighting in England, governments were required to light the streets. This fixture is inspired by an early 19th century lantern found in England.



Shown with a bronzed copper finish & lantern yoke bracket.

SPECIFICATIONS

- All sizes UL listed for Wet location
- 60-watt max** candelabra (E12) socket or 100-watt max (E26) socket
- 2" x 4" junction box

Small

- 13.5" w x 15.75" d x 21" h
- One Lamp

Medium

- 17" w x 18.5" d x 25.75" h
- One or Three Lamp

Large

- 19" w x 20.5" d x 29.5" h
- One or Three Lamp

Materials

- Copper

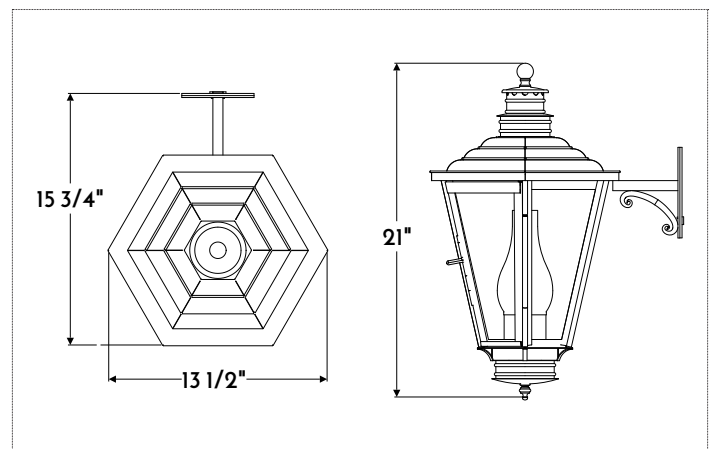
Finishes

- NACP, BZCP, OXCP, LDCP

Other Options

- Plain, Seeded, Frosted, Opal or Restoration Glass
- Lantern Yoke, Heavy Duty Gooseneck or Wing Bracket
- Custom materials and finishes available upon request

**Filament LED (2-6 watt) bulbs strongly recommended with optional wax sleeves



Shown with small dimensions

FINISHES	COPPER	TIN	**Clear coat finish available
	NACP Natural**	AGTN Aged	
	BZCP Bronzed**	NATN Natural**	
	OXCP Oxidized	BRTN Brushed**	
	LDCP Leaded		

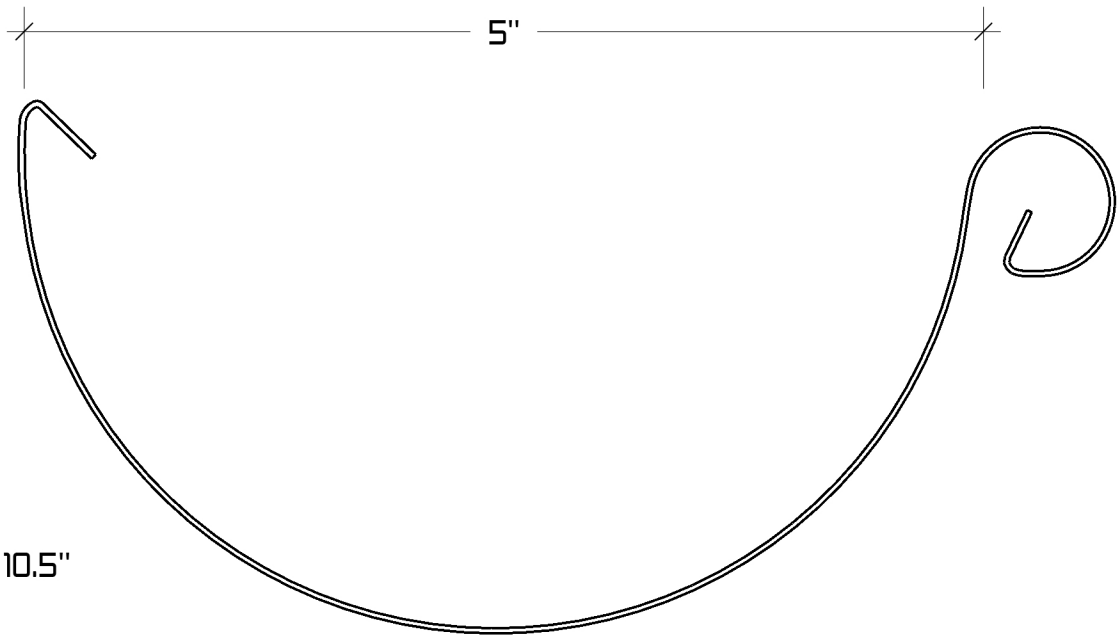
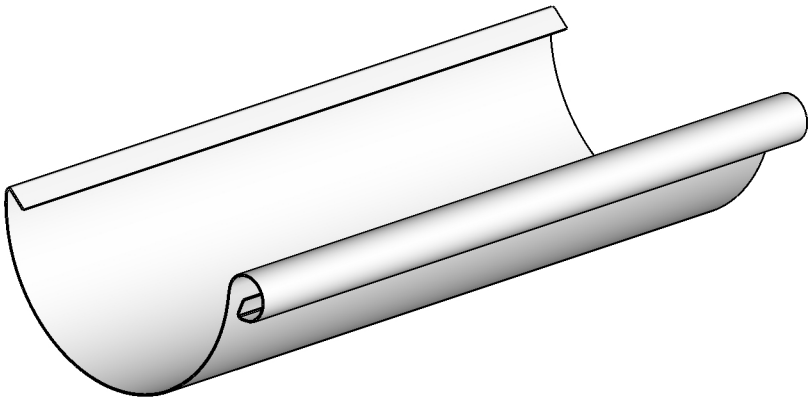


5" Single Traditional Euro Bead Gutter

Materials: copper, lead coated copper, freedom gray, galvalume and zinc.
Other materials upon request.

Lengths: 10' and 19.5'

Sizes: 5", 6", 7", 7.6" and others upon request.



Stock size: 10.5"
Scale: 1:1

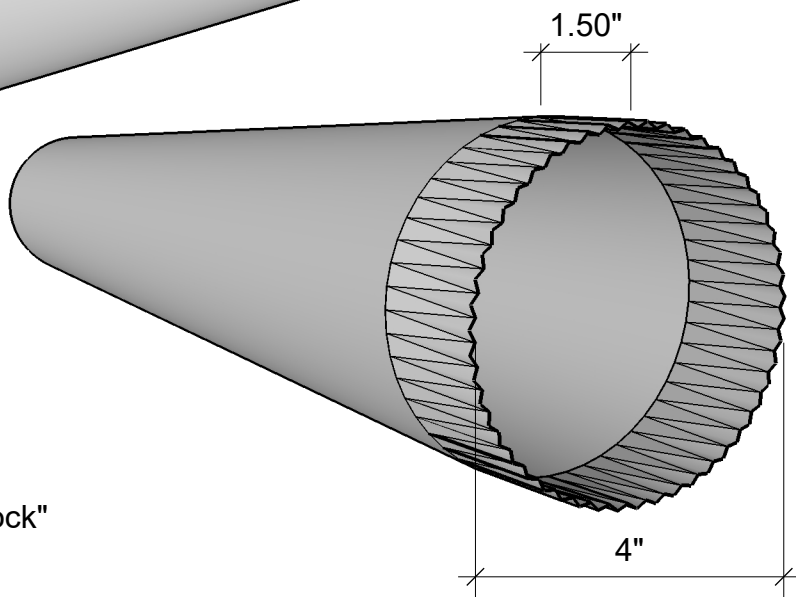
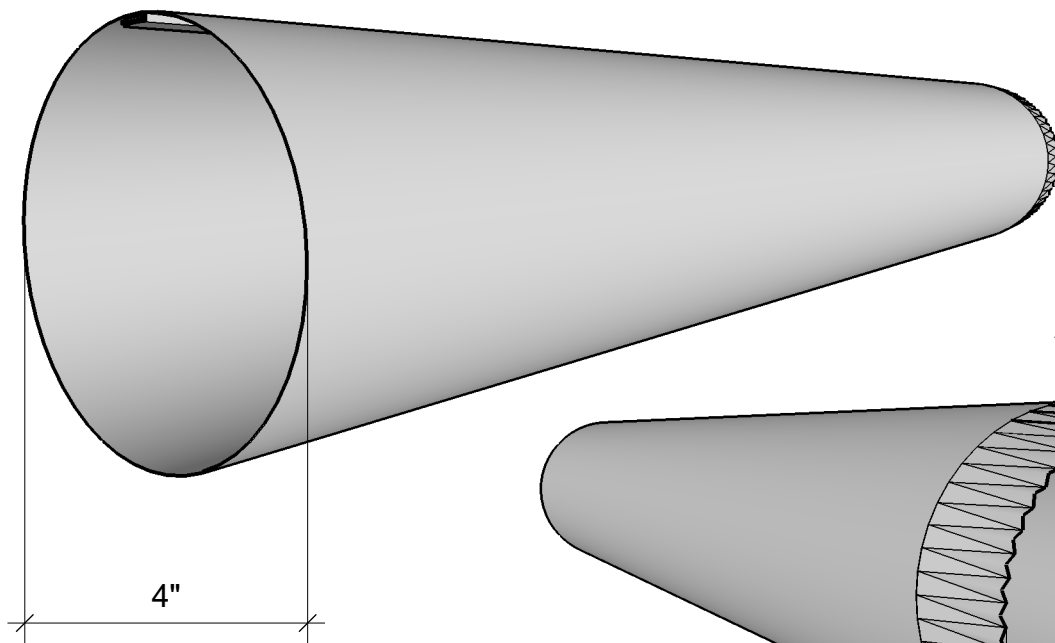


1310 E. Cornwallis Rd.
Durham, NC - 27713
(919) 544-8887 - Fax: 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

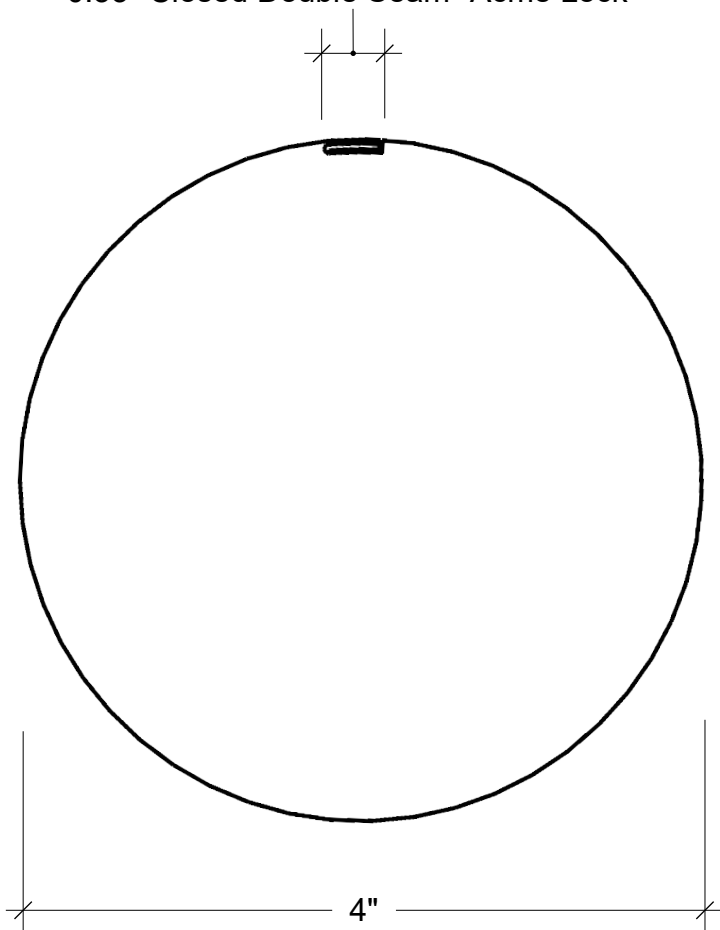
5" Euro Bead Gutter

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

001
D



0.33" Closed Double Seam "Acme Lock"



Material Types Available

- ☐ 24 ga. Pre-Fin Kynar Steel Color: _____
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color: _____
- ☐ .032 Pre-Fin Kynar Alum Color _____
- ☐ .040 Pre-Fin Kynar Alum Color _____
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 16 oz. Lead Coated Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel

Notes:

Downspout is only available in 10'0" sections

Downspout is crimped on one end for easy installation



1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

4" Round Downspout

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

100

Third Haven Friends Meeting

405 S Washington Street



Setting of 1880 Brick Meeting House and 1684 Frame Meeting House



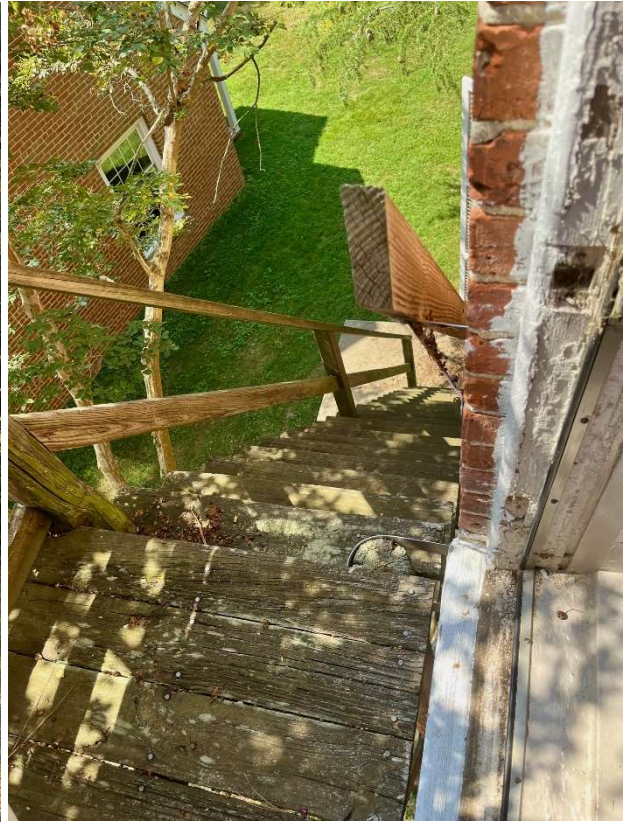
Front (East) Elevation



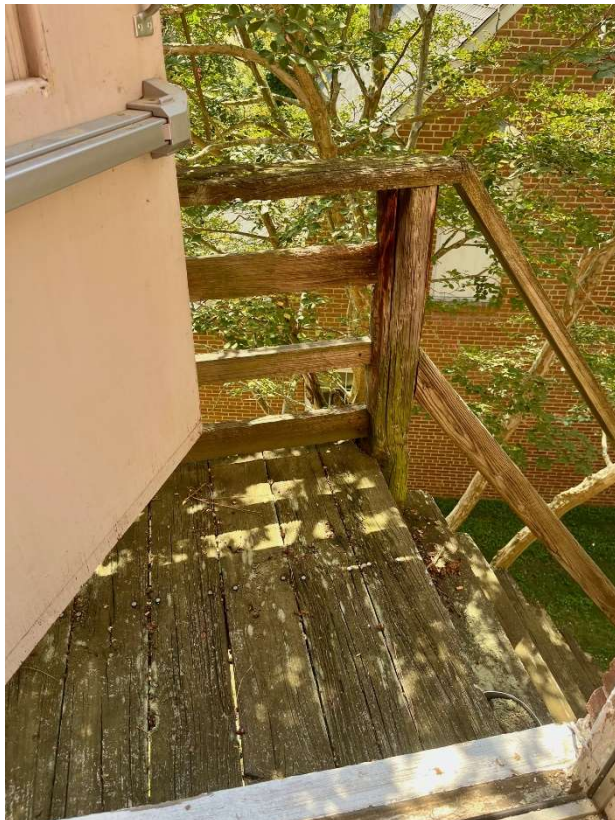
North / South Elevations – showing existing noncompliant stairs & ramp



Rear (West) Elevation –Showing noncompliant 2nd floor exit stairs



Stairway / Details from Second Floor Egress



Existing Unsafe Stairs / Interior door



North / South 1st Floor Doorways-

Painted plywood above doors to be repaired to
original narrow frame segmental arch transom lights matched to
existing front door details (inset).

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Tree Removal Request**Application Type**Removal of Healthy Trees ☐Removal of Dead / Dying Trees ☐**Owner**

Name Trustees of Third Haven Monthly Meeting of the Society of Friends, Inc.

Mailing Address 405 S. Washington St. Easton MD 21601

Telephone No. 443-496-4007 Email pbmorris@goeaston.net

Contractor Information *Subcontractor Information Below

Name Harper & Sons, Inc License No. 20266408 Expiration Date 04/30/2025

Mailing Address 9071 Centreville Rd, Easton MD 21601

Telephone No. 410-820-2000 Email rmarkey@harperandson.com

Property Location

Address 405 S. Washington St. Easton MD 21601

Tax Map 0106 Grid 0000 Parcel 2288 Lot N/A

Details of Request

Number of trees to be removed 1

Species of tree(s) to be removed Crepe Myrtle

Number of trees to be replanted 1

Species of tree(s) to be replanted Quercus Muehlenbergii

Is the property located in a subdivision?

Y ☐ N ☒

Name

Is the property located in the Historic District?

Y ☒ N ☐

Is/Are the tree(s) located within the Critical Area?

Y ☒ N ☐

Is/Are the tree(s) located within a Forest Conservation Area?

Y ☐ N ☒

Is/Are the tree(s) located within any right-of-way?

Y ☐ N ☒

Is/Are the tree(s) located within a landscape buffer?

Y ☐ N ☒

Is/Are the tree(s) a Maryland State Champion Tree?

Y ☐ N ☒

Is/Are the tree(s) fronting a public road ("street trees")?

Y ☐ N ☒**Specific Requirements**

- ☒ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting. see plans: L1.2, detail #3
- ☒ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished. See pdf file: Crepe Myrtle Removal and Mitigation Proposal
- ☒ Photographs of trees are to be provided. See pdf file: Crepe Myrtle Removal and Mitigation Proposal
- ☒ Please provide any landscape architect or arborist evaluation reports. see plans: L1.2, detail #3

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent	
Date	09/20/2024
Printed Name of Applicant or Agent	Priscilla B. Sener, President, Trustees of Third Haven

For Office Use Only

Application Date	09/20/2024	Application No.	2024-1297	T 24-08
HDC Approval Date		Fee Paid	-	
P & Z Approval Date				
Created 02-2019				

Subcontractor Information					
Name	Mark Wheeler	License No.	1972	Expiration Date	12/31/2024
Mailing Address	8625 Commerce Drive, Easton MD 21601				BARTLETT TREE EXPERTS
Telephone No.	410-745-5100	Email	mwheeler@bartlett.com		

Tree Removal Request –Third Haven Brick Meetinghouse Renovations

Narrative & Photograph 09/19/2024

As part of the application to replace the existing unsafe rear egress stair from the second floor of the 1880 brick meetinghouse at Third Haven, a crepe myrtle tree must be removed. The tree is a non-native multi-stem 10.5” dbh specimen. Its root zone is too close to the building and its infrastructure as shown in the photograph below. (See X on drawing L1.0)

The tree is within the Critical Area Boundary as depicted on drawing L1.1.3. The proposed mitigation tree is located (with two alternate locations) on the same plan detail. The replacement will be within the Critical Area to the north of the buildings, where there is room to grow. We request to plant a native *Quercus muehlenbergii*, (chinquapin oak), 1.5” caliper. While we have several other types of white oak on our seven-acre property, this species was chosen to diversify within that critical keystone category. Long-term canopy succession important to us.





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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 122 N Harrison Street

Applicant: Lawrence Claggett on behalf of TLL LLC.

Application Number: 2024-1299

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant proposing to demolish and re-construct the existing front porch. The proposed porch will consist of a standing seam metal roof with wooden porch posts. The applicant is also proposing to replace the existing asphalt shingle roof in-kind.

Background Information:

On August 30, 2024 a Property Maintenance Notice (Case# 24-1478) was sent to the property owner stating that the peeling paint on the siding and above the porch is in violation of property maintenance code 304.2. The letter directs the property owner to “have the peeling flaking paint on the siding and around the porch eliminated and repainted.”

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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



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

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

Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

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.
- c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.
- d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.
- e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.
- f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 70. Roof Material

- a. Retain and repair visible historic roofing materials where feasible.



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

- 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.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- 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).

Recommended Conditions:

Should the Commission approve this application, staff recommends the following conditions:

- 1. The existing gutters and downspouts shall remain.
- 2. The existing porch's trim and fascia shall be replicated using wood that matches the existing in shape and profile.
- 3. A revised cut sheet for the standing seam metal roof shall be submitted to staff for review that meets the dimensional standards of Guideline 70e.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101024590		122 N HARRISON ST		TLL LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
PORCH IS REBUILT AND WINDOWS ARE REPLACED. OTHERWISE RELATIVELY UNALTERED SETTING IS COMPROMISED BY NEW CONSTRUCTION + PARKING LOTS							



RECEIVED

SEP 23 2024

HD 24 - 111

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

TOWN OF EASTON

Application #: 2024-1299
Date Received: 09/23/2024
Fee Paid: \$75.00
HDC Meeting Date: 10/15/2024
Date Property Posted: 10/08/2024

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: 122 N. HARRISON
☐ Contributing ☐ Non-Contributing YEAR BUILT: ~1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: TLL LLC
TELEPHONE NO.: 410-310-3169 EMAIL: L6C@CLAGGETT-ENG.COM

Applicant or Agent

NAME: LAURANCE CLAGGETT
TELEPHONE NO.: SAMB EMAIL: SAMB

Description of Proposal (include additional sheets, as necessary)

<u>DEMO OLD PORCH + BUILD NEW LIKE OLD.</u>
<u>NEW ROOFING WITH REMOVAL OF OLD SHINGLES.</u>

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

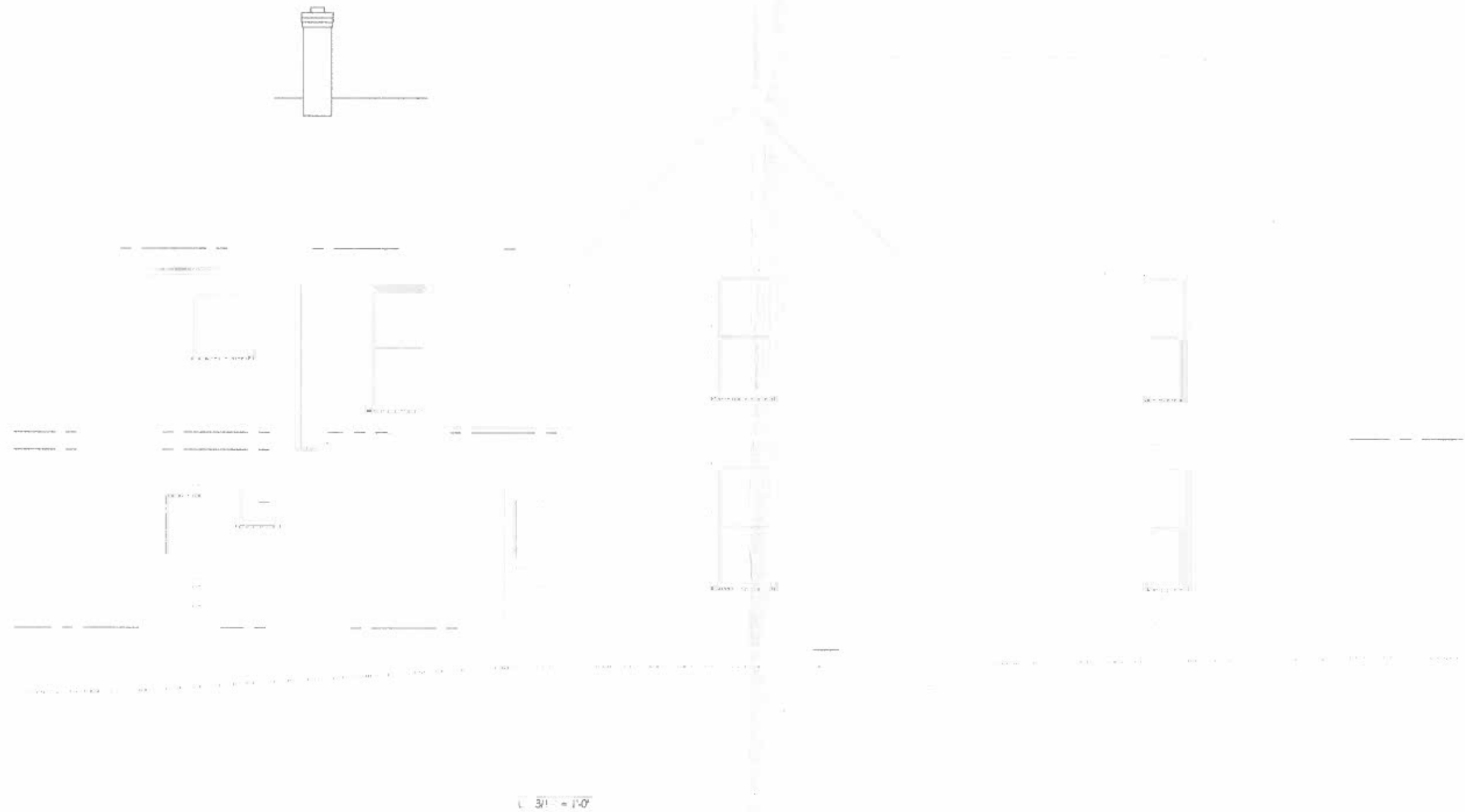
Signature of Applicant or Agent

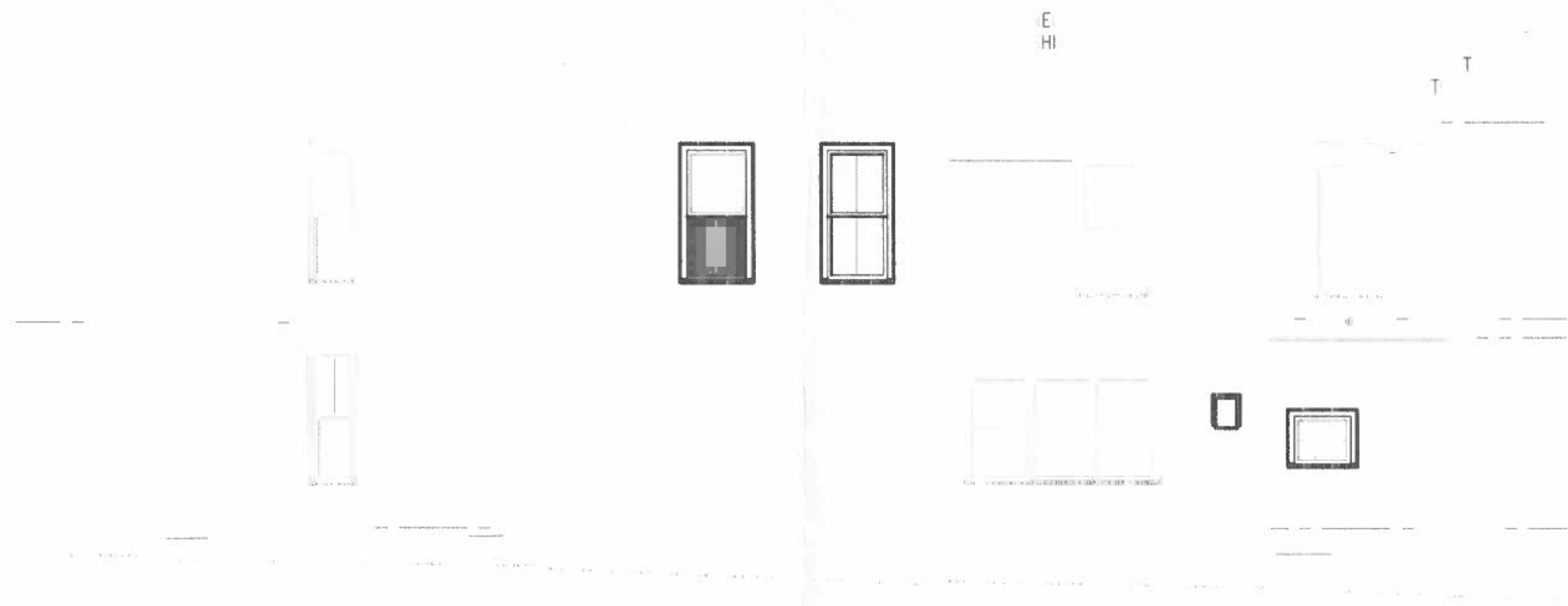
Date

Printed Name of Applicant or Agent

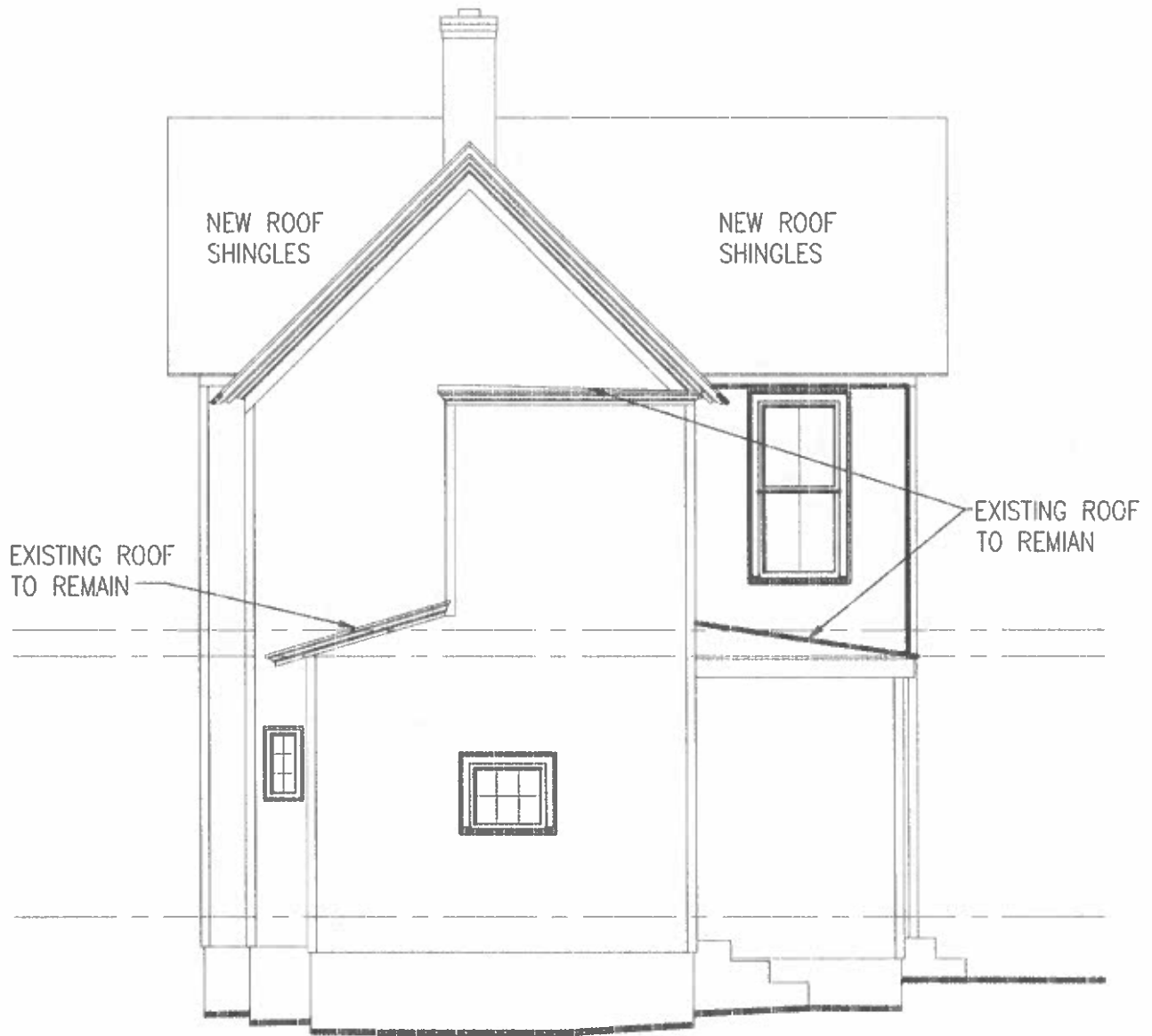
<u>L. G. Claggett</u>
<u>9-22-24</u>
<u>LAURANCE CLAGGETT</u>

Revised 4.4.2022





50' = 3/16" = 1"



EAST (REAR) ELEVATION

SCALE 1/8" = 1'-0"



122 N. HARRISON

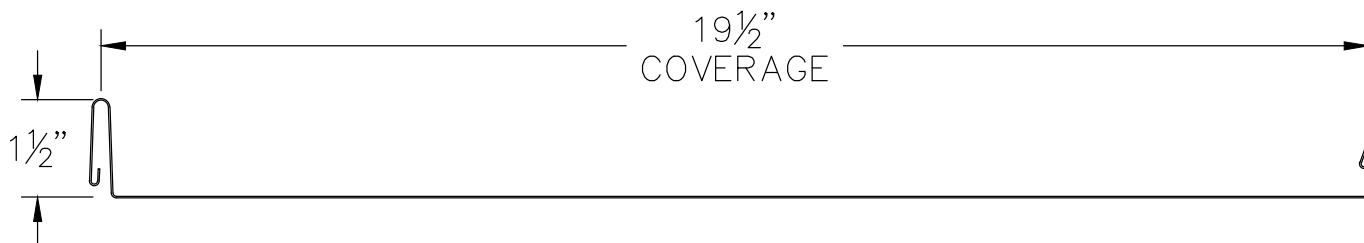


120 N. HARRISON

WEST (FRONT) ELEVATIONS

ABSEAM PANEL

24 GAUGE SPECIFICATIONS



Standard: 19½" Wide Coverage • 1½" High Rib
Customized: 11½" to 19½" Wide Coverage

	24 GAUGE
STEEL THICKNESS	0.0236" minimum thickness
STEEL WEIGHT	Approx. 1.23 lbs. per square foot
PANEL WEIGHT	Approx. 2 lbs. per linear foot
SUBSTRATE	AZ50 Galvalume
GRADE	50 KSI
PRETREATMENT	1303
PRIMED	Yes
COATING	Sherwin-Williams Fluoropon®
WARRANTY	40 Year Limited Paint Warranty*

*See warranty documents for details.

WHY FLUROPON®?

For over 50 years, finishes based on Sherwin-Williams' Fluoropon® 70% PVDF resin have helped protect commercial, industrial, and residential buildings around the world.

No other coating system withstands the rigors of nature and time like those based on Fluoropon's® 70% PVDF resin system (or Valspar's proprietary 70% PVDF resin system).

This high performance fluoropolymer resin, with its extraordinary capability to retain color and gloss, keeps coated metal looking vibrant and appealing for decades.

717-445-6885

abmartin.net
82 Garden Spot Road,
Ephrata, PA 17522



Quote Form



BUILDERS FIRSTSOURCE-EASTON
8401 OCEAN GATEWAY
EASTON MD 21601
410-822-4880



Project Information (ID #7893336 Revision
#11755175)

[Hide](#)

Project Name: NELSON

Quote Date: 2/5/2024

Customer:

Submitted Date:

Contact Name:

PO#: COLUMNS

Phone (Main):

Phone (Cell):

Sales Rep Name: Jon Palmer

Customer Type:

Salesperson:

Terms:

Delivery Information

[Hide](#)

Shipping Contact:

Comments:

Shipping Address:

City:

State:

Zip:

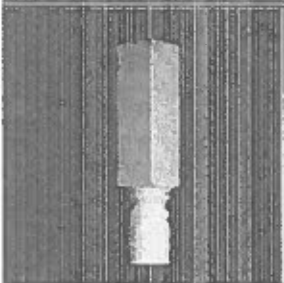
Unit Detail

[Hide All Configuration Options](#)

Item: 0001: PERMAPOST 6" X 9' COLONIAL HEAVY/DUTY FF

Location:

Quantity: 1



PERMAPOST 6" X 9' COLONIAL HEAVY/DUTY FF

375.13

Configuration Options [Hide](#)

- Product Category: HBG Columns, Porch Post & Rail
- Manufacturer: HB&G
- Category: Shelf Items
- Material Type: Permapost
- Product Type: Porch Post
- Item Type: Colonial
- Size: 6"
- Height: 9'
- Model: PP6X9HD

Item Total: \$ 375.13

Item Quantity Total: \$ 375.13

Unit Summary

[Hide](#)



Warren's Wood Works, Inc

8708 BROOKS DRIVE • EASTON, MARYLAND 21601

410-820-8984 FAX 410-820-6134

www.warrenswoodworks.com

Quotation

B I L L T O	CASH 8708 BROOKS DRIVE EASTON, MD 21601 (410) 820-8984	S H I P T O	CASH 8708 BROOKS DRIVE EASTON, MD 21601 (410) 820-8984
---	--	---	--

ACCOUNT	ENT	SALES	ORDER NO.	ORDER DATE	INVOICE DATE	DUE DATE	PAGE	
00059	MH	HA	764326	02/05/24			1 of 1	
SHIP VIA		CUSTOMER P.O. NO.			TERMS		INVOICE NO.	
		MH			CASH			
QUANTITY			U/M	ITEM	DESCRIPTION	BIN	UNIT PRICE	EXTENDED AMOUNT
ORDER	SHIP	B/O						
800	800	0	LF	584FCB	5/8 X 4 CLEAR FIR CEILING "FULL 6 PC BUNDLES ONLY"	BLDG D	1.38	1,104.00
160	160	0	LF	16PP	1X6 WHITE PINE PRIMED FJ	BLDG C	1.18	188.80
112	112	0	LF	18PP	1X8 WHITE PINE PRIMED FJ	BLDG C	1.69	189.28
160	160	0	LF	16PP	1X6 WHITE PINE PRIMED FJ	BLDG C	1.18	188.80
2	2	0	EA	9624410051	10X3 U2 STAINLESS UNIV BUCKET H10103000P	OFFICE	105.12	210.24
STORE HOURS : MONDAY - FRIDAY 6:30 - 4:00					Sub Total		1,881.12	
* NO RETURNS WITHOUT RECEIPT / NO RETURNS AFTER 30 DAYS ALL RETURNED MERCHANDISE MUST BE IN ORIGINAL CONDITION NO RETURNS ON SPECIAL ORDER MERCHANDISE * DAMAGE OR SHORTAGE MUST BE REPORTED WITHIN 24 HOURS. * NOT RESPONSIBLE FOR LOSS OR DAMAGE OF SPECIAL ORDERS STORED AT WARREN'S WOOD WORKS OVER 30 DAYS PRINT _____ Authorized Purchaser _____					PULLED _____ CHECKED _____ DELIVERED _____		Tax on MTL & FAB 112.87 Shipping Charge Misc. Charge Project Total 1,993.99 Deposit	
							Amount Due 1,993.99	

02/05/24 12:57:25 200 MH











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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 20 N Washington Street

Applicant: Steve Cahall on behalf of ROT Ventures LLC

Application Number: 2024-1308

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to install an approximately 8' by 17' walk-in freezer located to the rear of the structure. A new opening will be created in the rear block wall to provide access from the kitchen to the walk-in. The existing utility infrastructure and downspouts currently located on the rear façade will need to be relocated.

Historic District Guidelines:

Guideline 11. Erect New Outbuildings Sensitive

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

Staff Recommendation:

Staff supports a Commission **approval of this application as submitted**. The proposed walk-in will not be visible from any public right-of-way which is consistent with Guideline 11a. The Commission has previously approved the installation of walk-in coolers within the Historic District. Most recently, the Commission approved the installation of a walk-in at 216 E Dover Street (Application #23-945) which is located in an existing parking lot behind the primary structure.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101008331		20 N WASHINGTON ST		MARSHYHOPE VENTURES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1889*		VERY GOOD					
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-407	Y	
NOTES							
NICELY DETAILED 2 PART COMMERCIAL BLOCK BUILDING. CASTSTONE + TERRA COTTA DETAILS. CORBELLED BRICK CORNICE + PILASTERS. 1889 DATE STONE AS WITH MOST BUILDINGS ON THE BLOCK THE 1ST FLOOR FAÇADE IS RECONFIGURED.							

Appendix B: Maryland Historic Trust Survey

T-407

Chaffinch Building (Maggie's Place, C.G. Clothiers)

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Maggie's Place
20 North Washington Street
Easton, Maryland 21601

T-407
C1880

Maggie's Place is housed in a two story brick commercial building of about 1880. Architectural interest is found in the bands of molded brick which make up the cornice. The facade has a liveliness created by the syncopated rhythm of the second floor windows with the larger in the center. The louvered blinds closing these windows and delicate cast iron grille are probably original.

MARYLAND HISTORICAL TRUST

2104074611
T 407

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Chaffinch Building

AND/OR COMMON

Maggie's Place

2 LOCATION

STREET & NUMBER

20 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

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

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

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

NAME

Ronald N. Fox

Telephone #: 301-822-0652

STREET & NUMBER

RD #4

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 458 458

Folio #: 196 191

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

NONE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This small flat-fronted brick building is located on the east side Washington Street across from the Talbot County Court House. The old street known as Magazine Alley runs along its southern wall; its northern neighbors are modern buildings.

The building is two stories in height and three bays wide; it has a flat roof which slopes to the rear. Now used as a women's clothing store, Maggie's Place, the store front and rear additions are modern.

The most notable feature of this building is its facade of dark red brick with molded brick and marble details. The pilasters at either side of the facade and the cornice display this kind of ornamental work.

The cornice is quite elaborate, with a graceful integration of design motifs. The upper-most course is a thin cove of marble. Beneath this and partially in its shadow are courses of molded red brick and unmolded yellow brick. In the "frieze" are three inset panels of brick with trim of a molded egg and dart pattern. Brick used through is smooth and dark red in color; it is laid in common bond. Additional molded brick is found at the mid-point of the second floor windows and at the window openings.

There are three window openings at the second floor level on the front facade. The center window is wider than those at the side; they are symmetrically placed. The louvered shutters which close the windows and the iron balustrade in front of these windows are shown in early photographs of the structure and appear to be original. No window sash or trim is visible.

The windows have segmental arches of brick; the sills are unmolded white marble. A belt course, mostly obscured by the sign board, runs at the second floor sill line.

No original details remain on the interior. The first and second floors and the basement are used as sales areas.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES

c 1880

BUILDER/ARCHITECT

John Cheezum

STATEMENT OF SIGNIFICANCE

This small brick commercial building is significant because of its molded brick detailing and pleasing proportions. It displays a use of ornamental brick favored in urban commercial buildings in the later part of the nineteenth century and is the best remaining example of this type of brick work in Easton. Located across from the Court House Square, it maintains the scale and rhythm of the "street wall" on the east side of Washington. Unlike many of the other buildings on the street, it has a liveliness created by the syncopated rhythm of the second floor windows and by the tension between its horizontal moldings and the verticles of the windows and pilasters.

A 1920 photograph shows an elegant, lacey cast iron sign on the roof with the name Chaffinch. Interesting in itself the sign made the building seem taller and more important than it seems now. The store front is hidden by an awning.

The building was built before 1885; it was probably constructed about 1880 by John Cheezum, a merchant, who was advertising his fine store at this address in 1877. He had purchased the property in 1857 from Robert Lambdis. Mr. Lambdis acquired the property in 1833 for \$2500.00, a sum which indicates that an earlier building was standing at that time.

L458/F196
L51/F87

Ronald Fox now owns this property which was deeded to him from the estate of Benjamin Fox. In 1833, Robert Lambdin bought the premises from the original owners and in 1857 Caroline Lambdin sold it to John Cheezum. The building was an inheritance of Henrietta Maria Nicols from her mother and she and her husband Robert Goldsborough sold it for \$2500.00 in 1833. So, it was one of the early houses in the row across from the Court House.

L330/F440

In 1956, Benjamin, Fred and Morton Fox acquired the building and shortly thereafter, Morton sold out his interest to Benjamin and Fred Fox.

L358/F441

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House
 Pictured in, Ingraham, Prentiss. Land of Legendary Lore, (Easton, Maryland:
 The Gazette Publishing House) 1898.
 The collection of The Maryland Room, Talbot County Court House, Photograph.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE NA COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

August 12, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons

301-822-2706 President

CITY OR TOWN

Easton

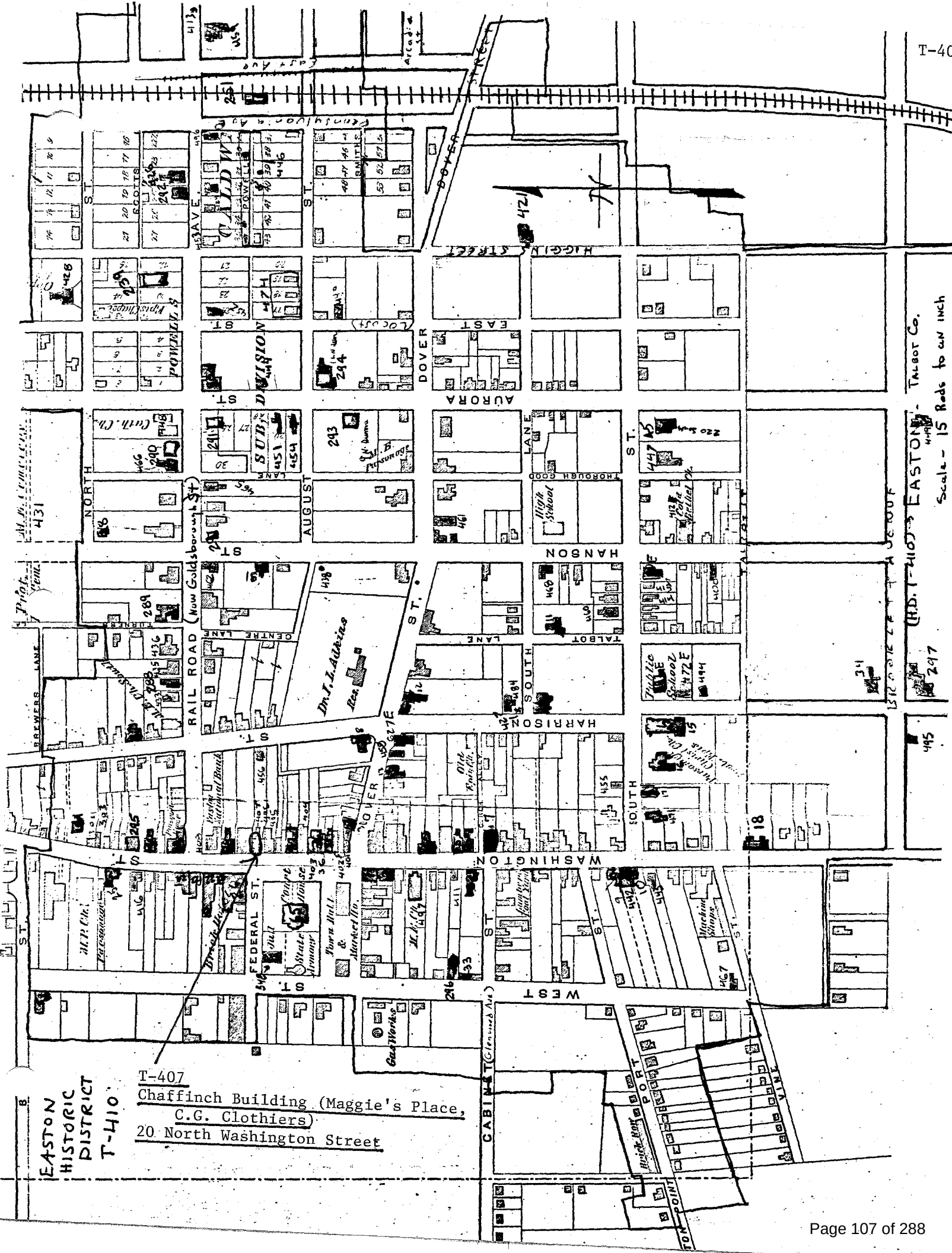
STATE

Maryland

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

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

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



T-407
Chaffinch Building (Maggie's Place,
C.G. Clothiers)
20 North Washington Street

Talbot Co.
Scale - 15 Rods to an inch

2017

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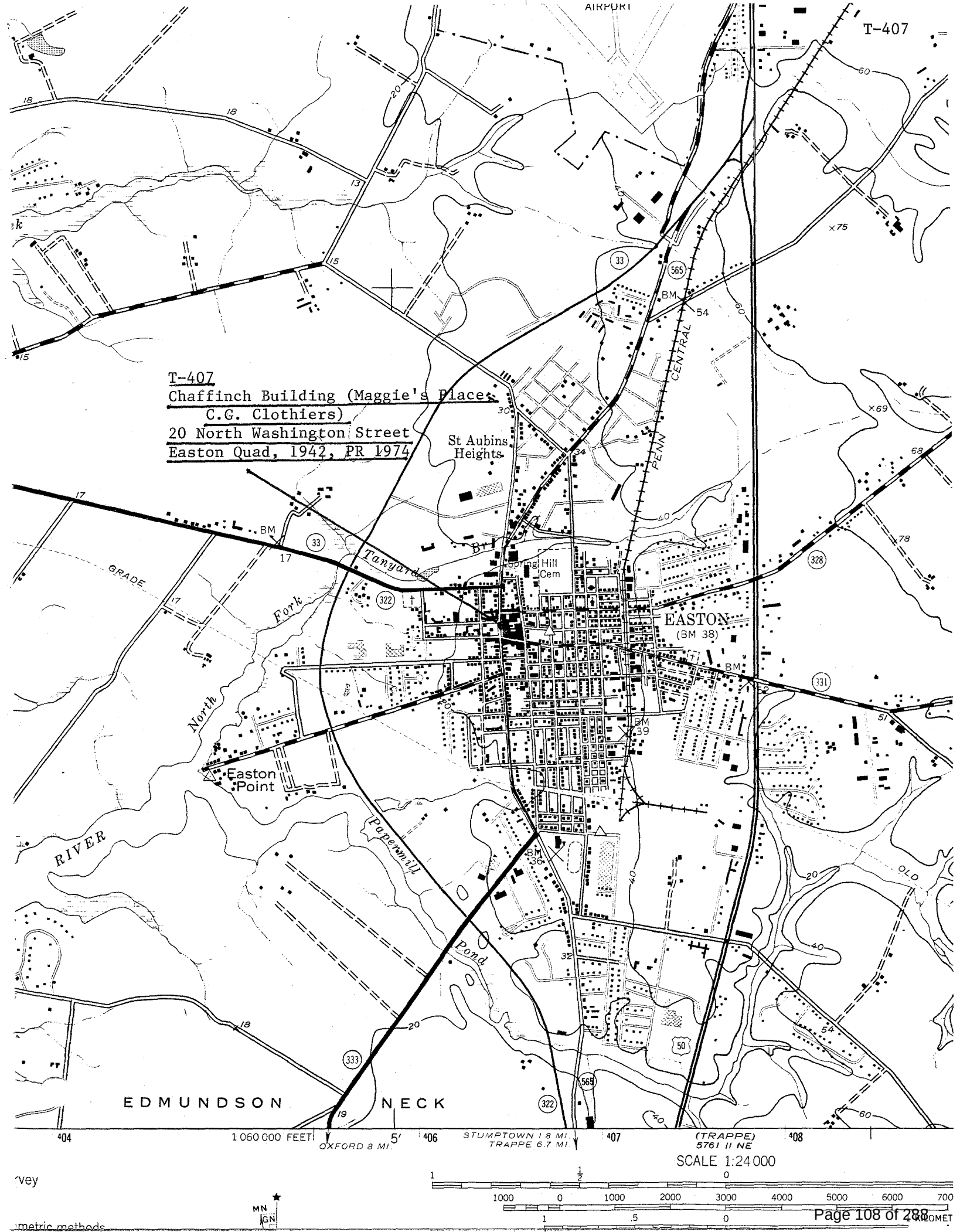
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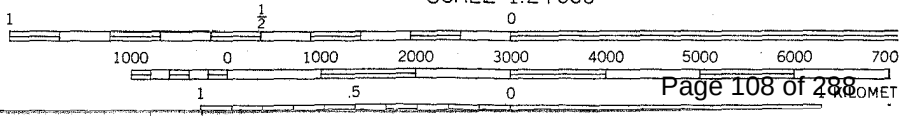
T-407
Chaffinch Building (Maggie's Place)
C.G. Clothiers)
20 North Washington Street
Easton Quad, 1942, PR 1974

EDMUNDSON

NECK

EASTON
(BM 38)

1 060 000 FEET
OXFORD 8 MI.
STUMPTOWN 1.8 MI.
TRAPPE 6.7 MI.
(TRAPPE)
5761 II NE
SCALE 1:24 000





20 NORTH WASHINGTON STREET

T-407

EASTON, MD.

WEST FACADE

AUGUST 1976

MLFRITZ



14 x 2.16

529 467

T-407

Chaffinch Building (Maggie's Place, C.G. Clothiers)
20 North Washington Street, Easton
West Facade



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

HD 24 - 119

Application #:	2024 - 1308
Date Received:	10/01/2024
Fee Paid:	\$200.00
HDC Meeting Date:	10/15/2024
Date Property Posted:	10/08/2024

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 20 N WASHINGTON ST.
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ROT Ventures LLC
TELEPHONE NO. 410 310 0411 EMAIL Kline@beowulfenergy.com
Applicant or Agent Kline@beowulfenergy.com

NAME Steve Cahall
TELEPHONE NO. 410 310 0411 EMAIL Cahall@beowulfenergy.com

Description of Proposal (include additional sheets, as necessary)

THE PROPOSED WORK WILL ADD A NEW, PRE-MANUFACTURED, WALK-IN COOLER/FREEZER TO THE REAR OF THE BUILDING.

Specific Requirements

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

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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

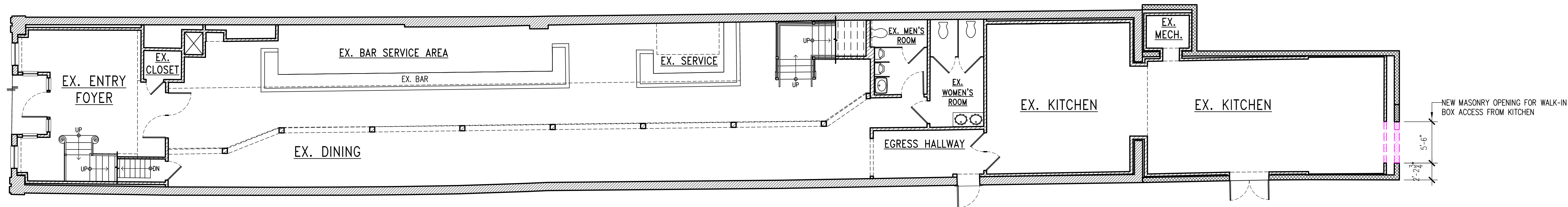
Signature of Applicant or Agent

Date

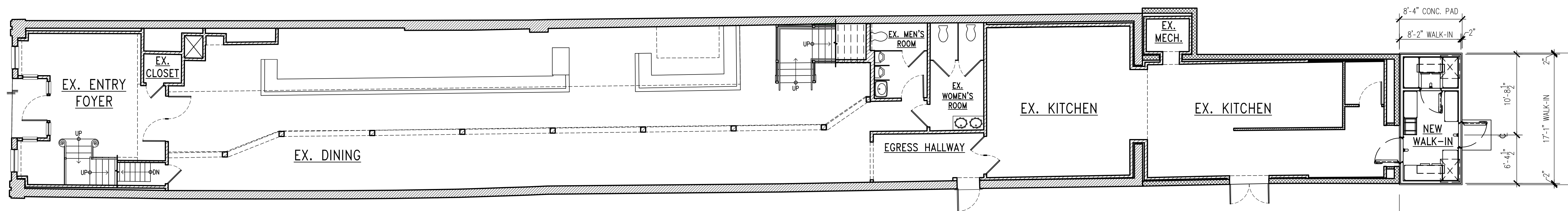
Printed Name of Applicant or Agent

<u>Steve Cahall</u>	<u>10/1/24</u>
<u>Steve Cahall</u>	

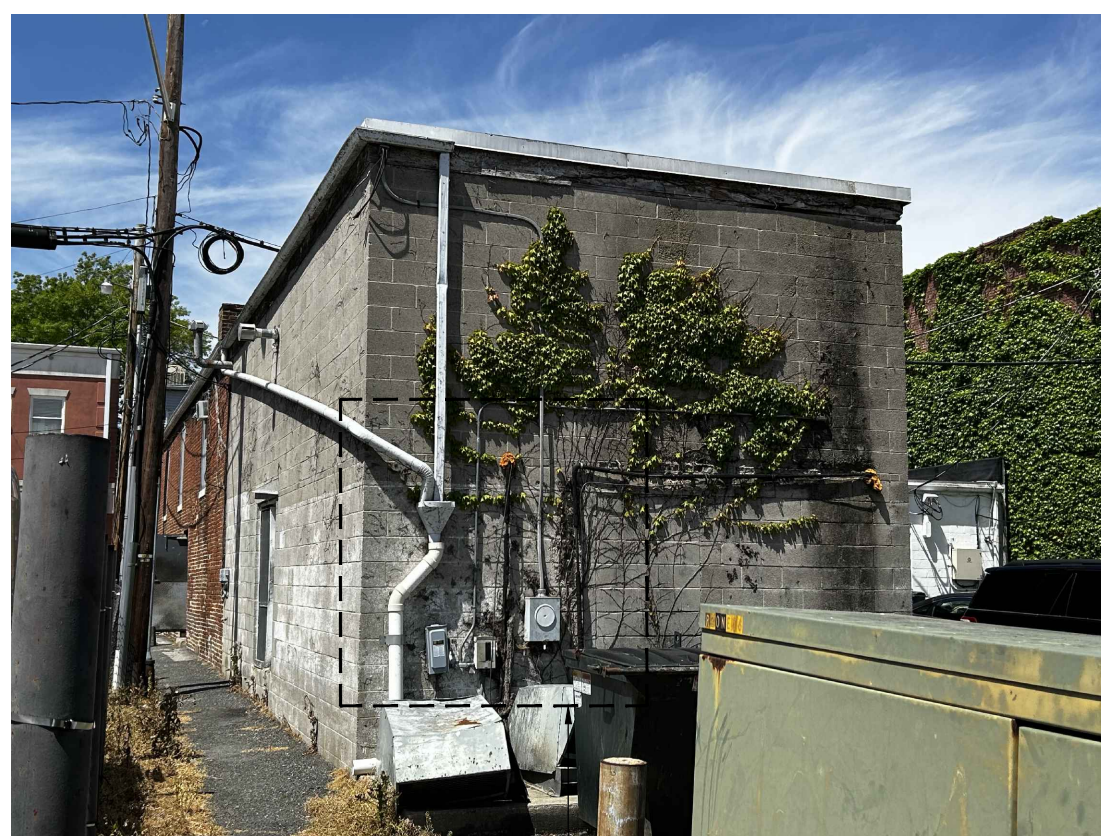
Revised 4.4.2022



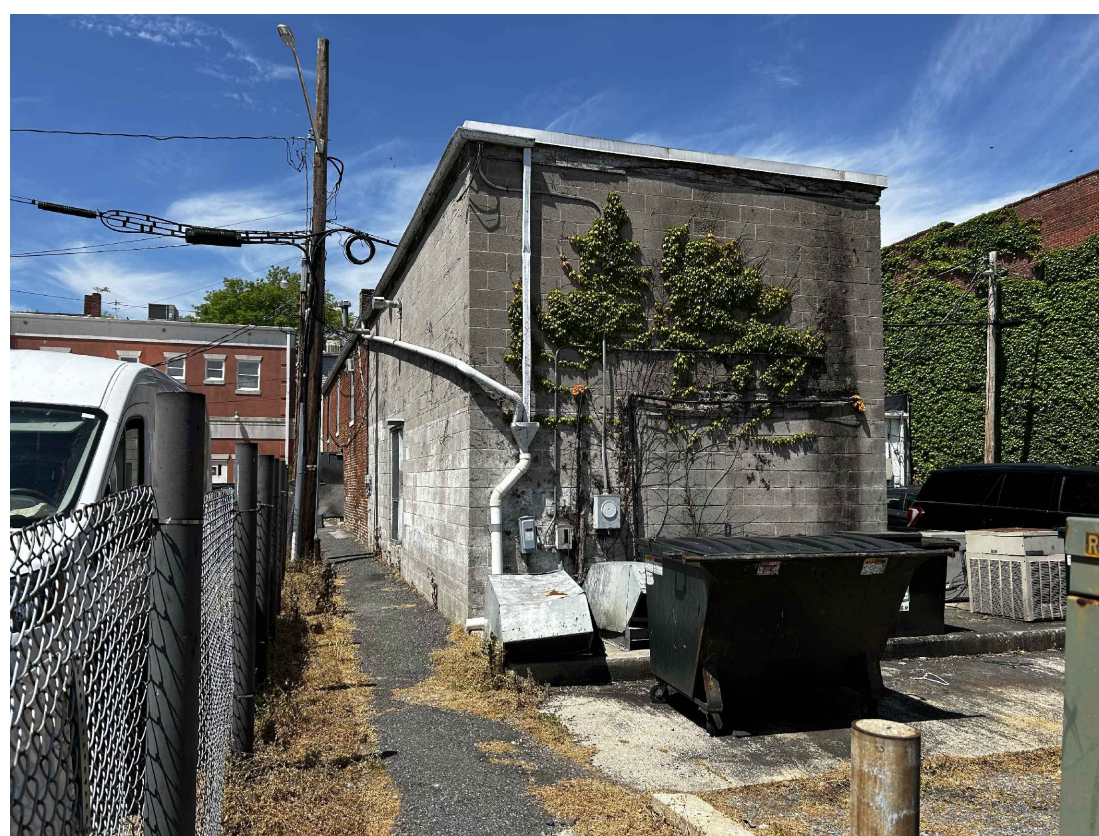
1 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



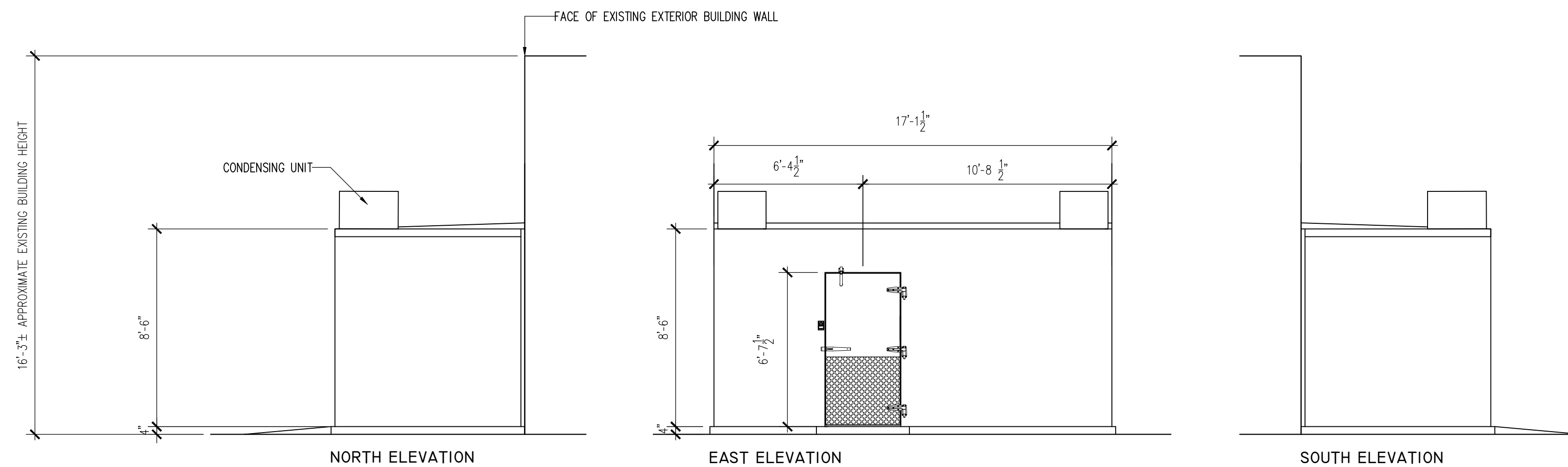
2 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"



EXISTING DOWNSPOUTS AND ELECTRICAL EQUIPMENT TO BE RELOCATED AS NECESSARY



4 CONTEXTUAL PHOTOS
NOT TO SCALE

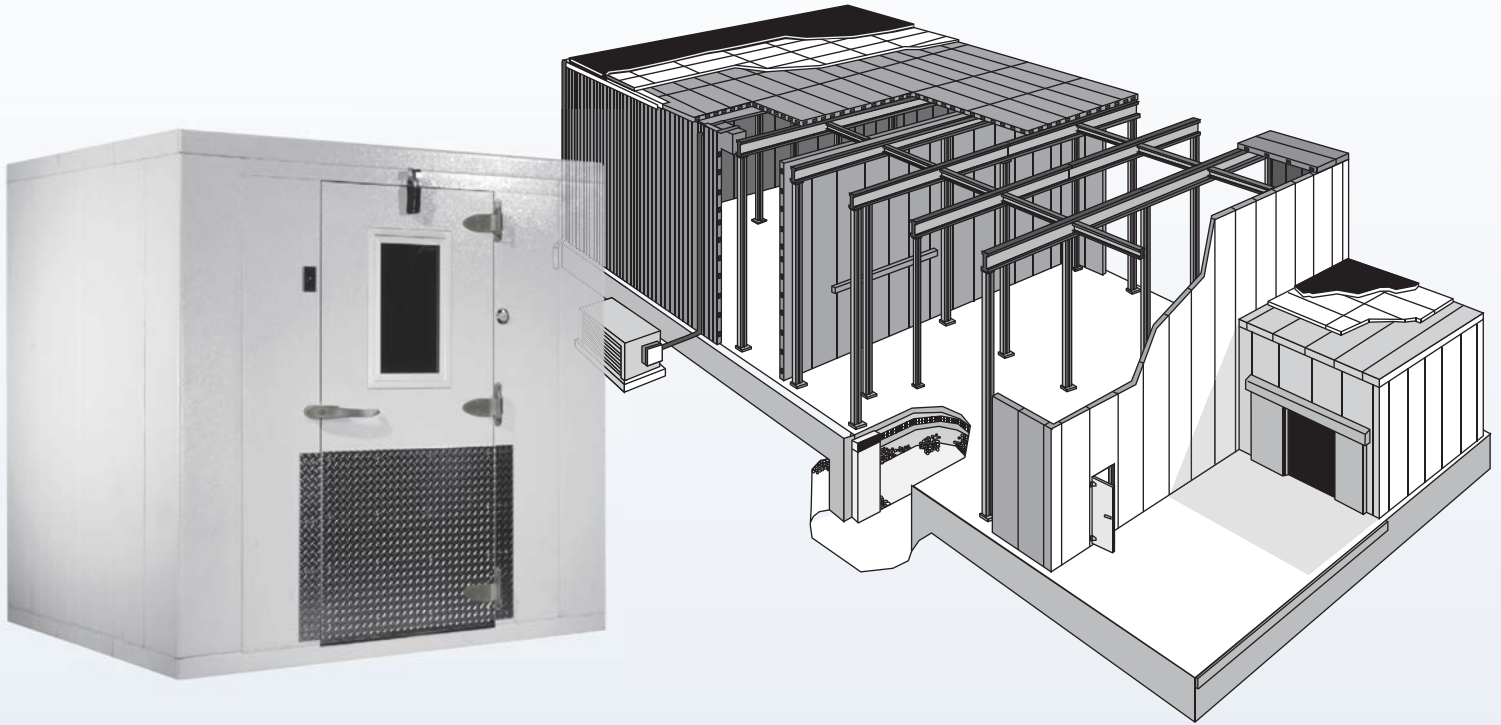


3 PROPOSED WALK-IN ELEVATIONS
1/4"=1'-0"

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #19032 EXPIRATION DATE 06/05/25
 CHRISTINE M. DAYTON
 ARCHITECT
 PA
 P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130
 WASHINGTON STREET PUB
 20 N. WASHINGTON STREET, EASTON MD
 PROPOSED NEW WALK-IN BOX
 SCALE: AS NOTED
 DATE: 30 SEPT. 2024
 SHEET 1 OF 1
 PI



Walk-In Coolers, Freezers, and Refrigerated Warehouses



Bally's pre-engineered, pre-fabricated Walk-In Coolers, Freezers and Refrigerated Warehouses offer the most cost-effective solution to meet your needs. These structures are proven dependable in many different applications, and are reliable investments in today's market.

Expert Solutions

While Bally Walk-Ins and Refrigerated Buildings excel in their intended use, that is only part of the story: we present a value-oriented package with superior Bally products, excellent customer service, state-of-the art equipment, and forward-thinking design. We provide extensive engineering support from an established team of experts; excelling in a "concept to completion approach". An investment in a Bally Walk-In Cooler, Freezer or Refrigerated Warehouse is backed by over 75 years of knowledge in the cold storage industry.

Panel Construction

Every Bally panel is composed of foamed-in-place non-ozone depleting urethane, sandwiched between heavy metal skins, and available in 4", 5", or 6" thicknesses and a variety of finishes.

Panels are UL and FM listed, and EISA compliant and have the capability for NSF approval.

Our tongue & groove system along with our patented Speed-Lok joining system make installation, expansion, or relocation simple.

All of our panels are backed by a 10 year warranty on construction.

1-800-24BALLY
www.ballyrefboxes.com

Refrigeration Systems

Bally refrigeration systems are energy efficient and available as: semi-hermetic, scroll, hermetic, and Thermosaver (hot gas defrost) units. We also offer multiple indoor compressor systems with remote air-cooled condensers. Each system is properly selected to suit the specific temperature and humidity conditions of your application.

- The SmartVap electronic control system, Smartspeed Evaporator, and BQZ Quiet Condensing Unit offer the latest in Bally innovation.
- These systems satisfy all of the critical requirements of the Bally insulated envelope. Our refrigeration systems are extremely easy to install with available pre-assembled remote components and economical to operate.
- Bally offers a complete line of evaporators, air-cooled condensing units, packaged outdoor air-cooled condensing units, and other products to satisfy your refrigeration needs.
- Refrigeration systems are designed to minimize down time during the life of the unit.



Doors:

Industrial Cold Storage Doors:

- Manual or power operation
- Single or double horizontal side
- Vertical rise
- Sectional overhead
- Infitting

Hinged Entrance Doors:

- Various sizes to suit an installation
- Available panic hardware
- Anti-condensate heaters

Roofs:

- Membrane roofs, with gutters and downspouts
- Partition wall panels attached to vertical or ceiling panels
- Ante-rooms, loading docks, vestibules
- On-site fabricated built-in insulated floors

Accessories:

- Dock: Seals, Shelters, Lights, and Levelers

Structural Steel Support (will suit local site conditions, construction regulations, and applicable wind, seismic, and snow loading):

- Ceilings: Suspended, and Self supporting ceilings
- External steel shed structures
- Lateral steel bracing, and proper steel support





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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 20 N Hanson Street

Applicant: Jessica Young on behalf of Channel Marker Inc.

Application Number: 2024-1300

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to remove the existing cedar shingle siding and install new fiber cement lap siding on both the primary structure and the garage. There is existing wooden lap siding located under the cedar shingles that can be seen in photographs submitted by the applicant. The applicant is also proposing to install new K-style gutters around the perimeter of the house. Finally, the applicant is proposing to remove the existing wooden garage doors and install a new overhead garage door. The Easton Historic District Survey notes that both the primary structure and the garage are considered contributing structures.

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.
- c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.
- d. Historic outbuildings, including sheds and garages, should be maintained and preserved. Avoid removing or drastically altering historic outbuildings.

Guideline 3. Make Sensitive Replacements



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

- 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 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 consistent with the scale, massing, and style of the building and surrounding area.



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.).
- b. When portions of a historic outbuilding require repair or replacement, those elements should be replaced in-kind or using substitute materials that replicate the historic appearance.

Guideline 45. Screen, Storm, and Garage Doors

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

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 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.
- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

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

The use of alternate materials for siding on historic buildings will be evaluated on a case-by-case basis. The HDC will consider the significance and character of the subject building, as well as the surrounding street context in determining whether the use of alternate siding at a particular building site is appropriate.



The HDC may recommend that exterior siding be removed down to the original wood siding before new siding is installed.

- a. Contributing buildings with original wood siding are to continue with wood 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.
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 79. Fiber Cement Siding

Cementitious or fiber cement siding can be an appropriate alternative to vinyl or aluminum 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.



Staff Recommendation:

Staff supports a **Commission continuation of this application pending revisions to the proposed project that are more consistent with the Historic District Guidelines.** Guideline 73 recommends the use of half-round style gutters and downspouts instead of K-style gutters as proposed. Also, the proposal to install new fiber cement siding is inconsistent with Guidelines 3, 77, and 78. Unless the Commission feels that the proposed fiber cement siding adequately mimics the dimensions and profile of the original wooden siding, the replacement siding should be wood. The Commission must also determine whether the proposed overhead style garage door is consistent with the architectural style of the contributing outbuilding.

Draft Motions:

1. I move that the Historic District Commission **table the application pending a revised submittal.**

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101013173		20 N HANSON ST		CHANNEL MARKER FOUNDATION, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1926		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
CRAFTSMAN INFLUENCE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
VERY NICELY PRESERVED BUNGALOW WITH MANY CLASSIC FEATURES INCLUDING LARGE CORNICE BRACKETS, EXPOSED RAFTER ENDS VERTICAL PANE WINDOWS AND VISUALLY DOMINANT FRONT PORCH- CONTRIBUTING GARAGE							

RECEIVED

SEP 23 2024

HD 24 - 112



TOWN OF EASTON
PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2024 - 1300
Date Received:	09/23/2024
Fee Paid:	\$75.00
HDC Meeting Date:	10/15/2024
Date Property Posted:	10/08/2024

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: 20 N Hanson St Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1926 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Channel Marker Inc
 TELEPHONE NO.: 410 310 5743 EMAIL: mrhodes@channelmarker.org

Applicant or Agent

NAME: Jessica Young
 TELEPHONE NO.: 667 481 6822 EMAIL: info@foreveryoungroofing.com

Description of Proposal (include additional sheets, as necessary)

<u>Please see attached</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Jessica Young</u>
<u>9/19/2024</u>
<u>Jessica Young</u>

Revised 4.4.2022

House

- 1) Remove and replace existing cedar shingle siding with James Hardie Smooth Lap 7" exposure siding.
- 2) Remove and replace existing gutter. Currently, there is gutter on 2 portions of the roof, the left side and the rear, that do not match. We will run 5K style white gutter around the perimeter of the house. There is a significant need for gutter as shown in the red circled area in the photos.
- 3) Repair any soffit and fascia that has rot or insect damage with like kind.

Garage

- 1) Remove and replace existing cedar shake with James Hardie Smooth 7" exposure siding
- 2) Remove existing outswing doors that are in disrepair and replace with an overhead garage door.
- 3) Repair any soffit and fascia that has rot or insect damage with like kind.

We ask for consideration in replacing the siding with James Hardie siding to preserve the historic appearance of the dwelling, while mitigating the cost of the project. The house to the left (200 Goldsborough) has straight 6" smooth wood lap siding, and 2 doors to the right (14 N Hanson) has fiber cement straight 7" lap, similar to what we are requesting to use. While inspecting the cedar, we found deteriorated lap siding under the cedar, indicating lap siding would have been used as the original cladding. We do have a grant to make improvements to the building, however, there is substantial below grade foundation work needed that is going to use a large portion of the grant money.

Founded in 1982, Channel Marker provides mental health and wellness support for adults and youth with severe mental illness in Caroline, Dorchester, and Talbot counties. Through a wide range of on-site, residential and community based services specifically tailored to the needs of each client, more than 55 clinical and mental health services staff serve an average of 300 clients each year. Funding for our work primarily comes from Medicaid with support from generous members of the community, the State of Maryland, and private foundations. As a non-profit operating on a fixed budget each year, we strive to keep our operational cost as low as possible to better serve our clients.



Samantha Smith <ssmith@eastonmd.gov>

20 N Hanson Street Historic Application

Jessica Young <info@foreveryoungroofing.com>
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Samantha Smith <ssmith@eastonmd.gov>

Thu, Oct 10, 2024 at 4:32 PM

Good afternoon!

The lap siding under the cedar is a 5-1/4" exposure.

Thanks!
Jessica



Jessica Young
Forever Young Renovations
(667) 481-6822
info@foreveryoungroofing.com

On Oct 4, 2024, at 10:11 AM, Nicholas Johnson <njohnson@eastonmd.gov> wrote:

[Quoted text hidden]

2 attachments



image0.jpeg
766K



image1.jpeg
747K



Samantha Smith <ssmith@eastonmd.gov>

20 N Hanson Street Historic Application

Jessica Young <info@foreveryoungroofing.com>
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Samantha Smith <ssmith@eastonmd.gov>

Fri, Oct 11, 2024 at 10:24 AM

Good morning!

We were looking to use the 7" exposure that falls into Hardie's Statement Collection, because of cost. But, if the commission would approve the 5" exposure (which falls into Hardie's Dream Collection) we would be open to that because it would still be a reduction in cost over cedar shake, so that they will be able to afford to complete the project.

Thanks so much!
Jessica

On Oct 11, 2024, at 10:00 AM, Nicholas Johnson <njohnson@eastonmd.gov> wrote:

[Quoted text hidden]

3 attachments



Outlook-pqoyzat1.png
135K



image0.jpeg
1432K



image1.jpeg
747K



Front Street Facing Elevation



Right elevation and garage in rear



Right rear elevation



Rear elevation and gutter type 1



Left rear elevation and gutter type 2



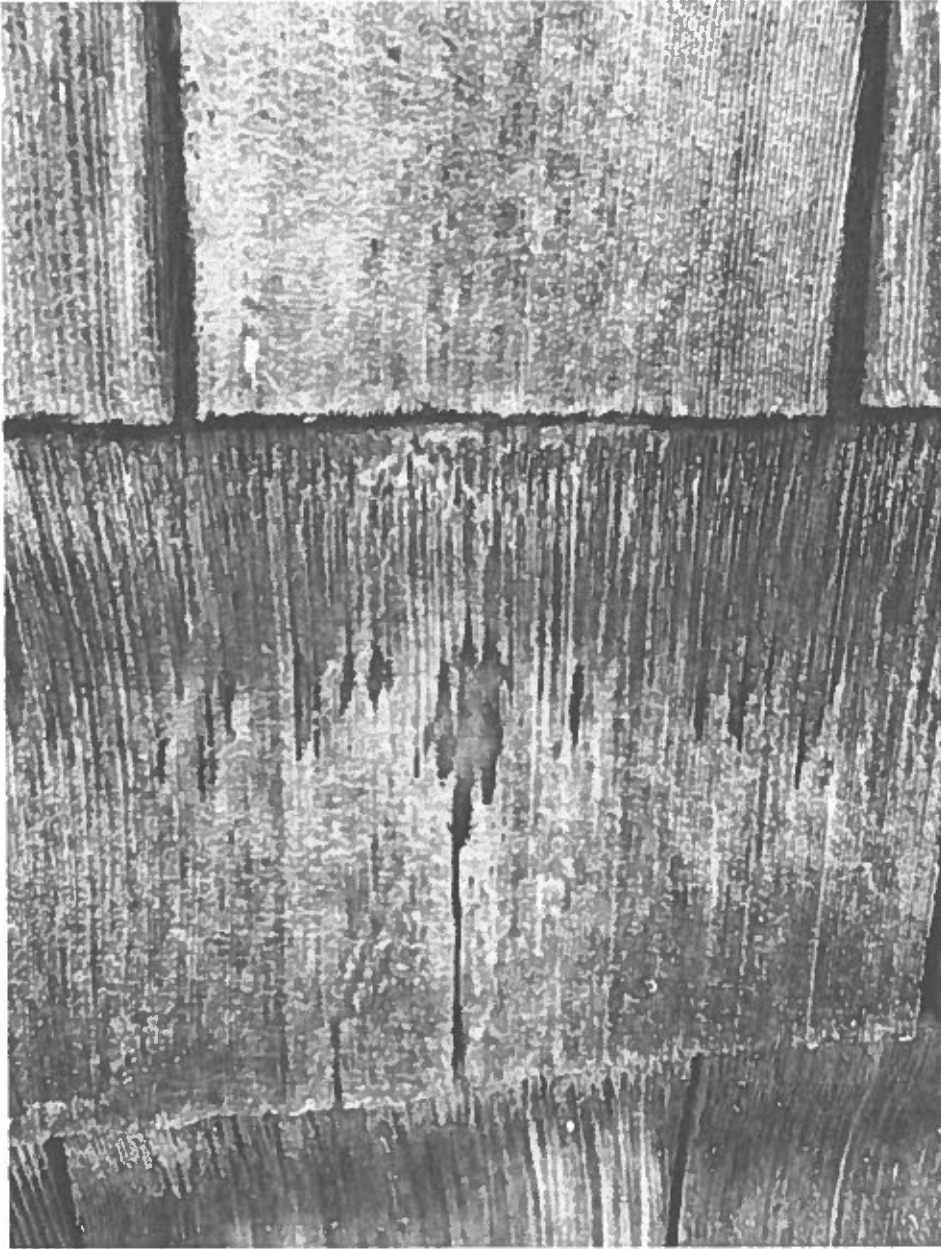
Left front elevation



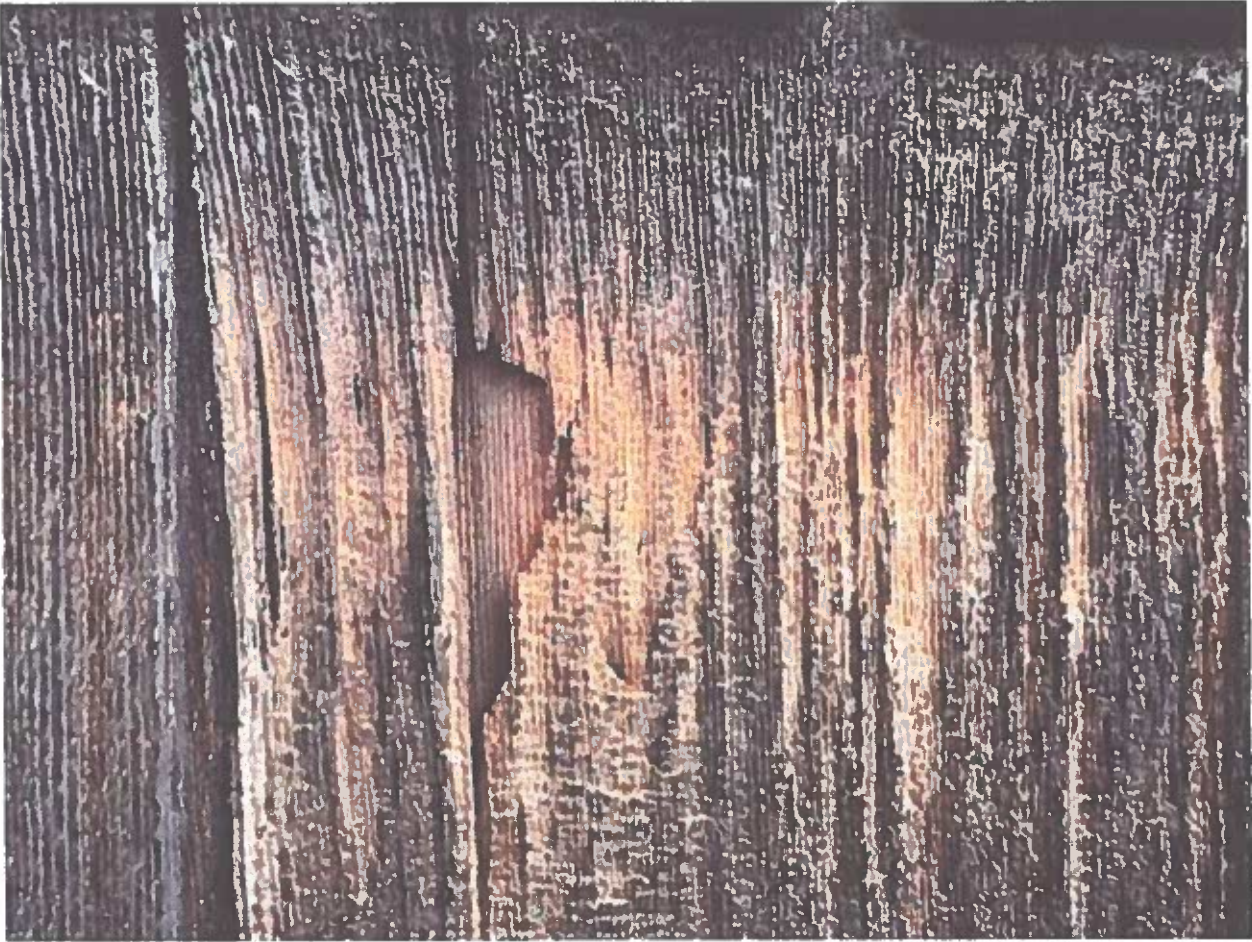
Ground impacted by need for gutters



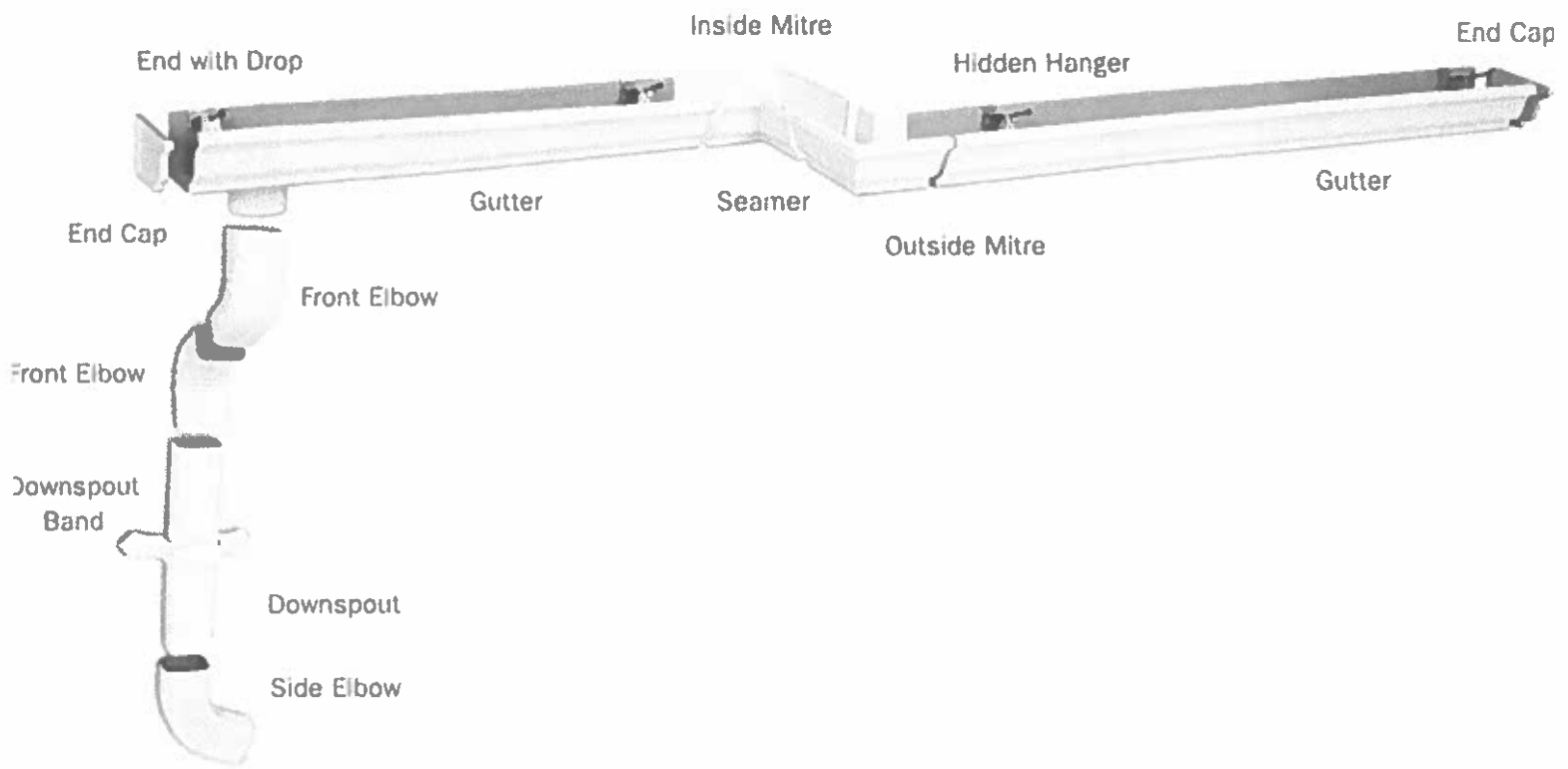
Existing worn cedar shingles (1)



Existing worn cedar shingles (2)



Existing worn cedar shingles (3)

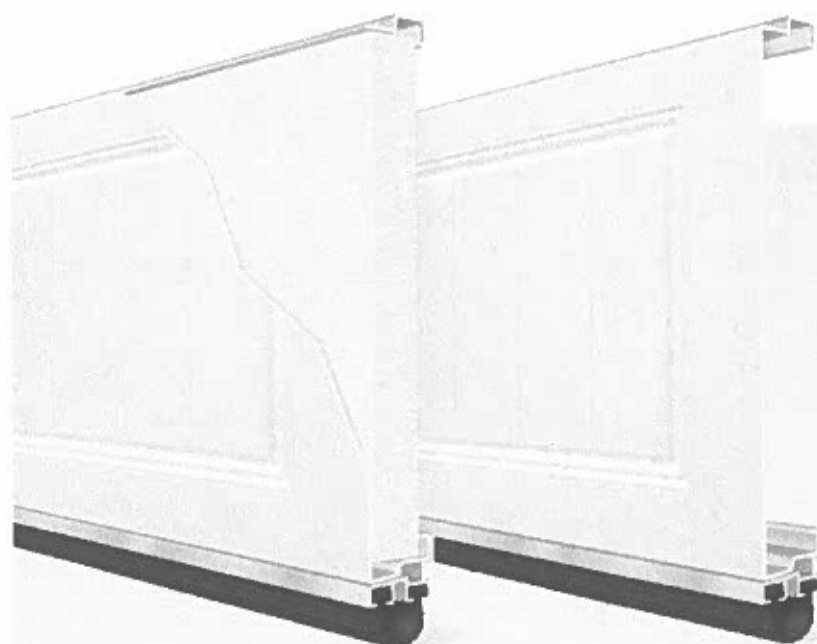


GALLERY® STEEL

garage doors

Clopay's one and two-layer Gallery® Steel combines stylish carriage house designs at more affordable prices.

Create a look that complements the overall look of your home by selecting the panel size, window or solid top section design and decorative hardware to give it that one-of-a-kind look. Available with or without insulation, it is virtually maintenance-free, so the first fabulous impression becomes a lasting impression.



STYLE AND CONSTRUCTION

- 24 gauge or 25 gauge, 2" steel frame construction for long-lasting performance.
- Hot-dipped galvanized steel with a baked-on primer and top coat help ensure a virtually maintenance-free door with long-lasting beauty.
- Optional 1-5/16" polystyrene insulation improves energy efficiency. 6.3 R-value (Models GD5SV, GD4SV, GD5LV and GD4LV).
- Long-life nylon rollers are quiet and durable.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- See your Clopay Dealer for WindCode® door availability.

Calculated door section R-value is in accordance with DASMA TDS-163.

2
LAYER
CONSTRUCTION

R-VALUE
6.3

Model	Description
GD5SV	25 Gauge, Short Panel, Insulated
GD4SV	24 Gauge, Short Panel, Insulated
GD5LV	25 Gauge, Long Panel, Insulated
GD4LV	24 Gauge, Long Panel, Insulated

1
LAYER
CONSTRUCTION

Model	Description
GD5S	25 Gauge, Short Panel, Non-Insulated
GD4S	24 Gauge, Short Panel, Non-Insulated
GD5L	25 Gauge, Long Panel, Non-Insulated
GD4L	24 Gauge, Long Panel, Non-Insulated

LONG PANEL WINDOW AND TOP SECTION OPTIONS

Doors range from 6'0" to 16'0" high and 7'8" to 20'0" wide. Door widths 10'2" - 11'4" and 14'8" are not available. Consult your Clopay Dealer for size options.

MODELS GD5L, GD5LV, GD4L AND GD4LV

Models GD5L and GD5LV
available only in widths up to 18'.



Short Top Section

Plain Short

Plain Long

REC12

REC14

SQ22

SQ24

Wrought Iron Short*

Wrought Iron Long*

ARCH1

Vertical Grille on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille on ARCH2

Grille on ARCH2

ARCH3

Vertical Grille on ARCH3

Grille on ARCH3

Wrought Iron Arch*

*Acrylic

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

WINDOW OPTIONS

GLASS



Plain Short



Plain Long



ARCH1



ARCH2



REC12



REC14



Vertical Grille on ARCH1



Vertical Grille on ARCH2



SQ22



SQ24



Grille on ARCH1



Grille on ARCH2

ACRYLIC



Wrought Iron Short



Wrought Iron Long



Wrought Iron Arch

Long and short windows may be used on any Gallery Steel 1 and 2-layer model. Double strength glass is standard. Optional 1/8" obscure glass is available on all Gallery Steel 1 and 2-layer models. Additional charges for optional glass apply. Acrylic windows require special cleaning. See care and maintenance manual.

Windows are available single pane or insulated in clear, frosted, seeded, obscure and rain designs. Clear acrylic also available.



Clear



Frosted



Seeded



Obscure



Rain

DECORATIVE HARDWARE

STANDARD



Doors come standard with color-matched lift handles.

OPTIONAL



Spade Lift Handles



Spade Step Plate



Spear Lift Handles



Spear Step Plate



Spear Strap Hinge

Spade Strap Hinge*
(Complements
Spade Lift Handles
and Spade Step Plate)

Note: Decorative hardware options vary based on door widths. Standard hardware is not provided if a lock is chosen. See your Clopay Dealer for details.



Colonial Lift Handles



Colonial Step Plate



Colonial Strap Hinge



Operable
L-Keylocks



Operable
T-Keylock



Escutcheon
Plates

*Aluminum construction.

*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

ADDITIONAL FEATURES



Large authentic arch window designs.



Decorative panel edging and natural embossed woodgrain texture.



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



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RSDR-GALLERY1-2LAYERSS-11_REV0824

ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations and do not contain HFCs.

- California SB 1013
- New Jersey A-5583/S-3919 - Greenhouse Gas Bill
- Washington HB 1112 - Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

WARRANTIES

25 GAUGE DOORS (GD5S, GD5L, GD5SV and GD5LV)



24 GAUGE DOORS (GD4S, GD4L, GD4SV and GD4LV)



START DESIGNING
YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT



Gallery® Steel / Model GD4LV, Long Panel,
Shown in Ultra-Grain® Oak Walnut Finish
with SQ24 Windows

DOOR DESIGNS



Short Panel
(GD5S, GD5SV, GD4S and GD4SV)



Long Panel
(GD5L, GD5LV, GD4L and GD4LV)

GD5S/GD5SV available 5'0"-18'0" wide in 2" increments (excludes 10'2"-11'4" and 14'8").
GD4S/GD4SV available 5'0"-20'0" wide in 2" increments (excludes 10'2"-11'4" and 14'8").
GD5L/GD5LV available 7'8"-18'0" wide in 2" increments (excludes 10'2"-11'4" and 14'8").
GD4L/GD4LV available 7'8"-20'0" wide in 2" increments (excludes 10'2"-11'4" and 14'8").
All doors available 6'0"-16'0" high in 3" increments. Standard hardware shown above.

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

STANDARD COLORS



- Exterior steel on solid colors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

*Not available on Models GD5L, GD5LV, GD4L and GD4LV.

Additional charges apply. Not available on Models GD5S, GD5SV, GD5L and GD5LV. Due to the printing process, colors may vary.

ULTRA-GRAIN® FINISH



Ultra-Grain® Oak
Walnut Finish



Ultra-Grain® Oak
Slate Finish

- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Exterior steel surface on an Ultra-Grain® finish door has a woodgrain texture.

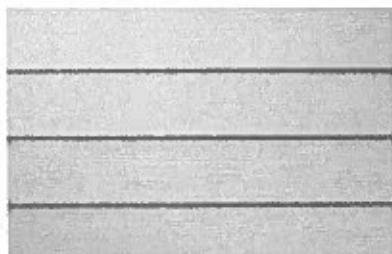
Additional charges apply.
Not available on Models GD5S, GD5SV, GD5L and GD5LV.

HardiePlank® Lap Siding Product Description

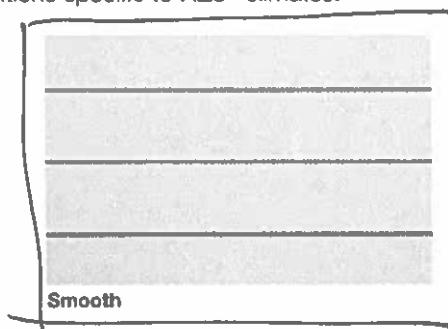
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures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

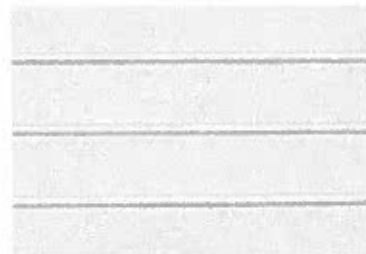
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions 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.



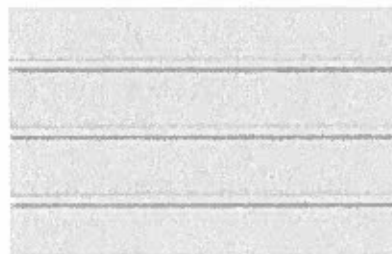
Select Cedarmill®



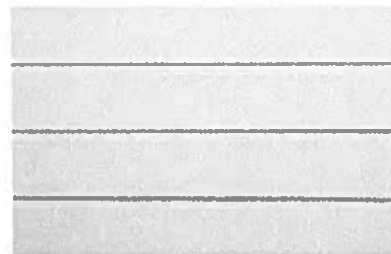
Smooth



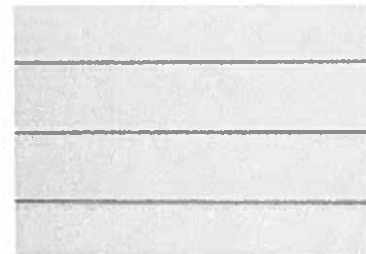
Beaded Cedarmill®



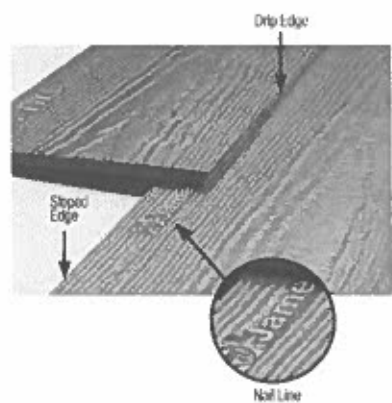
Beaded Smooth



Custom Colonial Roughsawn®

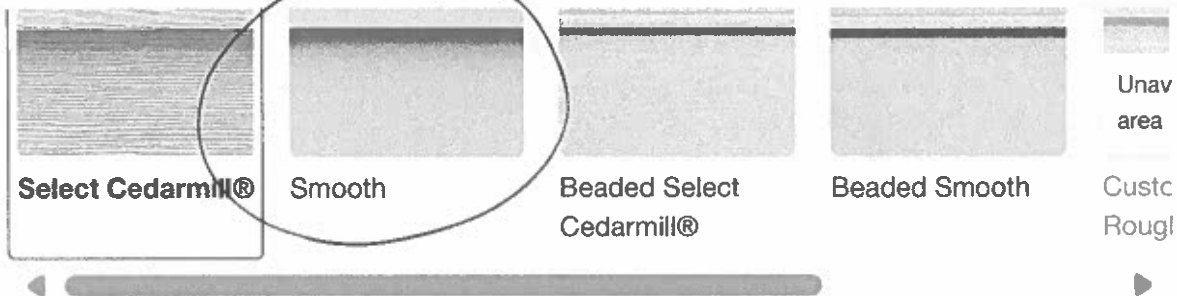


Custom Colonial Smooth®





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 color collection



Magnolia
Home |
James Hardie
Collection

Primed
for Paint

Did not find the color you're looking for? [Click here.](#)

Arctic White

Add sample to cart | Free

Visualize with Hover® →



 Original Saved Design



Rendition. proposed Hardie



20 North Hanson Street

Share



Original

Saved Design



20 North Hanson Street

Share



Original

Saved Design



20 North Hanson Street

Share



Original

Saved Design



20 North Hanson Street

Share



200 Goldsborough St - house to the left
Wood lap siding



14 N Hansen St - 2 doors to the right
7" Fiber cement



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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 17 S Locust Lane

Applicant: Walter E. Chase Sr.

Application Number: 2023-1304

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is seeking approval to demolish a structure that was heavily damaged by a fire originating from 15 S Locust Lane on February 3, 2024.

Background Information:

On February 3, 2024 a fire originating from 15 S Locust Street occurred causing significant damage to both 15 and 17 S Locust Street. The Inspection report from the Building Inspection Department notes that this was a total loss for both houses and both are now uninhabitable.

Code Enforcement subsequently issued a condemnation order (Case# 24-0195) on February 5, 2024. This order states that the property was found to be unfit for human occupancy and directs the property owner to either obtain building permits for repairs or receive approval to demolish the structure. Subsequent notices were sent to the property owner on March 5, 2024 and September 5, 2024.

Demolition Review Procedures:

Section 2.9 of the Easton Historic District Design Guidelines outlines the review procedures for all demolition requests. This section of the Guidelines mandates a minimum of two public hearings for requests to demolish contributing structures. In order for the Commission to determine whether a structure is considered contributing, "the applicant is expected to submit conducted historical research on the building proposed for demolition." If the Commission feels additional historic research is necessary, the Commission may require the services of a historic



preservation consultant. This section of the Guidelines outlines the following benchmarks the Commission may use to determine if a structure is contributing:

- **having character, interest or value and contributes to Easton’s heritage;**
- **represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;**
- **reflects an outstanding attention to architectural design, detail, materials or craftsmanship;**
- **demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;**
- **represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;**
- **provides certain historic or scenic value significant to the area.**

All demolition requests are required to be accompanied by a structural analysis conducted by a licensed engineer. However, in cases where the structure has been condemned by the Town, the Commission may waive this requirement. Staff notes that a condemnation order has been issued by the Town for this property.

Historic District Guidelines:

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.**
- f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.**



Staff Recommendation:

Staff supports a Commission **continuation** of this request to the October 28th meeting if the Commission finds that this is a contributing structure. The Commission should use any existing documentation on the property (See Appendix A) as well as the criteria listed in Section 2.9 of the Easton Historic District Design Guidelines to determine whether this is a contributing structure. The Commission must also determine whether a structural analysis will need to be conducted by a licensed engineer and/or whether a historic preservation consultant should be hired to conduct research on the structure.

Draft Motions:

1. I move that the Historic District Commission **find that this is a contributing structure and continue the application pending the submittal of the following...**

OR

2. I move that the Historic District Commission approve the application as submitted and find that this is a non-contributing structure.

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004662		17 S LOCUST LANE		CHASE, WALTER E SR			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NEW WINDOWS, DOOR, DOOR SURROUND AS WELL AS ASBESTOS SHINGLES. 1 OF A ROW OF 3 SIMILAR DWELLINGS. MODERN SHED.							

RECEIVED

SEP 26 2024

HD 24-115



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #: 2024-1304

Date Received: 09/26/2024

Fee Paid: \$75.00

HDC Meeting Date: M1 10/15/2024

Date Property Posted: 09/26/2024

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

17 S. Locust Lane

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

WALTER E. CHASE, SR.

TELEPHONE NO.

410-476-3333

EMAIL

Applicant or Agent

4248 Main Street, Pappas, MD. 21673

NAME

WALTER E. CHASE, SR.

TELEPHONE NO.

410-476-3333

EMAIL

Description of Proposal (include additional sheets, as necessary)

It was fire at 15 S. Locust Lane - The Resident was
burning trash in his back yard. The fire caught onto
17 S. Locust Street, and destroyed my property. It was
declared by Town inspectors the house was uninhabitable.
So I decided to tear it down.

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

Walter E. Chase, Sr.

Feb 24

WALTER E. CHASE, SR.

Revised 4.4.2022



TOWN OF EASTON

Office of Building Inspection
14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2526



ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. _____

Location of Building	Number and Street <u>15 S. LOCUST ST / 17 S. LOCUST</u>	Zone	Date <u>2/3/24</u>	Time <u>4:30</u>
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

* 2024 - 00007642
HOUSE FIRE 15 & 17 S. LOCUST STREET TRAPPE
ST. MICHAELS, OXFORD, EASTON, CORDOVA, MILSBORO PRESTON
TOTAL LOSS BOTH HOUSES UNINHABITABLE
FIRE ORIGINATE AT 17 S. LOCUST (FOUND HUMAN
REMAINS UNDER FLOOR BOARD 15 S. LOCUST ST. UNRELATED
TO FIRE POSSIBLE CRIME SCENE)
FIRE DEPT. TAPED OFF ACCESS (FIRE DEPT DO NOT PASS)
FIRE MARSHAL ON SITE FOR INVESTIGATION
FIRE DEPT EVACUATED 5:35
POWER CUT TO BOTH BUILDINGS
13 S. LOCUST ST. TO BE OCCUPIED & POST

- ☐ APPROVED ☐ APPROVED W/ EXCEPTION ☐ DISAPPROVED ☐ DISAPPROVED W/ PENALTY
☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

When applicable, please call for inspection when corrections have been completed. Acceptance and approval by an inspector of this office is required and must be corrected before _____

(WILL HEAD TO BOARD UP)

Signature _____

Printed Name _____

I hereby acknowledge receipt of this notice by my signature, which does not imply agreement or disagreement with its contents

By: _____

Inspector

ANDY COLEMAN



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601

September 5, 2024

Walter E Chase Sr
4248 Main Street
Trappe MD 21673-1870

Re: **CONDEMNATION ORDER** for 17 S Locust Lane:

Case# 24-0195

Final Notice

Dear Property Owner:

An inspection of the above-mentioned property was performed on **February 5, 2024**. The property was found to be unfit for human occupancy; therefore the dwelling has been hereby condemned pursuant to 2012 International Property Maintenance Code (IPMC) 108.1.3.

108.1.3 Structure unfit for human occupancy. An structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Any repairs to the structure will require a **building permit** and inspections from the Town of Easton Building Department. Should you choose to demolish the structure you will need a demolition permit and approval from the Historic District Commission (HDC). You must obtain your permits by **October 5, 2024**.

Failure to correct the above stated code violations,(108.1.3), obtain your permits, or call for inspections, will result in fines under Section 1-8 (B) of the Town of Easton Charter and Code. In addition under the IPMC 2012 section 109 Emergency Measures, the Town of Easton may take the necessary steps to secure or remove the structure. The cost of which will represent a lien against the real property.

You may contact the Code Enforcement Office at 410-822-2526, if you have any questions. Reach out to the Building Department at 410-822-2426 for the Demolition Application and Planning and Zoning Department at 410-822-1943 for the Historic District Application.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601
Inspections 410-822-2526 / Fax 410-822-8738

Demolition Permit Application

(Revised April 2021)

Permit No	_____
Fee	_____
App Date	_____
(Building Official)	
Approval Date	_____
(Planning & Zoning Official)	
P&Z Appr Date	_____
(For Official Use Only)	

Please Print

Location of Building	Number and Street	Zone	Historic District ☒ Yes ☐ No
	Subdivision	Lot	

17 South Locust Lane
Easton, Md. 21601

Name	Address (number, street, city, state)	Zip Code	Tel. No.
Property Owner	Walter E. Chase	4248 Main St Trapp MD	21673 410-476-3333
General Contractor	Andres Picoal	Easton, Md. 21601	21601 410-924-1779
Plumbing Contractor	Irvin Hayes Piff	# 7208 9577 Entrance Ln	21601 410-820-7720

DESCRIPTION OF PROPOSED WORK: House Needs to be Taken Down + Hauled Away.

Date of Requested Utilities Disconnect: _____

Applicants Signature Walter E. Chase, Sr. Print Name Walter E. Chase, Sr
Mailing Address _____
Street 4248 Main St City Trapp State MD Zip 21673
Phone Number _____
Home 410-476-3333 Work _____ Mobile _____

- 1) Electric, CATV, Natural Gas & Water disconnects made by Easton Utilities. Sanitary and or Sewer disconnects are made by applicants contractor. Please call the inspection department at (410) 822-6110 for sanitary sewer disconnection inspection prior to backfill. All sanitary sewer work to be performed by a Maryland Licensed Plumber carrying liability insurance pursuant to Maryland Law. Any damages to sidewalk, curb, gutter, or other infrastructure improvements must be replaced at owners expense.
- 2) Owner/Applicant must post a \$2,500.00 bond, irrevocable letter of credit or certified check made payable to the Town of Easton to cover any infrastructure damages caused during demo activities.

This section for Town use

DISCONNECTIONS SHALL BE MADE AS SOON AS POSSIBLE AND VERIFICATION SENT TO THE TOWN OF EASTON BUILDING INSPECTOR.

ELECTRIC:	Signature	Date of Disconnection
CATV:	Signature	Date of Disconnection
GAS:	Signature	Date of Disconnection
WATER/WASTEWATER:	Signature	Date of Disconnection
INFRASTRUCTURE REPAIR:	Signature	Date of Disconnection

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004662		17 S LOCUST LANE		CHASE, WALTER E SR			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NEW WINDOWS, DOOR, DOOR SURROUND AS WELL AS ASBESTOS SHINGLES. 1 OF A ROW OF 3 SIMILAR DWELLINGS. MODERN SHED.							



2.6.2024



2.6.2024



2.5.2024



2.5.2024



2.5.2024



2.5.2024



2.5.2024



2.5.2024



2.5.2024



17

TOWN OF EASTON
BUILDING INSPECTION DIVISION
NOTICE
UNSAFE STRUCTURE

2.5.2024

FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS



2.5.2024



2.5.2024



2.8.2024



2.8.2024



2.8.2024



2.8.2024



2.8.2024



2.8.2024

17

**TOWN OF EASTON
BUILDING INSPECTION DIVISION
NOTICE
UNSAFE STRUCTURE**

THIS STRUCTURE HAS BEEN INSPECTED, FOUND TO BE UNSAFE, UNFIT FOR HUMAN OCCUPANCY, UNLAWFUL OR DANGEROUS, AS DESCRIBED BELOW

Town Code 13-5.1 International Property Maintenance Code, 2012, Section 108

DATE: _____ TIME: _____
ADDRESS: _____ INSPECTOR: _____

Georgia Pacific
1/4" x 6" x 8' Sides

2x6 with nailing
Eje De Fijado
1/2" x 6" x 8' Sides
En LAs Exteriores
Y A La Costados
ORC
Eje De Fijado
1/2" x 6" x 8' Sides
En LAs Exteriores
Y A La Costados

2.9.2024



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

October 8, 2024

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Tuesday, October 15, 2024 at 6:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that application 2024 - 1304 has been filed on behalf of Chase Real Estate Rentals (Applicant). The Applicant is seeking approval for the demolition of a structure located at 17 S. Locust Lane, also known as Tax Map 0104, Grid 00EA, Parcel 1580. On February 3, 2024, this structure was heavily damaged by a fire originating from the neighboring property at 15 S. Locust Lane. A condemnation order (Case #24-0195) was subsequently issued by the Town of Easton Code Enforcement Department on February 5, 2024. The Applicant has not proposed a replacement plan at this time. This is the first of two (2) required meetings for the demolition of contributing structures within the Historic District.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



DEMOLITION NOTICE:
Guideline 2.9 Demolition Review Procedures
Sign posted on September 26, 2024



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

Historic District Commission Staff Report

Meeting Date: 10/15/2024

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

Property Address: 500 Dover Street

Applicant: Jonathon Selway, AIA on behalf of Dover Station LLC

Application Number: 2023-1307

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for extensive renovations to building areas 3, 4, and 5 in order to accommodate a new brewery with a tasting room, courtyard, and social space. The Commission has previously determined that building areas 4 and 5 are non-contributing and building area 3 is contributing.

The proposed scope of work for building area 3 includes the reopening of existing window and door openings on the rails-to-trails façade. The two existing arched windows will



be uncovered and re-glazed and a new glass door will be installed in the center of the facade. The existing paint will be removed from the brick masonry and cleaning and repointing will be performed as necessary. Also, a new ADA compliant ramp will be constructed providing access to this new entryway. An approximately 11' by 94' one-

story addition will be constructed along the southern façade of building area 3. The portion of this addition that is visible from rails-to-trails will be stepped back from the historic façade and obscured from view by a new green wall system. A new glass entry vestibule will be constructed on the northern façade of building area 3 to provide access to the tap room and court yard and new glass doors will be installed opening into the courtyard.

On building areas 4 a new mezzanine will be constructed to house new mechanical equipment. This equipment will be screened from view through what appears to be metal



fencing. On building area 5, large new window openings will be created along both the Dover Street facing and western facades of the building. A green wall system will be installed covering the existing concrete block façade. A new metal awning will be installed on the western façade as well as two new windows and a glass door. New stucco siding will be

installed on the gable ends of building area 5.

Background Information:

This project first came before the Commission on April 25, 2023. At that time, the Commission found that **the portions of the building labeled 2, 4, and 5 are non-contributing** while **the portions of the building labeled 1 and 3 are contributing**. At that time, the HDC also approved partial demolition of building 2 and the installation of a corrugated metal roof on buildings 3, 4, and 5.

On June 26, 2023, the Commission approved additional alterations to the non-contributing portions of the structure including the replacement of two garage doors, the installation of 2 new steel doors, and the replacement of metal siding on building 4.

On March 11, 2024 the Commission issued a certificate of appropriateness for additional exterior alterations to building areas 1 and 2 including the installation of awnings, replacement of doors/windows, and the installation of new fiber cement siding.

Most recently, on May 13, 2024, a revised certificate of appropriateness was issued for the replacement of the flat roof on building areas 1 and 2. A small gable roof section on building area 2 was also removed and rebuilt as a flat roof matching the rest of the building. The Commission also approved the expansion of existing brick stairs located on the front façade of building 1.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features



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

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.
- c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

Guideline 2. Repair Rather than Replace

Where possible, repair historic materials and features rather than replacing them.

- 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 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 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 consistent with the scale, massing, and style of the building and surrounding area.



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

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

Guideline 5. Adaptive Reuse

“Easton’s HDC encourages the reuse of historic buildings. Adaptations of a property to a new use should retain the building’s historic character and significant features and conform to existing zoning code.”

Guideline 6. Comply with Health and Safety Codes

- a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.
- b. When permitted by law, fire escapes or fire towers shall be placed at the rear of buildings as a secondary means of egress.
- c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.
- d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.
- e. Ramps should have little to no visual impact or should be designed to be as unobtrusive as possible.
- f. Install ramps and other accessibility features in a manner that is reversible where practical, and does not permanently impact the historic building.
- g. Access ramps shall be in scale and visually compatible in design and materials with the building.

Guideline 23. Murals

- a. Murals may be permissible on side elevations and will be reviewed on a case-by-case basis.
- b. Any exterior building artwork including murals will need to be composed on an alternate material that can then be applied to the exterior surface without permanent damage to the original surface of the building.
- c. Murals should not compete with or overwhelm existing architectural features such as windows, moldings, entryway, or other detailing.
- d. Murals should be located and sized to engage and encourage pedestrian interaction.



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

e. Painted signs and advertisements are not considered murals and shall conform to the district's sign guidelines.

Guideline 37. ADA Ramps

- a. Ramps should be constructed of materials that blend in with the surrounding built environment. Ramp structures can be faced with brick, stone, or other materials as appropriate.
- b. Access ramps should be fabricated to avoid damaging or altering the contributing structure. Ramp design should be compatible with the style and materials of the existing porch and structure.
- c. Where possible, ramps should be installed on the side or rear elevation of a building.
- d. Avoid removing historic features in doorways, including stairs, porches, and railings to accommodate ramps. Consider building over or next to these features.

Guideline 38. Awnings for Commercial Buildings

- b. The shape of the awning (round, sloped, square, etc.) should compliment the design of the storefront or window to which it is attached. Simple sloped awnings are typically most appropriate for buildings within Easton's historic district.
- c. Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.
- d. Awning colors should complement those of the façade to which it is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.
- e. Use canvas duck or matt finished vinyl as the awning material.
- f. Avoid installing an awning in such a manner that it destroys architectural details or ornamentation.

Guideline 41. Maintain Original and Historic Doors

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



Guideline 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 48. HVAC

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

Guideline 50. Maximize Daylight

- a. Retain historic features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- b. Reopen historic windows that have been blocked to provide additional light and ventilation.
- c. Add skylights or dormers on non-visible elevations.

Guideline 53. Façade Illumination

- 1. Illuminate significant features and details such as cornices on commercial buildings.
- c. Illuminate recessed entries of commercial buildings using recessed ceiling fixtures.
- e. The design, scale and materials of external fixtures should complement the design of the façade that they are illuminating.
- f. Use unshielded floodlights to illuminate a building façade. Ensure that lighting remains on the property and does not shine onto neighboring properties.

Guideline 55. Maintain Historic Masonry

- a. Maintain and repair character-defining brick, stone, and stucco.
- b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.
- c. If a masonry wall has historically been painted, it should continue to be painted. Avoid painting or staining historically unpainted surfaces. Avoid applying waterproof coatings to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.



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

- d. Remove modern covering materials such as metal and vinyl siding applied over original masonry.
- e. Avoid covering original masonry walls.
- f. Avoid removing original masonry features.

Guideline 56. Cleaning Historic Masonry

- a. If a masonry wall requires cleaning, it should be done using the gentlest effective means possible. Utilize low-pressure water washing and soft natural bristle brushes with appropriate masonry cleaners.
- b. Avoid sandblasting or grit blasting using other inappropriate and destructive methods to clean masonry.

Guideline 57. Repointing Masonry

- a. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.
- b. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid the use of electric saws to remove mortar from joints. Do not use “scrub coating” methods to repoint – mortar should not be deposited on the brick face.
- c. Do not apply stucco to brick or stone surfaces to avoid repointing.
- d. Use traditional materials for repointing. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size. Do not use synthetic caulking materials. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.
- e. Match the historic joint’s width and profile, including tooling finishes.

Guideline 71. Roof Appurtenances

- a. New skylights, vents, chimneys, or other projections should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.
- b. Roof-mounted air conditioning units should be located so they are not visible from a primary right-of-way. If this is not possible, they should be screened from view. The design of the screen should be compatible with the character of the roof and building.

Guideline 74. Maintain Historic Parapets



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

- a. Parapets are especially prone to deterioration given their placement above the roof and exposure to the elements. Parapets should be regularly inspected and repaired to prevent loss of material or the entire feature itself.
- b. Retain and maintain all of the material components of existing parapets and cornices. These materials include the coping, street facing signage or date stones, and masonry construction material.

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 83. Trash and Refuse Containers

- a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.
- b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 84. Mechanical Equipment

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

Guideline 85. Vents and Hoods

- a. Install vents and hoods on non-visible elevations.
- b. Avoid installing vents and hoods in location that damage important historic features, such as windows, trim, or ornamental elements.

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.

General Guidelines for New Construction



Guideline 94. Style

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

Guideline 96. Orientation, Alignment, and Setback

- c. Additions to free standing buildings should be setback behind the front façade if possible.

Guideline 101. Lateral Additions

- a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.
- b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

Guideline 103. Materials

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

Staff Recommendation:

Staff supports a Commission **approval of this application with conditions**. The majority of the major alterations being proposed are located on non-contributing portions of the structure and facades not easily visible from any right-of-way. The proposed alterations to the historic rails-to-trails façade of building area 3 are consistent with the guidelines for the treatment of historic masonry and the addition of new windows and doors. The proposed lateral addition is significantly setback from the front façade of the contributing structure and is screened from view using a green wall. The new proposed windows and new garage door openings are consistent with Guideline 50 and compliment the contributing portions of this structure without destroying any historic details. All new mechanical equipment is located on a



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

rooftop and screened from view in accordance with Guidelines 48 and 84. The proposed project is also an example of adaptive re-use which is encouraged by Guideline 5.

Recommended Conditions:

1. All signage (including the mural) shall be reviewed by the Commission at a later time as a separate application.
2. The repointing and paint removal from the historic masonry shall be done in accordance with Guideline's 56 and 57.
3. Trash receptacles shall be screened from view using opaque fencing or screening.

Draft Motions:

1. I move that the Historic District Commission **approve the application with staffs recommend conditions.**

OR

2. I move that the Historic District Commission table the application pending the following revisions...

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006894		500 DOVER ROAD		BEACON SALES ACQUISITION INC			
YEAR BUILT		PHYSICAL CONDITION					
1915		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
2 PART COMMERCIAL BLOCK				LEFT WING LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS							
BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING							



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

HD 24 -118

Application #: 2024 - 1307
Date Received: 10/01/2024
Fee Paid: \$200.00
HDC Meeting Date: 10/15/2024
Date Property Posted: 10/08/2024

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 500 Dover Street, Easton MD

☒ Contributing ☒ Non-Contributing YEAR BUILT: 1915 NATIONAL REGISTAR # n.a.

PROPERTY INFORMATION

OWNER NAME Dover Station, LLC managed by Sevan Topjian

TELEPHONE NO. 301-750-7919 EMAIL sevan@brooklandhomes.biz

Applicant or Agent

NAME Jonathon Selway, AIA (Architect) on behalf of Fin City Brewing (Tenant)

TELEPHONE NO. 443.513.2435 EMAIL js@jonathonselwayarchitects.com

Description of Proposal (include additional sheets, as necessary)

Refer to Cover Letter/Narrative describing application request to the HDC, with attached support documentation

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

09.30.2024	
Jonathon Selway, AIA	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

September 30, 2024

Historic District Commission
Town of Easton, Planning and Zoning
14 South Harrison Street, Easton MD 21601

Re: Narrative for HDC Application at 500 Dover Street
 Application submitted by Jonathon Selway Architects on behalf of Fin City Brewing Company

Dear Commission Members,

We are writing this narrative in application for historic district approval of the Alterations and Additions to several buildings located at 500 Dover Road, in the town of Easton. This project, as a portion of the future “Dover Station” site, will propose the full rehabilitation and necessary building additions to provide a future home of the applicant, Fin City Brewing. The intent of this project is to transform an unused and derelict site and its buildings into a functioning and fully operational brewery, taproom, dining room and event space with an outdoor courtyard.

The application presented to you includes a graphic description of the multiple buildings located on the site. As seen in the submission, the site is broken up into five areas, whereas the historical structure that comprises Areas 1 and 2 is not within the scope of work but is immediately adjacent to the structures which comprise Areas 3-5 and which *are* within the scope of work. As determined by the Town of Easton’s Historic District Commission, the building in Area 3 is the only historically Contributing Structure among the three buildings, while the structures in Areas 4 and 5 are Non-contributing Structures.

We’d like to break down our application by each building “area” to explain our design intent and approach as applicable to each building and relative to the historic significance of the buildings.

Building (Area) 3:

The overall design intent of the project in Building 3 is to highlight the historic structure. This is achieved by preserving the original masonry building walls, roof, and wood-framed structure. The proposed alterations to this building are only where required to create openings for new entrances, connections to the proposed exterior courtyard, and connections to adjacent support spaces. As such, the façade facing the Rails to Trails pathway will be refurbished to show its original brick detailing; and the original parapet and cornice shall remain. The existing arched windows facing the pathway shall be uncovered and reglazed to fit the masonry opening; and the central doorway will be opened to its original masonry opening and infilled by a glass entry doorway. After removal of paint and other applications from both exterior and interior facades, all existing brick will be verified in the field to determine the extent of necessary cleaning and repointing to ensure continued longevity of the existing masonry.

As part of the rehabilitation of the building in Area 3, the proposed courtyard to be located between this building and the historical building in Areas 1 and 2 will have brick paving throughout. Black steel structural elements will comprise of a trellis along the courtyard's eastern edge, matching the new steel lintels over the proposed building openings. Larger overhead doors will be added to this North Façade in black aluminum and glass doors that connect the new taproom to the proposed courtyard. The new vestibule entry from the Rails to Trails pathway will be a simple flat roof element with glass entry doors on each side that will allow the existing masonry walls of each building to continue visually through the space uninterrupted.

An addition has been added to the south side of Building 3 in order to preserve the open and uninterrupted structure of the original building. This addition will primarily house all of the support spaces for the taproom. The addition was intentionally set back from the historical façade of Building 3 to ensure that it continues to stand as the primary design element of this side of the project. Furthermore, the façade of this addition that is to face the pathway is proposed as a green wall structure to complement the other proposed materials on Building 5 and to form more of a landscape element to the primary façade of Building 3. Once set back from the rails to trails façade, the building becomes a flat roof to house the HVAC units and chillers for the taproom space. This flat roof will be screened and barely visible from the rails to trails side of the site.

Building (area) 4:

The building in Area 4, determined by the HDC as a Non-contributing Structure, is simply a large, open-area space that is enclosed by a metal building envelope with a steel rigid frame structure. This building will be the production area of the brewery and will contain the brewhouse, cellar, necessary systems and support spaces to produce the beer.

As part of this application, there is the addition of a mechanical mezzanine above a small portion of this building. This mezzanine was intentionally designed to be below the existing ridgeline of the roof and out of view from the Dover Street entrance.

Building (area) 5:

The building in Area 5, determined by the HDC as a Non-contributing Structure, is a utilitarian structure of CMU masonry walls supporting open-frame structural wood trusses spaced at 24" on center. This building will also partially house the brewery production facilities and will further include an event venue for special events.

Given the banal nature of the original façade, our primary goal for this building along Dover Street was to create a welcoming and fresh design that will complement the proposed alterations to building 3. This includes new glass openings that will provide visual connections from the street into the space, as well as a proposed green wall façade to soften the stark CMU façade and to draw people to the project. With this building's being one of the more anchoring elements to the overall site, we are seeking to create design solution that will elegantly address the public as they walk and drive by.

This building also includes a small mezzanine that has been built entirely within the existing envelope of the structure, with only the alterations of added windows and skylights necessary for the space. Along the south facades of this building, a mechanical roof deck will be constructed to house the primary HVAC equipment for Buildings 4 and 5. This mechanical roof deck was also constructed below all of the existing roof lines in the least visible corner of the site and over the existing footprint. The proposed design has carved out the required space in the southwest corner of Building 5, utilizing the necessary roof and envelope alterations to enclose that space. The mechanical deck will also be screened on its open, or south, side.

Conclusion:

In conclusion, our intent with this application is to receive approval by the Historic District Commission for this application so that we can move forward with formal submissions for construction to the Town of Easton's planning and zoning department. We greatly appreciate the time and effort the Historic District Commission takes in their review of our request and would like to thank you in advance for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathon Selway', with a stylized, sweeping flourish at the end.

Jonathon Selway, AIA

(On behalf of Fin City Brewing Company, Tenant of Dover Station LLC)



**[A] - BUILDING 1 - HISTORICAL
FACADE FROM NORTHWEST**



**[B] - BUILDING 1 - HISTORICAL
FACADE FROM SOUTHWEST**



**[C] - BUILDINGS 3,4 & 5 - FUTURE
PARKING AND MAIN ENTRY
FROM NORTH AT DOVER ROAD**



**[D] - BUILDINGS 4 & 5 - NW CORNER
AT FUTURE MECHANICAL YARD**

AREA 3 - THIS IS THE BUILDING OF HISTORICAL SIGNIFICANCE. THIS BUILDING SHALL ENCOMPASS THE PRIMARY PUBLIC SPACE OF THE BREWERY, INCLUDING THE TAPROOM, EATING, AND SOCIAL SPACE.

AREA 4 - THIS BUILDING IS OF LITTLE HISTORICAL SIGNIFICANCE. PRIMARILY DESIGNED AS AN INDUSTRIAL STRUCTURE, THE BUILDING IS AN OPEN WEB STEEL FRAME WITH METAL SIDING AND ROOFING.

AREA 5 - THIS BUILDING IS OF LITTLE HISTORICAL SIGNIFICANCE. THE STRUCTURE IS CMU WALLS WITH WOODEN ROOF TRUSSES THIS BUILDING WAS DESIGNED AS A WAREHOUSE.



**[E] - BUILDING 5 - NORTH FACADE OF MAIN
ENTRY AT FUTURE EVENT SPACE**



**[F] - BUILDING 5 - FUTURE EVENT
SPACE FROM SOUTHEAST CORNER
AT KEMP LANE**

DRAWING KEYNOTES:

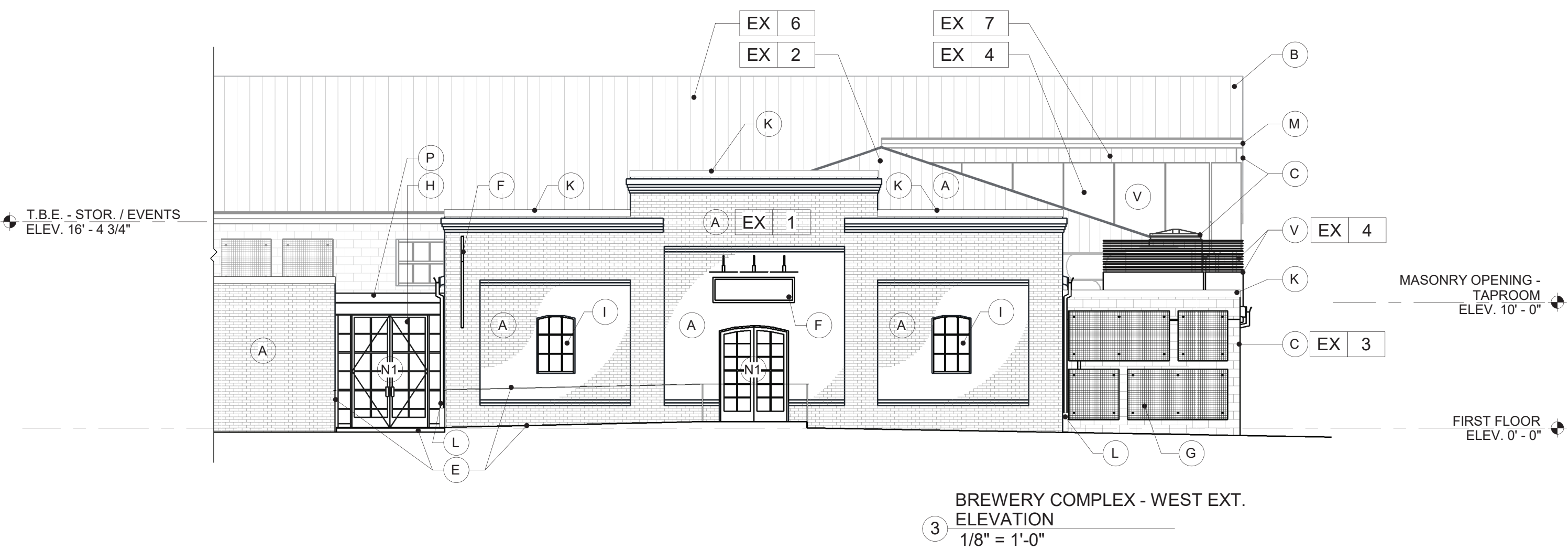
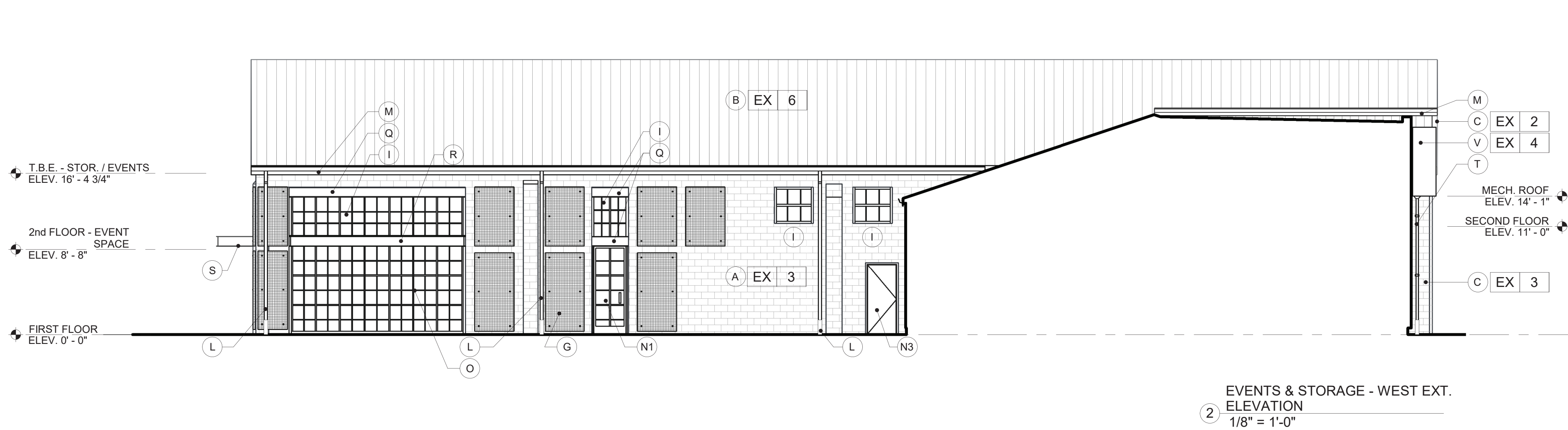
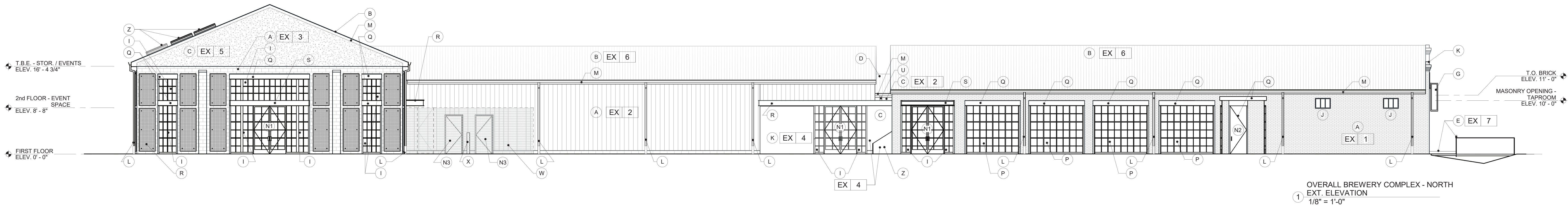
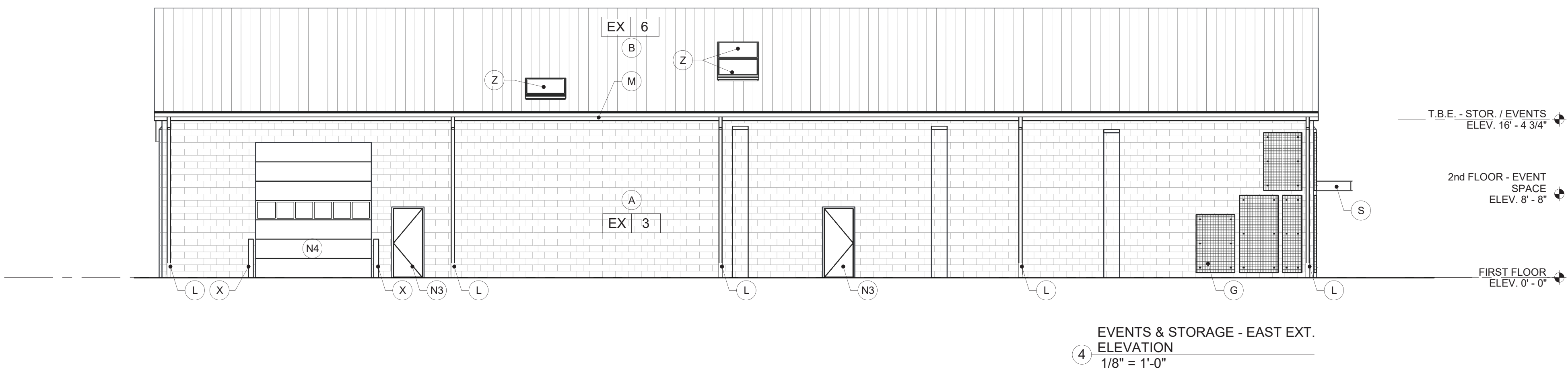
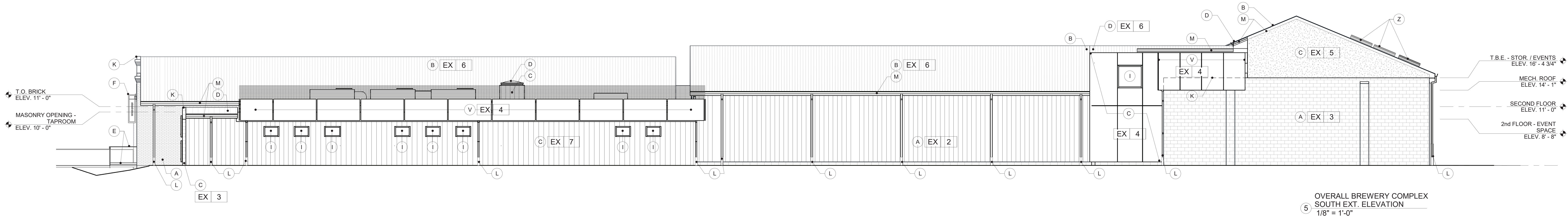
- (A) EXISTING WALL - FACADE IN WHOLE UNLESS NOTED OTHERWISE
(B) EXISTING ROOF
(C) NEW WALL OR WALL INFILL
(D) NEW ROOF
(E) ENTRY RAMP WITH STEEL FLATBAR HANDRAIL; BLACK POWDER-COATED FINISH
(F) EXTERIOR SIGNAGE, WALL-MOUNTED
(G) WALL-MOUNTED PLANTED TRELLIS, TYPICAL
(H) ALUMINUM-FRAMED STOREFRONT VESTIBULE ENTRY BEYOND
(I) WINDOW AS SCHEDULED; ALUMINUM-FRAMED STOREFRONT; BLACK ANODIZED FINISH
(J) WINDOW AS SCHEDULED; ALUMINUM-FACED CASEMENT WITH BLACK TRIM

- (K) PARAPET WALL
(L) DOWNSPOUT TO BOOT, TYPICAL UNLESS OTHERWISE NOTED
(M) FASCIA OR RAKE, PAINTED
(N1) DOOR AS SCHEDULED; ALUMINUM-FRAMED STOREFRONT; BLACK ANODIZED FINISH
(N2) DOOR AS SCHEDULED; CLEAR GLASS, TEMPERED
(N3) DOOR AS SCHEDULED; HOLLOW METAL; PAINTED FINISH
(N4) DOOR AS SCHEDULED; METAL WITH VISION LITES; PAINTED FINISH
(O) ALUMINUM-FRAMED OVERHEAD GARAGE DOOR AS SCHEDULED, TYPICAL; BLACK ANODIZED FINISH
(P) FLAT ROOF; EXPOSED STRUCTURAL STEEL PERIMETER; BLACK POWDER-COATED FINISH
(Q) EXPOSED STRUCTURAL STEEL MASONRY LINTEL; BLACK POWDER-COATED FINISH

- (R) FLAT ROOF; EXPOSED STRUCTURAL STEEL AWNING; BLACK POWDER-COATED FINISH
(S) EXPOSED STRUCTURAL STEEL AWNING - OPEN; BLACK POWDER-COATED FINISH
(T) EXPOSED STRUCTURAL STEEL MASONRY LINTEL; BLACK POWDER-COATED FINISH
(U) DOWNSPOUT TO ROOFTOP SPLASHBLOCK
(V) ROOF-MOUNTED MECHANICAL SCREEN
(W) MECHANICAL YARD GALVANIZED WIRE MESH ENCLOSURE WITH MATCHING GATES
(X) STEEL BOLLARD, PAINTED
(Y) PLANTER - CORTEN STEEL
(Z) SKYLIGHT, TYP.

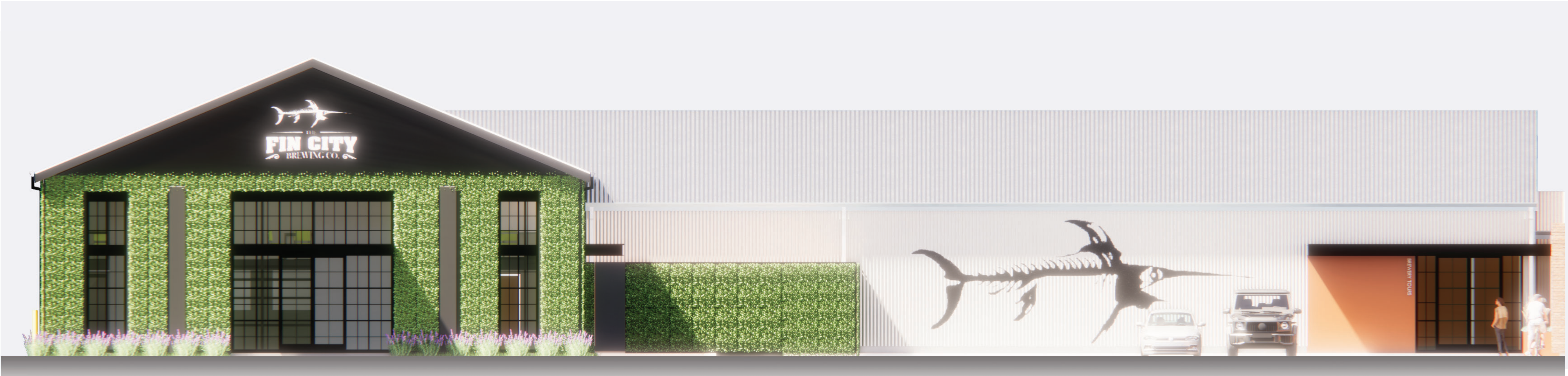
EXTERIOR FINISHES LEGEND:

- EX 1 EXISTING NATURAL BRICK - REMOVE PAINT FINISH
EX 2 EXISTING CORRUGATED METAL SIDING
EX 3 CMU - PAINT DARK GRAY COLOR
EX 4 CORTEN STEEL PANEL
EX 5 EIFS SIDING; DARK GRAY
EX 6 EXISTING CORRUGATED METAL ROOFING
EX 7 CORRUGATED METAL SIDING - DARK GRAY COLOR





EVENT SPACE MAIN ENTRY FROM NORTH - PRIOR TO RENOVATION



EVENT SPACE AND GENERAL MAIN ENTRIES FROM NORTH - AFTER RENOVATION



BUILDINGS 3 & 4 - EXISTING FACADE FROM NORTHWEST - PRIOR TO RENOVATION



BUILDINGS 3 & 4 - VIEW OF BREWERY FROM NORTHWEST - AFTER RENOVATION



BUILDING 3 - HISTORICAL FACADE FROM WEST AT RAILS TO TRAILS PATHWAY - PRIOR TO RENOVATION



BUILDING 3 - HISTORICAL FACADE AND ENTRY FROM RAILS TO TRAILS PATHWAY - AFTER RENOVATION



NORTHEAST PERSPECTIVE VIEW OF BREWERY



EAST PERSPECTIVE VIEW AT BREWERY ENTRY



NORTHEAST PERSPECTIVE VIEW AT COURTYARD
TOWARD TAPROOM, DINING ROOM



SOUTH WEST PERSPECTIVE VIEW TO WEST ENTRY
FROM RAILS TO TRAILS PATHWAY



PERSPECTIVE VIEW OF WEST ENTRY
VESTIBULE FROM RAILS TO TRAILS PATHWAY

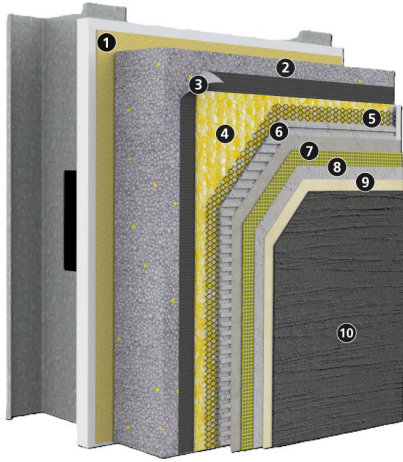


PRESEPCTIVE TO WEST ENTRY VESTIBULE
FROM RAILS TO TRAILS PATHWAY

System Bulletin

StoPowerwall® ci

Portland cement stucco with continuous air and water-resistive barrier, continuous insulation, advanced cavity wall design, and high-performance finishes. Includes Sto Lamella Fireblocking where required by local code jurisdictions.¹



Substrate: Glass mat gypsum sheathing in compliance with ASTM C1177, Exterior or Exposure 1 wood-based sheathing (plywood or OSB), code compliant concrete or concrete masonry wall construction.

- | | |
|--------|---|
| 1) | Air and Water-Resistive Barrier (AWRB), choose among: <ul style="list-style-type: none"> • Sto Gold Coat® • Sto AirSeal® • StoGuard® VaporSeal® |
| 2) | Continuous Insulation: Sto GPS Board - Graphite Enhanced Polystyrene (GPS) Type I rigid insulation board in compliance with ASTM C578, Type 1 |
| 3) | WRB: Code compliant paper or felt Water-Resistive Barrier |
| 4) | Drainage Mat: Sto DrainScreen® |
| 5) | Metal Plaster Base: Code compliant minimum 2.5 lb/yd ² (1.4 kg/m ²) self-furred galvanized steel diamond mesh metal lath or Structural SFCR Twin Track 2.5 self-furring welded wire lath |
| 6) | Stucco: ASTM C926 portland cement stucco scratch and brown coat (as furnished or listed by Sto Corp.) |
| 7), 8) | Sto Crack Defense (optional): Sto Mesh embedded in Sto Base Coat |
| 9) | Sto primer (optional) |
| 10) | Finish, choose among: <ul style="list-style-type: none"> • Sto Textured Finishes • StoCast Finishes • Sto Signature Series or Sto Specialty Finishes |

System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity.

1. For compliance with 2022 NYC BC fireblocking requirements, only NFPA 285 tested components are permitted unless approved by the applicant or registered design professional and determined to pass the NFPA 285 acceptance criteria. Refer to StoPowerwall Design Guide and Detail Booklet for tested components.

System Description

StoPowerwall ci is an energy efficient stucco wall assembly with a continuous air and water-resistive barrier (AWRB) and continuous insulation. It combines the strength and durability of traditional stucco with an advanced cavity wall design and Sto high-performance finishes in a fully tested wall cladding assembly.

Uses

StoPowerwall ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of the Americas

Features**Benefits**

Integrally colored factory produced finishes	Consistent color and aesthetics increase curb appeal
Continuous exterior insulation	Energy efficient, reduced heating and cooling costs
Impact and puncture resistant	Withstands abuse, reduced maintenance
Continuous air and water-resistive barrier	Protects against mold and moisture problems
Fully tested, building code compliant	Peace of mind

Properties

Weight (excluding sheathing / studs)	< 12 psf (56.6 kg/m ²)
Assembly Thickness (from exterior stud face)	Nominal 4-5/8" (117 mm) with 3" (76 mm) Sto GPS Board
R-value (insulation only)	5 – 14 ft ² •h•°F / Btu (0.88 – 2.47 m ² •K / W)
Wind Load Resistance	Capable of achieving: +65, -48 psf (+3.11 to -2.29 kPa)
Compliance	• 2018 and 2021 IBC, IRC, and IECC • 2022 NYC BC Fireblocking • ASHRAE 90.1-2019
Construction Types, Fire Resistance	• NFPA 285 tested for use on noncombustible construction • ASTM E119 1-hour rated wall construction

Warranty

Up to 15-year Limited Warranty available on Sto products, depending on options selected.

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoPowerwall® ci

Portland cement stucco with continuous air and water-resistive barrier, continuous insulation, advanced cavity wall design, and high performance finishes. Includes Sto Lamella Fireblocking where required by local code jurisdictions.

Limitations
Minimum insulation board thickness: 1 inch (25 mm). Maximum insulation board thickness: 3-inches (76 mm). Minimum stucco thickness: 3/4-inch (19 mm). Maximum stucco thickness: 7/8-inch (22 mm)
Noncombustible construction (Types I, II, III, and IV) and fire-resistance-rated assemblies limited to 3-inch (76 mm) maximum insulation board thickness.
Wind load resistance: +65, -48 lb/ft ² (+3.11, -2.29 kPa) ultimate loads achieved. Ultimate wind load resistance also depends on sheathing, sheathing attachment, stiffness of supporting construction, and strength characteristics of stucco mix. Test assembly if necessary to verify wind load resistance is in conformance with local code requirements. Design for maximum allowable deflection of L/360.
Cracking can occur in portland cement stucco. Cracking is generally not caused by a material defect in the stucco and can be minimized by following sound design and construction practices such as: proper installation of lath, proper incorporation of stress relief joints in the construction, proper sand gradation for field mixed stucco, proper proportioning of stucco mix ingredients, use of the minimum amount of water in the stucco mix for placement of stucco, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.
Efflorescence is a normal occurrence in portland cement-based products and can affect final appearance of finish products.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Insulation material is flammable. Keep away from flame, ignition sources, and high heat (temperatures in excess of 165°F [74° C]). A 15-minute thermal barrier (typically 1/2 inch drywall) is required by most building codes to separate the insulation from the interior.
Dark or highly saturated finish colors may require added maintenance compared to light or pastel colors.
Air Barrier, insulation board, drainage mat, and base coat materials are not intended for prolonged weather exposure. Refer to component product bulletins for specific limitations involving exposure, use, handling, and storage of component materials.

Sustainable Design	
Air Quality and VOC Compliance	
All finish coatings, adhesives, AWRB coatings and joint treatments meet South Coast AQMD (Rule 1113) VOC requirements.	
LEED Credit Eligibility	
The system has high potential for LEED and other sustainability program credits based on efficient and effective use of a continuous air barrier and continuous exterior insulation and the resulting reductions in energy use and greenhouse gas emissions. The use of light weight metal studs and light weight finishes has positive impacts on life cycle energy use by reducing dead loads and structural support requirements when compared to mass wall and full thickness/weight veneer units. Sto GPS Board does not use fluorocarbon blowing agents (HFC, HCFC, or CFC) in manufacturing. It is recyclable and has excellent long term thermal stability, low global warming potential and zero ozone depletion potential.	
Regulatory Compliance and Standards Testing	
UL ER16529-01	GPS Board listed and labeled by UL Solutions
ICC ESR No. 1233	StoGuard Complies with 2018 and 2021 IBC, IRC and IECC
2022 New York City Building Code	Complies with fireblocking requirements, NFPA 285 with 3-in Sto GPS Board & Sto Lamella Fireblocking
ASHRAE 90.1-2019 ¹	Complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
ASTM 2357 ²	Air and water-resistive barrier meets assembly air leakage resistance criteria of ≤ 0.04 cfm/ft ² at 1.57 psf (0.2 L/s•m ² at 75 Pa)
NFPA 285 ³	Meets flame propagation criteria for use on Types I, II, III, IV construction with up to 2-1/8-inches (51 mm) of insulation
ASTM E 119 ⁴	Meets requirements for 1-hour fire-resistance-rating (or 2-hours depending on base wall assembly)

1. Energy Standard for Buildings Except Low-Rise Residential Buildings
2. Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
3. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies Containing Combustible Components
4. Standard Test Methods for Fire Test of Building Construction and Materials

For complete information refer to www.stocorp.com

Sto Corp. 3800 Camp Creek Parkway Building 1400, Suite 120 Atlanta, GA 30331 Tel: 404-346-3666 Toll Free: 1-800-221-2397 Fax: 404 346-3119 www.stocorp.com	SB - 6300 Revision: 010 Date: 08/2024	Attention Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com
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StoSignature Texture

Stippled or rilled textures with varying aggregate sizes are common looks with finish material. Surface techniques significantly enhance the surface design options, allowing a limitless variety of textures to be created. Color effects added to the finish expand the visual appearance of the surface and give it an individual expression.

Fine 10-30

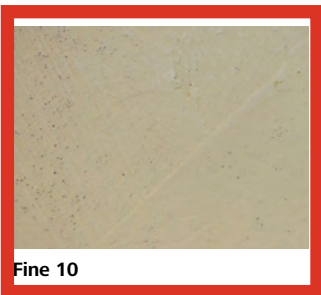
Achieve a variety of smooth surface aesthetics with StoSignature Fine. Textures range from completely smooth, to lightly grooved or softly textured.

Rough 10-20

StoSignature Rough allows you to create a variety of rough finish surfaces, adding a dramatic effect to a building facade.

Linear 10

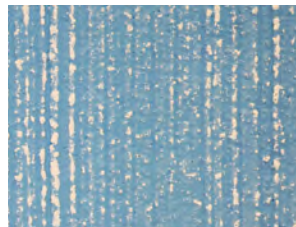
A linear surface texture provides a surprising effect when combined with color and light. StoSignature Linear uses a brush instead of a roller to achieve this unique aesthetic.



Fine 10



Rough 10



Linear 10



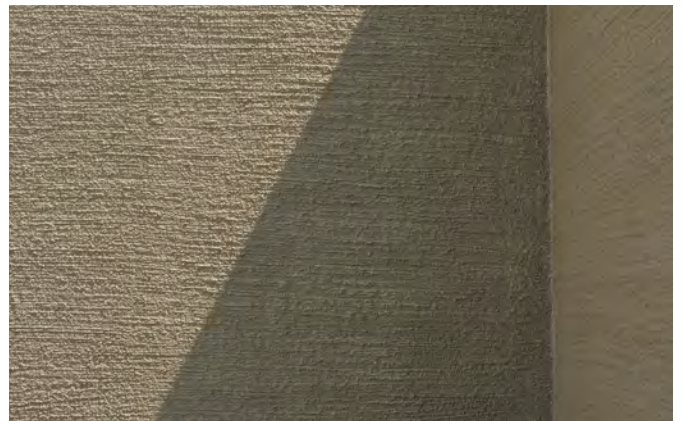
Fine 20



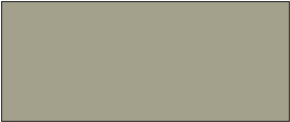
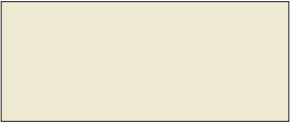
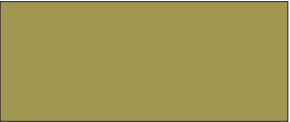
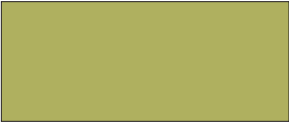
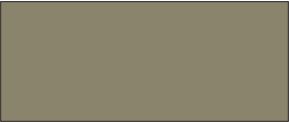
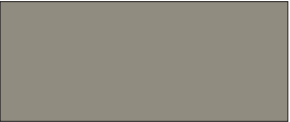
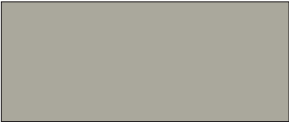
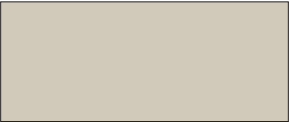
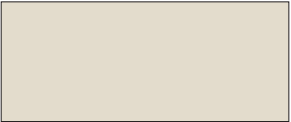
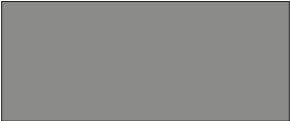
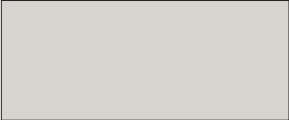
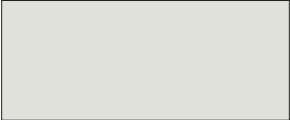
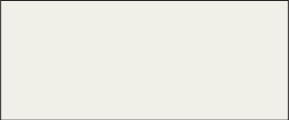
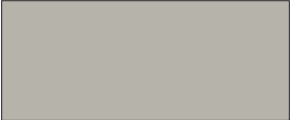
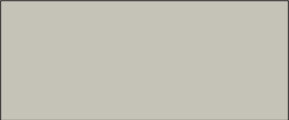
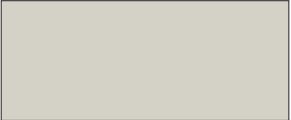
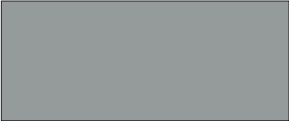
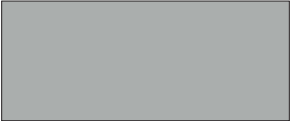
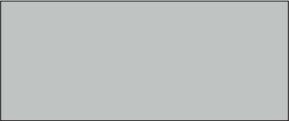
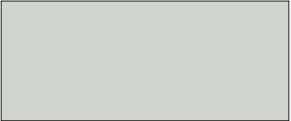
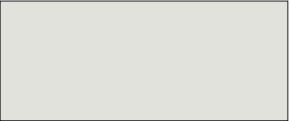
Rough 20



Fine 30



Linear 10

				
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16270 57	16271 82	16272 51	16273 44	16274 63
				
16275 49	16276 61	16277 73	16278 85	16279 7
				
16280 16	16281 26	16282 36	16283 46	16284 56
				
16285 66	16286 76	16287 86	16288 15	16289 25
				
16290 35	16291 45	16292 54	16293 64	16294 20
				
16295 31	16296 42	16297 54	16298 65	16299 76

EXISTING MASONRY WALLS OF BUILDING 5 - PAINT



Elastomeric Masonry, Stucco & Brick Paint

No. 67 Deep Base

No. 68 White

- Exterior Waterproofing Finish
- 100% Acrylic Latex
- Limited Lifetime Guarantee*
- Withstands 98 mph Wind-Driven Rain
- Low Sheen Finish
- Bridges Hairline Cracks
- Mildew Resistant Finish
- Stretches Up To 600% to Resist Cracking



2 Coats Required
for Optimal Durability



Spread Rate:
75-125 Sq. Ft.



Dry Time:
4-6 Hr. Dry to Touch
24 Hr. Recoat



Soap & Water
Clean-Up

READY TO USE OR ADD TINTING COLORANT

WHERE TO USE

Properly prepared exterior vertical surfaces such as: Stucco, Masonry, Concrete, Concrete Block or Brick as well as adjacent Wood and Metal surfaces. *Not for use on horizontal surfaces subject to foot traffic.*

PREPARATION

(Proper surface preparation is required.) Allow new stucco and masonry to cure for 30 days before painting. Remove all loose, peeling paint. Powerwash to remove chalk. Remove dirt and grease with a product such as BEHR PREMIUM® NO. 990 Concrete & Masonry Degreaser & Cleaner; remove mildew stains with a mildew stain removing product. On galvanized metal, use a diluted solution of a product such as BEHR PREMIUM® NO. 991 Concrete & Masonry Cleaner & Etcher to prepare the surface. Follow all label instructions. Rinse thoroughly and allow a minimum of 24 hours to dry. Cracks and gaps wider than 1/16" (1.5 mm) should be routed open, dusted and patched with an elastomeric patching compound. Use an acrylic caulk around windows, doors and trim. Scuff sand glossy surfaces. Prime all uncoated, patched, chalky, wood and/or metal surfaces with a product such as BEHR PREMIUM PLUS® NO. 436 Exterior Multi-Surface Primer & Sealer.

APPLICATION

DO NOT THIN. Intermit all cans of same product to ensure color uniformity. Stir paint before and occasionally during application. Use product when air and surface temperature are 50-90°F (10-32°C). Do not use if rain or heavy dew is expected within 24 hours. Apply

using a high quality 1 1/4" nap roller, nylon/polyester brush or airless sprayer (.025-.029" spray tip). **A second coat must be applied** at the same spread rate as the first. A third coat may be required to achieve a final dry mil thickness of about 10-15 mils. If airless spraying, use equipment with a minimum of 2500 PSI at the tip. Maintain a wet edge to avoid lap marks. Do not re-spread or re-work paint.

DRY TIME

Longer dry time required in cooler temperatures and higher humidity. After two weeks, cured paint film may be cleaned with a mild, non-abrasive liquid detergent.

DISPOSAL

Properly dispose of all soiled rags and **protect unused product from freezing**. For disposal of empty containers and unused product contact your household refuse collection service.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

WARNING! Sanding or scraping pressure treated lumber may be hazardous; wear appropriate protection

*LIMITED LIFETIME GUARANTEE

Behr Process Corporation guarantees that this product will provide a waterproof finish and hide hairline cracks existing at time of application when applied and cared for according to label directions. This guarantee shall be effective for so long as you reside in your home and is made to the original residential consumer paint purchaser. This guarantee is not transferable. This guarantee does not cover water intrusion due to structural defects or caulk failure. Color fading and chalking will occur naturally over time. If this product fails to perform as specified, Behr Process Corporation will, at its option and upon proof-of-purchase, either furnish an equivalent amount of new paint to you, or refund the purchase price of this product. **This guarantee excludes (1) labor and costs of labor for the application or removal of any paint and (2) any incidental or consequential damages, whether based upon breach of express or implied warranty, negligence, strict liability or any other legal theory.** Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This guarantee gives you specific legal rights, and you may also have other rights, which vary from state to state.

To consult with a Behr Certified Coatings Professional, call 1-800-854-0133 Ext. 2 (U.S.A. only).

WARNING! This product contains chemicals known to the state of California to cause cancer and birth defects or other reproductive harm.

WARNING! IRRITANT! HARMFUL IF SWALLOWED. CONTAINS: ETHYLENE GLYCOL. MAY CAUSE EYE, NOSE AND THROAT IRRITATION. AVOID CONTACT WITH SKIN AND EYES AND AVOID BREATHING OF VAPORS AND SPRAY MIST. WEAR EYE PROTECTION AND PROTECTIVE CLOTHING. USE ONLY WITH ADEQUATE VENTILATION. To avoid breathing vapors and spray mist, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches or dizziness, increase fresh air. If properly used, a respirator (NIOSH approved for organic vapor with P series particulate pre-filter) may offer additional protection; obtain professional advice before using. A dust mask does not provide protection against vapors. Avoid contact with eyes and skin. Wash thoroughly after handling. Close container after each use. **FIRST AID:** If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 15 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

CAUTION: KEEP OUT OF REACH OF CHILDREN - DO NOT TAKE INTERNALLY.

BEHR
A Masco Company

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Santa Ana, CA 92704 U.S.A. • behr.com
V.O.C. <50 g/L • REV. 8/11

COLOR DETAIL



HEMATITE

 N460-6

 **COLOR FADE PROTECTION**

LRV 12 **R** 95 **G** 97 **B** 95

CORTEN FLAT SHEETS

A606-4 AND A588 WEATHERING STEEL

48"/60"/72" Widths x 96"/120"/144" Lengths
Custom Widths and Lengths also Available.



Flat Sheets Availability Chart

		Gauge/Thickness													
		22	20	18	16	14	12	11	10	8	3/16"	1/4"	3/8"	1/2"	3/4"
Width	72"	■	■	■	■	■	■	■	■	■	●	●	●	●	●
	60"	■	■	■	●	●	●	●	●	●	●	●	●	●	●
	48"	●	●	●	●	●	●	●	●	●	●	●	●	●	●
	46"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	43"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	24"	●	●	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	22"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	20"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	18"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	14"	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
		● In Stock ▲ Custom Order ■ Not Available													

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
 - A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
 - Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
 - Roofing underlayment should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
 - Acid washing will degrade steel performance.
 - Rust runoff will likely stain the surrounding surfaces.
 - NO WARRANTIES FOR THESE PRODUCTS
- Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.*







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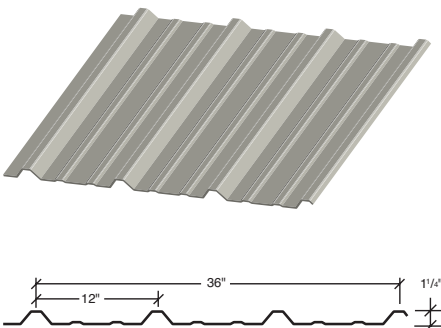
EXPOSED FASTENING SYSTEMS

PBR



The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is ½:12.

NEW METAL SIDING FOR ADDITION ALONG SOUTH ELEVATION OF BUILDING 3



Product Specifications

Applications: Roof and Wall

Coverage Widths: 36"

Rib Spacing: 12" on center

Rib Height: 1 ¼"

Minimum Slope: ½:12

Panel Attachment: Exposed Fastening System

Gauges: 26 (Standard);

29, 24, 22 (Optional)

Finishes: Smooth (standard);

Embossed (optional)

Coatings: Galvalume Plus*, Signature® 200, Signature® 300, Galvanized with Acrylic Coating*

* Galvanized with Acrylic Coating helps to resist "white rust" and prevent stack storage issues. For use in agricultural, animal confinement, and other applications where moisture protection is needed.

EXPOSED FASTENING SYSTEMS

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage Through Roof Panel Joints	ASTM E1680	Determines the air leakage characteristics of metal roof panels under specified air pressure differences at ambient conditions	0.005 cfm/ft ² at 1.57 psf static pressure 0.006 cfm/ft ² at 6.24 psf static pressure
	Water Penetration Through Roof Panel Joints	ASTM E1646	Determines the resistance to water penetration of metal roof panels under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 20.00 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials. Requires installation over a non-combustible substrate to qualify for Class A rating. Installation over a combustible substrate qualifies for Class C rating.	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance - FM Global	FM 4471	Sets performance standards for panel roofs including uplift resistance	See FM Engineering Tech Bulletin
	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 30, 54, 79, 104, 112, 161, 167, 184, and 542.
	Roof Performance - Miami-Dade County	TAS 125 TAS 201 TAS 100 FM 4471 App. G	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County. Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 22-1208.5 (roof) See NOA # 23-0606.07 (wall)
	Roof Performance - Florida Approval	ASTM E 1592 FM 4471	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42379.5, 42382.12 (roof) See FL# 42378.10 (wall)
	Roof Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 “first tier” Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-358, RC-393, RC-421
WALL LISTINGS	Wall Performance - Texas Department of Insurance	ASTM E 1592	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 “first tier” Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See EC-96

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at mbci.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence.

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COLOR CHART

Final color selection should be made from metal color chips.

Gauge and finish options vary by panel profile. For the most current information available, as well as details about paint warranty coverage, visit our website at mbci.com.

All Signature® 200 and 300 colors are Cool Roof compliant through the CRRC-1 Program. Visit coolroofs.org for more details.

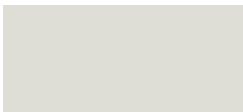
SIGNATURE® 200

Siliconized Polyester

				
POLAR WHITE (POLYESTER)	HIGH GLOSS WHITE	WHITE	BRIGHT WHITE	HAWAIIAN BLUE
				
COBALT BLUE	LIGHT STONE	SADDLE TAN	DESERT SAND	COFFEE BROWN
				
BURNISHED SLATE	ASH GRAY	DEEP GRAY	CHARCOAL GRAY	EVERGREEN
				
IVY GREEN	SCARLET RED	RUSTIC RED	WINE RED	TRUE BLACK

SIGNATURE® 300

Polyvinylidene Fluoride (PVDF) | Low Gloss

				
SNOW WHITE	BONE WHITE	PACIFIC BLUE	HARBOR BLUE	ALMOND
				
BROWNSTONE	MEDIUM BRONZE	MIDNIGHT BRONZE	TUNDRA	SLATE GRAY
				
STORM GRAY	CLASSIC GREEN	BRITE RED	COLONIAL RED	MIDNIGHT BLACK



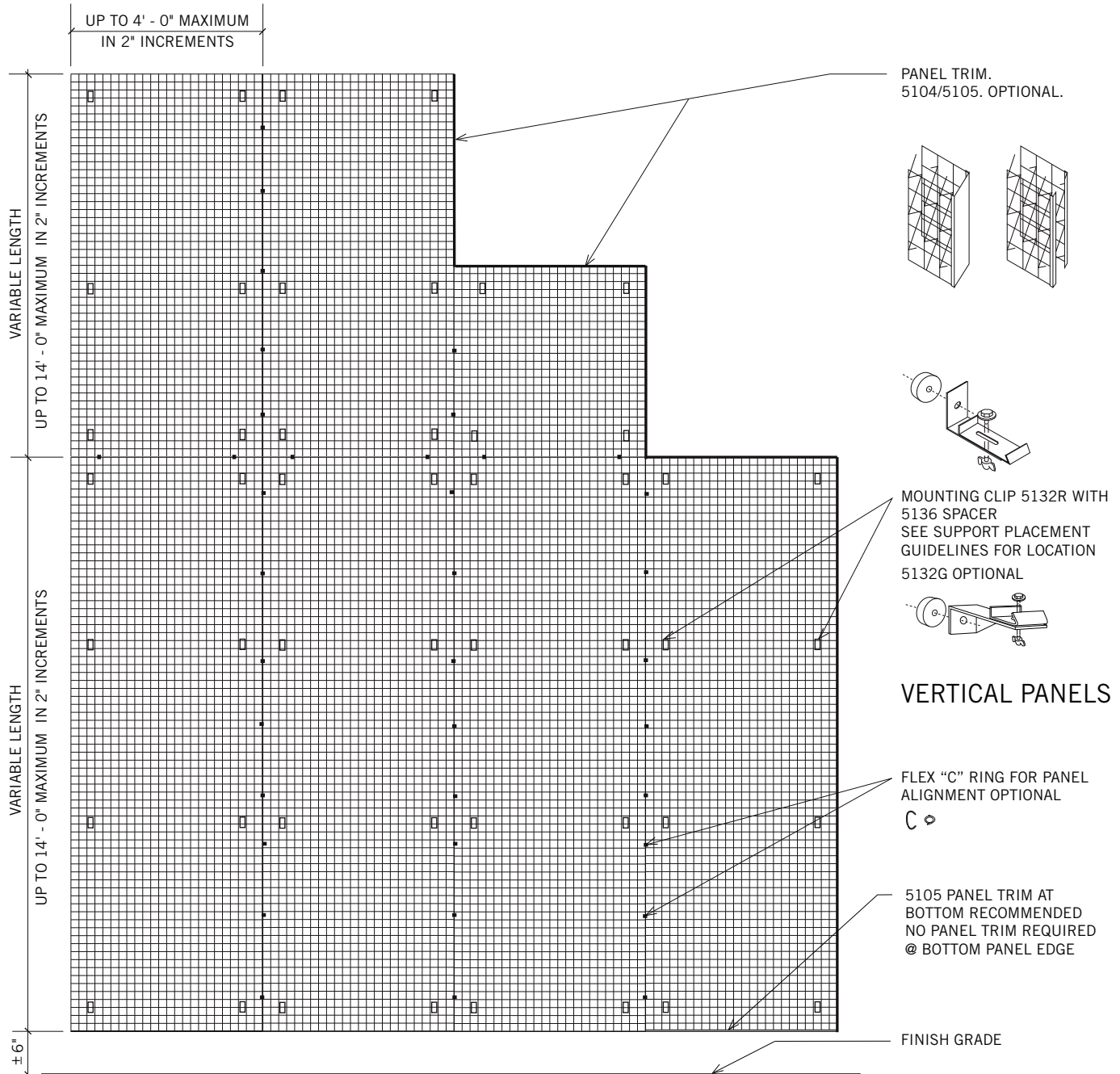
COPPER METALLIC*

*Metallic colors incur an upcharge. Please confirm pricing in your quote.

mounting options

Wall Mounted

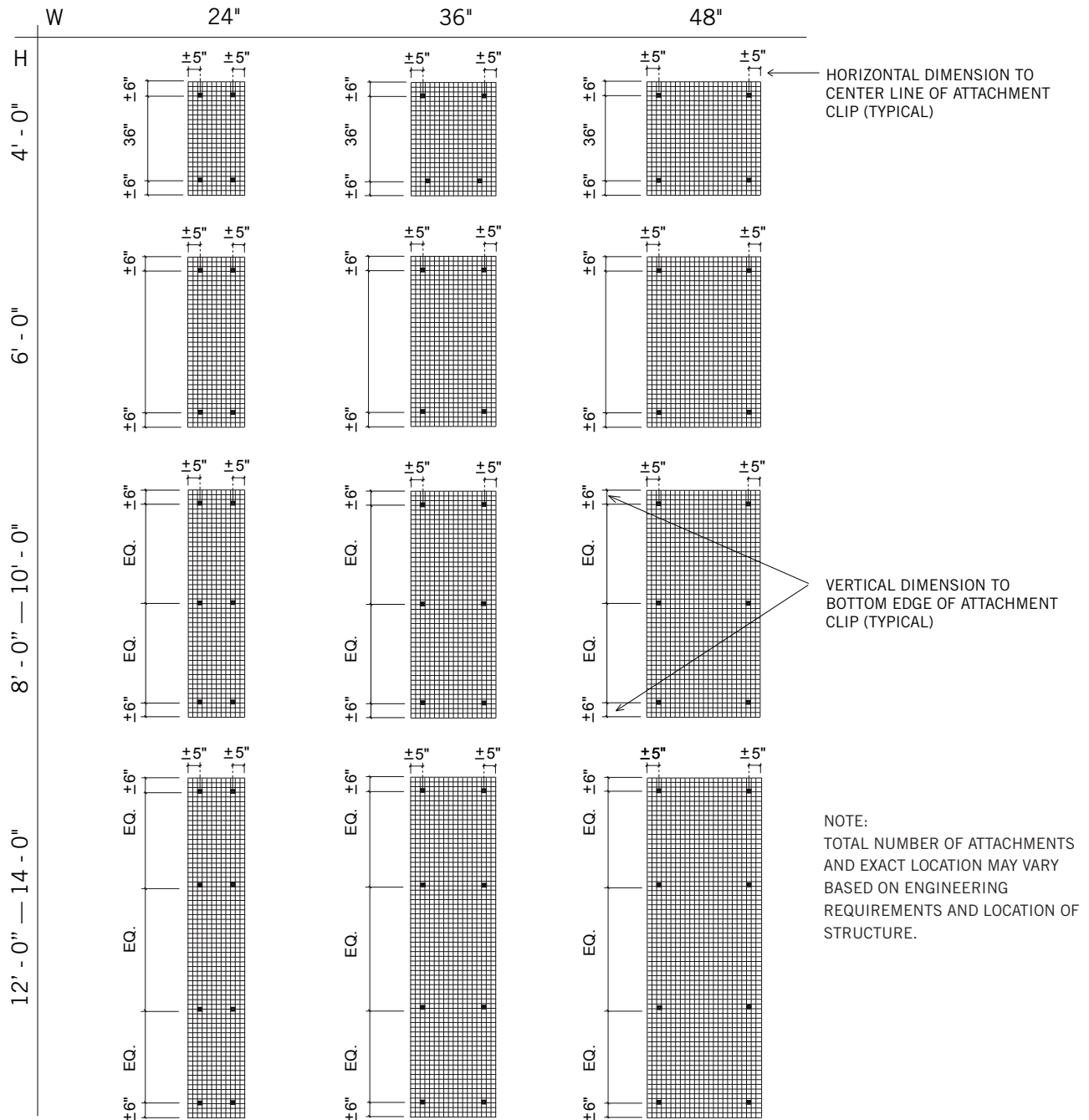
This example showing multiple modular panels in a wall hung application references typical trims and clips from our Accessory Items list. Combine custom screen sizes and profiles for your own unique **greenscreen®**.

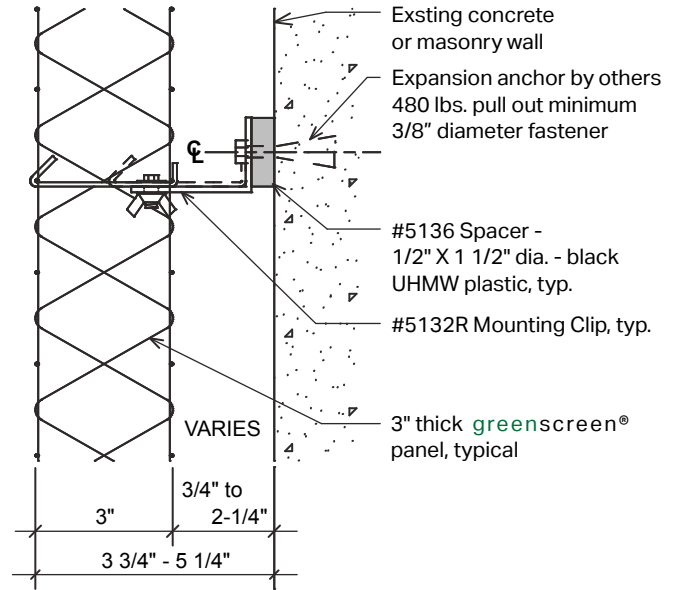
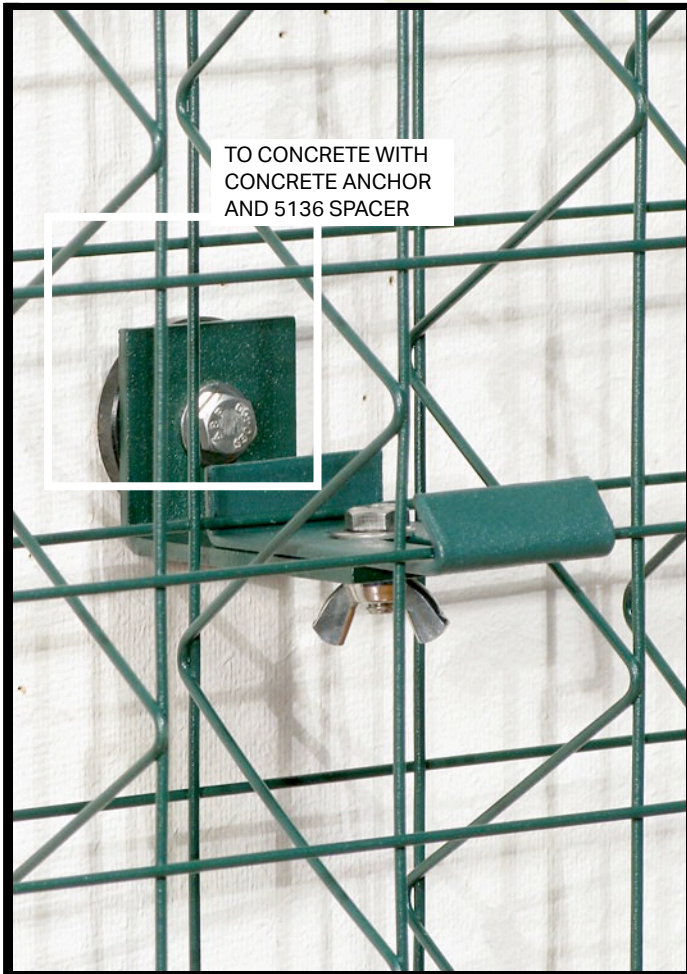


mounting options

Support Placement

Use this guide as general recommendations for support placement with multiple modular panels in a wall hung application. Consult the Accessory Items list for descriptions of available engineered attachment clips, trims, spacers, and straps for your specific panel attachments.

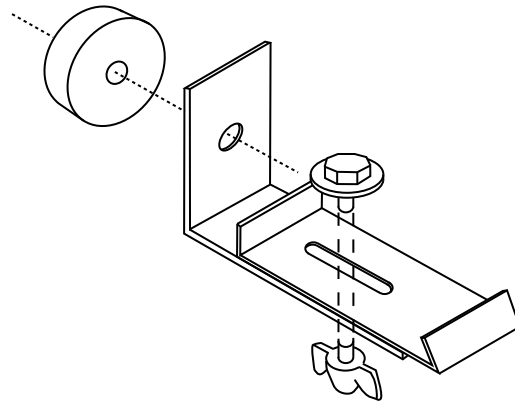




SECTION

5132R ADJUSTABLE CLIP

The 5132R Adjustable Clip provides panel support for both download and uplift. The clip can mount to wall surfaces or to a steel frame. The slot allows for panel adjustment and ease of installation.

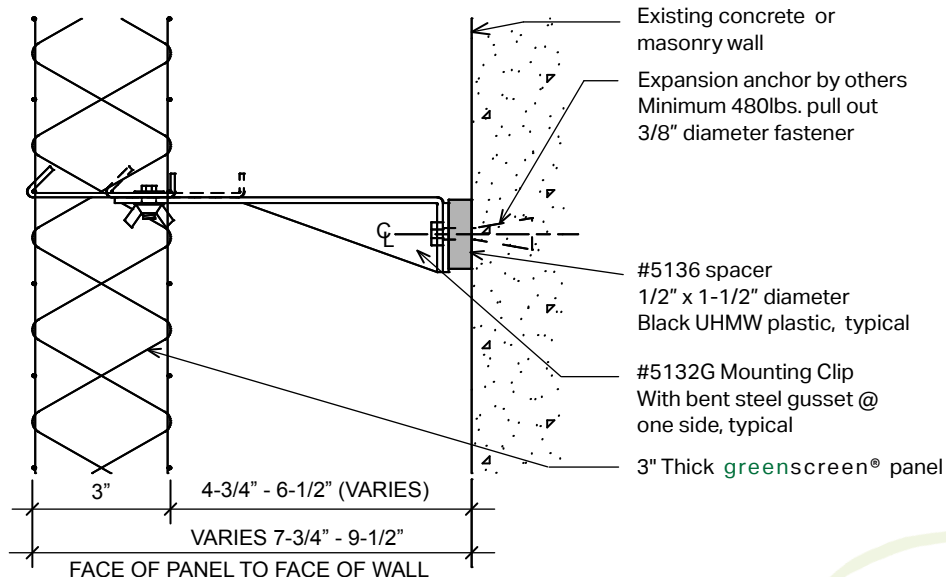
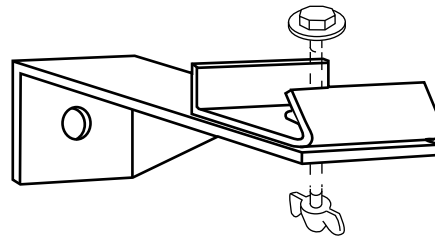


greenscreen®



5132G ADJUSTABLE CLIP

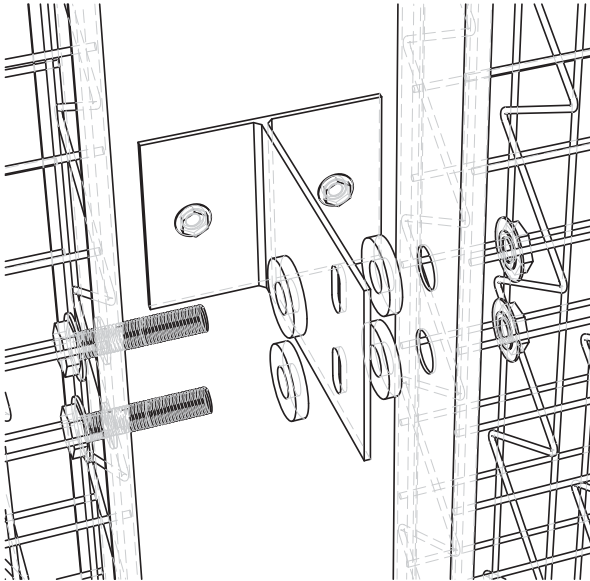
The 5132G Adjustable Clip provides panel support for both download and uplift. The clip can mount to wall surfaces or to a steel frame. The slot allows for panel adjustment and ease of installation. Maximum bracket extension is 9-1/2" to outside of panel.



SECTION

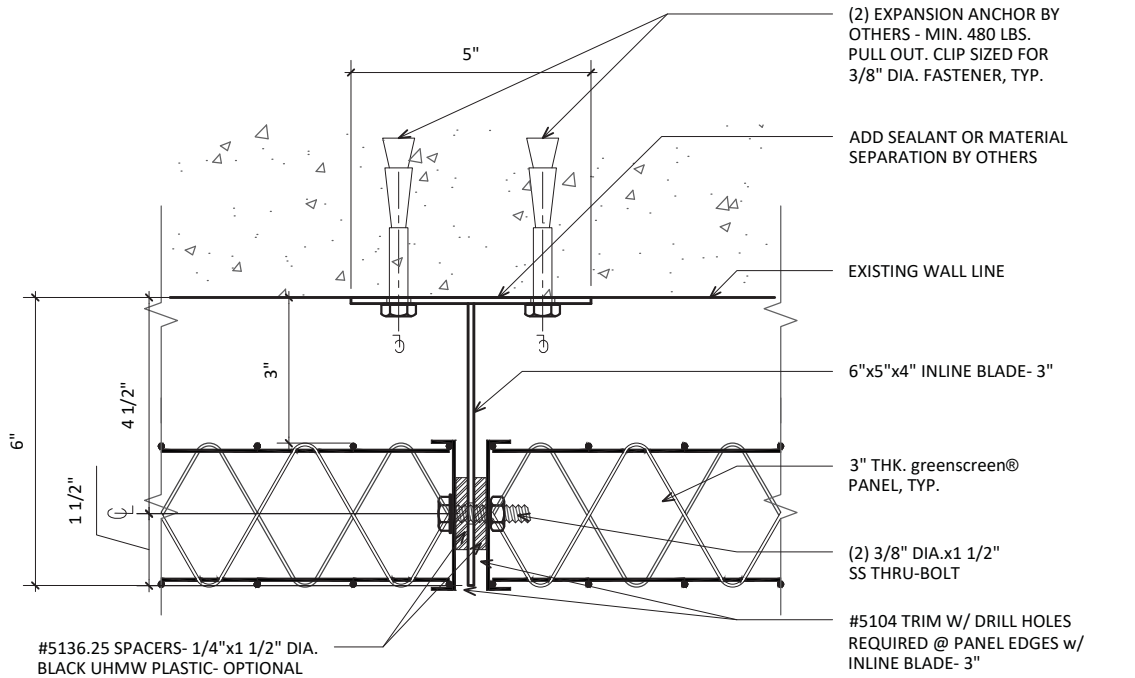


greenscreen[®]

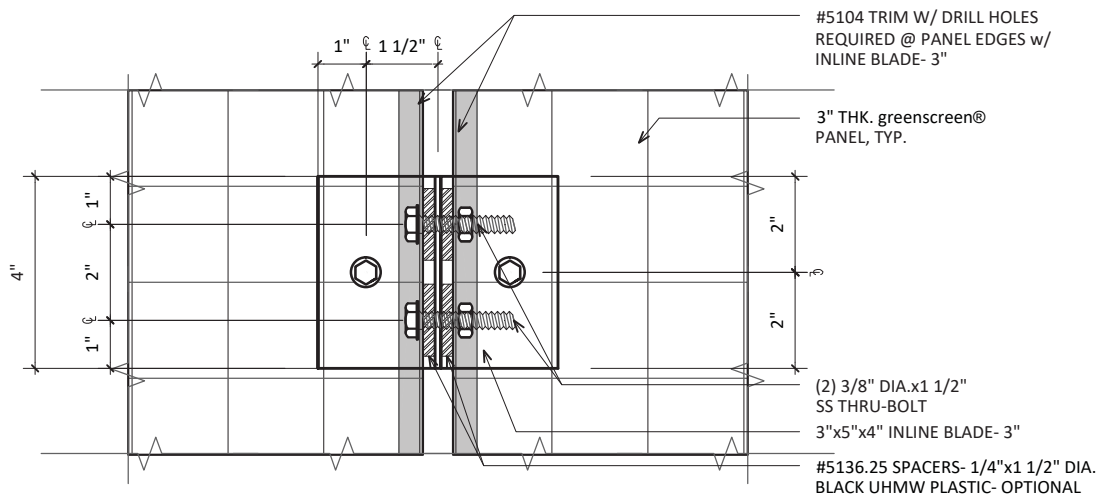


INLINE BLADE CLIP

Provide support for both download and uplift. It can be mounted to wall surfaces or to a steel frame. Standard size in 6" in length. The slot allows for panel vertical adjustment and ease of installation. Also available in 3" & 9".



PLAN



ELEVATION

accessories

Our Accessory Items list will provide your project with the necessary edge trims, mounting and joining clips, straps, posts, and caps to match your specified finishes with maximum flexibility.

Size:

½" leg x 3⅛" wide x ½" leg

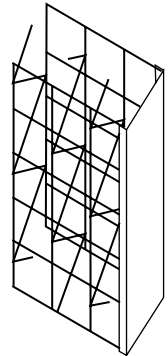
Materials:

20 gauge galvanized steel

Colors:

- ~ green
- ~ black
- ~ silver
- ~ bronze
- ~ white

Used as a closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired. Not recommended at bottom edge of panel to prevent pooling of water.

**5104****Steel Channel Trim****Size:**

½" leg x ½" leg

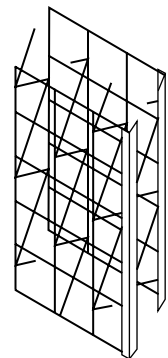
Materials:

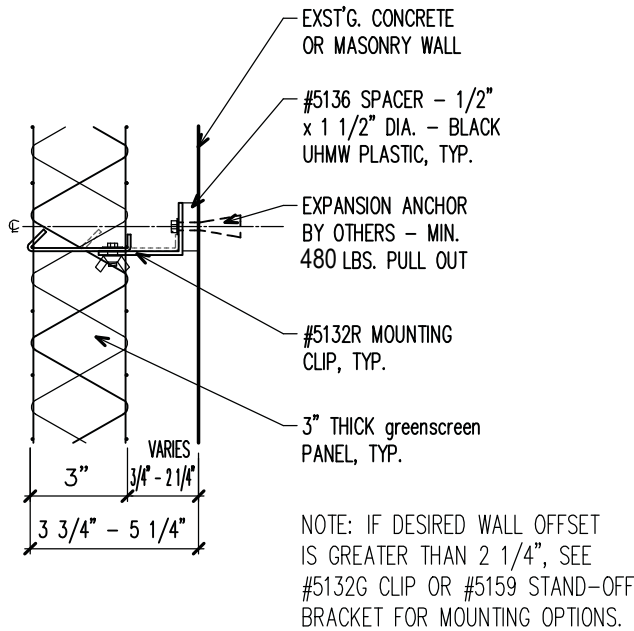
20 gauge galvanized steel

Colors:

- ~ green
- ~ black
- ~ silver
- ~ bronze
- ~ white

Used as closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired.

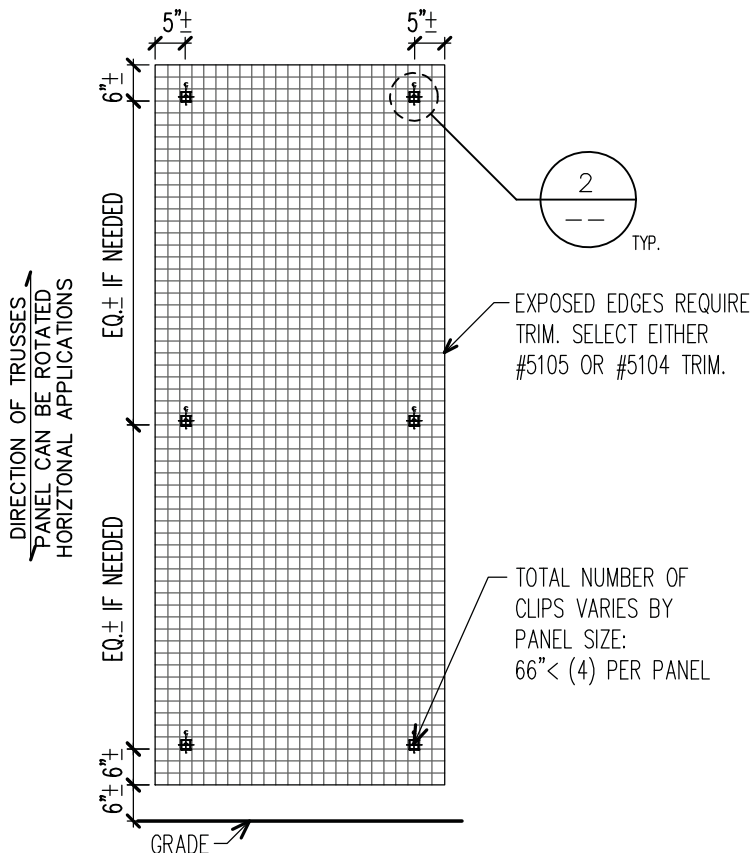
**5105****Steel Edge Trim**



#5132R MOUNTING CLIP WALL MOUNTED – SECTION

2

SCALE = 2": 1'-0"



ELEVATION

1

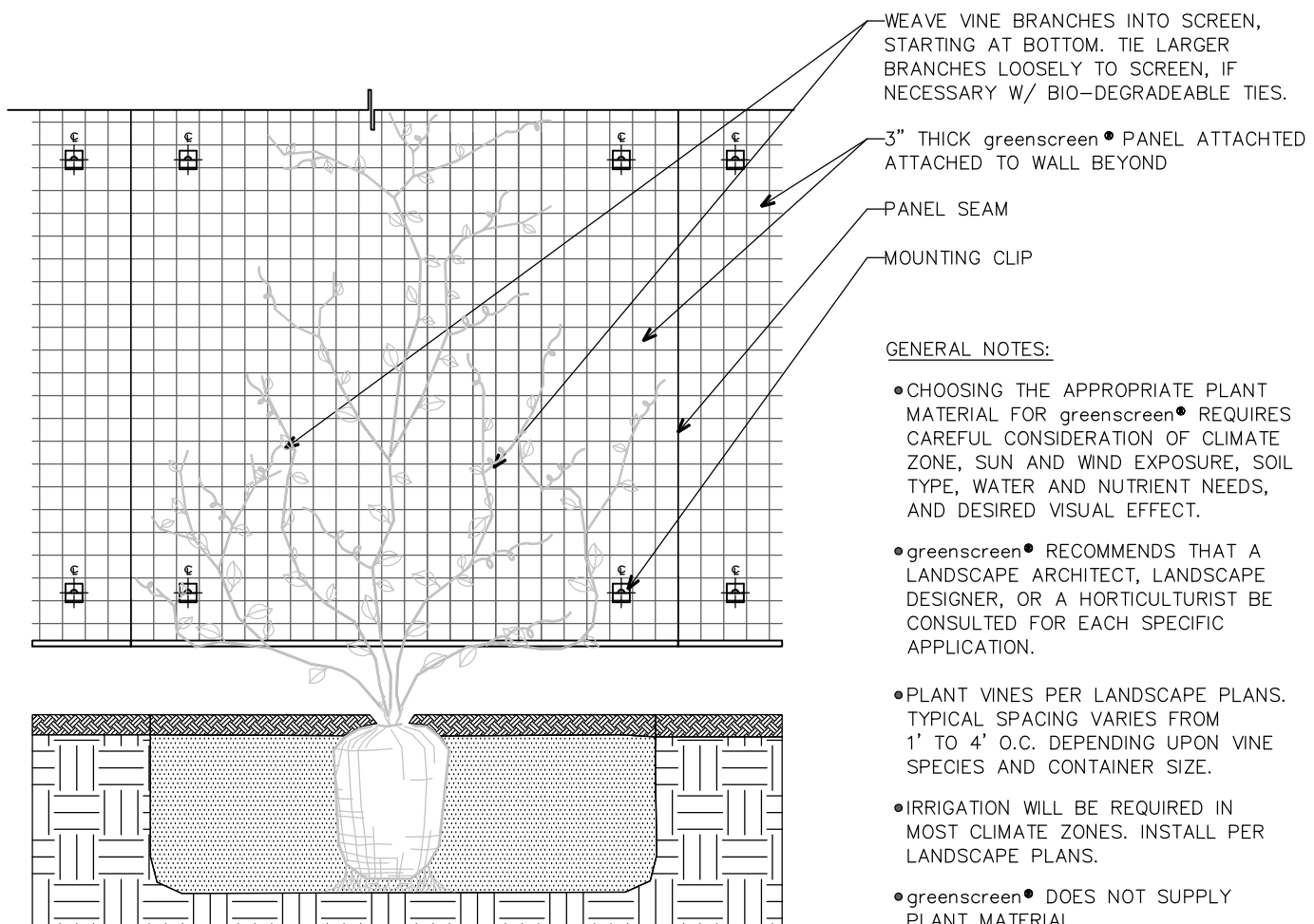
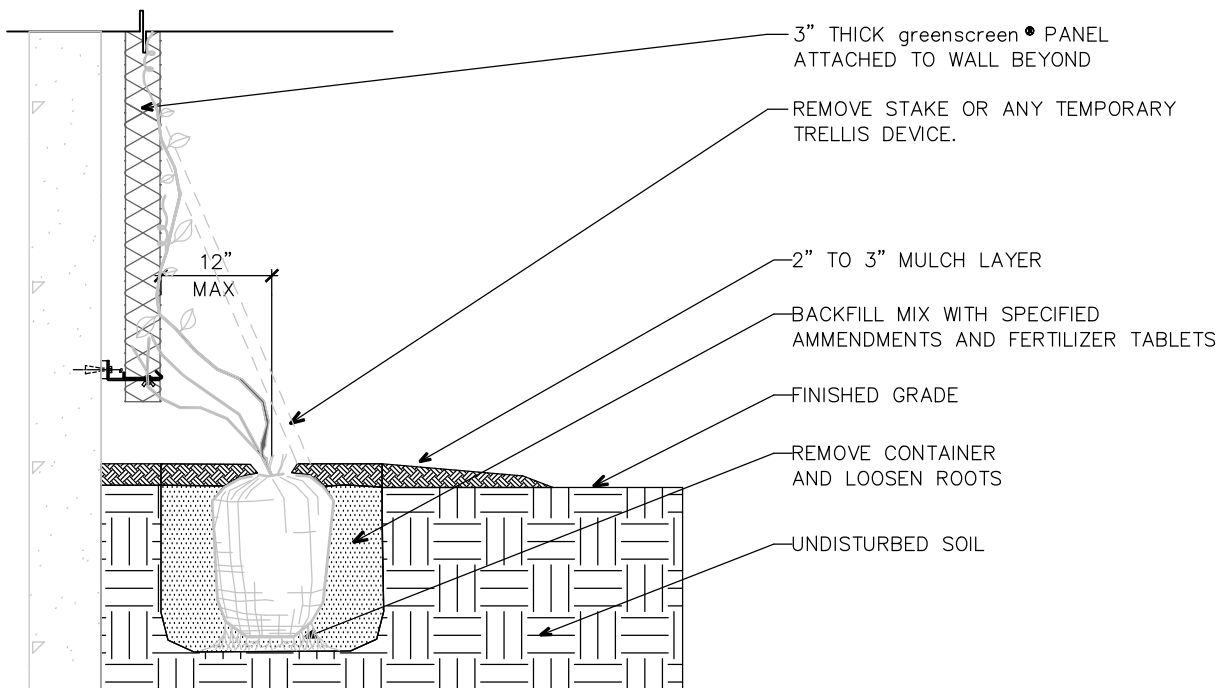
SCALE = 3/8": 1'-0"

WALL MOUNTING INSTRUCTIONS:

- STEP 1:
USING A LEVEL, TEMPORARILY HOLD THE PANEL IN PLACE AND MARK THE CORNER LOCATIONS ON THE WALL.
- STEP 2:
HOLDING THE MOUNTING CLIPS AT THE DESIRED LOCATION ON THE PANEL, MEASURE THE EXACT DISTANCE OF THE SCREW HOLES TO THE CORNERS. USING YOUR CORNER MARKS FROM STEP #1, CARRY OVER THE NEW DIMENSIONS AND REFERENCE THE SCREW HOLE LOCATIONS ON YOUR WALL.
- STEP 3:
DEPENDING ON THE SUBSTRATE, PRE-DRILL HOLES FOR MOUNTING CLIPS. FOR CONCRETE AND MASONRY WALLS, SET EXPANSION ANCHORS, AND THEN MOUNT CLIPS TO WALL. ANCHORS SHOULD HAVE A 550LB. MIN. PULL-OUT VALUE.
- STEP 4:
HANG THE greenscreen® PANEL ON THE CLIPS.
- STEP 5:
REPEAT STEPS 1-4 AS NEEDED. PRE-INSTALLING ALL CLIPS IS NOT RECOMMENDED DUE TO PANEL GROWTH. PANEL SIZES ARE NOMINAL – ACTUAL PANEL SIZE MAY VARY +1/8" IN WIDTH AND LENGTH. ADD +1/16" PER EDGE OF TRIM.
- STEP 6:
REFER TO greenscreen® "VINE PLANTING DETAIL" FOR VINE ATTACHMENT AND PLANTING GUIDELINES.

RECOMMENDATIONS:

- MOUNT PANELS 6" ABOVE FINISHED GRADE, OR PER SHOP DRAWINGS.
- ON STUCCO WALLS, ADJUST CLIP LOCATIONS SO THAT ALL CLIPS SCREW DIRECTLY INTO FRAMING MEMBERS OF THE WALL.
- WEAR GLOVES WHEN HANDLING greenscreen® PANELS.
- greenscreen® DOES NOT RECOMMEND CUTTING PANELS IN THE FIELD. IF IT IS NECESSARY, HOWEVER, USE TOUCH-UP PAINT.



greenscreen® VINE PLANTING DETAIL

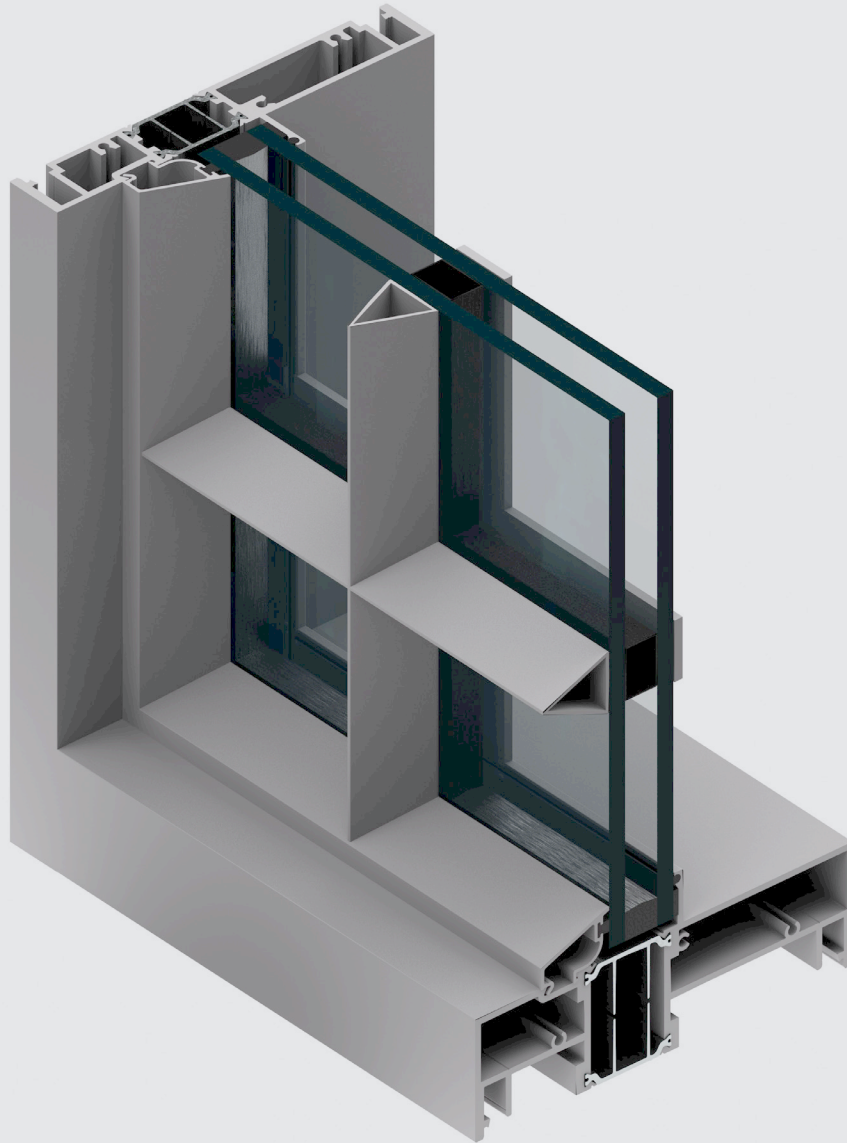
SECTION AND ELEVATION — TYPICAL FOR WALL MOUNTED APPLICATION
DETAIL SIMILAR FOR POST MOUNTED PANELS.

SCALE = 3/4": 1'-0"



TYPICAL WINDOW WITH STEEL PUTTY GLAZING
BLACK INTERIOR AND EXTERIOR COLOR

Series 7630s Window Wall



Build Better

SIMULATED STEEL LINE: Energy-smart, design-forward aluminum doors and windows that look like steel but are far more affordable.

Series 7630s Window Wall

The Series 7630s Window Wall provides you the opportunity to replace a traditional exterior wall with huge panels of low-E dual-pane glass. With its ability to integrate with various ventilating window styles and our hinge and sliding doors, it's flexible as well as functional. Available up to heights of 16 feet (depending on the application) and with its 5.875" frame depth, the window wall allows any of our Series 7000s sliding doors, hinged doors, and ventilating windows to be directly mulled to it. The window wall is tested for durability and features a performance grade of CW-PG100 (including a DP100) at sizes up to 60" by 120". Narrow sightlines, beveled glass stops, and coped muntin bars replicate the profiles of steel putty glazed windows used in historic buildings, universities, and commercial projects. The thermally broken aluminum frames feature high-quality anodized or painted finishes.

ENERGY EFFICIENCY

A .29 U-value for standard low-E, dual-pane glass gives the door excellent energy efficiency. Glass can be customized in a variety of coatings, tints, and thicknesses for improved privacy, protection, and thermal efficiency. Our signature aluminum extrusion design further reduces energy consumption. The Series 7630s features Energy Star-qualified options and complies with California's rigorous Title 24 requirements.

OPTIONS

The standard base sill is .875" tall. An optional high base sill is 1.75" tall and is perfect for window walls that sit directly on a finished floor. The standard stop features a classic stepped profile with removable stops for ease of re-glazing and a weeped glazing pocket.

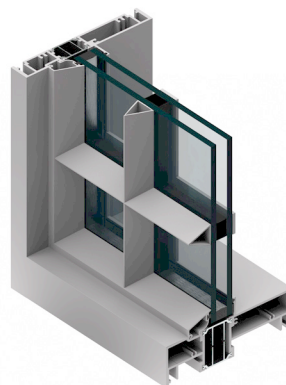
FINISHES AND COLORS

Finishes are available in-stock or as designer selections, and they can be customized to match nearly any color. Split finishes are available in many combinations. Bronze Anodized and Satin Anodized come standard with a Class 1 coating thickness for increased smoothness and durability. Our designer colors include a high-quality paint finish that conforms to a minimum rating of AAMA-2605, currently the highest rating for organic finishes.

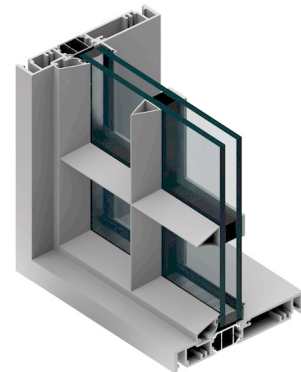
PERFORMANCE

Frame Depth	5 7/8"
AAMA Product Designation (AAMA/WDMA/CSA101/I.S.2/A440 Designation)	CW-PG100-60x120-FW
Test Configuration	60" x 120" O
Air Infiltration (Per ASTM E 283)	.01 cfm/sf @1.57 psf
CSA A440 Air	Fixed
Water Resistance (Per ASTM E 547)	12.1 psf
Uniform Load Deflection (Per ASTM E 330)	100 psf
Uniform Load Structural (Per ASTM E 330)	150 psf
Forced Entry Resistance	ASTM F588 Type D Grade 40
U-Factor (Per NFRC 100)*	0.29
CR (Per NFRC 500)*	66
CRF Frame (Per AAMA 1503)	75

Actual values may vary depending on product specifications and configuration.
*Glass Makeup = 1" OA E366/Argon/Clear

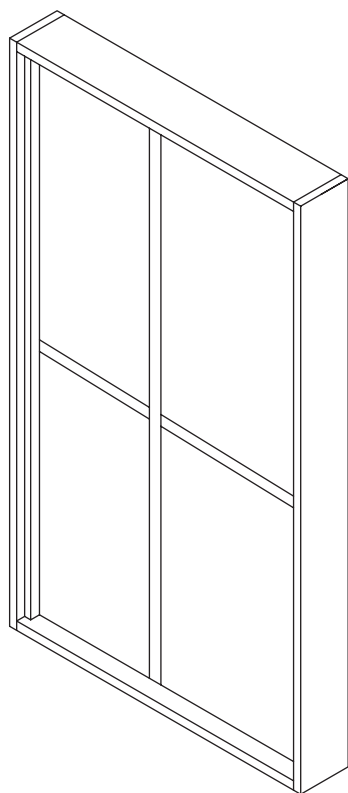


Series 7630s Direct Set Window - High Base Sill



Series 7630s Direct Set Window - Standard Sill

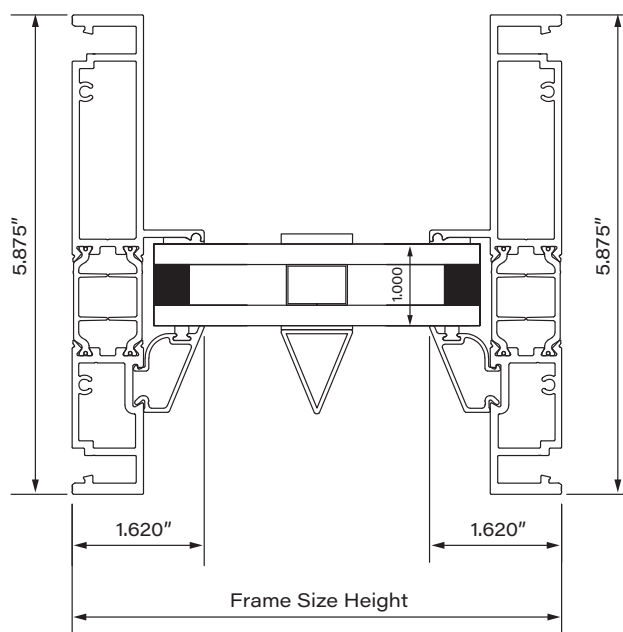
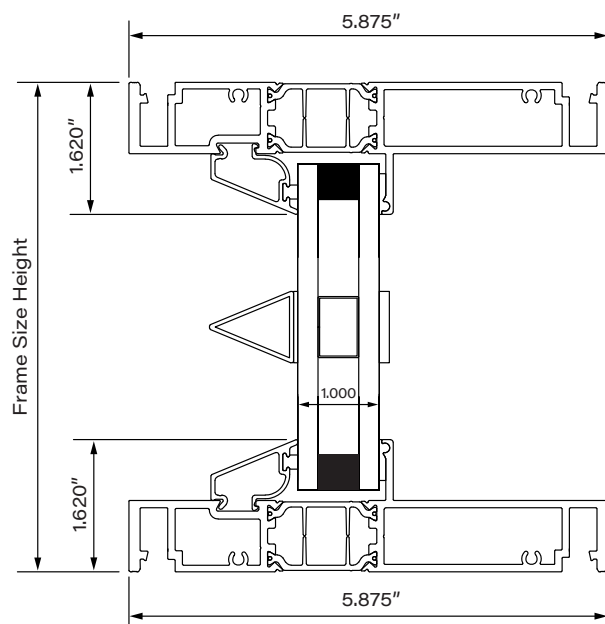
Series 7630s Window Wall



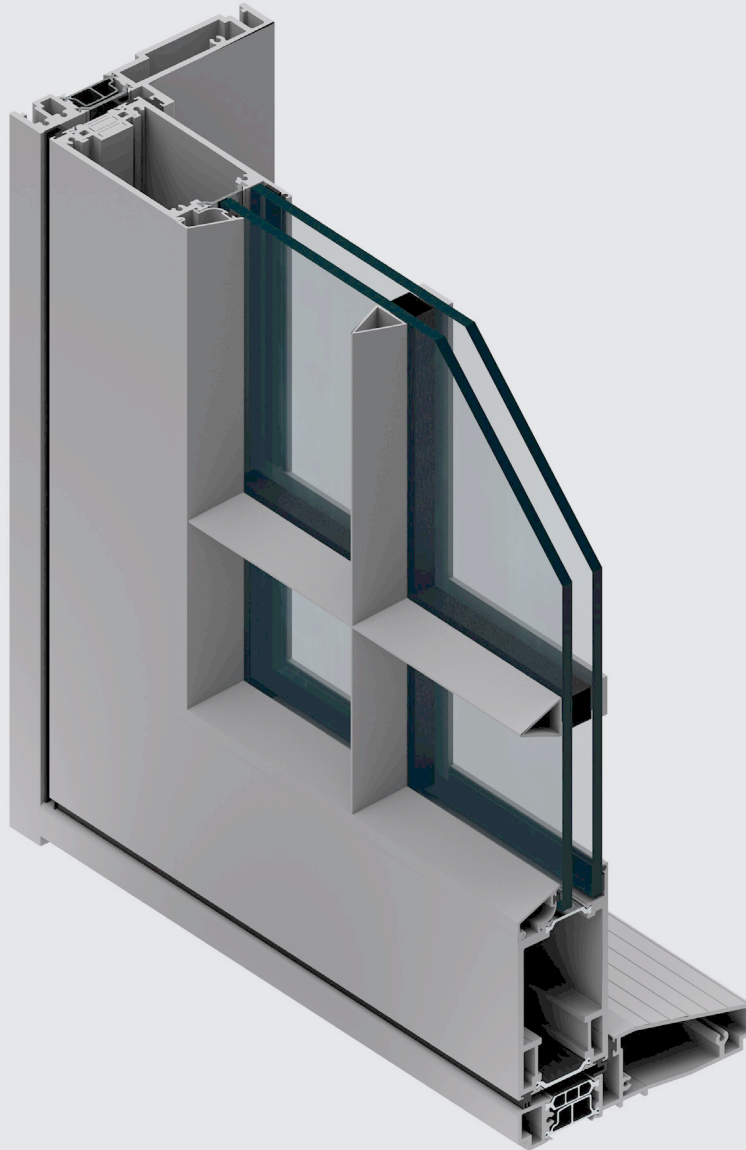
Simulated Steel Features

- .29 U-value for standard low-E, argon-filled dual-pane glass
- All-climate coated or high-performance glass from Cardinal IG
- Glass can be customized and includes options such as laminated glass, solar- and glare-control glass, enhanced winter performance glass, and low-maintenance glass
- Pre-applied Cardinal Preserve film protects glass during installation
- Performance grade of CW-PG100 at sizes up to 60" x 120"
- Available in sizes up to 16 feet in most markets
- 5.875" frame depth
- Standard and high-base sill options
- In-stock, designer, split, and custom finishes
- Title 24 compliant (California)

Series 7630s Window Wall



Series 7900s Hinged Door (Out-swing)



Build Better

SIMULATED STEEL LINE: Energy-smart, design-forward aluminum doors and windows that look like steel but are far more affordable.

Series 7900s Hinged Door (Out-swing)

The Series 7900s Hinged Door features a wide glass panel that maximizes views and lets in natural light, as well as creating an impressive main entrance or clear interior passage, and it also can connect the indoors with the outside via a patio, deck, or balcony. Currently available in a 4' by 12' size, the door is available in single or double out-swing configurations and can be partnered with any of our window styles. Narrow sightlines, beveled glass stops, and coped muntin bars replicate the profiles of historic buildings, universities, and commercial projects. The aluminum features high-quality anodized or painted finishes.

ENERGY EFFICIENCY

A .32 U-value for standard low-E, argon-filled dual-pane glass gives the door excellent energy efficiency and is tested for air, water, and structural performance and is certified by the NFRC and AAMA. Glass can be customized in a variety of coatings, tints, and thicknesses for improved privacy, protection, and thermal efficiency. Our signature aluminum extrusion design further reduces energy consumption. The Series 7900s features Energy Star-qualified options and complies with California's rigorous Title 24 requirements.

HARDWARE

On doors over eight feet tall, stainless steel roller catches are utilized to pull the door tight.

OPTIONS

The standard threshold is 5.875" wide and features a 1" exterior step that protects against water penetration. The commercial threshold favors ease of entry over protection from the elements and is capable of meeting ADA requirements. Our premium handle features a minimal one-piece design. Lock options include the Type C lock (standard deadbolt), three-point, five-point, or six-point lock.

FINISHES AND COLORS

Finishes are available in-stock or as designer selections, and they can be customized to match nearly any color. Split finishes are available in many combinations. Bronze Anodized and Satin Anodized come standard with a Class 1 coating thickness for increased smoothness and durability. Our designer colors include a high-quality paint finish that conforms to a minimum rating of AAMA-2605, currently the highest rating for organic finishes.

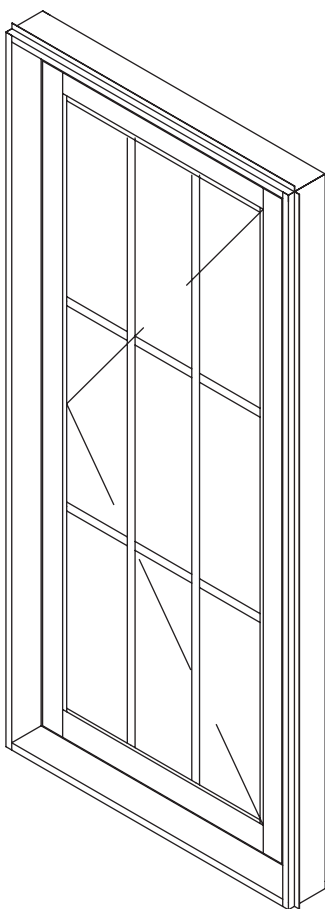
PERFORMANCE

Frame Depth	5 7/8"
AAMA Product Designation (AAMA/WDMA/CSA101/I.S.2/A440 Designation)	CW-PG50-48x120-SHD
Test Configuration	48" x 120" X Swing-Out
Air Infiltration (Per ASTM E 283)	.00 cfm/sf @1.57 psf
CSA A440 Air	A3
Water Resistance (Per ASTM E 547)	7.5 psf
Uniform Load Deflection (Per ASTM E 330)	50 psf
Uniform Load Structural (Per ASTM E 330)	75 psf
Forced Entry Resistance	AAMA 1304-02
U-Factor (Per NFRC 100)*	0.32
CR (Per NFRC 500)*	64
CRF Frame (Per AAMA 1503)	70
Actual values may vary depending on product specifications and configuration. *Glass Makeup = 1" OA E366/Argon/Clear	



Series 7900s Hinged Right - Swing Out Door

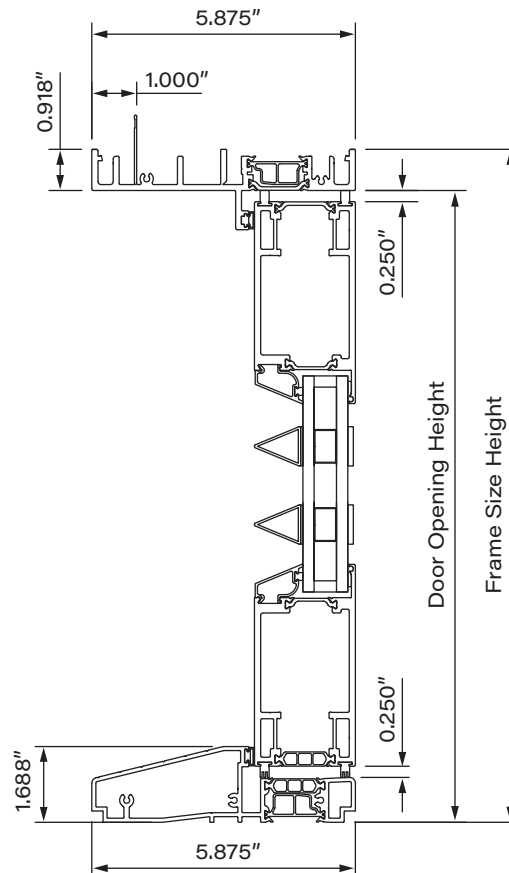
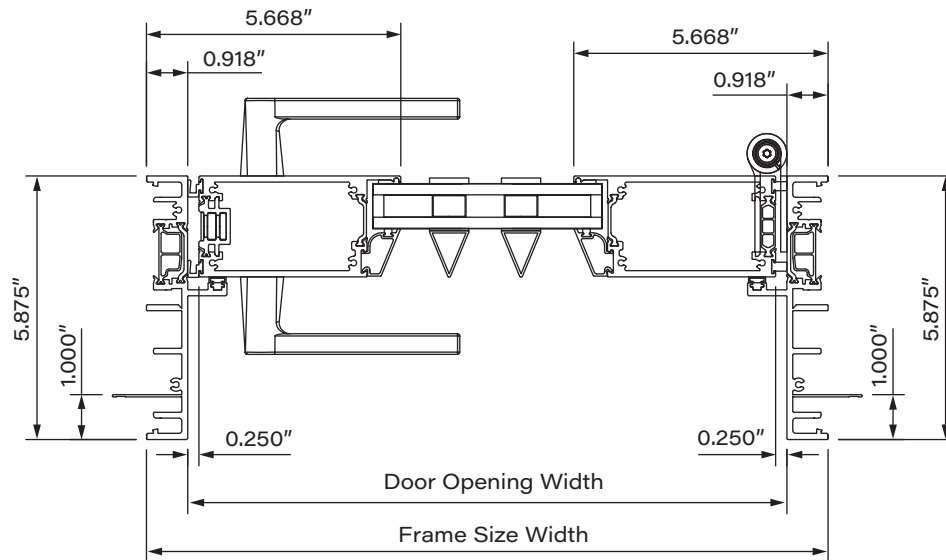
Series 7900s Hinged Door (Out-swing)



Simulated Steel Features

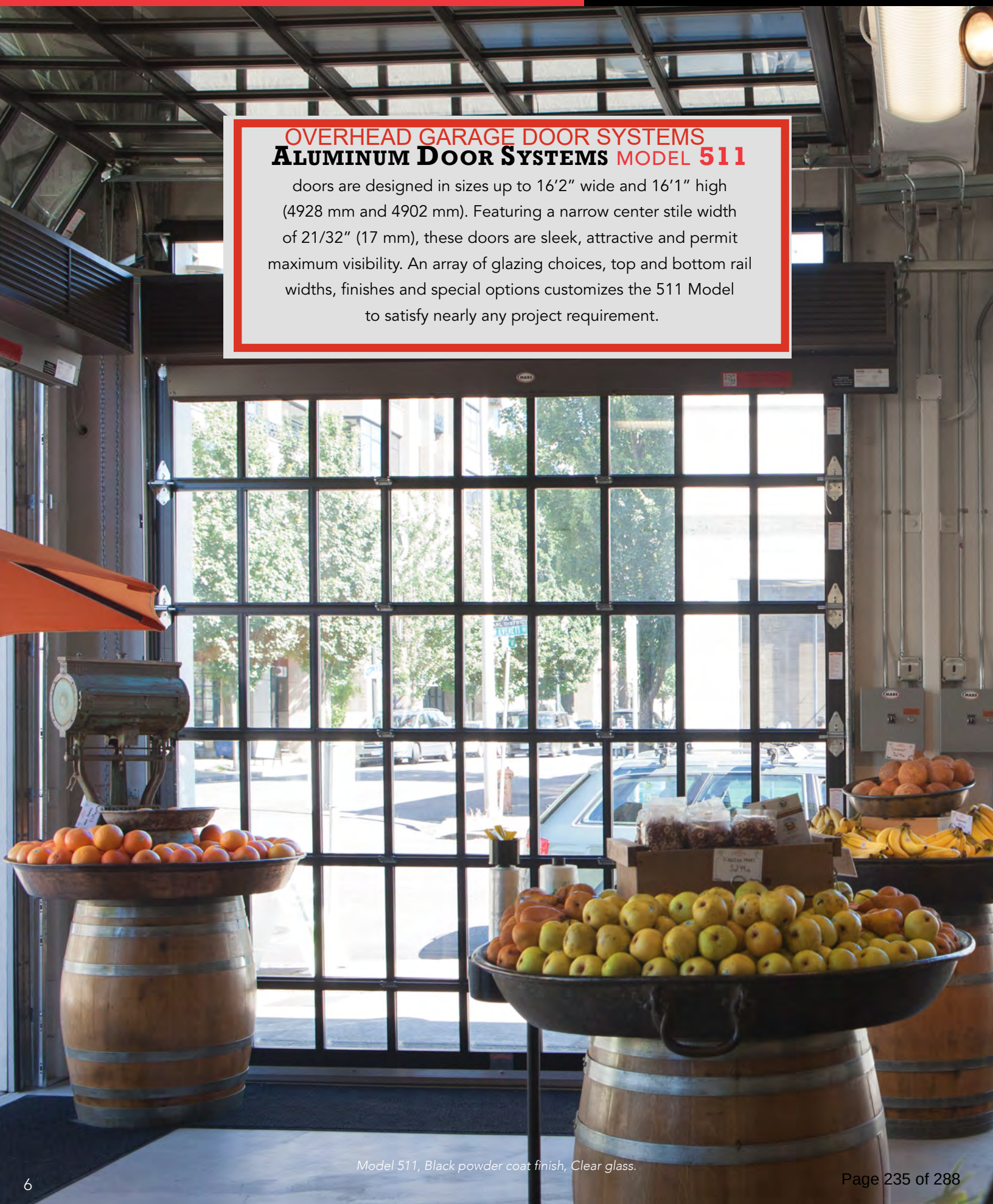
- .32 U-value for standard low-E, argon-filled dual-pane glass
- All-climate coated or high-performance glass from Cardinal IG
- Glass can be customized and includes options such as laminated glass, solar- and glare-control glass, enhanced winter performance glass, and low-maintenance glass
- Pre-applied Cardinal Preserve film protects glass during installation
- Currently available in 4' x 12' panel sizes
- Performance-rated at DP50
- Standard and commercial threshold options
- Four locking options
- Heavy-duty hardware
- In-stock, designer, split, and custom finishes
- Title 24 compliant (California)

Series 7900s Hinged Door (Out-swing)



OVERHEAD GARAGE DOOR SYSTEMS
ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top and bottom rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.



Model 511, Black powder coat finish, Clear glass.



Standard Features at a Glance

Panel Thickness	1 3/4" (45 mm)
Maximum Standard Height	16'1" (4902 mm)
Maximum Standard Width	16'2" (6147 mm)
Material	6063-T6 aluminum
Standard Finish	204R-1 clear anodized
Center Stile Width	2 1/32" (17 mm)
End Stile Width	2 3/4" (70 mm)
Top Rail Width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top Intermediate Rail Width	3/4" (19 mm)
Bottom Intermediate Rail Width	5/8" (16 mm)
Bottom Rail Width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard Springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited powder coat finish

Options

Glazing Options*:

1/8" (3 mm) DSB;
 1/8" (3 mm) or 1/4" (6 mm) acrylic;
 1/8" (3 mm) or 1/4" (6 mm) tempered;
 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Chain hoist

Posi-tension drums

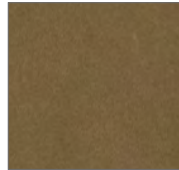
*Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure Options

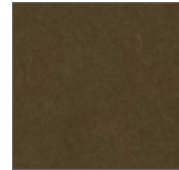
Anodized Finishes



Clear (standard)



Light Bronze



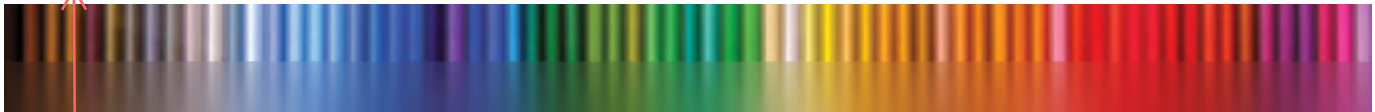
Medium Bronze



Dark Bronze

Powder Coat Finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

**BLACK INTERIOR/EXTERIOR
COLOR SELECTION TO
MATCH WINDOWS**

Panel Layout	
Door Width	Number of Panels
to 11'11" (3632 mm)	3
12'0" to 14'11" (3658 mm to 4547 mm)	4
	5

Section Stack	
Door Height	Number of Sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8



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

Monday, September 23, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](#)
[\(eastonmd.gov\)](#)

Attendance:

Commission Members:

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

Staff:

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

Absent:

Commission Members:

Emily Carey

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 September 23, 2024 Agenda Summary. Commissioner Greer seconded the motion.

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

3. Old Business —

a. File No.: 2024 - 1251 / HD 24 - 86
Applicant: John Peeling
% Pam Gardner, AIA, LLC
Location: 208 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1135
Zoning: R-7A

Request: The Applicant is proposing revisions to a previously approved Certificate of Appropriateness including the addition of a window on the second floor of the east façade, the addition of a transom window above a door on the western façade, the removal of shutters on the second floor of the south façade, the addition of a standing seam overhang on the south façade, and an increase in the footprint of the garage addition. This is a contributing structure to the Historic District, and is listed on the Maryland Register of Historic Places.

Background: At their January 8, 2024 meeting, the Commission granted a COA for an identical application to what is currently proposed. No building permit was obtained within six months of the COA's issuance and subsequently expired on July 8, 2024. This application was then granted a Certificate of Appropriateness by the Commission at their August 12, 2024 meeting for the construction of a two-story rear addition and various exterior alterations conditional to the submittal of a cut sheet for the standing seam metal roof. Staff later identified significant discrepancies between what was approved by the Commission, and what was proposed in the building permit application.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 100. Rear Additions*
- v. *Guideline 103. Materials*
- vi. *Guideline 126. Arrangement (Windows)*

Staff Presentation:

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

Applicant Presentation:

Pam Gardner, AIA

Public Comment — None

Public Comment Written — None

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

Vote 4 - 0 - 2
FOR: 4 - Demby, Brophy, Bateman, Greer
AGAINST: 0

ABSTAIN: 0
ABSENT: 2 - Carey, Stuart

b. File No.: 2024 - 1274 / HD 24 - 904

Applicant: Anchor Church

Location: 620 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 0956

Zoning: R-7A

Request: The Applicant is proposing to resurface the existing gravel parking lot with asphalt. The proposed level of disturbance is approximately 53,378 square feet. This is a contributing structure to the Historic District.

Background: This application first appeared before the Commission at their August 26, 2024 meeting. The request was subsequently tabled pending the submission of a landscape plan that incorporates a 3' wide landscape buffer along the Goldsborough Street frontage, and a request for the Applicant to seek comments from the Town's Engineering Department to determine if stormwater management improvements are required. The Engineering Department has since determined that the proposal does not create disturbance or any additional impervious surface than what currently exists on site. A supplemental narrative was provided by the Applicant detailing why a landscaping plan was not incorporated into their resubmission.

Historic District Guideline references:

i. *Guideline 12. Universal Guidance for Parking Lots*

ii. *Guideline 13. New Parking Lots*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Pastor David Finlay

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted, with the finding that all prior conditions from the August 26, 2024 Historic District meeting have been satisfied by the Applicant. Commissioner Greer seconded the motion.

Vote 4 - 0 - 2

FOR: 4 - Demby, Brophy, Bateman, Greer

AGAINST: 0

ABSTAIN: 0

145 ABSENT: 2 - Carey, Stuart

146
147 c. **File No.:** 2024 - 1214 / HD 24 - 64

148 **Applicant:** Linda Redmond

149 **Location:** 410 August Street, Easton, MD 21601
150 Tax Map 0104, Grid 00EA, Parcel 1067

151 **Zoning:** R-7A

152
153 **Request:** The Applicant is proposing to replace the existing siding with new
154 smooth fiber cement lap style siding, and to install a total of six (6) fiberglass-clad
155 wood windows. A rear vinyl window will also be replaced with a vinyl-clad
156 French style door. Two (2) HVAC units will also be installed on the west side of
157 the structure to be screened from view using plantings. This is a contributing
158 structure to the Historic District.

159
160 **Background:** At their September 9, 2024 meeting, the Commission unanimously
161 tabled this application subject to the conduction of a site visit to determine the
162 condition of the existing siding. Subsequent to the site visit, the Commission
163 observed that a significant portion of the existing wood siding on the entirety of
164 the structure was heavily deteriorating and beyond a state of repair. In the
165 duration of the September 23, 2024 meeting, the Commission indicated based on
166 these findings that fiber cement lap siding may be an appropriate long term
167 replacement material that matches the profile and dimensions of the existing
168 siding in this circumstance.

169
170 **Outstanding Issues:** There is an outstanding Code Enforcement case (Case #24-
171 0353) regarding a violation of the Town's maintenance code (IPMC 304.2
172 Protective Treatment). Notice was sent to the property owner on March 1, 2024
173 directing the property owner to "scrape and paint all the peeling paint surfaces on
174 the exterior of the single-family dwelling."

175
176 Historic District Guideline references:

- 177 i. *Secretary of the Interior's Standards for Rehabilitation*
- 178 ii. *Guideline 1. Preserve Significant Historic Features*
- 179 iii. *Guideline 2. Repair Rather than Replace*
- 180 iv. *Guideline 3. Make Sensitive Replacements*
- 181 v. *Guideline 44. Adding New Doors*
- 182 vi. *Guideline 48. HVAC*
- 183 vii. *Guideline 76. Preserve Historic Wood Siding*
- 184 viii. *Guideline 77. Make Sensitive Replacements (Siding)*
- 185 ix. *Guideline 78. Substitute Materials for Siding*
- 186 x. *Guideline 79. Fiber Cement Siding*
- 187 xi. *Guideline 90. Make Sensitive Replacements (Windows)*
- 188 xii. *Appendix B.2. Common Substitute Materials (Siding)*
- 189 xiii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

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

Applicant Presentation:

Linda Redmond

Public Comment — None

Public Comment Written — None

The Applicant amended their application to remove the proposed front gable window from the application.

Commissioner Bateman moved to approve the amended application subject to the following conditions: 1) the replacement fiber cement siding shall have a 4” reveal; 2) the siding joints and seams shall be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance; 3) there shall be no siding joints in areas with spans of less than 12 feet; and 4) the HVAC units shall be screened from view on August Street using plantings. Commissioner Stuart seconded the motion.

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

4. New Business —

a. File No.: 2024 - 1289 / HD 24 - 103
Applicant: Shoregate of Cannery Commercial LLC
Location: 501 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0752
Zoning: R-7A

Request: The Applicant is requesting to remove the existing wooden picket fence (approximately 75 feet) along the East Avenue frontage of the property. The primary structure on this property is considered a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

236
237 **Staff Presentation:**

238 Miguel Salinas, Planning and Zoning Director

239 Nicholas Johnson, Town Planner - Current

240
241 **Applicant Presentation:**

242 Justin Nonemaker, Shoregate of Cannery Commercial LLC

243
244 **Public Comment** — None

245 **Public Comment Written** — None

246
247 **Commissioner Greer moved to approve the application as submitted. Commissioner**
248 **Bateman seconded the motion.**

249
250

Vote	5 - 0 - 1
------	-----------

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

252 AGAINST: 0

253 ABSTAIN: 0

254 ABSENT: 1 - Carey

255
256 **b. File No.: 2024 - 1286 / HD 24 - 101**

257 **Applicant: Catherine Cripps**

258 **Location:** 506 Goldsborough Street, Easton, MD 21601

259 Tax Map 0103, Grid 0000, Parcel 1036

260 **Zoning:** R-7A

261
262 **Request:** The Applicant is proposing to replace in-kind the existing wooden
263 privacy fence (approximately 42 feet) along the western property line. The
264 primary structure on this property is considered a contributing structure to the
265 Historic District.

266
267 Historic District Guideline references:

268 *i. Guideline 14. Perimeter Walls and Fences*

269
270 **Staff Presentation:**

271 Miguel Salinas, Planning and Zoning Director

272 Nicholas Johnson, Town Planner - Current

273
274 **Applicant Presentation:**

275 None

276
277 **Public Comment** — None

278 **Public Comment Written** — None

279
280 **Commissioner Greer moved to approve the application as submitted. Vice**
281 **Chairperson Brophy seconded the motion.**

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

5. Discussion Item — None

6. Education and Training —

- a. Training requirements for public entities subject to the Maryland Open Meetings Act — For educational purposes, Sharon VanEmburch, *Esq.* was present to guide the Commissioners with a fundamental overview of the Maryland Open Meetings Act. A statute adopted by the Maryland General Assembly, the Act requires each public body to designate one member, officer, or employee to complete an open meetings training through any of the State’s recognized courses. As per the Maryland Open Meetings Act Manual (11th Ed.) (October 2023), the Maryland Open Meetings Act is defined as a statute that requires State and local public bodies to hold their meetings in public, to provide the public adequate notice of those meetings, and to allow the public to inspect meeting minutes. The Act is applicable when a quorum of the members from a public body convenes to discuss public business. Mrs. VanEmburch explained the Act’s specific applicability to the Historic District Commission, and emphasized the importance of all deliberation of the Commission to be conducted in a public forum. This ensures that all Decisions are captured and upheld as part of the public record, and protects the public’s ability to fairly observe public meetings. Mrs. VanEmburch highlighted the risks of discussing applications in a quorum through email and texts - noting that the Commission is also subject to disclosures within the Public Information Act; and the risk of “rolling” votes.

7. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 9, 2024 Decision Summary. Commissioner Bateman seconded the motion.

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

328 **8. Administrative Approval**

330 **a. File No.: 2024 - 1288 / HD 24 - 102**

331 **Applicant: Naveed Khan**

332 **Location:** 103 Port Street, Easton, MD 21601
333 Tax Map 0104, Grid 0000, Parcel 1469

334 **Zoning:** CB

335
336 **Request:** The applicant is requesting to remove and replace the existing
337 asphalt shingle roof in-kind. The existing trim, fascia, soffit and gutters shall
338 remain. This is a contributing structure to the Historic District.

339
340 Historic District Guideline references:

- 341 *i. Guideline 68. Maintain Historic Roof Shape*
342 *ii. Guideline 70. Roof Material*
343

344 **b. File No.: 2024 - 1290 / HD 24 - 104**

345 **Applicant: Chris J. Jordan Exteriors LLC**

346 **Location:** 7 N. Aurora Street, Easton, MD 21601
347 Tax Map 0104, Parcel 1159, Lot 7

348 **Zoning:** CB

349
350 **Request:** The applicant is requesting to remove and replace the existing
351 asphalt shingle roof in-kind. The existing trim, fascia, soffit and gutters shall
352 remain. This is a non contributing structure to the Historic District.

353
354 Historic District Guideline references:

- 355 *i. Guideline 68. Maintain Historic Roof Shape*
356 *ii. Guideline 70. Roof Material*
357

358 **c. File No.: 2024 - 1294 / HD 24 -108**

359 **Applicant: Ryan Groll**

360 **Location:** 22 N. Harrison Street, Easton, MD 21601
361 Tax Map 0103, Grid 00EA, Parcel 1146

362 **Zoning:** CB

363
364 **Request:** The applicant is requesting to remove and replace the existing
365 asphalt shingle roof in-kind. The existing fascia, soffit and gutters shall remain.
366 Any trim that is to be replaced shall be replacing in-kind; using the same material
367 and replicating the form, profile and dimensions of the existing trim. This is a
368 contributing structure to the Historic District.

369
370 Historic District Guideline references:

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

373
374
375
376
377
378
379

9. Consent Docket — None

10. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:22 p.m.



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

Application #: 2024- 1301
Date Received: 09/24/2024
Fee Paid: \$25.00
HDC Meeting Date: 10/15/2024
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 5 East Dover - Daylight Building, 3rd floor, Sidewalk entrance
☐ Contributing ☐ Non-Contributing YEAR BUILT: c. 1870's NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME believe it is Joseph Carrico
 TELEPHONE NO. 410-310-0538 EMAIL Carrico@goeaston.net

Applicant or Agent

NAME Dr. Ruth Withers Green
 TELEPHONE NO. _____ EMAIL witthersgreen@gmail.com

Description of Proposal (include additional sheets, as necessary)

Sub-
will be leasing 5 E Dover with Atelier Architects Lauren Dianich +
Jon Braithwaite, they will still occasionally use offices, but I
will use primarily, though part time for my psychotherapy practice
MD. license to practice psychology # 07292 and 2 - separately
and intermittently 1st Fridays, some weekends as a gallery
where I will showcase my wildlife photography - continued
Specific Requirements Separate page

- 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

[Signature]
9/23/24
Ruth Withers Green

Revised 4.4.201

**Application for Use of A-frame Sign/Sandwich Board, Periodically,
Outside of 5 E Dover Street, Easton, MD 21601**

I am sub-leasing the 3rd floor suite of the Daylight Building on E Dover Street, at the corner of Dover and Washington from Attelier 11 Architects, Lauren Dianich and Jon Braithwaite. The architect couple live and work primarily in Lynchburg, Virginia, but as they still have projects in the works in this area, they need to continue to have an office presence here and plan to be at 5 E Dover a few days a month between 7-9 am and 6 pm to 11 pm. Thus, I will be using the space more often, though still part time, as they gradually transition away from work in this area, and until their lease ends.

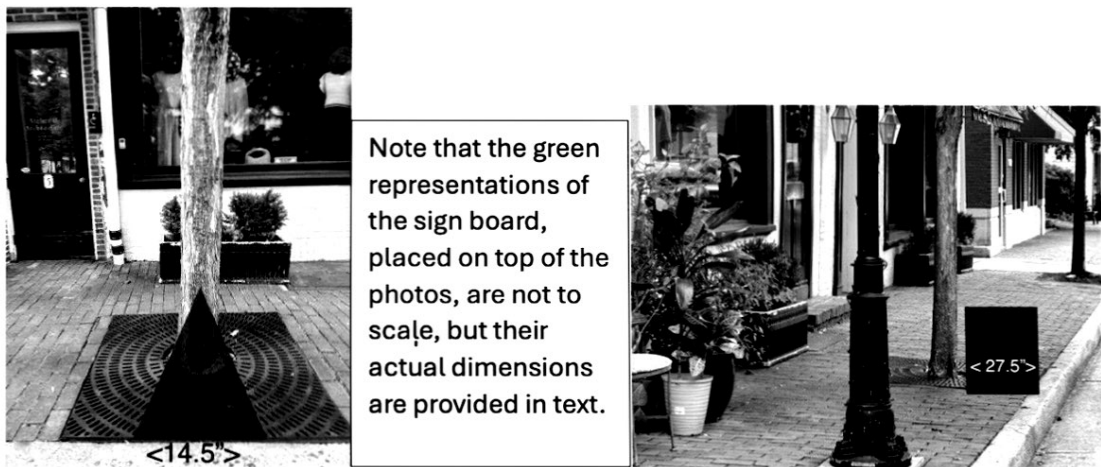
I will use the office to see some psychotherapy clients. (My Maryland license to practice psychology is number 07292). I am also licensed as a psychologist in DC (since 2009) and still see patients in my office there 1-2 days most weeks. A few days a week, I typically work remotely from home.

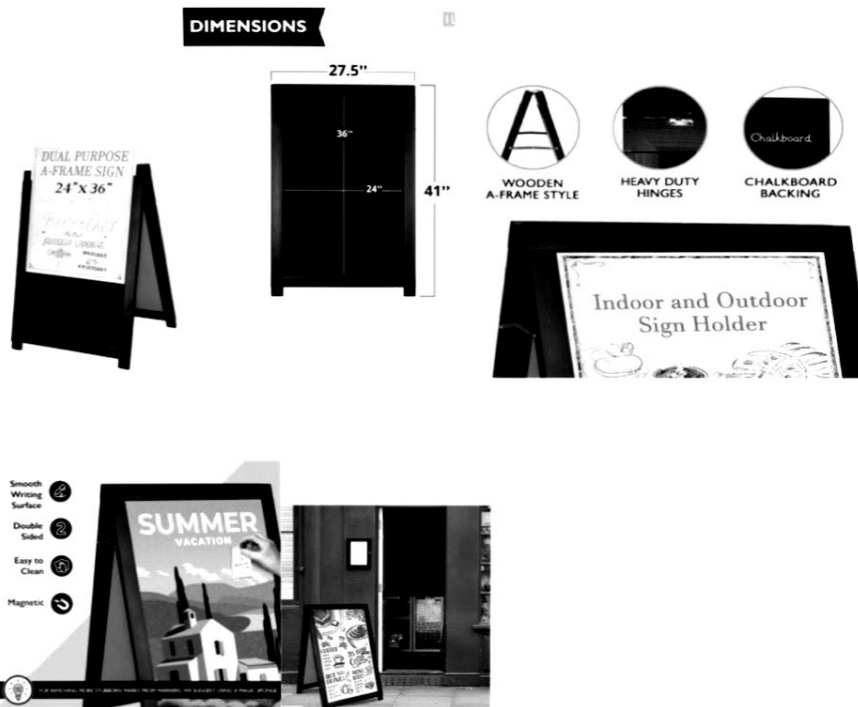
I am leasing 5 E Dover for its location and set-up, because I intend to have periodic “pop-up” gallery events featuring my wildlife and landscape photography, and sometimes hosting other artists who would like to show their work in the space. (Thus far, I have an agreement to do a joint exhibition along with a retrospective exhibition of the photography of the late National Geographic Photographer, James L. Amos, presented by his dear friend to whom he bequeathed a large collection of his photography with his permission to exhibit it and sell, as she voluntarily cared for him extensively at the end of his life. I intend to open the location as a gallery on First Fridays, some weekends throughout the year, and by appointment. (Of note, when I am practicing as a psychologist in the location, as has been the case throughout my years of doing both professions, my office will have many of my photographs decorating the walls/on display. However, when I’m seeing patients there, any pricing of the photos will be hidden from view as ethically, patients might feel they “should” purchase something from me, beyond my services as a psychologist, and that must be avoided. (This is similar to situations when psychologists write books. The psychologist does not solicit profit from selling the book to their own patients; in my experience the authors gift copies of their book to their own patients or sell them at cost).

I am hopeful that I will be able to open the gallery for a show on the first Friday of November, at which time, or maybe somewhat beforehand, I am applying to be able to place a self-supporting, A-frame sign outside of 5 E Dover Street to advertise.

To address the requirements of zoning code for Easton's historic district for signs:

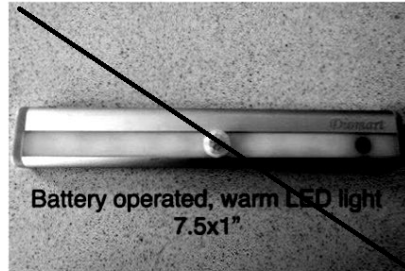
1. I am including photos of the wooden sign board I will use. (Though I plan to paint it a dark green and polyurethane the wood, once painted, to protect the wood from the elements; the green will be very close to the color of the wood A-frame sign board used by the Prager Family Center for the Arts/Ebenezer Theater of which I will also include a photo). The dimensions of the board are 27.5" wide, 41" tall, and 14.5" wide at the bottom when fully opened.





2. My planned placement for the sign board is drawn into photos of the location, above. As to not obstruct pedestrian traffic, I believe placing the board between the curb and the tree, on the grate will accomplish this goal. The distance from the tree to the edge of the curb is 29.5". The width of the A-frame board is 26.5". The opened sign should extend at most 5.5" on either side of the tree, well within the boundaries of the grate surrounding the tree. Note that the door to my suite, 5 E Dover Street, (into the hallway entrance which leads to the elevator to the second and third floor suites of the Daylight Building), is just behind and a little to the left of the tree.

~~3. Lighting will be provided if needed after dark by one to four small battery-operated lights, secured by magnets beneath the light. (the type of light is pictured below), which will rest on the actual signboard. Location circled in photo below, using the Prager center's sign board to illustrate, as I have not yet received the signboard, because I wanted to get a sense of what the town allows before ordering.~~



~~One or two of the above pictured lights can be placed on the inside edge of the frame beneath the signage, on either side of the frame.~~

4. The actual sign material which will be slid into the A-frame sign board has not yet been completed as I wanted to make sure that using the sign board would be approved by the town before ordering. Here is an example of what my sign will likely look like, but it will be in portrait orientation. This is an image of one of the signs I designed and used at an art fair in Staunton, VA last year. The new poster/sign will need to be modified to fit the dimensions of the sign board, and more text will be added specific to the new location, etc.

Wittersgreen Wildlife & Landscape Photography



www.wittersgreenwildlife.net

5. When the final drafts of the signs for the two sides of the board are ready, I would like to then submit them to your office for approval, before printing, and can then make any modifications deemed necessary.

Thank you!



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: October 15, 2024
Application Number: HD-24-1301
Location: 5 E Dover Street
Applicant: Dr. Ruth Wittersgreen
Request: Sandwich Board Sign

The applicant, Dr. Ruth Wittersgreen, requested approval for a sandwich board sign at 5 E Dover Street. The sign is 7.8 square feet in area and 41" tall. 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 condition:**

1. The sign must be located so as not to impede pedestrian traffic and must be removed during the business's closed hours.

Historic District Guideline references: 28

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

10/11/2024
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: October 15, 2024
Application Number: HD-24-1302
Location: 413 August Street
Applicant: Jessica Young on behalf of David Sarfaty
Request: In-kind asphalt shingle roof replacement

The applicant, Jessica Young, requested approval for an in-kind asphalt shingle roof replacement at 413 August Street. 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 condition:**

1. Any existing trim, fascia, soffit, and gutters shall remain.

Historic District Guideline references: 68 and 70

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

10/4/2024
Date

RECEIVED

SEP 24 2024

HD 24 - 114



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

Application #: 2024 - 1302
Date Received: 09/24/2024
Fee Paid: \$25.00
HDC Meeting Date: 10/15/2024
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

413 AUGUST ST EASTON

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1960

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

DAVID SARFATY

TELEPHONE NO.

757 639 3242

EMAIL

david.sarfaty@lindoksiegel.com

Applicant or Agent

NAME

JESSICA YOUNG

TELEPHONE NO.

667 481 6822

EMAIL

info@foreveryoungroofing.com

Description of Proposal (include additional sheets, as necessary)

Replace asphalt shingles on front porch with
 like kind architectural Tamko Titan Virginia slate

* FASCIA, SOFFIT AND GUTTERS SHALL REMAIN.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Jessica Young
 9/24/2024
 Jessica Young

Revised 4.4.2022

TITAN^{XT}

PREMIUM ARCHITECTURAL SHINGLES



The most INNOVATIVE SHINGLE on the market is now **CLASS 3 IMPACT RATED*** FEATURING an INDUSTRY-FIRST **WINDGUARD™** WARRANTY with coverage up to **160 MPH†**



Voted 2024 Product of the Year

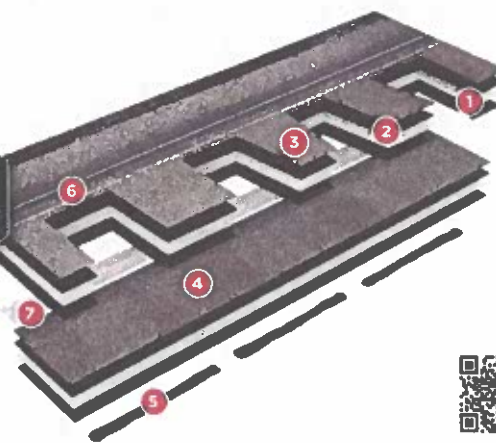
in the Home Protection Category.
Survey of 40,000 consumers by Kantar

tamko.com/poy

WHERE INNOVATION MEETS EXTREME TECHNOLOGY®

WINDGUARD™

expands TAMKO's standard warranty, providing coverage up to **160 MPH**, with only four nails installed in the Rapid Fire Zone* nailing zone with use of TAMKO® Starter.† Inspired by the combined performance of our AnchorLock™ layer and Advanced Fusion™ sealants to help the shingle hold fast.



TITAN XT® SHINGLES FEATURE:

- 1 POWER CORE*
- 2 ULTRAMAX WEATHERING™ LAYER
- 3 PROTECTIVE GRANULES
- 4 APEX COLOR® TECHNOLOGY
- 5 ADVANCED FUSION™ SEALANTS
- 6 RAPID FIRE ZONE* NAIL ZONE
- 7 ANCHORLOCK™ LAYER



Find out more about Titan XT innovative technologies.

*PLEASE CONSULT TAMKO'S LIMITED WARRANTY AND APPLICATION INSTRUCTIONS FOR ANY REQUIREMENTS OR LIMITATIONS. †TITAN XT® SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 3 IMPACT RESISTANCE.

TITAN^{XT}

WHERE INNOVATION MEETS EXTREME TECHNOLOGY[®]



TAMKO[®]
BUILDING PRODUCTS LLC

1-800-641-4691
tamko.com

Titan XT[®] shingles feature some of the most advanced innovative technology in the industry. With powerful engineering, Titan XT shingles are designed to offer an advantage for both homeowners and contractors, combining in-demand product features into one **Extreme Technology** shingle designed to help weather extreme conditions.

PROLINE[™]

TITAN XT[®] PREMIUM COLOR OPTIONS



Prior to making your final color selection, TAMKO recommends viewing an actual roof installation. See tamko.com/colorselection for complete details.

Certain colors and products may not be available in your area. Information included in this item was current at the time of printing. To obtain a copy of the most current version of this item, visit us online at tamko.com or call us at 1-800-641-4691.

Titan XT[®] shingles meet the following classifications

UL Listed for:
Class A Fire Resistance

UL Classified:
Wind Resistance
Impact Resistance
ASTM D3462 and ICC-ES
Acceptance Criteria AC408

Tested in Compliance with:
UL 790/ASTM E 108, Class A
ASTM D3161, Class F
ASTM D7158, Class H
UL 2218 Class 3 Impact Resistance^{*}
ASTM D3462
ICC-ES Acceptance Criteria AC408

UL Evaluation Reports:
UL Evaluation Report
ER2919-01
UL Evaluation Report
ER2919-02

**Florida Building Code
Product Approval**
FL 18355
FL 35321
**Miami-Dade County
Product Control Approved**

Desert Sand and Olde English Pewter are listed by the Cool Roof Rating Council[®] (CRRC).

^{*}Titan XT[®] shingles are classified by UL for compliance with UL 2218 Class 3 impact resistance.



TAMKO provides a limited warranty for many products, that includes a building archival clause. See tamko.com/limitedwarranties for complete details.

FREDERICK 41001607 0024
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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: October 15, 2024
Application Number: HD-24-1305
Location: 620 Goldsborough Street
Applicant: 5 Star Roofing and Restoration LLC
Request: In-kind asphalt shingle roof replacement

The applicant, 5 Star Roofing and Restoration LLC, requested approval for an in-kind asphalt shingle roof replacement at 620 Goldsborough Street. 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 condition:**

1. Any existing trim, fascia, soffit, and gutters shall remain.

Historic District Guideline references: 68 and 70

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

10/4/2024
Date

RECEIVED

SEP 30 2024

HD 24 - 116



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2024 - 1305
Date Received:	09/30/2024
Fee Paid:	\$25.00
HDC Meeting Date:	10/15/2024
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

620 Goldsborough St., Easton MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Pastor Dave Finlay / Anchor Church Dave@anchoreaston.com

TELEPHONE NO.

(814) 496-1605

EMAIL

admin@5StarRandR.com

Applicant or Agent

NAME

5 Star Roofing and Restoration LLC

TELEPHONE NO.

(833) 578-2707

EMAIL

admin@5StarRandR.com

Description of Proposal (include additional sheets, as necessary)

Replace existing roofing system with an asphalt shingle. Like for like. We do not know if any plywood needs to be replaced as of yet, that will be discovered during installation.

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

9/26/24
Jason Griggs

Revised 4.4.2022

Installation Instructions*

Instrucciones de Instalación*

Instructions D'Installation Détaillées*

Timberline **HDZ**[®], Timberline[®] **UHDZ**[™], Timberline[®] **ASII**,
Timberline[®] **CS**, Timberline **HDZ**[®] **RS**, Timberline **HDZ**[®] **RS+**

*See additional information on next page / Ver información adicional en la página siguiente / Voir les informations supplémentaires à la page suivante



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Visitez fr.gaf.ca

We protect what matters most™
Protegemos lo que más importa
Nous protégeons ce qui compte le plus™



INSTALLATION INSTRUCTIONS INSTRUCCIONES DE INSTALACIÓN INSTRUCTIONS D'INSTALLATION DÉTAILLÉES

GENERAL INSTRUCTIONS

COVERAGE: 3 bundles (1 bundle of 20 and 2 bundles of 22), when applied according to instructions, will cover 98.4 square feet (9.14 square meters).

ROOF SLOPE: GAF shingles must be installed on slopes of 2:12 or greater.

ROOF DECK: Use minimum $\frac{3}{8}$ " (10 mm) plywood or OSB decking as recommended by APA-The Engineered Wood Assn. Wood decks must be well-seasoned and supported, having a maximum $\frac{1}{8}$ " (3 mm) spacing using a minimum nominal 1" (25 mm) thick lumber and a maximum 6" (152 mm) width, having adequate nail-holding capacity and a smooth surface. Do NOT fasten shingles directly to insulation or insulated deck unless authorized in writing by GAF. Roof decks and existing surfacing material must be dry prior to installation of shingles.

UNDERLAYMENT: Underlayment is required by many code bodies and is required to maintain the shingles' UL Class A fire rating. When using FeltBuster® High-Traction Synthetic Roofing Felt as underlayment, it MUST be installed over one layer of VersoShield® Fire-Resistant Roof Deck Protection in order to maintain a Class A fire rating for GAF asphalt shingles.

FASTENERS: Use only zinc-coated steel or aluminum, 10 - 12 gauge, barbed, deformed, or smooth shank roofing nails with heads $\frac{3}{8}$ " (10 mm) to $\frac{7}{16}$ " (12 mm) in diameter. Fasteners should be long enough to penetrate at least $\frac{3}{4}$ " (19 mm) into wood decks or just through the plywood decks. Fasteners must be driven flush with the surface of the shingle. Overdriving will damage the shingle. Raised fasteners will interfere with the sealing of the shingles and can back out.

RELEASE FILM: Plastic film strips are present either on the back or face of each shingle. The film strips are to prevent shingles from sticking together while in the bundle. Do not remove the film strip before or during the installation.

ASPHALT PLASTIC CEMENT: Use asphalt plastic cement conforming to ASTM D4586 Type I or II.

WIND RESISTANCE/HAND SEALING: These shingles have a special thermal sealant that bonds the shingles together after installation when exposed to sun and warm temperatures. If shingles are damaged by winds before sealing or are not exposed to adequate surface temperatures, or if the self-sealant gets dirty, the shingles may never seal. Failure to seal under these circumstances results from the nature of self-sealing shingles, and is not a manufacturing defect. If shingles are to be applied during PROLONGED COLD periods or in areas where airborne dust or sand can be expected before sealing occurs, the shingles MUST be hand sealed. See Nailing Instructions/Hand Sealing.

VENTILATION: Proper underdeck ventilation is essential to reduce moisture build up and prevent mold. Ventilation must be designed to meet or exceed current F.H.A., H.U.D., or local code minimum requirements. For more information on ventilation requirements, see gaf.com

INSTRUCCIONES GENERALES

COBERTURA: 3 paquetes (1 paquete de 20 y 2 paquetes de 22), cuando se aplica de acuerdo con las instrucciones, cubrirán 98.4 pies cuadrados (9.14 metros cuadrados).

PENDIENTE DE TECHO: Las tejas GAF deben instalarse en pendientes de 2:12 o más.

CUBIERTA DEL TECHO: Utilice una cubierta mínima de $\frac{3}{8}$ " (10 mm) de madera contrachapada u OSB como se recomienda en la Asociación norteamericana de madera estructural (APA, The Engineered Wood Association). Las cubiertas de madera deben estar bien estacionadas y sujetas, con un espacio máximo de $\frac{1}{8}$ " (3 mm) utilizando madera gruesa con un valor nominal mínimo de 1" (25 mm) y un máximo de 6" (152 mm). Las cubiertas deben tener tanto una capacidad adecuada para resistir los clavos como una superficie lisa. NO fije las tejas directamente sobre el aislante ni sobre una cubierta aislada, salvo que GAF lo autorice por escrito. Las cubiertas del techo y el material de revestimiento existente deben estar secos antes de la instalación de las tejas.

CAPA BASE: Muchos organismos reguladores exigen una capa base a fin de mantener las tejas con una clasificación contra incendio Clase A, según lo establecido por UL. Cuando se utilice el Feltro sintético de alta tracción para techos FeltBuster® como capa base, este DEBE instalarse sobre una capa de Protección para cubierta de techo ignífuga VersoShield® para mantener clasificación contra incendio Clase A de las Tejas asfálticas de GAF.

SUJETADORES: Utilice solamente clavos de acero recubiertos con zinc o aluminio, calibre 10 y 12, arponados, roscados o de vástago liso con cabezas de $\frac{3}{8}$ " (10 mm) a $\frac{7}{16}$ " (12 mm) de diámetro. Los sujetadores deben tener la longitud suficiente para penetrar al menos $\frac{3}{4}$ " (19 mm) las cubiertas de madera o solo atravesar las cubiertas de madera contrachapada. Los sujetadores deben quedar alineados con la superficie de la teja. La teja se dañará si la tropasa. Los sujetadores que sobresalen interfieren con el sellado de las tejas y pueden aflojarse.

PELICULA DE LIBERACIÓN: Cada teja tiene franjas de una película plástica en el frente o el reverso. Estas películas evitan que las tejas se peguen entre sí en el paquete. No retire la franja de la película antes ni durante la instalación.

CEMENTO PLÁSTICO ASFÁLTICO: Utilice cemento plástico asfáltico conforme a la norma ASTM D4586 para materiales Tipo I o II.

RESISTENCIA AL VIENTO/SELLADO A MANO: Estas tejas cuentan con un sellador térmico de especialidad que adhiere las tejas luego de su instalación al entrar en contacto con el sol y las temperaturas cálidas. Si el viento daña las tejas antes de que se sellen, si no están expuestas a temperaturas de superficie adecuadas, o bien si el autosellado se ensucia, es posible que las tejas nunca se adhieran. La falta de sellado bajo estas circunstancias es el resultado de la naturaleza de las tejas autoadhesivas, no se trata de un defecto de fabricación. Si se colocan las tejas durante períodos PROLONGADOS DE FRÍO o en regiones donde se espera que haya polvo o arena transportada por el aire, las tejas DEBEN sellarse de forma manual. Consulte Instrucciones para la colocación de clavos/sellado a mano.

VENTILACIÓN: Una ventilación adecuada debajo de la cubierta es fundamental para reducir la acumulación de humedad y prevenir la formación de moho. La ventilación debe diseñarse para cumplir o superar los requisitos mínimos actuales de la Administración Federal de Vivienda (FHA, Federal Housing Administration), del Departamento de Vivienda y Desarrollo Urbano (HUD, Department of Housing and Urban Development), o bien de los códigos locales. Para obtener más información sobre los requisitos de ventilación, visita es.gaf.com

INSTRUCTIONS GÉNÉRALES

WITH COUVERTURE : 3 paquets (1 paquet de 20 et 2 paquets de 22), lorsqu'appliqués conformément aux instructions, couvriront 9.14 mètres carrés (98.4 pieds carrés).

PENTE DU TOIT : Les bardeaux GAF doivent être installés sur des pentes de 2:12 ou plus grand.

PLATELAGE DE TOIT : Utilisez un minimum de 10 mm ($\frac{3}{8}$ po) de contreplaqué ou de platelage OSB tel que recommandé par l'APA-The Engineered Wood Assn. Le platelage de bois doit être bien assaini et soutenu, avoir un espacement maximum de 3 mm ($\frac{1}{8}$ po) en utilisant un bois nominal d'au moins 25 mm (1 po) d'épaisseur et une largeur maximale de 152 mm (6 po), avec un maintien des clous adéquat et une surface lisse. NE fixez PAS les bardeaux directement sur l'isolation ou sur un platelage isolé, sauf si GAF l'autorise par écrit. Les platelages de toit et les matériaux de surface existants doivent être secs avant l'installation des bardeaux.

SOUS-COUCHE : Une sous-couche est exigée par de nombreux organismes de réglementation pour maintenir la résistance au feu UL de classe A des bardeaux. Si vous utilisez le feutre à toiture synthétique adhérent FeltBuster® comme sous-couche, il DOIT être installé par-dessus une couche de protection de platelage de toit résistant au feu GAF VersoShield® afin de maintenir une résistance au feu de classe A pour les bardeaux d'asphalte GAF.

PIÈCES DE FIXATION : Utilisez seulement des clous en acier galvanisé ou en aluminium, de calibre 10 à 12, à tige annelée, déformée ou lisse, dont la tête possède un diamètre de 10 mm ($\frac{3}{8}$ po) à 12 mm ($\frac{7}{16}$ po). Les fixations devraient être suffisamment longues pour pénétrer les platelages de bois d'au moins 19 mm ($\frac{3}{4}$ po) ou pour passer juste à travers les platelages en contreplaqué. Les fixations doivent être enfoncées de niveau avec la surface du bardeau. Évitez de trop enfoncer les clous pour ne pas endommager le bardeau. Des fixations soulevées nuisent au scellement des bardeaux et risquent de se désengager.

PELICULE ANTI-ADHÉSIVE : Des bandes de pellicule en plastique sont présentes d'un côté ou de l'autre de chaque bardeau. Les bandes de pellicule visent à empêcher les bardeaux de coller les uns aux autres lorsqu'ils sont dans le paquet. Ne retirez pas la bande de pellicule avant ou durant l'installation.

ENDUIT BITUMEUX D'IMPERMÉABILISATION : Utilisez un enduit bitumeux d'imperméabilisation conforme à la norme ASTM D4586 Type I ou II.

RÉSISTANCE AUX VENTS/SCÈLEMENT À LA MAIN : Ces bardeaux offrent un scellant thermique spécial qui colle fermement les bardeaux ensemble après l'installation lorsque ceux-ci sont exposés au soleil et à la chaleur. Si les bardeaux sont endommagés par les vents avant le scellement ou qu'ils ne sont pas exposés à des températures de surface adéquates ou si l'auto-scellant est sale, les bardeaux peuvent ne jamais se sceller. L'absence de scellement dans de telles circonstances résulte de la nature même des bardeaux auto-scellants et non pas d'un vice de fabrication. Si les bardeaux doivent être appliqués durant des périodes de FROID PROLONGÉ ou dans des endroits où l'on peut s'attendre à ce qu'il y ait de la poussière ou du sable dans l'air avant le scellement, les bardeaux DOIVENT être scellés à la main. Consultez les instructions de clouage/scellement à la main.

VENTILATION : Une ventilation appropriée sous le platelage est essentielle pour réduire l'accumulation d'humidité et prévenir les moisissures. La ventilation doit être conçue pour respecter ou dépasser les exigences minimales actuelles de la FHA, du HUD ou des codes locaux. Visitez le site fr.gaf.com pour en savoir plus sur les exigences en matière de ventilation.

We protect what matters most™
Protegemos lo que más importa
Nous protégeons ce qui compte le plus™

GAF

INSTALLATION INSTRUCTIONS INSTRUCCIONES DE INSTALACIÓN INSTRUCTIONS D'INSTALLATION DÉTAILLÉES

NAILING INSTRUCTIONS / HAND-SEALING

To hand-seal shingles and to ensure immediate sealing, apply 4 quarter-sized dabs of shingle tab adhesive on the back of the shingle 1" (25 mm) and 13" (330 mm) in from each side and 1" (25 mm) up from bottom of the shingle. Press shingle firmly into the adhesive.

CAUTION: Apply ONLY a thin uniform layer of asphalt plastic cement less than 1/8" (3 mm) thick. Excess amounts can cause blistering of the shingles and may soften the asphalt in underlayments and leak barriers, resulting in the asphalt dripping and staining.

INSTRUCCIONES DE CLAVADURA / SELLADO A MANO

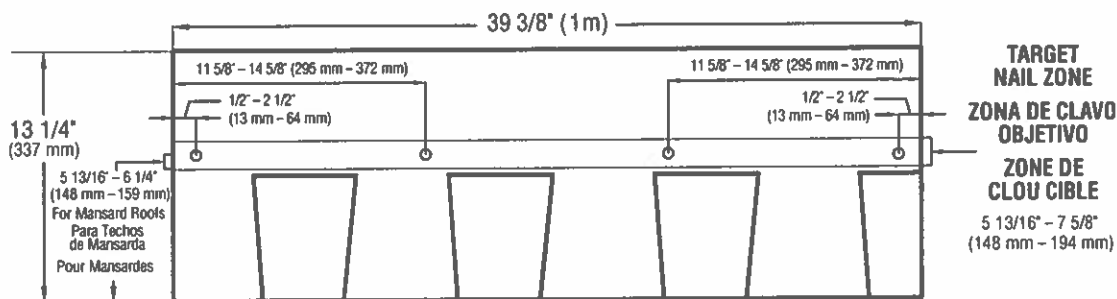
Para sellar las tejas a mano y garantizar una adhesión inmediata, coloque 4 pizcas del tamaño de una moneda de 25 centavos del adhesivo en la parte posterior de la teja a 1" (25 mm) y 13" (330 mm) hacia el interior de cada lado y a 1" (25 mm) hacia arriba desde la parte inferior de la teja. Presione la teja con firmeza contra el adhesivo.

PRECAUCIÓN: Aplique ÚNICAMENTE una capa delgada y uniforme del cemento plástico asfáltico con un espesor menor que 1/8" (3 mm). Cantidades excesivas pueden producir ampollamiento en las tejas, además de ablandar el asfalto en las capas base y las barreras contra goteras, lo cual provocará goteo y manchas en el asfalto.

INSTRUCTIONS DE CLOUAGE / SCÉLLEMENT À LA MAIN

Pour sceller les bardeaux à la main et assurer un scellement immédiat, appliquez quatre petites quantités d'adhésif pour patte de bardeau de la taille d'une noisette au dos du bardeau à 25 mm (1 po) et 330 mm (13 po) de chaque côté et à 25 mm (1 po) de la base du bardeau. Appuyez fermement sur le bardeau contre l'adhésif.

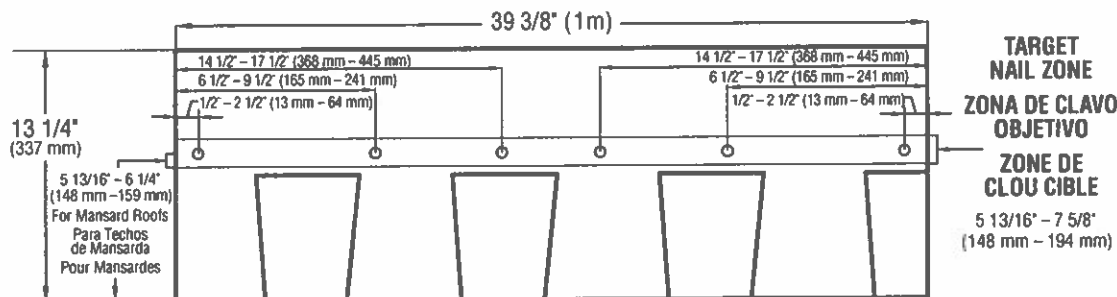
MISE EN GARDE : Appliquez une SEULE couche uniforme d'enduit bitumineux d'imperméabilisation de moins de 3 mm (1/8 po) d'épaisseur. Des quantités excessives d'adhésif peuvent causer un cloquage des bardeaux et ramollir l'asphalte des sous-couches et des membranes d'étanchéité, entraînant un égouttement et des taches d'asphalte.



STANDARD NAILING PATTERN: Nail shingles with 4 nails approximately 6 7/8" (174 mm) from bottom of shingle, in nailing area, as shown. Nails must not be exposed. For mansard roofs (21:12 and above), nail a nominal 6" (152 mm) from the bottom of the shingle and hand-seal shingles.

PATRÓN COMÚN PARA LA COLOCACIÓN DE CLAVOS: Clave las tejas con 4 clavos ubicados, aproximadamente, a 6 7/8" (174 mm) de distancia de la parte inferior de la teja en el área de clavado, tal como se muestra en la imagen. Los clavos no deben quedar expuestos. En el caso de techos de mansarda (con pendientes de 21:12 y superiores), coloque los clavos a una distancia nominal de 6" (152 mm) de la parte inferior de la teja y selle las tejas a mano.

MOTIF DE CLOUAGE STANDARD : Clouez les bardeaux à l'aide de quatre clous à environ 174 mm (6 7/8 po) de la base du bardeau, dans la zone de clouage, comme dans l'illustration. Les clous ne doivent pas être exposés. Pour les mansardes (21:12 et plus), clouez à 152 mm (6 po) du bas des bardeaux et scellez à la main.



ENHANCED NAILING PATTERN*: Nail shingles with 6 nails approximately 6 7/8" (174 mm) from bottom of shingle, in nailing area, as shown. Nails must not be exposed. For mansard roofs (21:12 and above), nail a nominal 6" (152 mm) from the bottom of the shingle and hand-seal shingles.

* Required by some local codes and required for enhanced wind coverage on certain products. See limited warranty for details.

PATRÓN MEJORADO DE COLOCACIÓN DE CLAVOS*: Clave las tejas con 6 clavos ubicados, aproximadamente, a 6 7/8" (174 mm) de distancia de la parte inferior de la teja en el área de clavado, tal como se muestra en la imagen. Los clavos no deben quedar expuestos. En el caso de techos de mansarda (con pendientes de 21:12 y superiores), coloque los clavos a una distancia nominal de 6" (152 mm) de la parte inferior de la teja y selle los tejas a mano.

* Requerido por algunos códigos locales y requerido para una mejor protección contra el viento en algunos productos. Para obtener información detallada, consulte la garantía limitada.

MOTIF DE CLOUAGE AMÉLIORÉ * : Clouez les bardeaux à l'aide de six clous à environ 174 mm (6 7/8 po) de la base du bardeau, dans la zone de clouage, comme dans l'illustration. Les clous ne doivent pas être exposés. Pour les mansardes (21:12 et plus), clouez les bardeaux à une distance nominale de 152 mm (6 po) de leur base et scellez-les à la main.

* Requis par certains codes locaux pour une couverture accrue contre les vents sur certains produits. Garantie limitée: Voyez pour des détails.

INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

INSTALLING UNDERLAYMENT

UNDERLAYMENT: FOR ROOF SLOPES 2:12 TO LESS THAN 4:12

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must not overhang the eave edge by more than ¼" (6 mm) and should extend 24" (610 mm) beyond the inside wall line. Where ice dams or debris dams are not expected, install 2 plies of GAF Roof Deck Protection.

Application of underlayment: Completely cover the deck with two layers of GAF Roof Deck Protection as shown. Use only enough nails to hold underlayment in place until covered by shingles.

INSTALANDO LA CAPA BASE

CAPA BASE: PARA TECHOS CON PENDIENTES DE 2:12 A MENOS DE 4:12

Aplicación de vierteaguas para aleros: En los aleros y donde se pueda esperar la presencia de estancamientos de hielo, use una capa de barrera contra goteras de GAF. El vierteaguas para aleros no debe sobresalir el borde del techo más de ¼" (6 mm) y extenderse 24" (610 mm) más allá de la línea interior de la pared. Donde no se esperen estancamientos de hielo o escombros, instale 2 pliegues de protección de la cubierta del techo de GAF.

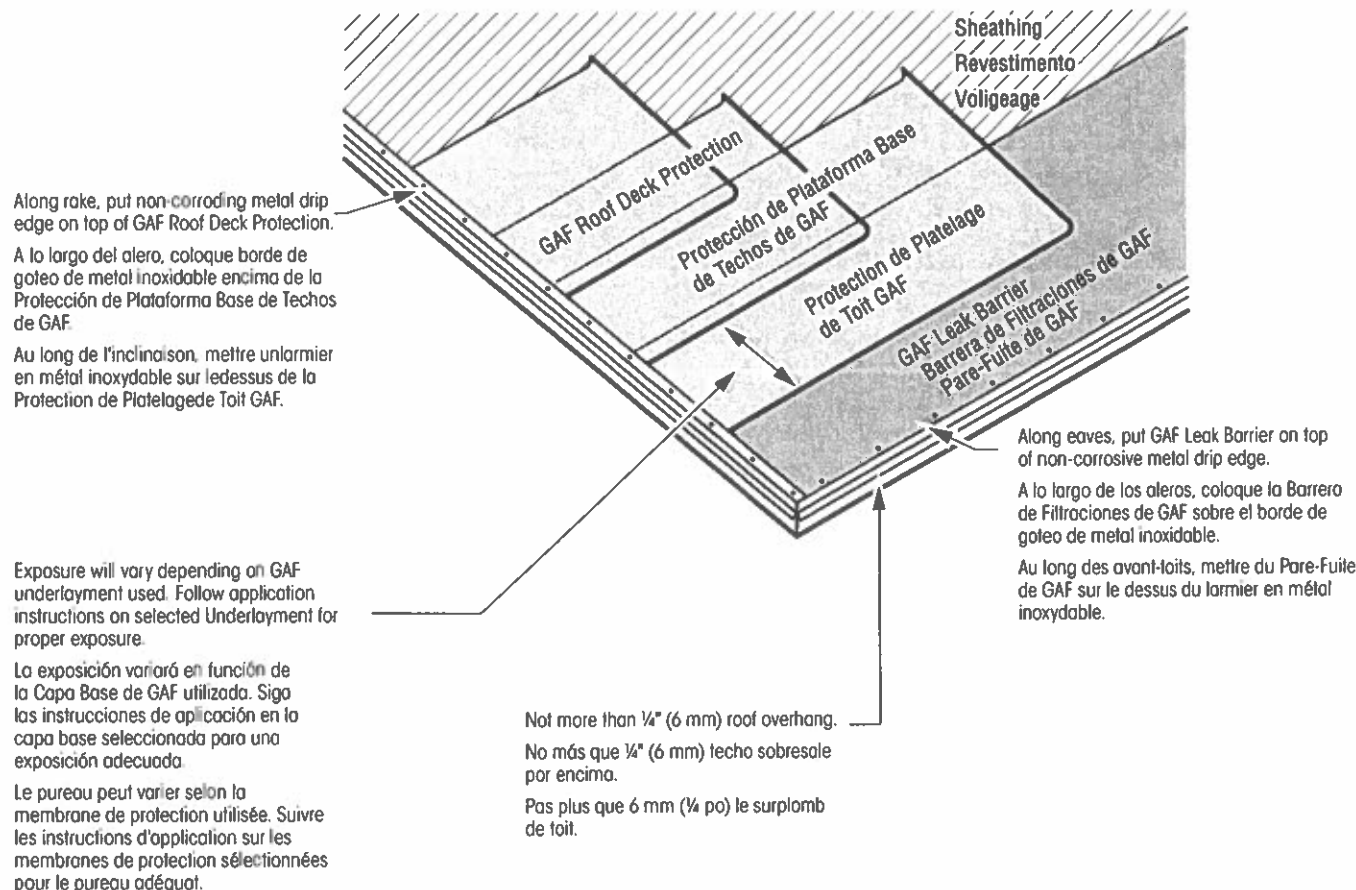
Aplicación de capa base: Cubra completamente la plataforma base con dos capas de protección de la cubierta del techo de GAF como se muestra. Use solamente la cantidad suficiente de clavos como para sostener la capa base en su lugar hasta que la haya cubierto con las tejas.

INSTALLATION DE LA MEMBRANE DE PROTECTION

MEMBRANE DE PROTECTION: POUR PENTE DE TOIT DE 2:12 À MOINS DE 4:12

Application de solin d'avant-toit : Au niveau des avant-toits et aux endroits où les accumulations de glace peuvent survenir, veuillez utiliser une couche GAF Leak Barrier. Le solin d'avant-toit ne doit pas surplomber le rebord de l'avant-toit de plus de 6 mm (¼ po) et doit s'étendre à plus de 610 mm (24 po) au-delà de la ligne du mur intérieur. Lorsque vous n'anticipez pas d'accumulation de glace ou de débris, veuillez installer 2 couches de GAF Roof Deck Protection.

Application d'une membrane de protection : Recouvrir complètement la plateforme du toit avec deux couches GAF Roof Deck Protection, tel que spécifié ci-contre. Utiliser suffisamment de clous pour maintenir en place la membrane de protection jusqu'à ce qu'elle soit recouverte de bardeaux.



INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

INSTALLING UNDERLAYMENT

UNDERLAYMENT: FOR ROOF SLOPES 4:12 OR MORE

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must extend 24" (610 mm) beyond the inside wall line.

Application of underlayment: Cover deck with one layer of GAF Roof Deck Protection installed without wrinkles. Use only enough nails to hold underlayment in place until covered by shingles.

INSTALANDO LA CAPA BASE

CAPA BASE: PARA TECHOS CON PENDIENTES DE 4:12 O MÁS

Aplicación de vierteaguas para aleros: En los aleros y donde se pueda esperar la presencia de estancamientos de hielo, use una capa de barrera contra goteros de GAF. El vierteaguas para aleros extenderse 24" (610 mm) más allá de la línea interior de la pared.

Aplicación de capa base: Cubra la cubierta con una capa de protección de la cubierta del techo de GAF instalada sin arrugas. Use solamente la cantidad suficiente de clavos como para sostener la capa base en su lugar hasta que la haya cubierto con los tejas.

INSTALLATION DE LA MEMBRANE DE PROTECTION

MEMBRANE DE PROTECTION: FOR ROOF PENTES DE 4:12 OU PLUS

Application de solin d'avant-toit : Au niveau des avant-toits et aux endroits où les accumulations de glace peuvent survenir, veuillez utiliser une couche GAF Leak Barrier. Le solin d'avant-toit doit s'étendre de 24po (610mm) au-delà de la ligne du mur intérieur.

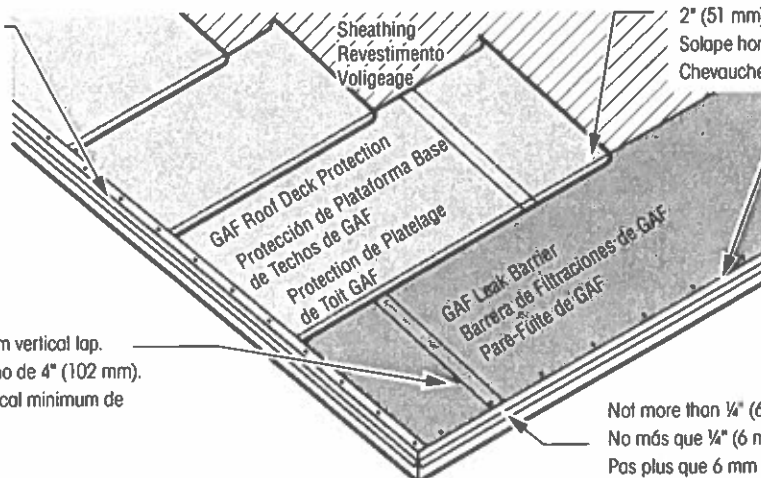
Application d'une membrane de protection : Couvrir le platelage avec une couche de protection de platelage de toit GAF installée sans plissement. Utiliser suffisamment de clous pour maintenir en place la membrane de protection jusqu'à ce qu'elle soit recouverte de bardeaux.

Along rake, put non-corroding metal drip edge on top of GAF Roof Deck Protection.

A lo largo del alero, coloque borde de goteo de metal inoxidable encima de la protección de Plataforma Base del Techo de GAF.

Au long de l'inclinaison, mettre un larmier en métal inoxydable sur le dessus de la protection de Platelage de Toit GAF.

4" (102 mm) minimum vertical lap.
 Solape vertical mínimo de 4" (102 mm).
 Chevauchement vertical minimum de 102 mm (4 po).



2" (51 mm) minimum horizontal lap.
 Solape horizontal mínimo de 2" (51 mm).
 Chevauchement horizontal minimum de 51 mm (2 po).

Along eaves, put GAF Leak Barrier on top of non-corrosive metal drip edge.

A lo largo de los aleros, coloque la Barrera de Filtraciones de GAF sobre el borde de goteo de metal inoxidable.

Au long des avant-toits, mettre du Pare-Fuite GAF sur le dessus du larmier en métal inoxydable.

Not more than ¼" (6 mm) roof overhang.
 No más que ¼" (6 mm) techo sobresale por encima.
 Pas plus que 6 mm (¼ po) le surplomb de toit.

INSTALLING STARTER STRIP SHINGLES **STARTER COURSE**

Use GAF starter strip shingles along the eaves and rake. Apply as shown. NOTE: GAF starter strip shingles are recommended at the rakes for best performance and required for enhanced warranty coverage on certain products (see limited warranties for details). Refer to application instructions for the selected starter strip shingles.

INSTALACIÓN DE TEJAS DE HILADA INICIAL **HILADA INICIAL**

Use tejas de hilada inicial de GAF en los aleros. Siga las instrucciones de aplicación de tejas de hilada inicial. NOTA: Se recomienda usar tejas de hilada inicial de GAF en las inclinaciones para mejor rendimiento y se requiere para cobertura de la garantía contra el viento en ciertos productos (consulte la garantía limitada para detalles). Consulte las instrucciones de aplicación para las tejas de hilada inicial seleccionadas.

INSTALLATION DES BARDEAUX DE BANDE DE DÉPART

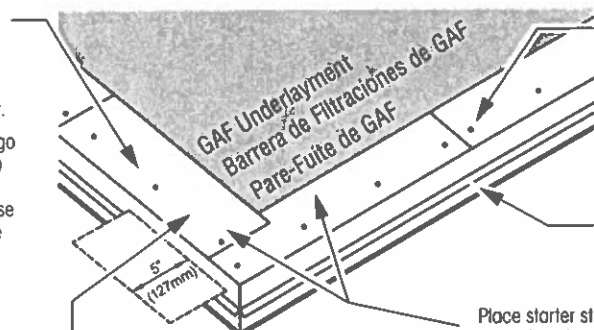
RANG DE DÉPART

Utiliser les bardeaux de bande de départ de GAF le long des avant-toits et inclinaison. Appliquer tel qu'indiqué. REMARQUE : Les bardeaux de bande de départ GAF sont recommandés aux inclinaisons pour une meilleure performance et sont requis pour une couverture de garantie accrue contre les vents sur certains produits (voir la garantie limitée pour les détails). Suivre les instructions d'application des bardeaux de bande de départ.

For maximum wind resistance along rakes, install any GAF Starter Strip shingles which contain sealant or cement shingles to underlayment and each other in a 4" (102 mm) width of asphalt plastic cement.

Para máxima resistencia al viento a lo largo de las inclinaciones, instale cualquier teja de Hilada Inicial de GAF con conteniendo sellador o cemento las tejas a la capa base y entre sí en un ancho de 4" (102 mm) de cemento plástico asfáltico.

Pour une résistance maximale contre les vents le long des inclinaisons, installer des bardeaux de Bande de Départ GAF avec scellant ou colle les bardeaux à la membrane de protection et l'un à l'autre dans une largeur ciment plastique asphalté de 4 po (102 mm).



Overlap eave edge starter strip at least 3" (76 mm).
 Traslape la hilada inicial del borde de alero por lo menos 3" (76 mm).
 Chevaucher la bande de départ de le rebord de l'avant-toit par au moins 76 mm (3 po).

Nail approximately 1 ½" – 3" (38 – 76 mm) above the butt edge of the shingle.
 Clave aproximadamente a 1 ½" – 3" (38 – 76 mm) por encima del borde de empalme de la teja.
 Clouer à 38 – 76 mm (1 ½ à 3 po) en haut durebord du bardeau.

Non-corroding metal drip edge.
 Borde de goteo de metal inoxidable.
 Larmier en Métal Inoxydable.

Place starter strip shingles ¼" – ¾" (6 – 19 mm) over eave and rake edges to provide drip edge.

Coloque las tejas de hilada inicial a ¼" – ¾" (6 – 19 mm) sobre los bordes de alero e inclinación para proporcionar borde de goteo.

Placer le bardeau à 6 – 19 mm (¼ à ¾ po) sur les rebords de l'avant-toit et de l'inclinaison pour fournir un larmier.

INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

INSTALLING SHINGLES

FIRST COURSE

Start with full shingle, which **MUST** be nailed on lower nail zone line. Shingle exposure should be 5 5/8" (143 mm).

INSTALACIÓN DE TEJAS

PRIMERA HILADA

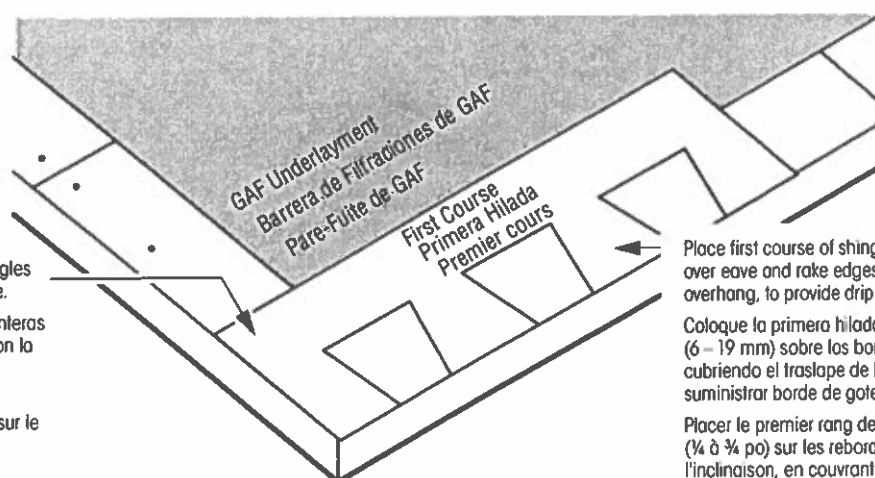
Comience con teja completa. La teja completa **DEBE** ser clavado en la línea inferior de la zona de clavo. La exposición de la teja debe ser 5 5/8" (143 mm).

INSTALLATION DES BARDEAUX

PREMIER RANG

Commencez par le bardeau entier, lequel **DOIT** être cloué sur la ligne de zone de clouage inférieure. L'exposition aux bardeaux doit être de 143 mm (5 5/8 po).

Start at either rake and lay in either direction.
 Comience en cualquier inclinación y coloque en cualquier dirección.
 Débuter à l'une ou l'autre des inclinaisons et étendre dans les deux directions.



Start and continue with full shingles laid flush over the starter course.

Empiece y continúe con tejas enteras colocadas en forma nivelada con la hilada inicial.

Démarrer et continuer avec des bardeaux entiers définies flush sur le cours de démarrage.

Place first course of shingles 1/4" – 3/4" (6 – 19 mm) over eave and rake edges, covering starter course overhang, to provide drip edge.

Coloque la primera hilada de tejas a 1/4" – 3/4" (6 – 19 mm) sobre los bordes de alero e inclinación, cubriendo el traslape de la hilada inicial, para suministrar borde de goteo.

Placer le premier rang des bardeaux à 6 à 19 mm (1/4 à 3/4 po) sur les rebords de l'avant-toit et de l'inclinaison, en couvrant le surplomb du rang de départ, pour fournir un larmier.

SECOND COURSE

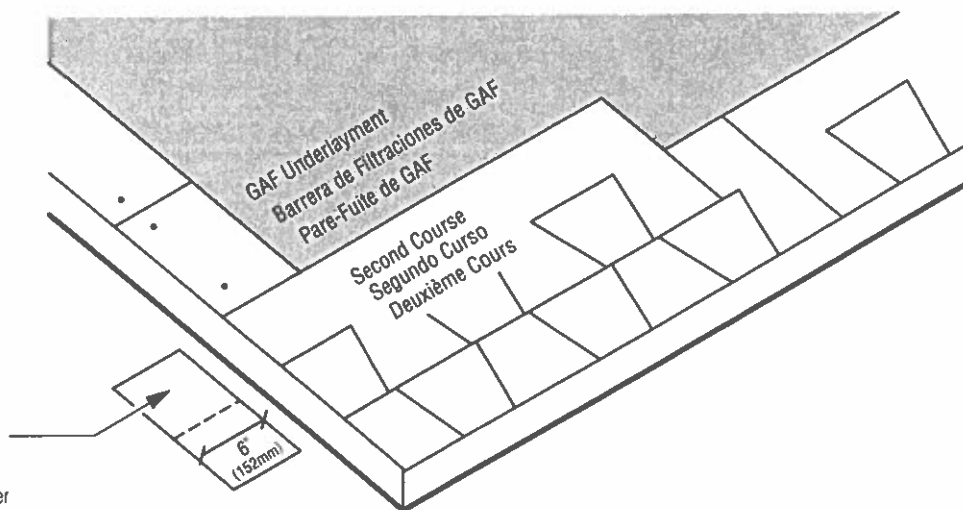
Position the shingles in the second and subsequent courses flush with the tops of the wide cut-outs. This results in a 5 5/8" (143 mm) exposure.

SEGUNDA HILADA

Coloque las tejas en la segunda hilada y subsiguientes a ras con las partes superiores de los cortes amplios. Esto resulta en una exposición de 5 5/8" (143 mm).

DEUXIÈME COURS

Positionnez les bardeaux dans la deuxième rangée et les rangées suivantes au ras du haut des découpes larges. Il en résulte une exposition de 5 5/8" (143 mm).



Trim 6" (152 mm) from rake edge of first shingle. Continue with whole shingles.

Recorte 6" (152 mm) del borde de inclinación de la primera teja. Continúe con tejas completas.

Découper à 110 mm (152 po) du bout du premier bardeau. Continuer avec des bardeaux entiers.

INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

THIRD COURSE

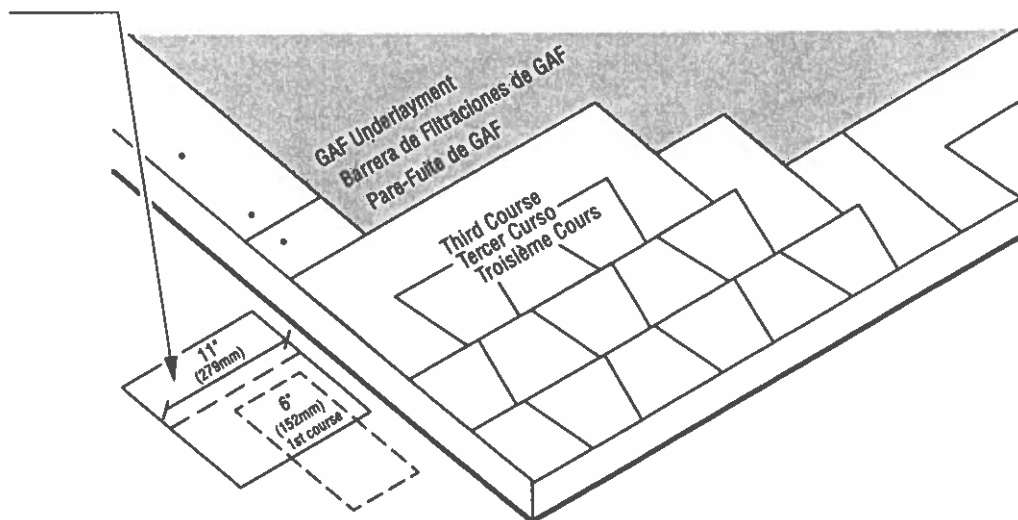
TERCERA HILADA

TROISIÈME RANG

Trim 11" (279 mm) from rake end of first shingle.

Recorte 11" (279 mm) del borde de inclinación de la primera teja.

Découper à 279 mm (11 po) du bout du premier bardeau.



FOURTH COURSE AND REMAINING

Strike a chalk line about every 6 courses to check parallel alignment with eaves.

CUARTA HILADA Y RESTANTES

Trace una línea de tiza aproximadamente cada 6 hiladas para controlar la alineación paralela con los aleros.

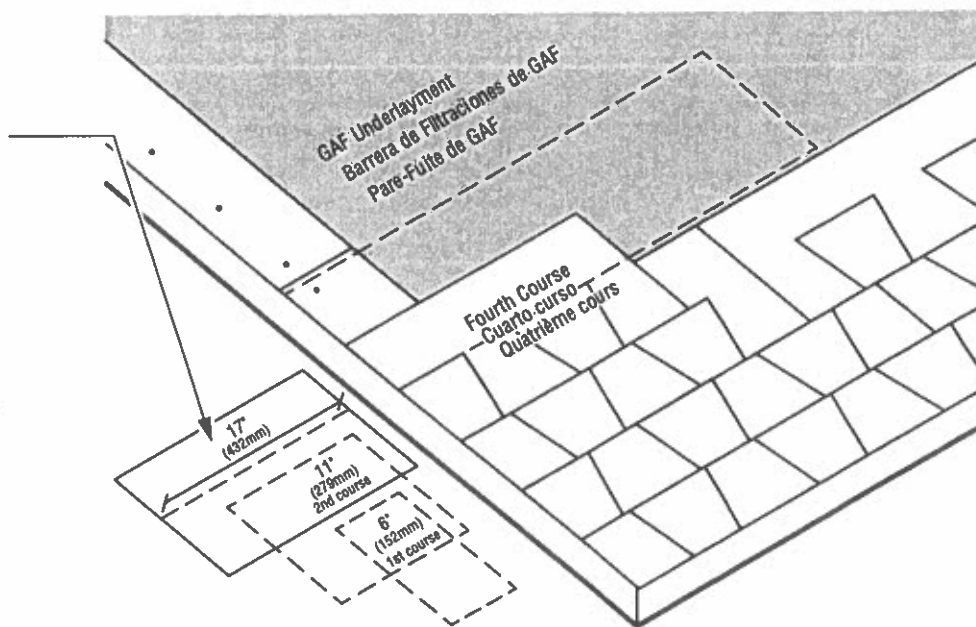
QUATRIÈME RANG ET LES RANGS RESTANTS

Tracer une ligne de craie à environ tous les 6 rangs pour vérifier l'alignement en parallèle avec les avant-toits.

Trim 17" (432 mm) from rake end of first shingle. Continue with whole shingles. Repeat the 1st to 4th course instructions on the remaining courses, starting the fifth course with a full shingle.

Recorte 17" (432 mm) del lado que va al borde en la primera teja. Continúe con tejas completas. Repita de la 1ra a la 4ta instrucciones de hilada en las hiladas restantes, comenzando la quinta hilada con una teja completa.

Découper à 432 mm (17 po) de la fin de râteau de premier bardeau. Continuer avec des bardeaux entiers. Répéter les instructions du 1er au 4ème rang sur les rangs restants, en commençant au cinquième rang avec un bardeau entier.



INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

INSTALLING ROOF ACCESSORIES AND DETAILS

VENTILATION

Install GAF ventilation products for optimal shingle life. See General Instructions and the "Through Ventilation" section. Follow the application instructions for the selected ventilation products.

RIDGE CAP SHINGLES

Install GAF Ridge Cap Shingles following the application instructions shown on the GAF Ridge Cap Shingle wrapper. Position laps away from prevailing wind direction.

WALL FLASHING (Sloped Roof to Wall).

INSTALACIÓN DE ACCESORIOS Y DETALLES DE TECHO

VENTILACIÓN

Instale productos de ventilación de GAF para una óptima vida útil de la teja. Consulte las Instrucciones Generales y la sección "A Través de la Ventilación". Siga las instrucciones de aplicación de los productos de ventilación seleccionados.

TEJAS DE CUMBRERA

Instale las tejas de cumbrera de GAF siguiendo las instrucciones de aplicación que figuran en el envoltorio de las tejas de cumbrera de GAF. Coloque los solapes lejos de la dirección del viento predominante.

VIERTEUAGUAS DE PARED (Techo en pendiente hacia la pared).

INSTALLATION DES PRODUITS ROOF ACCESSORIES ET DÉTAILS

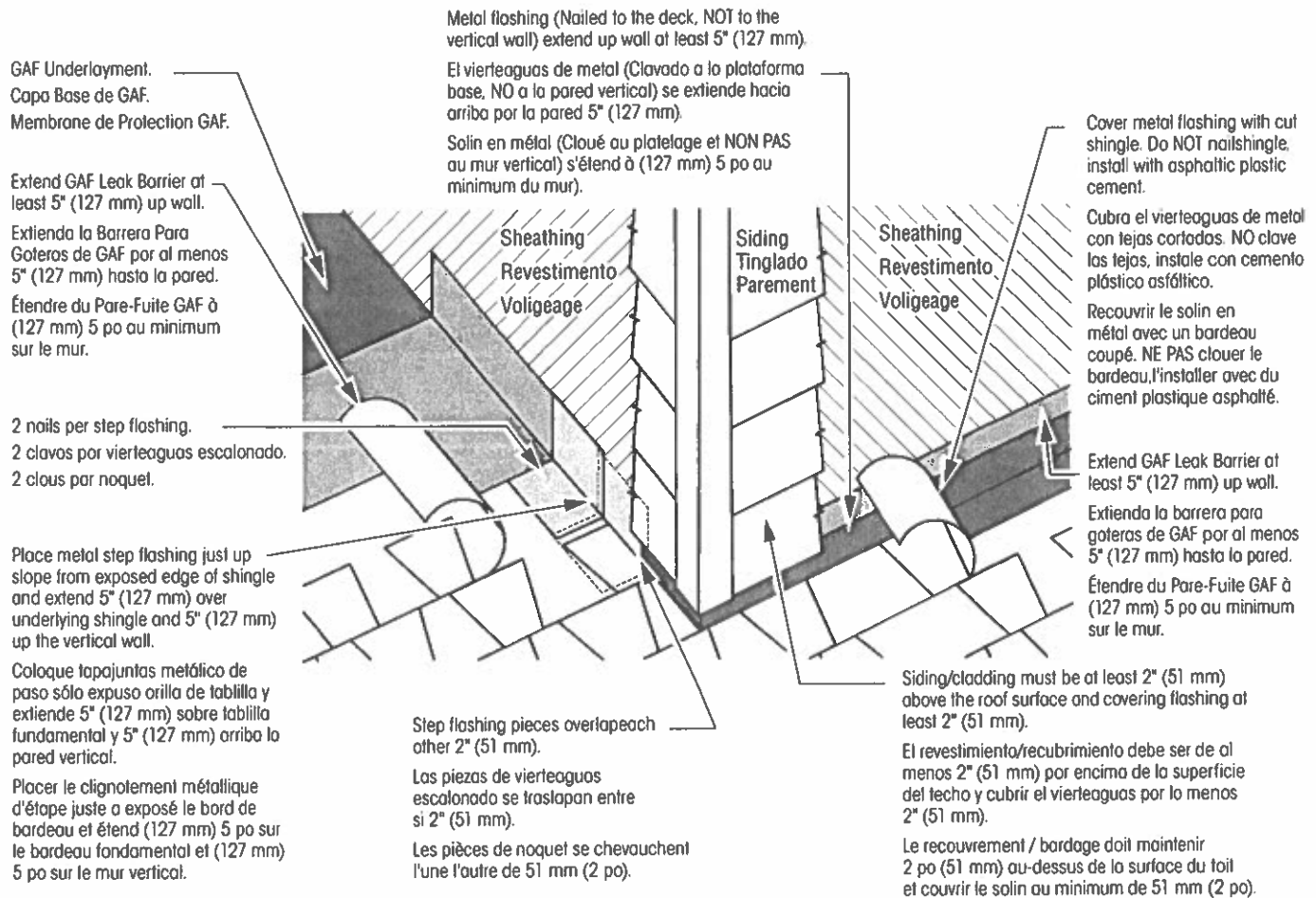
VENTILATION

Installer des produits de ventilation GAF pour une durée de vie optimale. Voir les Instructions Générales dans la section «Aération de Bâtiment». Suivre les instructions d'application pour les produits de ventilation sélectionnés.

BARDEAU DE FAÎTAGE

Installez des bardeaux de faitage en suivant les instructions d'application spécifiées sur leur emballage GAF ou découper des bardeaux de hanche et de faite sur des bardeaux pleins que vous appliquerez comme suit. Positionner les chevauchements éloignés des vents dominants.

SOLINS MURAUX (De Toit en Pente à Mur)



INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

CHIMNEY FLASHING AND CRICKETS

Cover deck around chimney and over wood crickets with GAF Roof Deck Protection. DO NOT run GAF Roof Deck Protection up sides of chimney. Install leak barrier over GAF Roof Deck Protection and up sides of chimney at least 5" (127 mm). Install shop fabricated metal cricket flashings (shown) after underlayments are installed. Seal shingles to the metal flanges (see drawing below). Treat large wooden crickets like a separate roof and install valleys, shingles, hip and ridge shingles, and step flashing.

Extend non-corroding metal counter flashing over base flashing.
 Extienda contravierteaguas de metalinoxidable sobre vierteaguas de base.
 Etendre contre solin en metal inoxydable sur le solin de base.

Use one piece metal non-corroding step flashing for each course. Seal overlying shingles to step flashing with asphalt plastic cement.

Utilice un metal de pedazo tapajuntas no-corroendo de paso para cada curso. Selle tabiillas que recubre para dar un paso destellar con asfalto cemento plástico.

Utiliser un métal de morceau clignotement d'étope non-corrodant pour chaque cours. Sceller des bardeaux recouvrir pour marcher clignoter avec l'asphalte ciment en plastique.

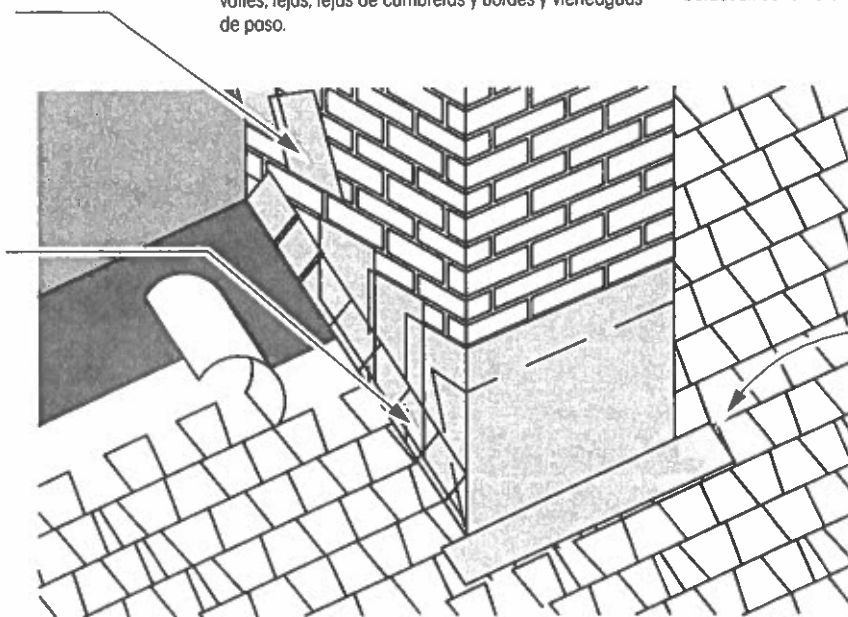
Seal shingles to metal flange with asphalt plastic cement.
 Selle las tejas a la brida de metal con cemento del plástico del asfalto.
 Sceller les bardeaux à la brida demétal avec du ciment de plastique d'asphalte.

VIERTAGUAS DE CHIMENEA Y DESVIADOR

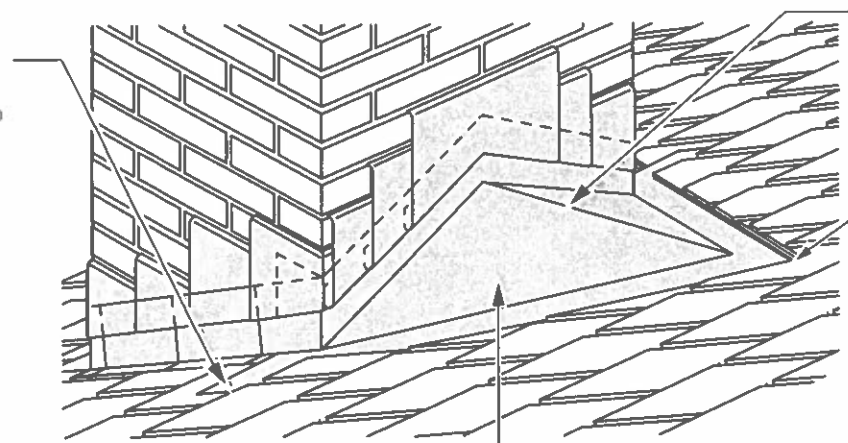
Cubra alrededor de la chimenea y sobre los desviadores en pinto de madera con protección de la cubierta del techo de GAF. NO coloque protección de la cubierta del techo de GAF por los laterales de la chimenea. Instale la barrera contra goteras sobre la protección de la cubierta del techo de GAF y a los costados de la chimenea a un mínimo de 5" (127 mm). Instale los vierteaguas de los desviadores de metal fabricados (que se muestran) después de instalar las capas base. Selle las tejas a las bridas de metal (ver ilustración debajo). Trate los desviadores grandes de madera como un techo por separado e instale los valles, tejas, tejas de cumbreras y bordes y vierteaguas de paso.

SOLIN DE CHEMINÉE ET DOS D'ÂNE

Couvrir le platelage autour de la cheminée et sur les dos d'âne en bois avec de la protection pour platelage de toit de GAF. NE PAS faire courir de la protection de platelage de toit GAF sur les côtés de la cheminée. Installer du pare-fuite sur la protection de platelage de toit GAF et sur les côtés de la cheminée à un minimum de 127 mm (5 po). Installer des dos d'âne pour cheminée en métal fabriqués en usine (illustré) après que les membranes de protection soient installées. Sceller les bardeaux aux brides de métal (voir les illustrations ci-dessous). Traiter les gros dos d'âne en bois comme une toiture séparée et installer des noues, bardeaux, bardeaux de faîtière et d'arêtières et noquet.



4" (102 mm) min.
 4" (102 mm) mín.
 102 mm (4 po) min.



Cricket ridge should be at least 12" (305 mm).
 El borde de los desviadores debe estar a por lo menos 12" (305 mm).
 Le pli du dos d'âne doit être au minimum de 305 mm (12 po).
 Cricket flange should be at least 18" (457 mm) up roof deck.
 La brida de los desviadores debe estar a por lo menos 18" (457 mm) por la cobertura del techo.
 La brida du dos d'âne doit être au minimum à 457 mm (18 po) sur le platelage de toit.

Crickets should extend at least 6" (152 mm) up the back of the chimney and extend at least 12" (305 mm) up the roof deck.

Los desviadores deben extenderse a por lo menos 6" (152 mm) hasta la parte posterior de la chimenea y extenderse a por lo menos 12" (305 mm) hasta la cubierta del techo.

Les dos d'âne doivent s'étendre au minimum de 152 mm (6po) vers l'arrière de la cheminée et s'étendre au minimum de 305 mm (12 po) vers le plan du toit.

INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

VALLEY CONSTRUCTION **— OPEN**

Use minimum 20" (508 mm) wide aluminum, galvanized steel, copper, or other non-corroding, non-staining metals (24 gauge minimum). Long valleys or local building codes may require wider metal. Nail the metal on the edges so the nail heads hold it in place. Do not puncture the metal. Nailing through the metal may cause leaking and buckling due to movement.

CONSTRUCCIÓN DEL VALLE **— DE CORTE ABIERTO**

Use un ancho mínimo de 20" (508 mm) de aluminio, acero galvanizado, cobre y otro metal inoxidable que no manche (calibre 24 como mínimo). Los valles largos o los códigos locales de construcción pueden requerir un metal más ancho. Clave el metal en los bordes de modo tal que las cabezas de los clavos sostengan el metal en su lugar. No perforé el metal. Clavar a través del metal puede causar filtraciones y ampolamiento debidos al movimiento.

CONSTRUCTION DE NOUE **— NOUE OUVERTE**

Utiliser de l'aluminium de largeur de 508 mm (20 po), de l'acier galvanisé, du cuivre ou autres métaux qui ne touchent pas et ne rouillent pas, (de calibre 24 au minimum). Des noues plus longues ou les codes locaux peuvent nécessiter un métal plus large. Clouer le métal sur les rebords afin que les têtes de clous le tiennent en place. Ne pas percer le métal. Clouer au travers du métal peut causer des fuites et des bombements dus au mouvement.

Center valley metal, overlap metal horizontal laps a minimum 12" (305 mm) and seal by embedding them in asphalt plastic cement.

Centre el metal del valle traslape el metal en las solapas horizontales un mínimo de 12" (305 mm) y selle untándolos en cemento del plástico del asfalto.

Centrer le métal de noue chevaucher les raccords horizontaux d'un minimum de 305 mm (12 po) et sceller en les enrobant dans du ciment de plastique d'asphalte.

Center full width roll of GAF Leak Barrier. Do not place fasteners within 6" (152 mm) of centerline. Horizontal laps must be at least 6" (152 mm).

Centre un rollo de ancho completo de Barrera de Filtraciones de GAF. No coloque sujetadores dentro de las 6" (152 mm) de la línea central. Las juntas de los desviadores deben estar a por lo menos 6" (152 mm).

Centrer un rouleau de pleine largeur de Pare-Fuite GAF. Ne pas placer les fixations à l'intérieur de 152 mm (6 po) de la ligne du centre. Les chevauchements horizontaux doivent être d'au moins 152 mm (6 po).

Carry GAF Underlayment at least 6" (152 mm) over GAF leak barrier.

Lleve la Capa Base de GAF por lo menos 6" (152 mm) sobre barrera de filtración de GAF.

Amener de la Membrane de Protection GAF au moins 152 mm (6 po) sur pare-fuite de GAF.

Overlap shingles at least 4" (102 mm) over 20" (508 mm) wide valley metal. Embed the shingle ends in asphalt plastic cement to seal the shingles to the metal and keep water from running under them.

Superponga las tejas a por lo menos 4" (102 mm), con más de 20" (508 mm) de ancho del metal del valle. Unte los extremos de las tejas en cemento plástico asfáltico para sellar los tejas al metal y evitar que el agua corra debajo de ellos.

Chevaucher les bardeaux d'au moins 102 mm (4 po) sur du métal de noue de 508 mm (20 po) de largeur. Imbriquer les extrémités des bardeaux dans le ciment plastique asphalé pour sceller les bardeaux au métal et pour prévenir l'écoulement d'eau en dessous.

Clip the top corners of shingles 45° to keep waterflow toward the valley center.

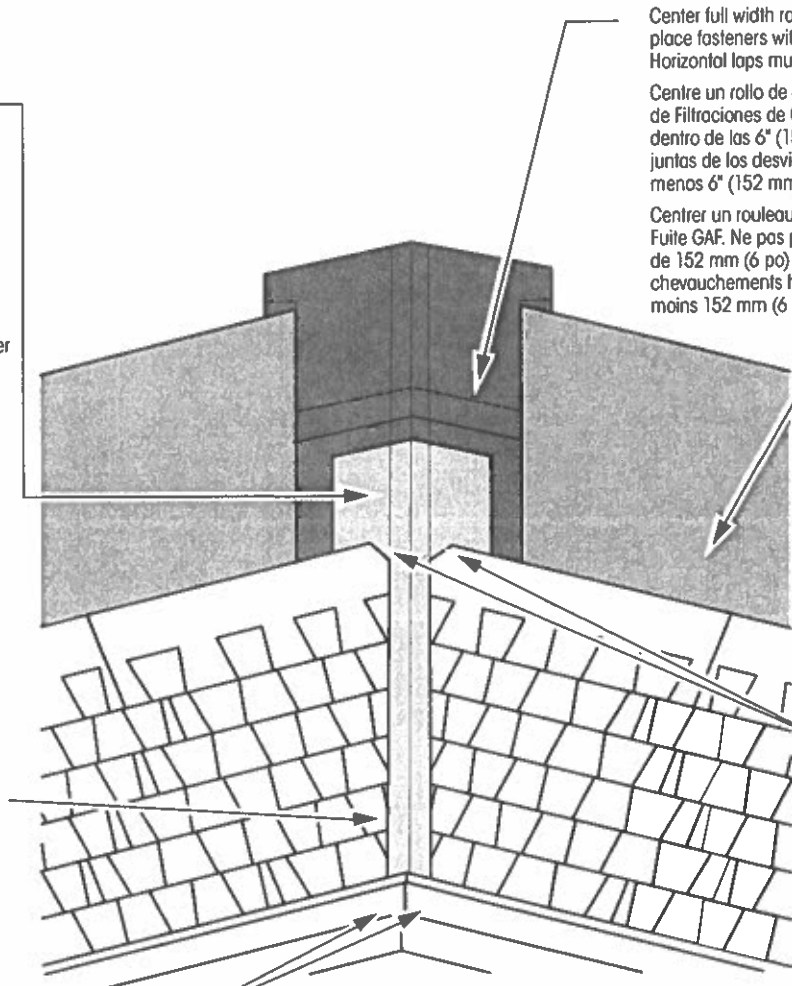
Recorte las esquinas superiores de las tejas a 45° para mantener el flujo de agua hacia el centro del valle.

Clipper de 45° les coins supérieurs pour diriger l'écoulement d'eau vers le centre de la noue.

Shingles should be separated 6" (152 mm) at top of valley. Separation must increase 1/8" (3 mm) per foot towards eaves to handle increasing water volume. Snap chalk lines to ensure shingles diverge properly in valley.

Parte superior del valle 6" (152 mm) de ancho entre tejas. Las tejas deben ampliar 1/8" (3 mm) por pie hacia alero para manejar aumentando volumen de agua. Trace líneas de tiza para garantizar que las tejas tengan la adecuada divergencia en el valle.

Haut de la noue de largeur de 152 mm (6 po) entre les bardeaux. Les bardeaux doivent élargir 3 mm (1/8 po) par le pied vers les avant-toits pour contrôler augmentant du volume d'eau. Tracer des lignes de craie pour assurer que les bardeaux divergent adéquatement dans la noue.



INSTALLATION INSTRUCTIONS **INSTRUCCIONES DE INSTALACIÓN** **INSTRUCTIONS D'INSTALLATION DÉTAILLÉES**

VALLEY CONSTRUCTION **— CLOSED CUT**

CONSTRUCCIÓN DEL VALLE **— CORTE CERRADO**

CONSTRUCTION DE NOUE FERMÉE **— COUPE FERMÉE**

Extend end of shingle at least 12" (305 mm) beyond valley center line. Before nailing, firmly press shingles down at valley center to conform to valley shape. Nail, putting extra fastener in top corner of shingle. Due to the extreme water volume in valleys, nails near the center can leak.

Extienda la teja del extremo por los menos 12" (305 mm) más allá de la línea del centro del valle. Antes de clavar, presione firmemente las tejas sobre el centro del valle para ajustarse a la forma del valle. Clavo, poniendo un sujetador adicional en la esquina superior de la teja. Debido al volumen extremo de agua en los valles, los clavos cercanos al centro pueden tener filtraciones.

Étendre le bout du bardeau d'au moins 305 mm (12 po) dépassé la ligne centrale de la noue. Avant de clouer, appuyer fermement sur le bardeau au centre de la noue pour apparier la forme de la noue. Clouer, en plaçant une fixation additionnelle sur le coin supérieur du bardeau. En raison du volume important d'eau dans les noues, les clous près du centre peuvent causer une fuite.

Center full width roll of GAF Leak Barrier. Do not place fasteners within 6" (152 mm) of centerline. Horizontal laps must be at least 6" (152 mm).

Centre un rollo de ancho completo de Barrera de Filtraciones de GAF. No coloque sujetadores dentro de las 6" (152 mm) de la línea central. Las juntas de los desviadores deben estar a por lo menos 6" (152 mm).

Centrer un rouleau de pleine largeur de Pare-Fuite GAF. Ne pas placer les fixations à l'intérieur de 152 mm (6 po) de la ligne du centre. Les chevauchements horizontaux doivent être d'au moins 6 po (152 mm).

Carry GAF Underlayment at least 6" (152 mm) over GAF Leak Barrier.

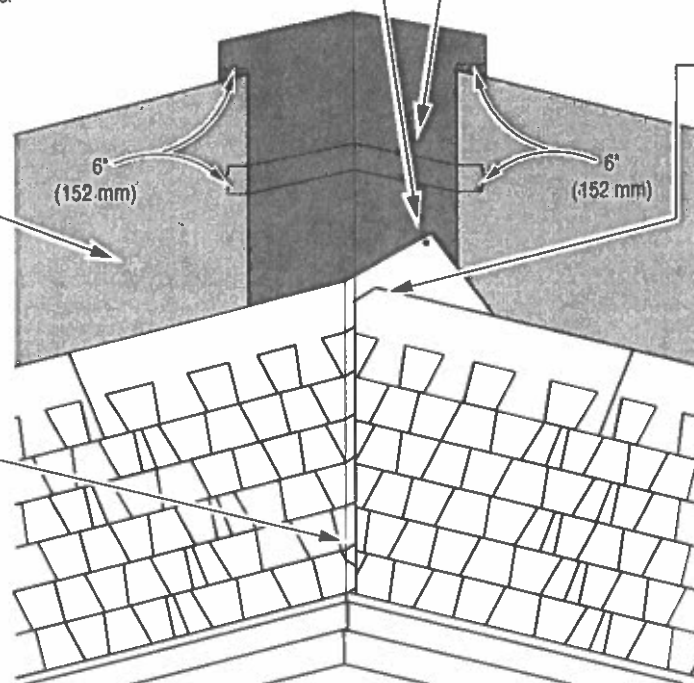
Lleve la Capa Base de GAF por lo menos 6" (152 mm) sobre barrera de filtración de GAF.

Amener de la Membrane de Protection GAF au moins 152 mm (6 po) sur Pare-Fuite de GAF.

Run starter strip across valley at least 12" (305 mm) and weave with opposite side starter strip and shingle.

Haga correr la hilada inicial por todo el valle 12" (305 mm) como mínimo y entrelace con la hilada inicial y teja de hilada inicial del lado opuesto.

Courir une bande de départ au travers de la noue d'un minimum de 305 mm (12 po) et joindre avec la bande de départ et le bardeau du côté opposé.



Overlying shingles must be cut so they are 2" (52 mm) away from valley center line. Clip shingle corners 45° to keep water flow in the valley center. Seal the valley shingles to each other using plastic roof cement.

Las tejas superpuestas deben ser cortadas para tener 2" (52 mm) de distancia de la línea central del valle. Recorte las esquinas de las tejas a 45° para mantener el flujo de agua en el centro del valle. Selle las tejas de valle entre sí utilizando cemento plástico para techo.

Les bardeaux qui chevauchent doivent être coupés de sorte qu'ils sont éloignés de 52 mm (2 po) de la ligne du centre de noue. Clipper les coins de bardeau à 45° pour garder l'écoulement d'eau dans le centre de la noue. Sceller les bardeaux de noue l'un à l'autre avec du ciment plastique asphalté.

CAUTION: Do NOT place nails closer than 6" (152 mm) to the valley center line.

EL CUIDADO: NO coloque clavos más cerca que 6" (152 mm) al valle la línea central.

PRUDENCE : NE pas placer des clous plus près que 152 mm (6 po) à la ligne de centre de vallée.

INSTALLATION INSTRUCTIONS INSTRUCCIONES DE INSTALACIÓN INSTRUCTIONS D'INSTALLATION DÉTAILLÉES

PRECAUTIONARY NOTES

1. Do NOT use on vertical side walls.
2. These shingles are particularly tough and may require additional effort to trim to fit on the roof. Curved blade utility knives are more effective than straight blade utility knives in cutting these shingles. Using a circular saw equipped with carbide-tipped blades is also effective.
3. Asphalt shingles will be stiff in cold weather and flexible in hot weather. Handle carefully. Shingles can easily be broken in cold weather or their edges damaged in hot weather. Do not drop bundles on edges or on other bundles to separate shingles. Do not load bundles across a hip or ridge. Do not bend bundles over shoulder for carrying. Premium shingles with heavier weight may cause cracks at sharp bend points.
4. Store on flat surface in a covered, ventilated area with a maximum temperature of 110°F (43°C). Do not store near steam pipes, radiators, etc., or in sunlight. Do not store double-stacked pallets on a long-term basis. If double stacking is required for short periods, use slip sheets of ½" (13 mm) plywood cut to the pallet size to minimize damage. Long-term double-stacked storage, especially in hot weather, can result in possible sticking, staining, and distortion of the shingles.

RE-ROOFING: If old asphalt shingles are to remain in place, nail down or cut away all loose, curled, or lifted shingles and replace with new, and just before installing the new roofing, sweep the surface clean of all loose debris. Since any irregularities may show through the new shingles, be sure the underlying shingles provide a smooth surface. Fasteners must be long enough to penetrate the wood deck at least ¾" (19 mm) or just through plywood. Follow shingle installation instructions for installation.

NOTE: Shingles can be applied over wood shingles if the surface can be made smooth enough. This may include cutting back old shingles at eaves and rakes, installing new wood edging strips as needed, and the use of beveled wood strips. Install Type 30 underlayment to maintain a ANSI/UL 790 Class A roofing fire rating.

IMPORTANT: Repair leaks promptly to avoid adverse effects, including mold growth.

For general technical support, visit our website at gaf.com or call 1-877-423-7663.

NOTAS DE PRECAUCIÓN

1. NO utilice este producto en paredes laterales verticales.
2. Estas tejas son particularmente fuertes y pueden requerir un esfuerzo adicional para recortarlas para que se ajusten al techo. Los cuchillos de utilidad con filo curvo son más efectivos que los de filo recto para cortar estas tejas. Utilizar una sierra circular con cuchillas de puntas de carburo es también muy efectivo.
3. Debido a la naturaleza de las tejas asfálticas, estas son rígidas en climas fríos y flexibles en climas cálidos. Manipule este producto con precaución. Las tejas pueden romperse con facilidad en climas fríos, o bien sus bordes pueden dañarse en climas cálidos. No deje caer los paquetes sobre los bordes ni sobre otros paquetes para separar las tejas. No cargue paquetes sobre techos o cuatro agnos ni sobre los cumbreros. No se incline para cargar y transportar los paquetes en el hombro. Las tejas de calidad superior con mayor peso pueden agrietarse en curvas pronunciadas.
4. Almacene este producto sobre una superficie plana en un área cubierta y ventilada con una temperatura máxima de 110°F (43°C). No almacene cerca de tuberías de vapor, radiadores, etc., ni bajo la luz solar directa. No almacene el producto apilado en palés durante un período prolongado. Si es necesario almacenar el producto apilado en palés durante períodos cortos, utilice láminas deslizantes de madera contrachapada de ½" (13 mm) entre medio de los palés para reducir los daños. El almacenamiento del producto apilado en palés durante largos períodos, especialmente en climas calurosos, puede causar posibles adherencias, manchas y deformación de las tejas.

RETECHADO: Si las tejas asfálticas antiguas deben permanecer en su lugar, desclave o corte todas las tejas flojas, onduladas o levantadas y reemplácelas por tejas nuevas. Justo antes de instalar el techo nuevo, limpie la superficie hasta que no haya partículas sueltas. Dado que cualquier irregularidad puede ser visible a través de las tejas nuevas, asegúrese de que las tejas de la base brinden una superficie plana. Los sujetadores deben tener la longitud suficiente para penetrar al menos ¾" (19 mm) la cubierta de madera o solo a través de la cubierta de madera contrachapada. Siga las instrucciones de instalación de tejas para una correcta instalación.

NOTA: Las tejas pueden aplicarse sobre tejas de madera siempre que la superficie esté lo suficientemente lisa. Esto puede implicar cortar tejas viejas en aleros y desniveles, instalar ribetes de borde de madera nuevos según sea necesario y colocar listones de madera biselados. Instale una capa base Tipo 30 para mantener una calificación contra incendios en techos Clase A, según lo establecido por la norma ANSI/UL 790.

IMPORTANTE: Repare las goteras rápidamente para evitar efectos adversos como el crecimiento de moho.

Para obtener soporte técnico general, visite nuestro sitio web es.gaf.com o bien llame al 1-877-423-7663.

REMARQUE DE PRÉCAUTIONS

1. N'utilisez PAS de piédroits verticaux.
2. Ces bardeaux sont particulièrement résistants et peuvent nécessiter un effort supplémentaire pour s'ajuster sur le toit. Les couteaux utilitaires à lame courbe sont plus efficaces que les couteaux utilitaires à lame droite pour couper ces bardeaux. Une autre méthode efficace consiste à utiliser une scie circulaire équipée de lames à pointe au carbure.
3. Les bardeaux d'asphalte sont rigides par temps froid et flexibles par temps chaud. Manipulez-les avec soin. Les bardeaux peuvent se briser facilement par temps froid et leurs bords peuvent être endommagés par temps chaud. Ne laissez pas tomber de paquets sur les bords ou sur d'autres paquets pour séparer les bardeaux. Ne chargez pas de paquets sur un orfèvre ou une toiture. Ne pliez pas les paquets pour les transporter au-dessus de vos épaules. Les bardeaux plus lourds de qualité peuvent causer des fissures aux points de courbure prononcée.
4. Entrezposez les bardeaux sur une surface plane dans une zone ventilée couverte à une température maximale de 43 °C (110 °F). N'entrezposez pas les bardeaux près de tuyaux de vapeur, de radiateurs ou d'autres sources de chaleur, ni sous la lumière du soleil. N'entrezposez pas de palettes superposées pour de longues périodes. Si vous devez superposer des palettes pendant de courtes périodes, utilisez des feuilles intercalaires en contreplaqué de 13 mm (½ po) découpées aux dimensions des palettes pour minimiser les dommages. L'entrezposage de palettes superposées pendant de longues périodes, particulièrement par temps chaud, peut causer des laches, l'adhésion des bardeaux les uns aux autres ou leur déformation.

RÉFÉCTION DE TOITURE : Si de vieux bardeaux d'asphalte doivent demeurer en place, clouez ou coupez les bardeaux lâches, incurvés ou soulevés et remplacez-les par du neuf. Juste avant d'installer la nouvelle toiture, balayez la surface pour qu'elle soit libre de tout débris. Puisque toute irrégularité va paraître au travers des nouveaux bardeaux, assurez-vous que les bardeaux sous-jacents offrent une surface lisse. Les fixations doivent être suffisamment longues pour pénétrer le platelage de bois d'au moins 19 mm (¾ po) ou pour passer juste à travers le contreplaqué. Suivez les instructions d'installation des bardeaux.

REMARQUE : Les bardeaux peuvent être appliqués par-dessus des bardeaux de bois si la surface peut être suffisamment aplatie. Cette opération peut nécessiter la coupe des vieux bardeaux aux avant-toits et aux inclinaisons ainsi que l'installation de nouvelles bandes de chant en bois, au besoin et l'utilisation de bandes en bois biseautées. Installez une sous-couche de type 30 pour maintenir une résistance au feu ANSI/UL 790 de classe A.

IMPORTANT : Réparez les fuites rapidement afin d'éviter les effets nuisibles, notamment le développement de moisissures. Pour une assistance technique générale, consultez notre site Web à fr.gaf.ca ou composez le 877-423-7663.

 sedgwick. Building Consulting Services

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Insured: Anchor Church
Property: 620 Goldsborough St.
Easton, MD 21601

Claim Rep.: Brian Bell
Position: Property Lead Adjuster
Company: GuideOne

Business: (515) 267-5581
E-mail: BBell@guideone.com

Estimator: Donnie Westlake
Position: Executive Building Consul
Company: Sedgwick
Business: 400 Harbour Place Drive
Tampa, FL 33602

Business: (909) 579-7452
E-mail: donnie.westlake@sedgwick.com

Claim Number: AA189246

Policy Number:

Type of Loss: Wind Damage

Date Contacted: 8/21/2024 10:10 AM

Date of Loss: 8/7/2024 5:38 PM

Date Inspected: 8/26/2024 12:01 PM

Date Received: 8/21/2024 10:10 AM

Date Entered: 8/27/2024 5:33 PM

Price List: MDSA8X_AUG24
Restoration/Service/Remodel
Estimate: ANCHOR_CHURCH

NOTICE: This estimated scope of damages and prices contained in this document are based upon the actual damages viewed by the Sedgwick Building Consultant at the time of the inspection of this loss. This document does not contain any repair cost for hidden damages that may later be discovered during repairs. This document does not constitute a settlement of any insurance claim and all estimates contained herein are subject to insurance company review and approval. This document is not an authorization to make any repairs to property. Authorization for repairs can only be given by the property owner. Any guarantee of payment must come from the property owner. No insurance adjuster has authority to authorize any work or guarantee any payments for repairs made to an insured risk. Neither Sedgwick nor the insurance company assumes responsibility for the sufficiency or quality of repairs made.

Donnie Westlake | Executive Building Consultant

Sedgwick Inc.

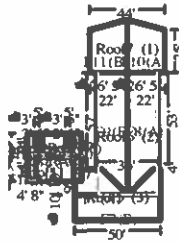
Building Consulting Services

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ANCHOR_CHURCH

Main Level



Chruch Roof

6809.02 Surface Area
603.88 Total Perimeter Length

68.09 Number of Squares
197.75 Total Ridge Length

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt	68.09 SQ	165.26	0.00	11,252.55	20/25 yrs	Avg.	NA [M]	(0.00)	11,252.55
2. R&R Drip edge	603.88 LF	4.16	0.00	2,512.14	20/35 yrs	Avg.	57.14%	(400.29)	2,111.85
3. R&R Valley metal	63.65 LF	8.70	0.00	553.75	20/35 yrs	Avg.	57.14%	(92.02)	461.73
4. Asphalt starter - universal starter course	603.88 LF	2.49	0.00	1,503.66	20/20 yrs	Avg.	75% [M]	(280.80)	1,222.86
5. 3 tab - 25 yr. - composition shingle roofing - incl. felt	75.00 SQ	307.00	0.00	23,025.00	20/25 yrs	Avg.	75% [M]	(7,734.94)	15,290.06
10% Waste added									
6. Continuous ridge vent - shingle-over style	197.75 LF	11.98	0.00	2,369.05	20/35 yrs	Avg.	57.14%	(636.19)	1,732.86
7. Hip / Ridge cap - cut from 3 tab - composition shingles	197.75 LF	5.21	0.00	1,030.28	20/25 yrs	Avg.	75% [M]	(229.88)	800.40
8. Remove Additional charge for high roof (2 stories or greater)	68.09 SQ	6.01	0.00	409.22	20/NA	Avg.	NA	(0.00)	409.22
9. Additional charge for high roof (2 stories or greater)	68.09 SQ	23.55	0.00	1,603.52	20/NA	Avg.	0%	(0.00)	1,603.52
10. Remove Additional charge for steep roof - 7/12 to 9/12 slope	68.09 SQ	46.29	0.00	3,151.89	20/NA	Avg.	NA	(0.00)	3,151.89
11. Additional charge for steep roof - 7/12 to 9/12 slope	68.09 SQ	53.30	0.00	3,629.20	20/NA	Avg.	0%	(0.00)	3,629.20
12. R&R Flashing - pipe jack	4.00 EA	80.21	0.00	320.84	20/35 yrs	Avg.	57.14%	(43.06)	277.78
13. R&R Chimney flashing - small (24" x 24")	1.00 EA	418.18	0.00	418.18	20/35 yrs	Avg.	57.14%	(34.61)	383.57
14. R&R Roof vent - turtle type - Metal	1.00 EA	87.98	0.00	87.98	20/35 yrs	Avg.	57.14%	(15.43)	72.55
15. Gutter / downspout - Detach & reset	312.99 LF	3.39	0.00	1,061.04	20/NA	Avg.	0%	(0.00)	1,061.04

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CONTINUED - Chruch Roof

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
16. Digital satellite system - Detach & reset									
	1.00 EA	60.06	0.00	60.06	20/NA	Avg.	0%	(0.00)	60.06
Totals: Chruch Roof			0.00	52,988.36				9,467.22	43,521.14
Total: Main Level			0.00	52,988.36				9,467.22	43,521.14

General Conditions

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
17. Dumpster load - Approx. 40 yards, 7-8 tons of debris									
	2.00 EA	775.00	0.00	1,550.00	20/NA	Avg.	NA	(0.00)	1,550.00
18. Temporary toilet - Minimum rental charge									
	1.00 EA	155.00	0.00	155.00	20/NA	Avg.	0%	(0.00)	155.00
19. Temporary hand washing station - Minimum rental charge									
	1.00 EA	150.00	0.00	150.00	20/NA	Avg.	0%	(0.00)	150.00
20. Two ladders with jacks and plank (per week)									
	0.00 WK	399.90	0.00	0.00	20/NA	Avg.	0%	(0.00)	0.00
21. General Laborer - per hour									
	20.00 HR	64.75	0.00	1,295.00	20/NA	Avg.	0%	(0.00)	1,295.00
<i>Clean up each day for 2 hours for 5 days.</i>									
22. Telehandler/forklift (per week) - no operator									
	1.00 WK	1,271.00	0.00	1,271.00	20/NA	Avg.	0%	(0.00)	1,271.00
23. Rental equipment delivery / mobilization (Bid item)									
	2.00 EA	250.00	0.00	500.00	20/NA	Avg.	0%	(0.00)	500.00
Totals: General Conditions			0.00	4,921.00				0.00	4,921.00
Line Item Totals: ANCHOR_CHURCH			0.00	57,909.36				9,467.22	48,442.14

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

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Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
3,480.26 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
6,809.02 Surface Area	68.09 Number of Squares	603.88 Total Perimeter Length
197.75 Total Ridge Length	0.00 Total Hip Length	

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Summary for Church

Line Item Total	57,909.36
Replacement Cost Value	\$57,909.36
Less Depreciation	(9,467.22)
Actual Cash Value	\$48,442.14
Less Deductible	(2,500.00)
Net Claim	\$45,942.14
Total Recoverable Depreciation	9,467.22
Net Claim if Depreciation is Recovered	\$55,409.36

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Recap of Taxes

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Recap by Room

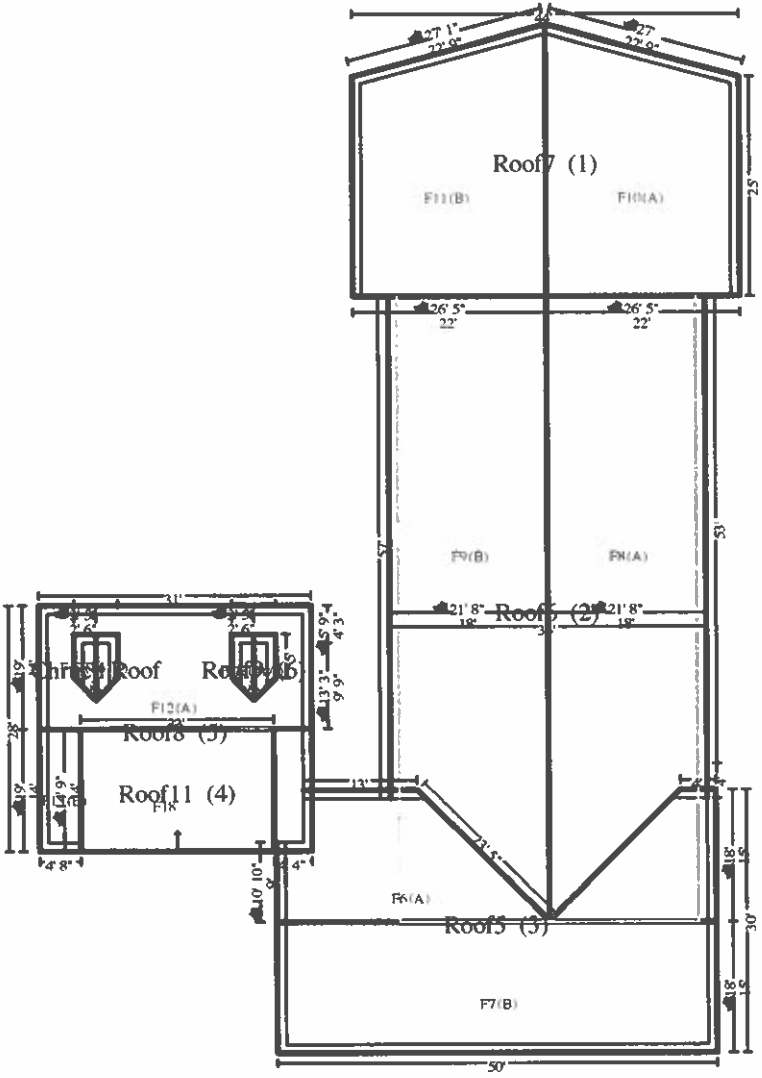
Estimate: ANCHOR_CHURCH

Area: Main Level		
Chruch Roof	52,988.36	91.50%
Area Subtotal: Main Level	52,988.36	91.50%
General Conditions	4,921.00	8.50%
Subtotal of Areas	57,909.36	100.00%
Total	57,909.36	100.00%

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Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
GENERAL DEMOLITION	17,289.55		17,289.55
HEAVY EQUIPMENT	1,771.00		1,771.00
LABOR ONLY	1,295.00		1,295.00
ROOFING	36,187.77	9,467.22	26,720.55
SOFFIT, FASCIA, & GUTTER	1,061.04		1,061.04
TEMPORARY REPAIRS	305.00		305.00
Subtotal	57,909.36	9,467.22	48,442.14



Main Level



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: October 15, 2024
Application Number: HD-24-1317
Location: 9 S Harrison Street
Applicant: Tom Haschen on behalf of Talbot3 LLC.
Request: Light Fixture Replacement

The applicant Tom Haschen, requested approval for the replacement of five (5) exterior light fixtures at 9 S Harrison Street. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is **approved as submitted**.

Historic District Guideline references: 52 and 53

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

10/11/2024
Date

RECEIVED

OCT 11 2024

HD 24 - 121



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024 - 1317
Date Received:	10/11/2024
Fee Paid:	\$25.00
HDC Meeting Date:	10/15/2024
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

9 South Harrison SE

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Talbot 3 LLC

TELEPHONE NO.

410-340-8226

EMAIL

Tom@haschen8.com

Applicant or Agent

NAME

Tom Haschen

TELEPHONE NO.

410-340-8226

EMAIL

Tom@haschen8.com

Description of Proposal (include additional sheets, as necessary)

This proposal is to replace 5 exterior lights in the rear of 9 South Harrison. The current lights are not working. The new lights are a colonial style and will provide increased security for the area.

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

Thomas Haschen
10/11/2024
Thomas Haschen

Revised 4.4.2022

Current lights



Millennium Lighting 14" Tall Outdoor Wall Sconce with Clear Glass Shade - ADA Compliant

Model: 91061-TBK | Item: bci4692449



New
Lights



Details



Features:

- Constructed of metal
- Comes with a clear glass shade
- Requires (1) 100 watt medium (E26) bulb
- Capable of being dimmed
- Recommended for use with Vintage Edison style bulbs
- UL listed and ETL listed for wet locations
- ADA compliant
- Covered under Millennium Lighting's 1 year warranty

Dimensions:

- Height: 13-3/4"
- Width: 7-3/4"
- Extension: 8-3/4"
- Product Weight: 4.56 lbs
- Shipping Weight: 6.5/16"

Electrical Specifications:

- Max Wattage: 100 watts
- Number of Bulbs: 1
- Watts Per Bulb: 100 watts
- Bulb Base: Medium (E26)
- Voltage: 120 volts
- Bulb Included: No

Additional Millennium Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse all Millennium Lighting Products](#)

Manufacturer Resources

PDF



[Installation Sheet](#)

PDF



[Specification Sheet](#)

Dimensions and Measurements

Backplate Depth	0.79 in.
-----------------	----------

Backplate Height	6.3 in.
------------------	---------

Backplate Width	5.12 in.
-----------------	----------

Extension	8.75 in.
-----------	----------

Height	13.75 in.
--------	-----------

Nominal Height	14 in.
----------------	--------

Product Weight	4.56 lbs.
----------------	-----------

Width	7.75 in.
-------	----------

Included Components

Bulb Included	No
---------------	----

Shade	Yes
-------	-----

Swing Arm	 No
------------------	--

Characteristics and Features

Bulb Base	 Medium (E26)
------------------	--

Bulb Visible	 Yes
---------------------	---

Dimmable	 Yes
-----------------	---

Full Backplate	 No
-----------------------	--

Glass Features	 Clear Glass
-----------------------	---

LED	 No
------------	--

Light Direction	 Ambient Lighting
------------------------	--

Material	 Metal
-----------------	---

Number of Bulbs	 1
------------------------	---

Number of Light Source(s)	 1
----------------------------------	--

Sconce Type	 Lantern
--------------------	---

Shade Color	 Clear
--------------------	---

Shade Material	 Glass
-----------------------	---

Shade Shape	 Lantern
--------------------	---

Smart Home	 No
-------------------	--

Theme	 Modern
--------------	--

Vintage Edison Bulb	 Yes
----------------------------	---

Electrical and Operational Information

Power Source	 Hardwired
---------------------	---

Voltage	 120
----------------	---

Wattage	 100
----------------	---

Watts Per Bulb	 100
-----------------------	---

Warranty and Product Information

ADA	ⓘ Yes
Certifications	ⓘ ETL, UL
Energy Star	ⓘ No
Location Rating	ⓘ Wet Location
Manufacturer Warranty	ⓘ 1 Year

Related Millennium Lighting Categories

- Browse by Brand
- R Series Collection
- Neo-Industrial Collection
- Ceiling Lights
- Bathroom Lighting
- Chandeliers
- Pendants
- Outdoor Lights

Reviews ⭐⭐⭐⭐⭐ (0)



Product Q&A



Matching Products

