



Historic District Commission MEETING AGENDA

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

Call to Order

- 1) Approval of the Agenda for October 28, 2024.

Old Business

- 1) **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: Signage
- 2) **Application Number:** 2023 - 1032 / HD 23 - 109
Applicant: McAllister, DeTar, Showalter & Walker LLC
Location: 123 S. Washington Street
Tax Map 104, Grid 000, Parcel 1987
Zoning District: CB
Request: Extension of previous COA for Demolition and New Construction.
- 3) **Application Number:** 2024 - 1172 / HD 24 - 41
Applicant: John Hutchison Architecture & GRT Architects
Location: 106, 108 & 110 Talbot Lane - Academy Art Museum
Tax Map 104, Grid 0EA, Parcels 1948, 1949 & 1951
Zoning District: R-7A
Request: Revisions to previously approved new construction

New Business

- 1) **Application Number:** 2024 - 1320 / HD 24 - 123
Applicant: Kyle Edward Fine Jewelry

Location: 27 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1522
Zoning District: CB
Request: Signage.

- 2) **Application Number:** 2024 - 1318 / HD 24 -122
Applicant: Crosby & Associates, LLC
Location: 52 S. Washington Street (Foundation of Hope Inc.)
Tax Map 0104, Parcel 1463, Lot 2
Zoning District: CB
Request: New construction.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the October 15, 2024 meeting.

Administrative Approval

Consent Docket

- 1) **Application Number:** 2024 - 1322 / HD 24 - 124
Applicant: Marasun LLC
Location: 212 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2142
Zoning District: R-7A
Request: Emergency in-Kind roof replacement
(as per the Historic District Commission Chairperson).

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 10/28/2024

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

Property Address: 500 Dover Road

Applicant: Sevan Topjian on behalf of Dover Station LLC.

Application Number: 2024-1307

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing install three wall signs located on the north and east facades. The first wall sign will be constructed of PVC and will be 120 square feet in area (10' wide by 12' high). The second sign will be painted directly onto the previously painted masonry and is approximately 75 square feet in area. The third sign will be located on the eastern courtyard facing façade and will be 24 square feet in area (4' wide by 6' tall).

Historic District Guidelines:

Guideline 23. Murals

e. Painted signs and advertisements are not considered murals and shall conform to the district's sign 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 35. Wall Signs

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

Staff Recommendation:

Staff supports a Commission **conditional approval** of this application. Guideline 25b suggests mounting wall signs in a way that does not damage historic fabric and gives mounting signs through mortar joints as a specific example.

Per Guideline 23e, the painted lettering on the front façade is not considered a mural and is thus **not** subject to Guideline 23b which recommends against painting murals directly onto the original surface of a building. Given that this sign is being painted on a previously painted surface, it will not damage the underlying material which is consistent with Guideline 25b.

Recommended Condition(s):

1. **Connections for wall-mounted signs should be through a mortar joint rather than a 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

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							

RECEIVED

Oct 17 2024

HD 24 - 118



TOWN OF EASTON
PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1307
Date Received:	10/17/2024
Fee Paid:	-
HDC Meeting Date:	10/28/2024
Date Property Posted:	10/21/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 500 DOVER ROAD EASTON MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DOVER Station LLC
TELEPHONE NO. 301 750 7919 EMAIL Sevan@brooklandhomes.biz

Applicant or Agent

NAME SEVAN TOPJIAN
TELEPHONE NO. 301 750 7919 EMAIL Sevan@brooklandhomes.biz

Description of Proposal (include additional sheets, as necessary)

See attached.

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>[Signature]</u>
<u>10/17/24</u>
<u>DOVER Station LLC</u>

Revised 4.4.2022



To: Town of Easton Historic District Commission
Submittal Date: October 16, 2024
Property: 500 Dover Road Easton MD 21601
Subject: Proposed signage

Summary: Dover Station LLC is proposing to replace the existing "THE ROOF CENTER INC" sign with the Market at Dover Station Logo. Proposed location is on the rear of a non-contributing portion of the building. In addition, new signage indicating "DOVER STATION" shall be painted on the existing white painted bricks on the Non-Contributing façade facing Dover Road.

Existing Conditions Photo: The Roof Center Inc sign is approximately 10ft wide and 12ft high.



Proposed Signage Rendering:



Market "M" Logo is approximately 10ft wide and 12 ft high. Sign shall be mounted on a composite panel and mounted in entirety to the brick wall.

DOVER STATION painted letting is approximately 30" high and 30ft long. Font to match logo.

Additional area requested for Market signage:



Proposed sign approximately 4ft wide and 6ft tall.

Logo Sample:



Historic District Commission Staff Report

Meeting Date: 10/28/2024

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

Property Address: 123 S Washington Street

Applicant: Erin Aguilar on behalf of Henry Capital Easton LLC

Application Number: 2023-1320

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to demolish an existing single-story, non-contributing commercial structure. Following demolition, a three-story mixed-use structure will be constructed consisting of first floor retail and apartment units on the second and third floors. The applicant has submitted the following information required for demolition as required by the Historic District Commission Guidelines:

- Historic District Application
 - Site Plan
 - Structural Analysis
 - Replacement Plans
 - Existing Elevations
-

DEMOLITION 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.

Demolition Analysis – The existing structure is considered a non-contributing structure as it was constructed in 1960. Given that this structure is modern construction, has been heavily altered, and is of little historic significance demolition may be appropriate.



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NEW CONSTRUCTION GUIDELINES:



Figure 1: Surrounding Structures



Guideline 94. Style

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that complements the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Analysis – The proposed structure does not directly imitate any earlier architectural style but incorporates design elements of historic commercial storefronts such as large windows flanking a recessed entry way. This property is bordered on the south side by a large surface parking lot and a modern gas station with a large surface parking lot to the north making it difficult to design a compatible building which still fits within the central business district and resembles a historic commercial structure.

Guideline 95. Siting

- a. Site new construction on existing vacant lots whenever possible.
- b. New buildings should be oriented to face the street.
- c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Analysis – The property is not a vacant lot. The new building is oriented to face S Washington Street and also has a storefront facing Vine Street. There is little room for landscaping within the front yard with the exception of street trees.

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.
- c. Additions to free standing buildings should be setback behind the front façade if possible.
- d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Analysis – The proposed structure is oriented to face S Washington Street. It would not be appropriate to have the setback of this structure match the gas station to the north since this is within the Central Business district where the Town wants to encourage pedestrian scaled commercial development. The proposed structure does match the setbacks of historic structures on the other side of S Washington Street and to the north of the property on the same block.

Guideline 97. Form, Massing, Height, and Scale

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



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- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.
- f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.
- g. The height of a new building should be within ten percent of the height of surrounding buildings.

Analysis – The footprint proposed structure should occupy a similar visual volume to the McCord building located directly across the street and the row of brick townhomes to the north. These are both two story structures but have taller roofs with decorative parapets and gables. In order to encourage mixed-use infill development within our Town’s center, it is imperative that the Commission allow the allow flexibility regarding the height of new construction. While the proposed building is significantly taller than the single story gas station to the north, it is still a compatible height with other mixed-use commercial structures within the Historic District which are typically three stories tall.

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.

Analysis – The surrounding commercial structures are all brick with the exception of 111 S Washington Street. The propose structure utilizes cementitious fiber cement board which may be appropriate per Guideline 103b.

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.



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

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Analysis – The proposed structures use simple and understated elements typical of new construction within the Historic District such as the mixed-use structure at the corner of N Washington and Goldsborough Street. The proposed balconies are not typical of historic structures within the Town but are simple and not overlay ornate.

Guideline 107. Placement (Doors)

- a. On streets where storefronts are dominant, recessed entries are preferred.
- b. Doors may be centered or aligned to either side of the façade.

Analysis – The proposed commercial entrances are recessed.

Guideline 108. Design (Doors)

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.

Analysis – It is not clear based on the application what the exact design of the doors will be. Based on the renderings, it appears as if they will be mainly glass doors that closely resemble the storefront windows in material and style.

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity (“low-e”) glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.



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

- h. Use permeable paving where appropriate to manage stormwater.
- i. Employ features that provide natural light to the building interior, such as glass doors and transoms, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as “net zero” properties.

Analysis – The Commission may request the inclusion of shutters per Guideline 109a.

Guideline 110. Exterior Lighting

- a. Exterior light fixtures should match the character of the building.
- b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.
- d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions.

Guideline 113. Façade Rhythm

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.

Analysis – This structure is bordered by a modern gas station and a large parking lot making it difficult to create a new façade that matches the surrounding structures while still being compatible with historic mixed-use structures.

Guideline 115. Roof Form

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Analysis – The proposed structure has a flat roof which is similar to the surrounding commercial structures.

Guideline 116 Roof Material

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

Guidelines 117 Gutters and Downspouts



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

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

Guideline 118. Layout

- a. Design new storefronts to reach approximately the same height as adjacent and surrounding storefronts.
- b. New storefronts should contain all or most of the typical components of a historic storefront, including large display windows over bulkheads, a transom, signboard, and a cornice.

Analysis – The proposed storefront includes large display windows, bulkheads, a small cornice, and a transom. The design currently does not include signboards and shows graphics being placed directly onto the transom.

Guideline 119. Glazing Systems

- a. The size of storefront windows should be in keeping those on surrounding storefronts.
- b. Wood, finished anodized aluminum, and other metal storefront systems in a variety of finishes are appropriate.

Guideline 120. Entryways

- a. Recess entryways where appropriate.
- b. Entryways may be centered or aligned to either side of the façade.
- c. Include transoms and sidelights in entryway designs. These features provide natural lighting, create visual interest, and help to maintain visual continuity along the street.

Analysis – The storefront is recessed and includes transoms and sidelights in its design.

Guideline 126. Arrangement (Windows)

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Analysis – Windows are present on all elevations and are similar in design to 114 S Washington Street. Other structures on the block have casement windows and six-over-six windows.

Guideline 127. Window Type

- a. Windows should match the character of the new building’s façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.



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PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Analysis – The proposed 4/4 vinyl clad windows are similar in style to other structures found on this block of Washington Street. Also, vinyl clad windows may be appropriate for this structure since it is new construction and the windows are located on second and third floors and side elevations.

DRAFT MOTIONS:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005847		123 S WASHINGTON ST		HURT, JOHN W JR			
YEAR BUILT		PHYSICAL CONDITION					
1960		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				1 STORY CONCRETE BLOCK ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
1 STORY FLAT ROOFED BRICK COMMERCIAL BUILDING FAÇADE HAS BEEN ALTERED. BUILT AFTER HISTORIC DISTRICTS PERIOD OF SIGNIFICANCE.							



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

Meeting Date: 9/25/2023
Application Number: 2023-1032
Location: 123 S Washington Street
Applicant: McAllister, DeTar, Showalter, and Walker LLC.

Request: The applicant is proposing to demolish an existing single-story, noncontributing commercial structure. Following demolition, a three-story mixed-use structure consisting of first floor retail, and apartment units on the second and third floors will be constructed.

Commissioner Bateman moved to approve the request with the condition that the siding shall be smooth Hardie Plank.

Commissioner Stuart seconded the motion.

FOR: 4 - Demby, Brophy, Bateman, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

10/10/2023
Date

RECEIVED

OCT 04 2024

HD 23 - 109



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

TOWN OF EASTON

Application #:	2023 - 1032
Date Received:	10/04/2024
Fee Paid:	-
HDC Meeting Date:	10/28/2024
Date Property Posted:	10/21/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 123 S. Washington Street Easton, MD
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1960 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Henry Capital Easton LLC
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Erin Aguilar, Paquin Design-Build
 TELEPHONE NO. 410-443-9021 EMAIL erin@paquindesignbuild.com

Description of Proposal (include additional sheets, as necessary)

Demolish existing single-story commercial structure. Construct 3-story mixed use building consisting of first floor retail (2 units) and apartments on second and third floors. Fifteen parking spaces will be provided on site.

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

Erin Aguilar
10/4/24
Erin Aguilar

Revised 4.4.2022



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

RECEIVED
SEP 13 2023
TOWN OF EASTON

Application #: 2023-1032
Date Received: 09/13/2023
Fee Paid: \$200.00
HDC Meeting Date: 09/25/2023
Date Property Posted: 09/13/2023

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 123 S. Washington Street, Easton, Maryland 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1960 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME Henry Capital Easton, LLC
TELEPHONE NO. EMAIL

Applicant or Agent

NAME Brendan S. Mullaney; McAllister, DeTar, Showalter & Walker LLC
TELEPHONE NO. 410.820.0250 EMAIL bmullaney@mdswlaw.com

Description of Proposal (include additional sheets, as necessary)

Applicant is proposing to demolish the existing noncontributing commercial structure and build a new retail and residential structure upon the property. The replacement structure will be three stories with first-floor retail or commercial and second and third floor residential units. Fifteen parking spaces will be provided on site to ensure adequate off-street parking for the proposed 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 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

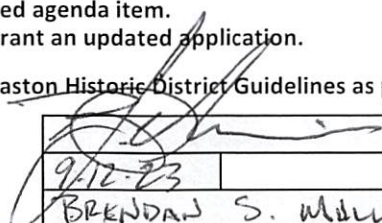
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

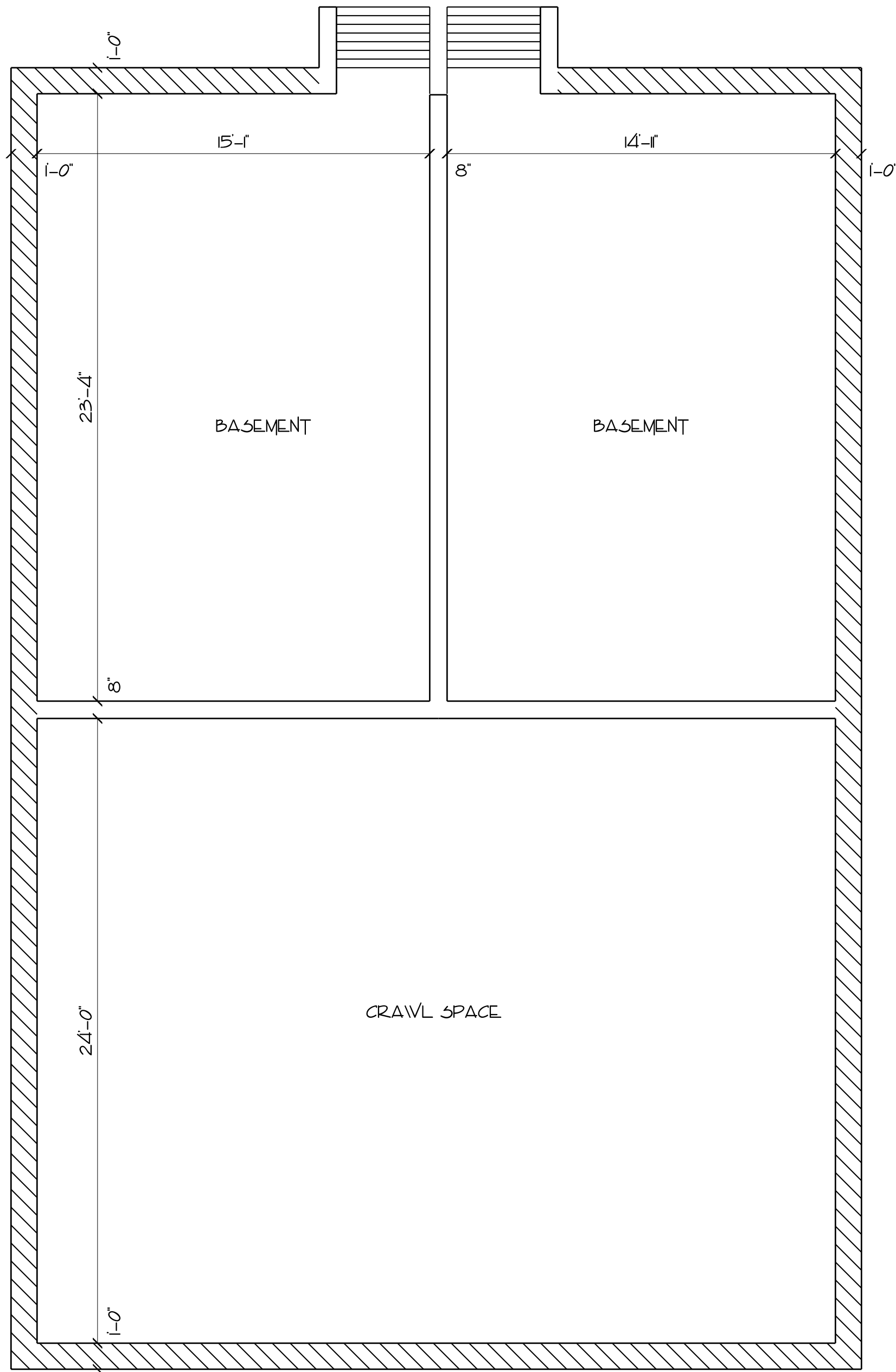
Signature of Applicant or Agent

Date

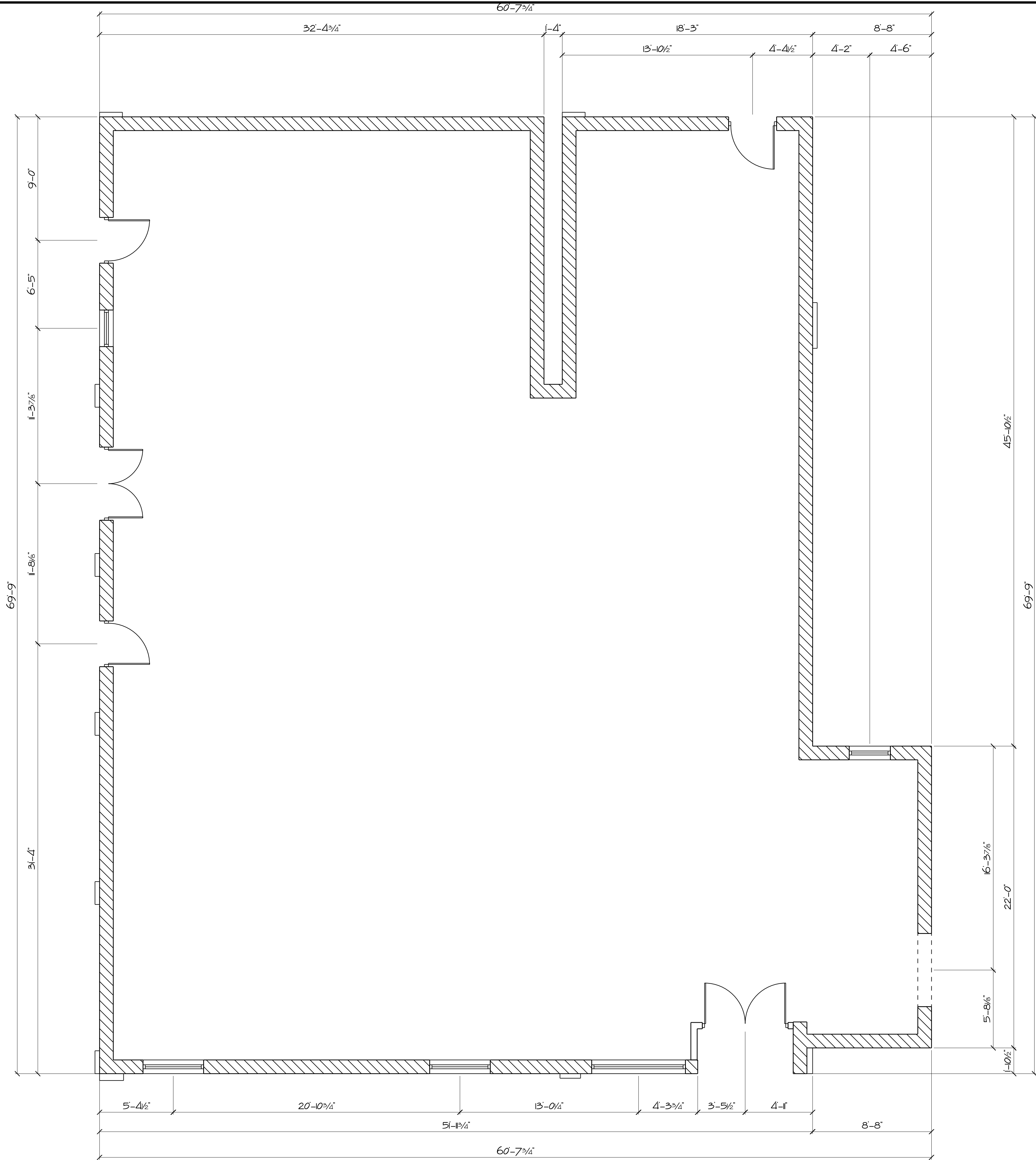
Printed Name of Applicant or Agent


9-12-23
Brendan S. Mullaney

Revised 4.4.2022



LOWER LEVEL PLAN
784 SQ. FT. SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
3765 SQ. FT. SCALE: 1/4" = 1'-0"

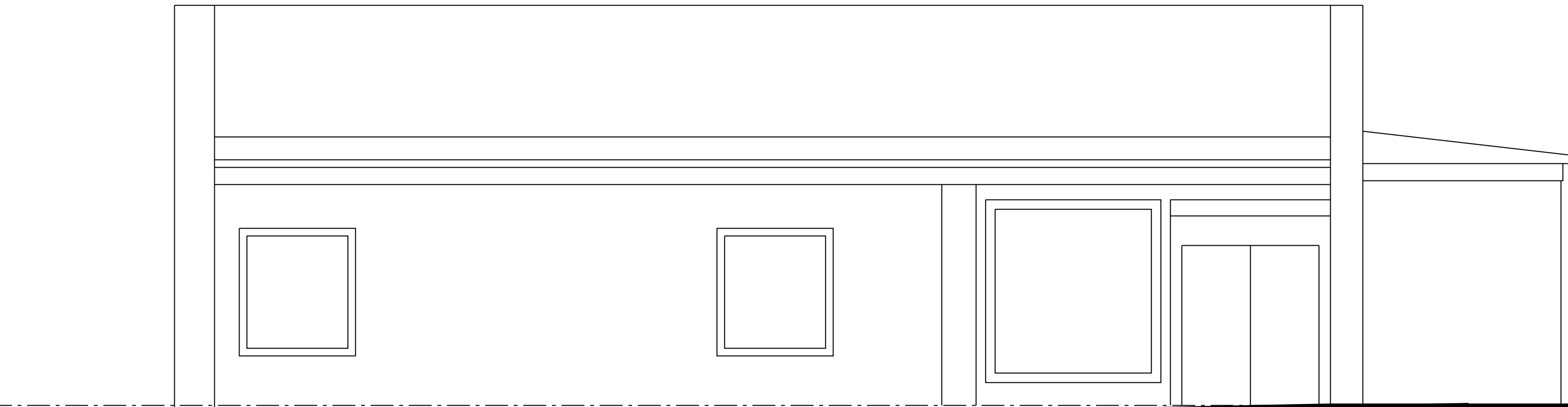
REVISIONS:	

123 S. Washington Street
Easton, MD

Existing Floor Plans

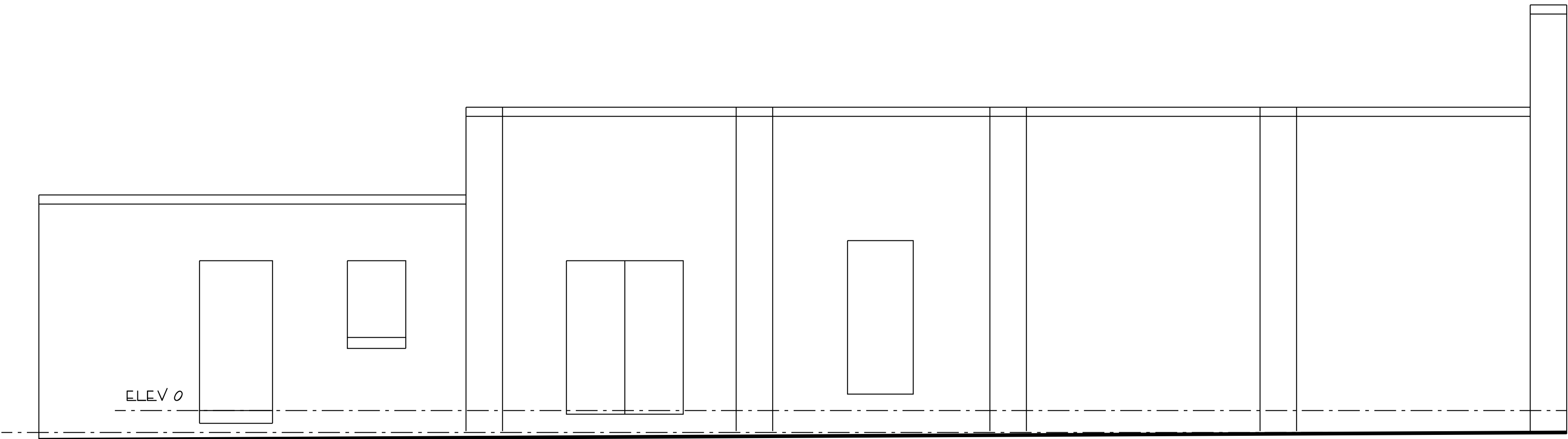
SCALE:
1/4" = 1'-0"
DATE:
12-16-20

EX-1



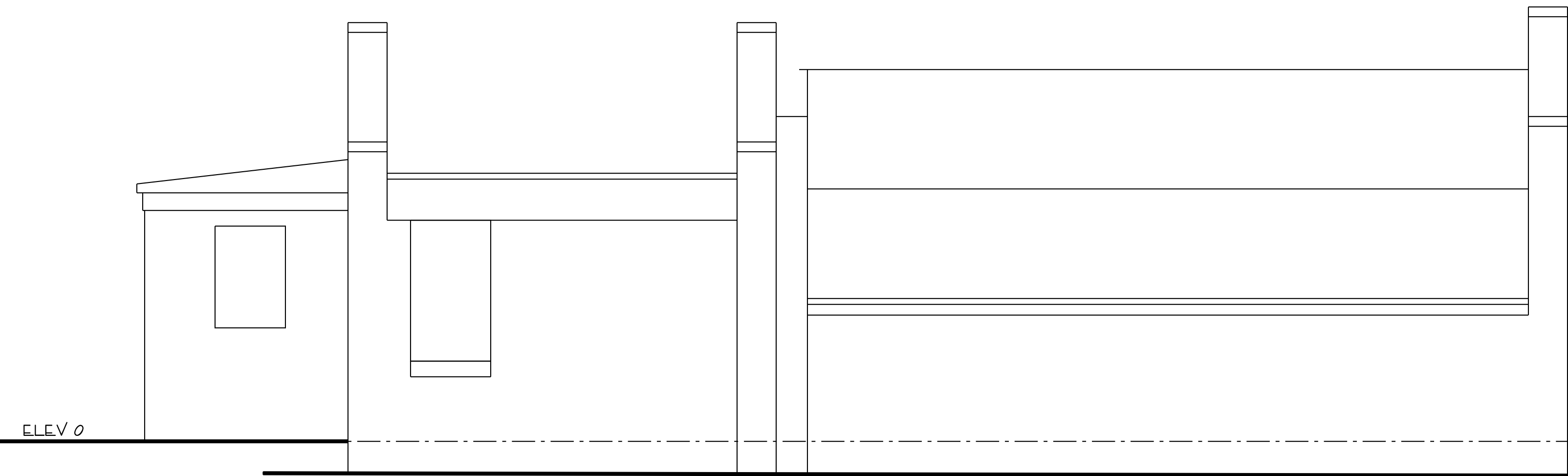
STREET SIDE ELEVATION

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



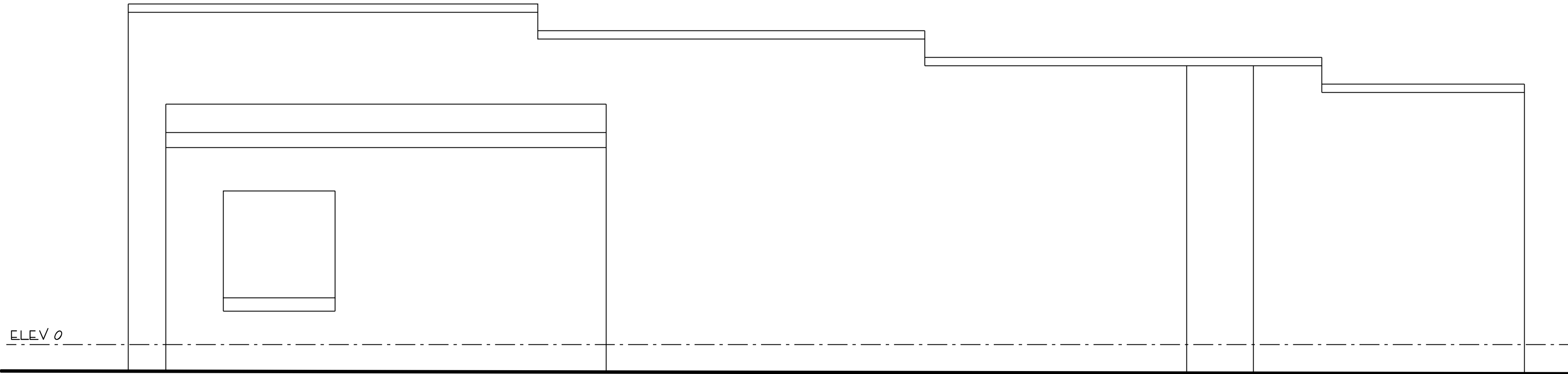
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

REVISIONS:	

123 S. Washington Street
Easton, MD

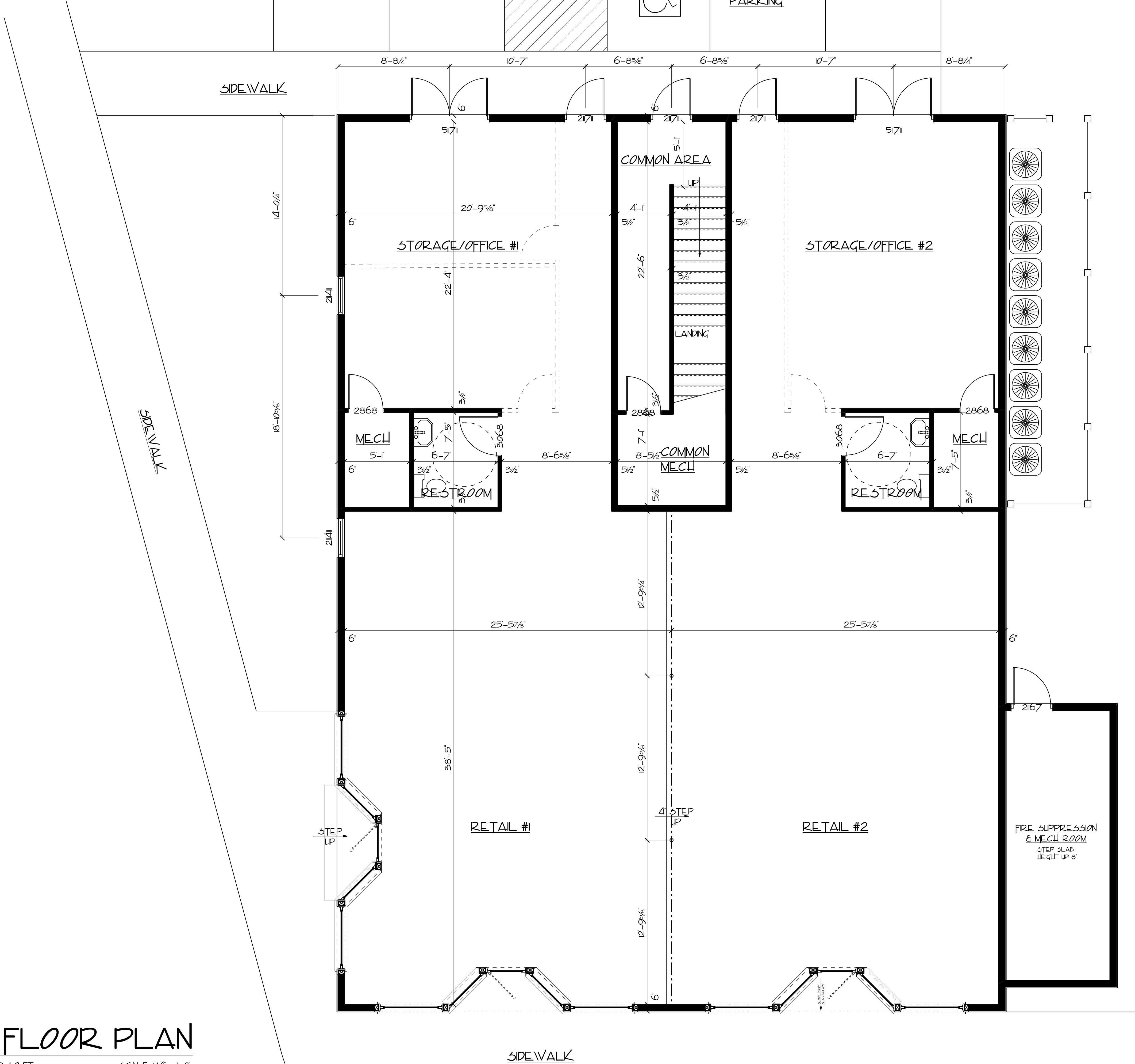
Existing Elevations

SCALE:
1/4" = 1'-0"
DATE:
12-16-20

FIRST FLOOR PLAN

TOTAL RETAIL: 3,369 SQ. FT.
COMMON AREA: 257 SQ. FT.
FIRE SUPPRESSION: 191 SQ. FT.

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



REVISIONS:	

123 S. Washington Street
Easton, MD

Proposed
First Floor Plan

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

DATE:
7-17-23

A-1

PAQUIN DESIGN/BUILD

RESIDENTIAL DRAFTING & DESIGN SERVICE

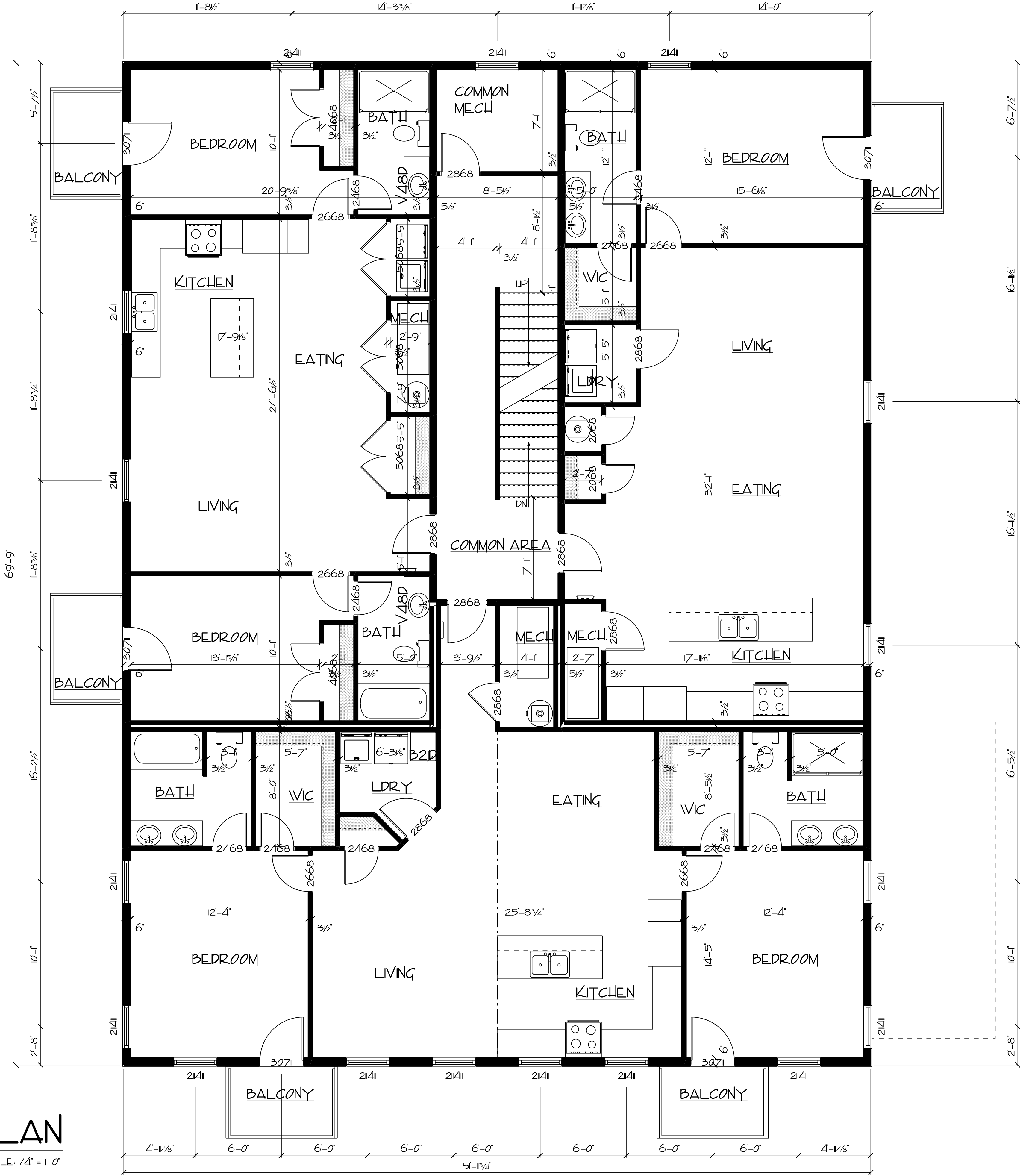
500A Saddle Road, Grasonville, Maryland 21638

PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

SECOND FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

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



REVISIONS:

123 S. Washington Street
Easton, MD

Proposed
Second Floor Plan

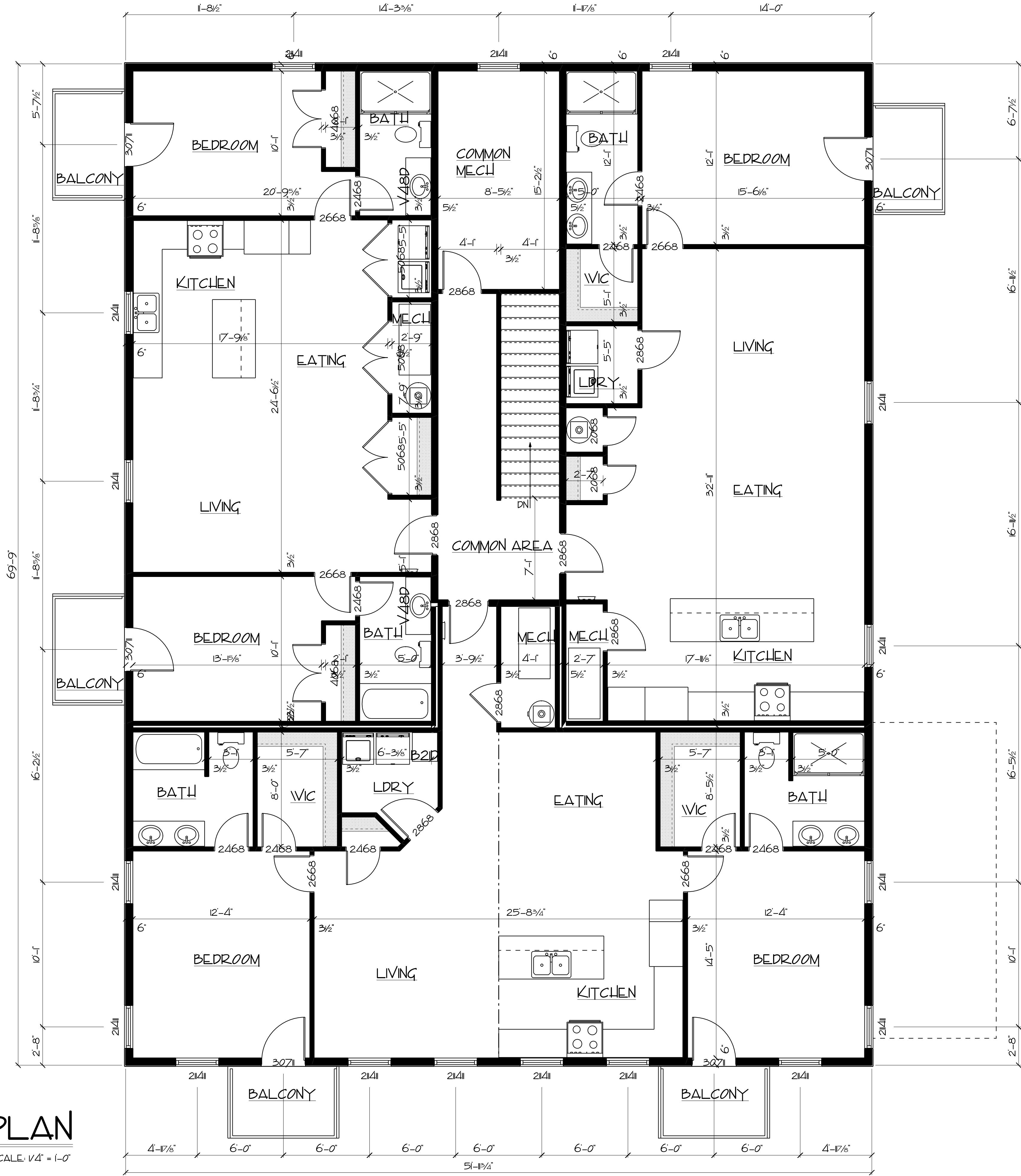
SCALE:
1/4" = 1'-0"
DATE:
7-17-23

A-2

THIRD FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

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



PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE

BP

500A Saddle Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

123 S. Washington Street
Easton, MD

Proposed
Third Floor Plan

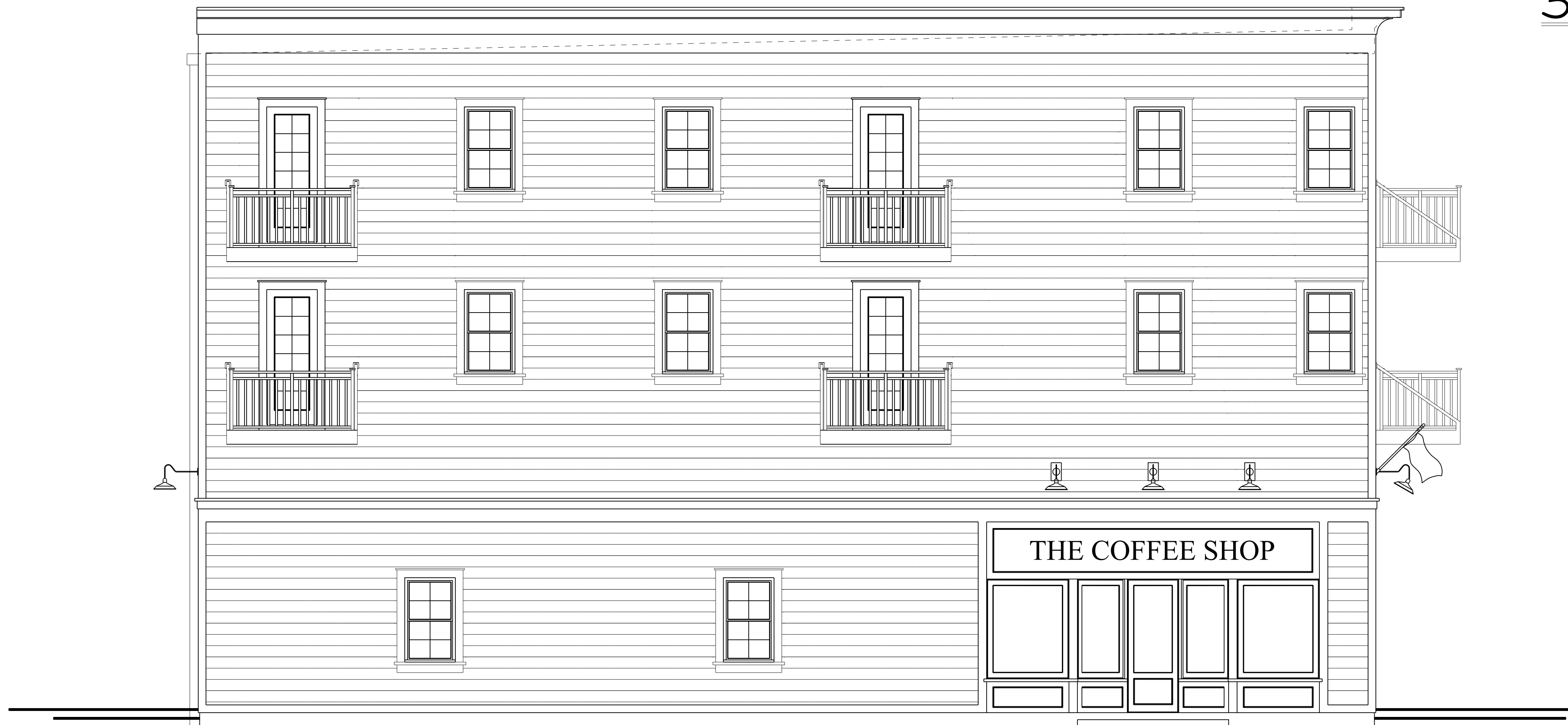
SCALE:
1/4" = 1'-0"

DATE:
7-17-23

A-3



STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS:	

123 S. Washington Street
Easton, MD

Proposed
Elevations

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

DATE:
7-17-23

A-4

August 11, 2023

Brent Paquin

President, Paquin Design/Build
500-A Saddler Road, Grasonville, MD 21638

Re: Preliminary Foundation Evaluation at 123 S. Washington St. Easton, MD 21601

Dear Mr. Paquin

Based on the agreement of August 10, 2023, EBA Engineering Inc. (EBA) performed the following tasks and determined that the foundation of the existing single-story building should not be used to support the proposed three-story building at the same location.

To determine the above finding, EBA carried out the following tasks:

1. Approximate loads transferred from the existing structure to the existing foundation were calculated, including dead, live, and snow loads.
2. Approximate loads transferred to the foundation were calculated for the proposed three-story building, including dead, live, and snow loads.
3. The loads from items 1 and 2 above were compared to establish if the loads on the foundation from the three-story proposed building were the same or less than those from the existing single-story building.
4. Upon comparison, it was determined that the loads on the foundation from the three-story proposed building could be more than three times that from the existing single-story building.

This letter is solely for the comparison of transferred loads to the foundation. The structural design of the proposed three-story building must be based on current Maryland and County building codes and performed by a professional engineer licensed in the state of Maryland.

If you have any questions regarding the above findings, please contact me by email at Alireza.Tashakori@ebaengineering.com or by phone at 240-285-5751.

Sincerely,
EBA Engineering, Inc.



Alireza Tashakori, P.E.
Senior Project Manager

DEED REFERENCE: 3015/380
PLAT REFERENCE: 89/12

SITE NOTES

ZONING CLASSIFICATION: CB (CENTRAL BUSINESS COMMERCIAL)
SETBACKS: (AS LISTED OR EXISTING)
FRONT- 25'
SIDE- 0'
REAR- 15'

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

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 12-23-20.

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

FLOOD DATA

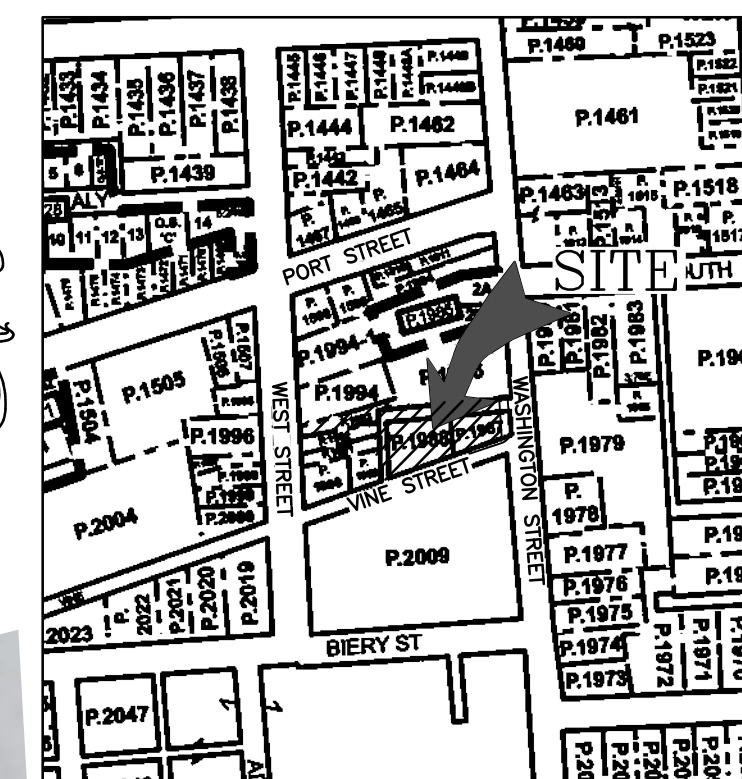
THE PROPERTY SHOWN HEREIN IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE 24041C01 ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. "X"40010189D FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

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

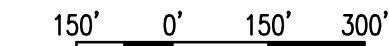
PARKING CALCULATIONS

PARKING REQUIRED: NONE
PARKING PROPOSED: 15 SPACES (INCLUDING 1 ADA SPACE)



VICINITY MAP

SCALE: 1" = 300'



SCALE IN FEET

[illegible]

WARNING!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SE

DATE _____

SITE ILLUSTRATIVE
EXHIBIT

ON THE LANDS OF
HENRY CAPITAL EASTON, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1987

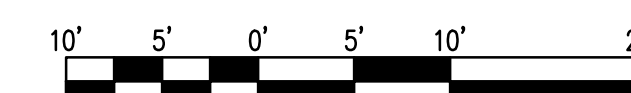
ISSUED FOR:	DATE:	BY:
AGENCY REVIEW	8/14/23	BCE
AGENCY REVIEW	8/28/23	BCE

SHEET No. 1 OF 1 DATE: 8/28/23

SCALE:	JOB No.
AS NOTED	230302
	FILE No.
	B998

Date: 08/28/2023 - 4:32am User: achosta Project Manager: BCE
Drawing Path: J:\2023\0300\230302\Civil3D-230302\Draw\Plots\CSK-PLTS-230302.dwg | 1
REF File(s): VLD-BASE-230302/CSK-BASE-230302/XRN-BASE-230302/RAR-BASE-230302

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



SCALE IN FEET

Proposed Redevelopment 123 S. Washington Street Easton, Maryland



Subject Property from N. Washington Street (front)







Subject Property from Parking Lot







Subject Property from Vine Street





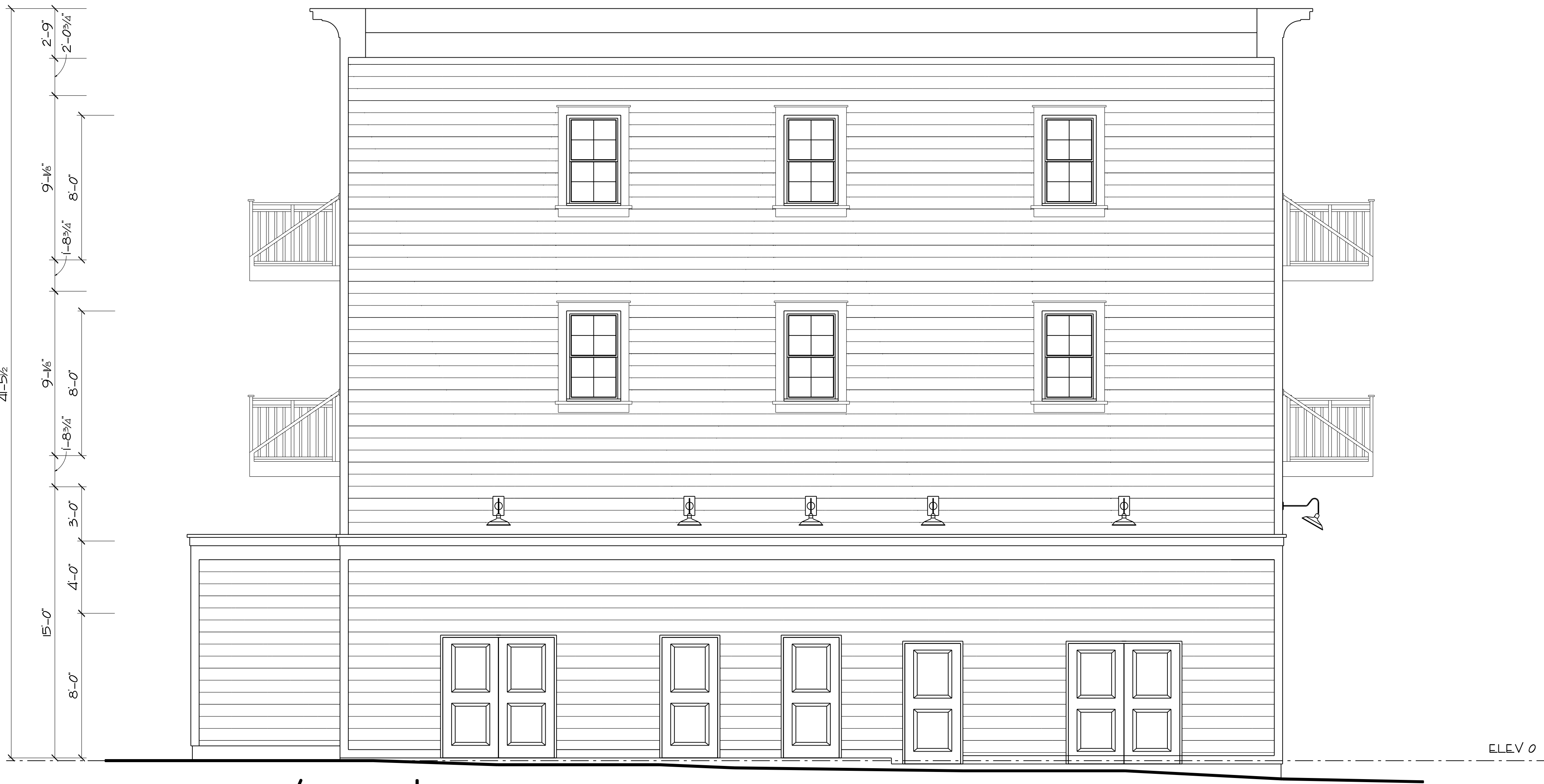


Subject property from Vine Street (rear)









REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

REVISIONS:	

123 S. Washington Street
Easton, MD

Proposed
Elevations

SCALE:
1/4" = 1'-0"
DATE:
7-17-23

A-5

400 SERIES



THE WINDOWS
CONTRACTORS
TRUST THE MOST.*

*2020 Andersen brand survey of U.S. contractors.

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For warranty information, visit [andersenwindows.com/warranty](https://www.andersenwindows.com/warranty).



Andersen Corporation, including its subsidiaries, has been named a 2021 ENERGY STAR Partner of the Year – Sustained Excellence Award winner, the highest honor given by ENERGY STAR, for continued leadership in protecting the environment through superior energy efficiency achievements.



*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.



AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,** and to be the #1 trusted and recommended window and door brand† by pros.

400 SERIES PRODUCTS

Our most popular choice with homeowners and the windows contractors trust the most! Easy to install, low maintenance and with fewer callbacks, the 400 Series can be your go-to for pretty much any project.

*2020 Andersen brand surveys of U.S. contractors, builders and realtors.
**2020 Andersen brand surveys of U.S. contractors, builders and architects.
†2020 Andersen brand survey of U.S. contractors.

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit andersenwindows.com/coastal



QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.



BUILT FOR YEARS TO COME*

Our products are built strong to last long. We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.

**See your local code official for code requirements in your area.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%*. So you're not just replacing their windows, you're upgrading their home.

INSERT WINDOWS



400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

REPLACEMENT WINDOWS



400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



*2020 Andersen brand surveys of U.S. realtors and homeowners.

OVERALL BEST-IN-CLASS AMONG CONTRACTORS

FOR CLAD WOOD WINDOWS.*



*2020 Anderson brand survey of U.S. contractors.

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Woodwright full-frame windows come in a variety of shapes.



Our **Narrowline® double-hung window conversion kit** can upgrade Andersen® Narrowline double-hung windows to tilt-wash windows.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

Complementary casement windows come in a variety of shapes and in French casement options.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors.

Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms**.



Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**



INTERIOR OPTIONS**



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

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

EXTERIOR TRIM SYSTEM

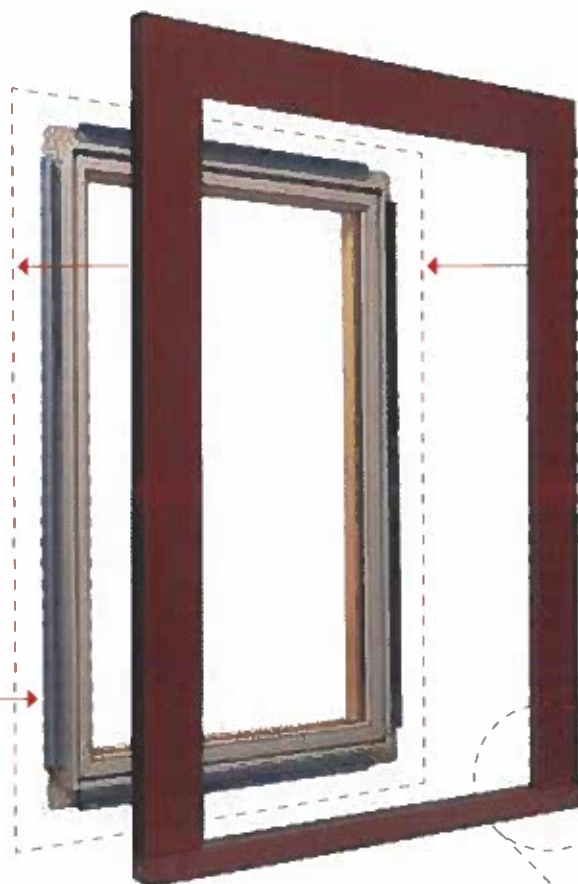
Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective



No nail holes, no visible fasteners, no painting

Innovative attachment strip



Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.

Sandtone window with cocoa bean trim



Visit andersenwindows.com/exteriortrim to learn more.

EXTERIOR COLORS



Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

WINDOW HARDWARE

Window hardware* enhances the overall design of a window and harmonizes with a home's décor. That's why we offer a broad range of hardware styles and finishes.

HARDWARE FINISHES

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

*Hardware is sold separately, except standard lock and keeper for double-hung windows.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



Caseament & Awning Windows



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White



TRADITIONAL FOLDING

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



CLASSIC SERIES™

Stone | White



ESTATE™

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

Folding handles avoid interference with window treatments.

Gliding Windows



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

Woodwright® Double-Hung Windows



Standard Lock & Keeper

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

Tilt-Wash Double-Hung Windows



Standard Lock & Keeper

Black | Gold Dust | Stone | White

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



Optional Lock & Keeper

ESTATE™

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

Bold name denotes finish shown.

Optional Estate lock and keeper is available only for 400 Series tilt-wash double-hung windows.
Estate lock and keeper reduces the clear opening height by 19/32" (15). Check with local building code officials to determine compliance with egress requirements.
Optional sash lifts shown on page 48 for Woodwright windows and page 76 for tilt-wash windows.

Hardware is sold separately, except standard lock and keeper for double-hung windows.

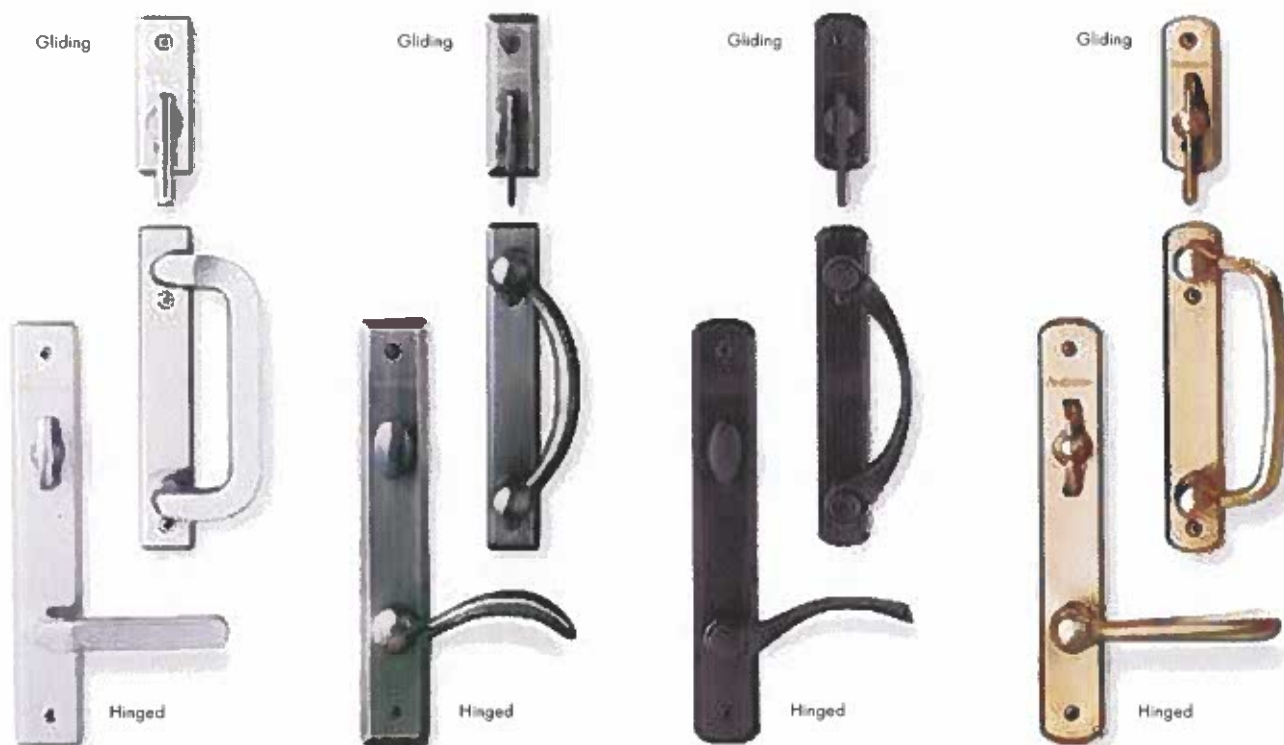
Dimensions in parentheses are in millimeters.

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

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

PATIO DOOR HARDWARE

Patio door hardware* is available in a variety of designs to match virtually any style. Anvers®, Yuma®, Newbury®, Covington™, Encino® and Whitmore® hardware options feature solid drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Also, look for additional hardware options such as exterior keyed locks and matching hinge finishes in the detailed product sections for each individual patio door.



ANVERS®

Bright Brass | Oil Rubbed Bronze
Satin Nickel

YUMA®

Distressed Bronze
Distressed Nickel

NEWBURY®

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

ALBANY

Black | **Gold Dust**
Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



*Hardware sold separately.

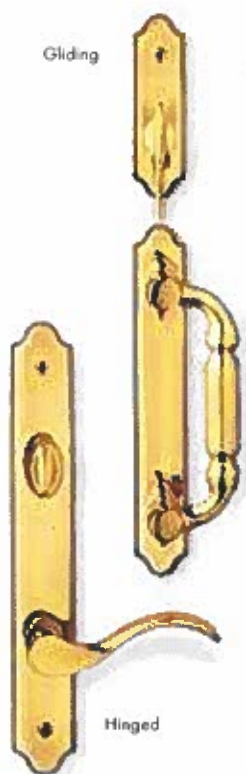
Matching hinges available for inswing patio doors; excludes FSB® hardware.

Mix-and-match interior and exterior style and finish options are available.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

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

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



COVINGTON™

Antique Brass | Bright Brass
Oil Rubbed Bronze



ENCINO®

Distressed Bronze
Distressed Nickel



WHITMORE®

Antique Brass | Bright Brass
Oil Rubbed Bronze | Satin Nickel



TRIBECA®

Black | Stone | White

FSB® HINGED PATIO DOOR HARDWARE

Durable stainless steel FSB hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four styles and two finishes.



Black
Anodized
Aluminum

Satin
Stainless
Steel



1035



1075



1076



1102**

*Hardware sold separately. **FSB style 1102 is not available in black anodized aluminum.
*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that's ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Laminated glass is available for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit andersenwindows.com/artglass for more information.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



BLINDS-BETWEEN-THE-GLASS

Conveniently located between the panes of insulated glass, and protected from dust and damage for long-lasting protection, blinds-between-the-glass is available on 400 Series Frenchwood® gliding or hinged inswing patio doors. Available in white, and can be ordered with any exterior door color with a pine or prefinished white interior.



GLASS SPACER OPTIONS

Black or white glass spacers are now available as a standard offering on select products, in addition to stainless steel glass spacers, to provide more ways to customize project designs and achieve a contemporary style. Colored glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.





GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.



Permanent exterior
Permanent interior



Permanent exterior
Removable interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Removable interior



Finelight
grilles-
between-
the-glass

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

Grille Bar Widths & Patterns



3/4" (19)

7/8" (22)

1 1/8" (29)

2 1/4" (57)



Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.

*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

INSECT SCREEN OPTIONS

Andersen® TruScene® insect screens provide more than 50% greater clarity than conventional Andersen insect screens for a beautifully unobstructed view. They let in 25% more fresh air* all while keeping out unwanted small insects.



TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black and natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



Pine



White



Stone

Pine | White | Stone | Dark Bronze | Black

CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows and doors are installed on the exterior of the window or door and match the unit's exterior color.

INSECT SCREEN CONFIGURATIONS

Windows



Full insect screens are available for Andersen venting windows. **Half insect screens** are also available for the lower sash of our Woodwright® and tilt-wash double-hung windows.

Gliding Patio Doors



Gliding insect screens are available for two- and four-panel doors.

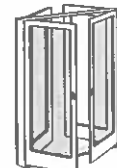


Retractable insect screens are installed on the exterior and opens side to side across the width of the opening. When not in use, it neatly retracts into a small canister. Available for two-panel doors.

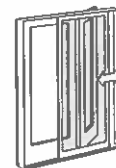
Hinged Inswing Patio Doors



Hinged insect screens are available for single-panel doors.

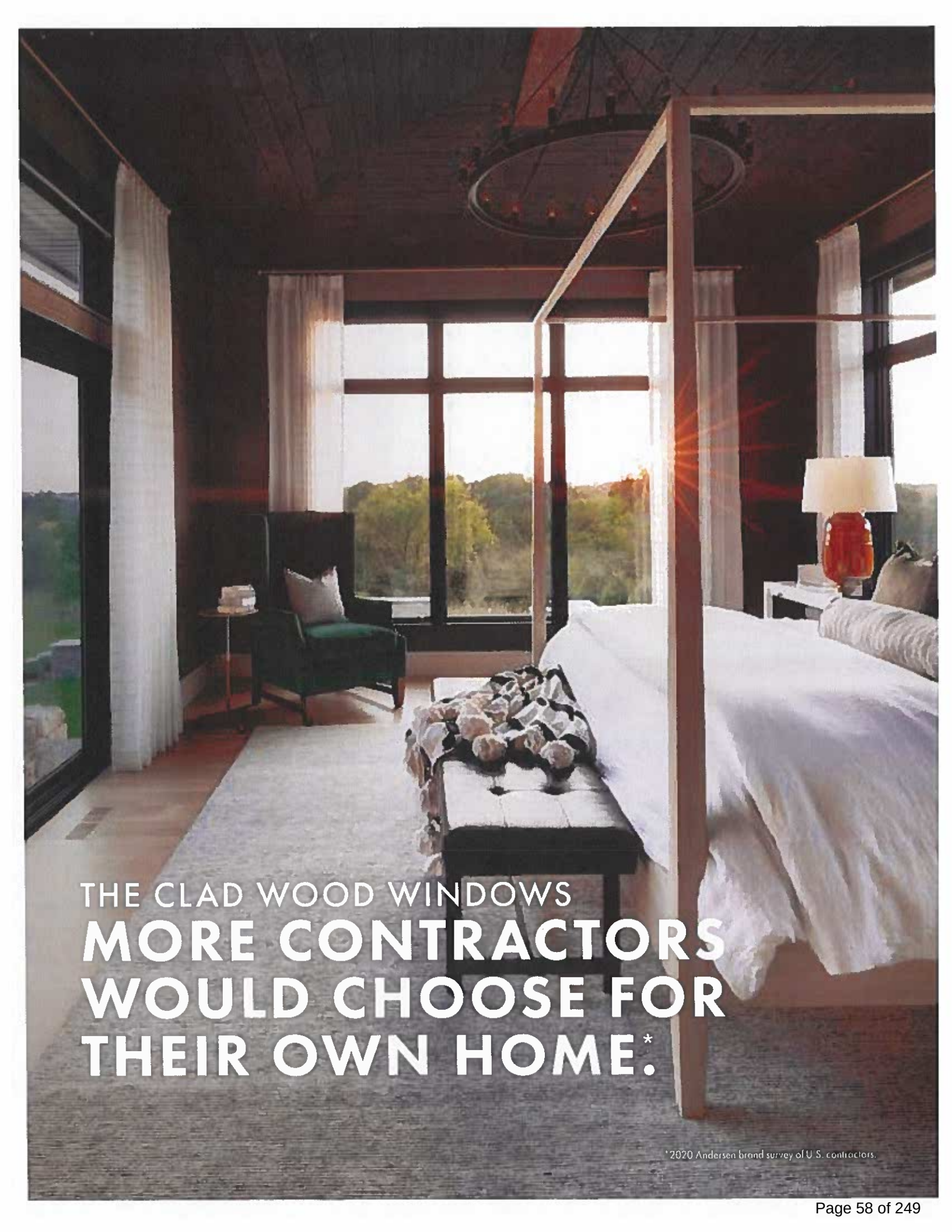


Double-hinged insect screens are available for two-panel active-passive doors.



Gliding insect screens are available for all two- and three-panel doors.

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

A photograph of a modern bedroom interior. The room features large windows with dark frames and light-colored curtains, offering a view of a forested landscape. A green armchair with a white pillow sits near the windows. A bed with white linens and a patterned blanket is visible on the right. A wooden bench with a tufted top and a floral arrangement sits in the foreground. The ceiling is dark with exposed wooden beams and a circular light fixture. The overall atmosphere is warm and sophisticated.

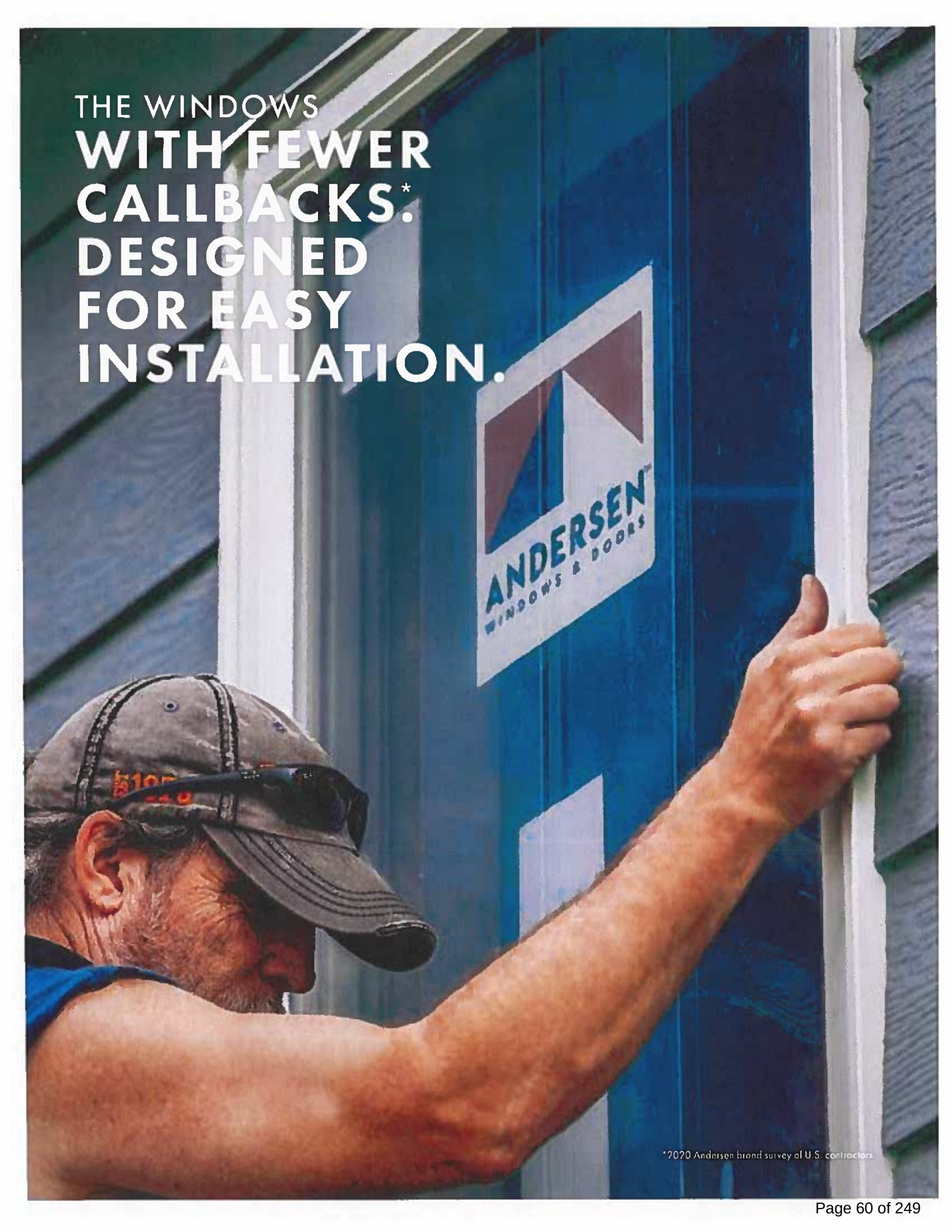
THE CLAD WOOD WINDOWS
**MORE CONTRACTORS
WOULD CHOOSE FOR
THEIR OWN HOME.***

*2020 Andersen brand survey of U.S. contractors.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 400 Series products best fit your project needs.

		WINDOWS								PATIO DOORS	
FEATURES		Woodwright® Double-Hung Full-Frame	Woodwright Double-Hung Insert	Tilt-Wash Double-Hung Full-Frame	Tilt-Wash Double-Hung Insert	Narroline® Double-Hung Conversion Kit	Casement	Awning	Gliding	Frenchwood® Gliding	Frenchwood Hinged Inswing
Low-Maintenance Exteriors											
	White	•	•	•	•	•	•	•	•	•	•
	Canvas	•	•	•	•		•	•	•		
	Sandtone	•	•	•	•	•	•	•	•	•	•
	Terratone	•	•	•	•	•	•	•	•	•	•
	Dark Bronze	•	•	•	•		•	•	•		
	Forest Green	•	•	•	•		•	•	•	•	•
	Black	•	•	•	•		•	•	•		
Interiors											
	Pine	•	•	•	•	•	•	•	•	•	•
	Maple	•	•							•	•
	Oak	•	•							•	•
	White	•	•	•	•	•	•	•	•	•	•
	Sandtone								•		
	Dark Bronze			•	•		•	•	•		
	Black			•	•		•	•	•		
Easy Cleaning											
	Tilt-to-Clean Sash	•	•	•	•	•					
Grilles & Blinds											
	Full Divided Light	•	•	•	•	•	•	•	•	•	•
	Simulated Divided Light	•	•	•	•	•	•	•	•	•	•
	Finelight™ Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•
	Removable Interior Grilles	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass									•	•
High-Performance Glass Additional glass options are available. See page 12 for details. For patio doors, a glass options are tempered.											
	Low-E4®	•	•	•	•	•	•	•	•	•	•
	Low-E4 SmartSun™	•	•	•	•	•	•	•	•	•	•
	Low-E4 Sun	•	•	•	•	•	•	•	•	•	•
	Low-E4 PassiveSun	•	•	•	•	•	•	•	•	•	•
	Clear Dual-Pane						•	•			
	HeatLock® Coating	•	•	•	•	•	•	•	•	•	•
Performance Option											
	Stormwatch® Protection	PG upgrade		•			•	•			
Glass Spacers											
	Stainless Steel	•	•	•	•	•	•	•	•	•	•
	Black or White	•	•	•	•	•	•	•	•	•	•
Standard Sizes											
	Minimum Width	1'-9 3/8"	1'-4 1/2"	1'-9 3/8"	1'-9 1/4"	Fits Narroline double-hung windows made after 1967	1'-5"	2'-0 3/8"	2'-11 1/4"	4'-11 1/4"	2'-6 1/8"
	Maximum Width	3'-9 3/8"	3'-9 3/8"	3'-9 3/8"	3'-8 7/8"		2'-11 1/16"	5'-11 7/8"	5'-11 1/4"	15'-9"	8'-11 1/8"
	Minimum Height	3'-0 7/8"	2'-3 3/4"	3'-0 7/8"	3'-0 3/8"		2'-0 3/8"	1'-5"	1'-10 1/4"	6'-7 1/2"	6'-7 1/2"
	Maximum Height	6'-4 7/8"	6'-5"	7'-8 7/8"	7'-6 3/8"		5'-11 7/8"	4'-0"	4'-11 1/4"	7'-11 1/2"	7'-11 1/2"
	Custom Sizes	•	•	•	•		•	•		•	•



THE WINDOWS
**WITH FEWER
CALLBACKS.***
DESIGNED
FOR EASY
INSTALLATION.

*2020 Andersen brand survey of U.S. contractors.



CASEMENT & AWNING WINDOWS

Alignment Grid	22-23
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CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl cover extends 1 3/8" (35) around the perimeter of the unit, creating a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

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

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

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

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

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

Patterned Glass

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



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass

cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

StormWATCH[®] PROTECTION

400 Series casement and awning windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact casement and awning windows,

allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Visit andersenwindows.com for up-to-date performance information of individual products. Contact your Andersen supplier for availability.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS Sold Separately



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White



TRADITIONAL FOLDING

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

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | White



ESTATE™

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

Bold name denotes finish shown.

HARDWARE FINISHES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

*Visit andersenwindows.com/warranty for details.

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

Dimensions in parentheses are in millimeters.

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

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 2 3/4" (73). Extension jambs are available in unfinished pine or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 4 5/8" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Thick Replacement Extension Jambs

To help preserve original alignment of trim and paint lines in replacement situations, special 1 1/4" (29) thick replacement extension jambs are available. Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 5/8" (116) and 7 1/8" (181). Non-applied extension jambs are available in 12" (3658) lineals. Detail on page 34.

Drywall Return Bead



A drywall return bead is available in a narrow or wide dimension with unfinished pine or prefinished white, dark bronze and black interiors. Can be ordered factory applied or in non-applied lineals. Detail on page 34.

HARDWARE

Corrosion-Resistant Components



Corrosion-resistant hinge and operator arm hardware is designed for applications in harsh and corrosive environments such as heavy industrial or coastal areas.*

Window Opening Control Device



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

Power Operator for Awning Windows



Awning windows can be ordered with an operator enhanced by PowerAssist™ technology that opens and closes the window with the touch of a button. Easy to install, the 24-volt system features a concealed window power drive, battery backup in case of a power outage and a moisture sensor that automatically closes the window when it rains. A wireless remote control is available (sold separately).

The PowerAssist system is controlled by a wall-mounted console, which includes a power box, battery, touch pad and mounting bracket. Windows can be ordered factory prepped to save time, or they can be ordered as a field kit. Power driver requires field installation. PowerAssist technology eliminates the need for sash locks. Available for windows up to 5' (1524) wide. Not available for units with Stormwatch® Protection or performance upgrades.

SPECIAL USE OPERATOR HANDLES

Available in Classic Series™ design only.

Compact Operator Handle



Specially designed for use in situations where blinds or other window treatments interfere with standard operator handle. Available in white or stone finish.

Easy-Grip Handle

Larger knob makes it easier to grip and operate.

Available in white or stone finish



Operator Spline Cover



An operator spline cover is an attractive cap that covers the roto operator stud when the handle has been removed to control access or operation of the window. The operator spline cover should not be used on any window designated or intended for emergency escape or rescue. Please consult your local building code official for local egress code requirements.

Metal T-Handle



Our smallest operator handle, the metal T-handle, may make it more difficult for young children (5 and under) to open the window. For more information on child safety, write:

Andersen Corporation
LookOut For Kids® Program
100 Fourth Avenue North
Bayport, MN 55003
Call 800-313-8889 or email
lofk@andersencorp.com.

GLASS

Andersen® Art Glass

Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

TruScene® Insect Screens



Andersen TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, frames are available in white, stone, dark bronze and black, or with pine veneer frame interiors to blend with the wood interior of the window.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh. Available with frames in white, stone, dark bronze and black.

GRILLES

Grilles are available in a variety of configurations and widths. For casement and awning window grille patterns, see page 34.

EXTERIOR TRIM

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

CAUTION:

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

*Visit andersenwindows.com/warranty for details.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens. Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

Alignment Grid for Standard-Size Casement, Awning, Picture, Transom, Half Circle, Quarter Circle and Arch Windows

	1'-5" (432)	1'-8 1/2" (521)	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-9 3/4" (857)	2'-11 15/16" (913)		3'-4 3/4" (1035)	3'-4 13/16" (1037)	4'-0" (1219)						
Specialty																	
See the specialty window section starting on page 117 for these and other specialty shapes and sizes.																	
Transom																	
1'-0" (305)									 		 						
Awning																	
1'-5" (432)																	
1'-8 1/2" (521)																	
2'-0 1/8" (613)																	
2'-4 3/8" (721)																	
2'-7 1/2" (800)																	
2'-11 15/16" (913)																	
3'-4 3/4" (1035)																	
Casement, Awning and Picture																	
2'-0 1/8" (613)																	
2'-4 3/8" (721)																	
2'-11 15/16" (913)																	
3'-4 13/16" (1037)																	
4'-0" (1219)																	
4'-4 13/16" (1341)																	
4'-11 7/8" (1521)																	
5'-4 13/16" (1646)																	
5'-11 7/8" (1826)																	

* Dimensions in parentheses are in millimeters.

* Actual height of 4'-11 13/16" (1519).

** Actual height of 5'-11 5/8" (1819).

4'-4 13/16"	4'-8 1/2"	4'-11 7/8"	5'-1"	5'-2 3/4"	5'-4 13/16"	5'-11 5/8"	5'-11 7/8"	7'-0 5/8"
(1341)	(1435)	(1521)	(1549)	(1594)	(1646)	(1819)	(1826)	(2149)
	AFCW206 AFCW21							
	CTCW2			CTCX2			CTC3	
PTR4510	CTR4810 CTR22410	PTR5010	CTR5110 CTR31810	CTR5210 CTR22810	PTR5510	CTR51110 CTR23010	CTR6010 CTR32010	PTR6010 CTR7010 CTR32410
AR451 AN451 A451 AW451 AX451 AXW451	AR2251 AN2251 A2251 AW2251 AX2251	AR51 AN51 A51 AW51 AX51 AXW51		AR2281 AN2281 A2281 AW2281 AX2281 AXW2281	AR551 AN551 A551 AW551 AX551 AXW551	AR231 AN231 A231 AW231 AX231 AXW231	AR61 AN61 A61 AW61 AX61 AXW61	AR321 AN321 A321 AW321 AX321 AXW321
	CW22 CW225 CW23 CW235 CW24 CW245 CW25 CW255 CW26		CN32 CN325 CN33 CN335 CN34 CN345 CN35	CX23 CX235 CX24 CX245 CX25		CXW23 CXW235 CXW24 CXW245 CXW25	C32 C325 C33 C335 C34 C345 C35	CW32 CW325 CW33 CW335 CW34 CW345 CW35
P4530 P4535 P4540 P4545 P4550 P4555 P4560		P5030 P5035 P5040 P5045 P5050 P5055 P5060			P5530 P5535 P5540 P5545 P5550		P6030 P6035 P6040 P6045 P6050	

* Dimensions in parentheses are in millimeters.

Similar jamb profiles enable these standard-size windows to be combined in multiple combinations. Custom-size windows are also available.

Window widths and heights shown. See individual size charts for additional dimensions.

In addition to venting configurations shown, other standard configurations are available.

CASEMENT & AWNING WINDOWS

Table of Casement and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/8"	2'-4 3/8"	2'-7 1/2"	2'-11 15/16"	2'-9 3/4"	3'-4 3/4"	4'-0"	4'-8 1/2"
	(432)	(521)	(613)	(721)	(800)	(913)	(857)	(1035)	(1219)	(1435)
Minimum Rough Opening	1'-5 1/2"	1'-9"	2'-0 5/8"	2'-4 7/8"	2'-8"	3'-0 1/2"	2'-10 1/4"	3'-5 1/4"	4'-0 1/2"	4'-9"
	(445)	(533)	(625)	(733)	(813)	(927)	(870)	(1048)	(1232)	(1448)
Unobstructed Glass (casement, single sash only)	12 5/8"	16 1/8"	19 3/4"	24"	27 1/8"	31 9/16"	12 5/8"	16 1/8"	19 3/4"	24"
	(321)	(410)	(502)	(610)	(689)	(802)	(321)	(410)	(502)	(610)
Unobstructed Glass (transom, single sash only)	12 3/16"	15 11/16"	19 5/16"	23 3/16"	26 11/16"	31 1/8"	28 15/16"	35 15/16"	43 3/16"	51 11/16"
	(310)	(398)	(491)	(599)	(678)	(791)	(735)	(913)	(1097)	(1313)
CUSTOM WIDTHS – 17" to 84 5/8"										
1'-0"	CTR1510	CTR1810	CTR2010	CTR2410	CTR2810	CTR3010	CTR2910	CTR3410	CTR4010	CTR4810
1'-0"								CTR21810	CTR22010	CTR22410
CUSTOM WIDTHS – 17" to 35 15/16"										
CUSTOM HEIGHTS – 24 1/8" to 71 7/8"										
2'-0 1/8"	CR12	CN12	C12	CW12*				CN22	C22	CW22*
2'-4 3/8"	CR125	CN125	C125	CW125*	CX125			CN225	C225	CW225*
2'-11 15/16"	CR13	CN13	C13	CW13*	CX13	CXW13	CR23	CN23	C23	CW23*
3'-4 13/16"	CR135	CN135	C135	CW135*	CX135*	CXW135*	CR235	CN235	C235	CW235*
4'-0"	CR14	CN14	C14	CW14*	CX14*	CXW14*	CR24	CN24	C24	CW24*
4'-4 11/16"	CR145	CN145	C145	CW145*	CX145*	CXW145*	CR245	CN245	C245	CW245*
4'-11 7/8"	CR15	CN15	C15	CW15*	CX15*	CXW15*	CR25	CN25	C25	CW25*
5'-4 13/16"	CR155	CN155	C155	CW155*	CX155*	CXW155*	CR255	CN255	C255	CW255*
5'-11 7/8"	CR16	CN16	C16	CW16*	CX16*	CXW16*	CR26	CN26	C26	CW26*

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

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

* Dimensions in parentheses are in millimeters.

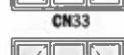
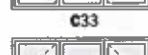
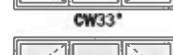
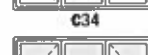
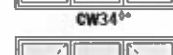
* Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 29-30.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

5'-2 3/4" (1594)	5'-11 5/8" (1819)	5'-1" (1549)	5'-11 7/8" (1826)	7'-0 5/8" (2149)
5'-3 1/4" (1607)	6'-0 1/8" (1832)	5'-1 1/2" (1562)	6'-0 3/8" (1838)	7'-1 1/8" (2162)
27 1/8" (689)	31 3/16" (802)	16 1/8" (410)	19 3/4" (502)	24" (610)
57 15/16" (1472)	66 13/16" (1697)	56 3/16" (1427)	67 1/16" (1703)	79 13/16" (2027)

 CTR5210	 CTR51110	 CTR5110	 CTR6010	 CTR7010
 CTR22810	 CTR23010	 CTR31810	 CTR32010	 CTR32410

 CN32	 C32	 CW32*
 CN325	 C325	 CW325*
 CN33	 C33	 CW33*
 CN335	 C335	 CW335*
 CN34	 C34	 CW34*
 CN345	 C345	 CW345*
 CN35	 C35	 CW35*
 CX23	 CXW23	
 CX235*	 CXW235*	
 CX24*	 CXW24*	
 CX245*	 CXW245*	
 CX25*	 CXW25**	



Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. **Single windows only.** See page 33 for custom sizes and specifications.



Left Right Stationary

Choose left, right or stationary as viewed from the exterior. In addition to venting shown in table, other standard configurations are available for single, twin and triple windows. Transom (CTR) windows are stationary only.

Twin and triple windows shown have one continuous outer frame.

Transom (CTR) windows can be used over casement or awning windows, and may be rotated 90° and used as a sidelight with casement, awning or picture windows.

Grille patterns shown on page 34.

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

* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

* Dimensions in parentheses are in millimeters.

Ø Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 29-30.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

CASEMENT & AWNING WINDOWS

Table of Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	4'-4 13/16" (1341)	4'-11 7/8" (1521)	5'-4 13/16" (1646)	5'-11 7/8" (1819)
Minimum Rough Opening	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	4'-5 3/8" (1356)	5'-0 3/8" (1534)	5'-5 3/8" (1660)	6'-0 3/8" (1832)
Unobstructed Glass (single sash only)	19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (791)	36" (914)	43 3/16" (1097)	48" (1219)	55 1/16" (1399)	60" (1524)	67 1/16" (1703)

CUSTOM WIDTHS – 24 1/8" to 71 7/8"									
CUSTOM HEIGHTS – 17" to 35 15/16"									
	AR21	AR251	AR281	AR31	AR351	AR41	AR451	AR51	
	AN21	AN251	AN281	AN31	AN351	AN41	AN451	AN51	
CUSTOM HEIGHTS – 17" to 35 15/16"									
	A21	A251	A281	A31	A351	A41	A451	A51	
	AW21	AW251	AW281	AW31	AW351	AW41	AW451	AW51	
CUSTOM HEIGHTS – 17" to 35 15/16"									
	AX251	AX281	AX31	AX351	AX41	AX451	AX51		
	AXW281	AXW31	AXW351	AXW41	AXW451	AXW51			
CUSTOM WIDTHS – 24 1/8" to 48" venting only									
CUSTOM HEIGHTS – 35 7/8" to 48" venting only									
	A335	A3535							
	AP32V	AP352V	AP42V						
CUSTOM WIDTHS – 59 7/8" to 71 7/8" stationary only									
CUSTOM HEIGHTS – 31 1/2" to 35 15/16" stationary only									
	AXW551	AXW61							

Window Dimension	2'-0 1/8" (613)	2'-11 15/16" (913)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	2'-0 1/8" (613)	2'-11 15/16" (913)
Minimum Rough Opening	2'-0 5/8" (625)	3'-0 1/2" (927)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	2'-0 5/8" (625)	3'-0 1/2" (927)

CUSTOM HEIGHTS – 31 1/2" to 35 15/16" stationary only							
	A212 (A21/A21)	A312 (A31/A31)	PA3050 (AXW31/A31)	PA3550 (AXW31/A31)	PA3060 (AP32V/A31)	PA3560 (AP352V/A31)	PA4060 (AP42V/A41)
	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)	AXW312 (AXW31/A31)
CUSTOM HEIGHTS – 31 1/2" to 35 15/16" stationary only							
	A213 (A21/A21/A21)	A313 (A31/A31/A31)					
	A213 (A21/A21/A21)	A313 (A31/A31/A31)					

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

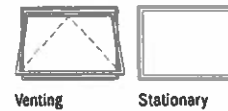
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

* Dimensions in parentheses are in millimeters.

4'-0" (1219)	4'-8 1/2" (1435)	5'-2 3/4" (1594)	5'-11 5/8" (1826)	5'-11 7/8" (1826)	7'-0 5/8" (2149)
4'-0 1/2" (1232)	4'-9" (1448)	5'-3 1/4" (1607)	6'-0 1/8" (1832)	6'-0 3/8" (1838)	7'-1 1/8" (2162)
19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (1703)	19 5/16" (491)	23 9/16" (598)
					
AR221	AR2251	AR2281	AR231	AR321	AR3251
					
AN221	AN2251	AN2281	AN231	AN321	AN3251
					
A221	A2251	A2281	A231	A321	A3251
					
AW221	AW2251	AW2281	AW231	AW321	AW3251
					
	AX2251	AX2281	AX231		AX3251
					
		AXW2281	AXW231		



Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. **Single windows only.** See page 33 for custom sizes and specifications.



Choose venting or stationary. AXW551 and AXW61 windows are stationary only. In addition to venting shown in table, other standard configurations are available for twin, triple and stacked windows.

Twin, triple and stacked windows shown have one continuous outer frame.

Awning windows must be installed to vent as shown, and should not be rotated and used as a hopper.

Transom (CTR) windows (shown on pages 24-25) can be used over casement or awning windows, and may be rotated 90° and used as a sidelight with casement, awning or picture windows.

Grille patterns shown on page 34.

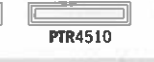
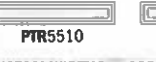
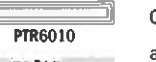
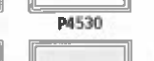
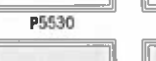
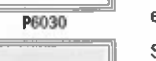
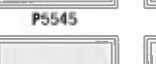
* "Window Dimension" always refers to outside frame-to-frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
 * Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

Table of Picture and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Unit Dimension	2'-11 15/16"	3'-4 13/16"	4'-0"	4'-4 13/16"	4'-11 7/8"	5'-4 13/16"	5'-11 7/8"
	(913)	(1037)	(1219)	(1341)	(1521)	(1646)	(1826)
Minimum Rough Opening	3'-0 1/2"	3'-5 3/8"	4'-0 1/2"	4'-5 3/8"	5'-0 3/8"	5'-5 3/8"	6'-0 3/8"
	(927)	(1051)	(1232)	(1356)	(1534)	(1660)	(1838)
Unobstructed Glass	31 1/8"	36"	43 3/16"	48"	55 1/16"	60"	67 1/16"
	(791)	(914)	(1097)	(1219)	(1399)	(1524)	(1703)

CUSTOM WIDTHS – 36" to 71 7/8"		CUSTOM WIDTHS – 35 15/16" to 59 7/8"					CUSTOM WIDTHS – 60" to 71 7/8"						
													
PTR3010		PTR3510		PTR4010		PTR4510		PTR5010		PTR5510		PTR6010	
CUSTOM HEIGHTS – 35 15/16" to 71 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"		CUSTOM HEIGHTS – 35 15/16" to 59 7/8"	
													
P3030		P3530		P4030		P4530		P5030		P5530		P6030	
													
P3035		P3535		P4035		P4535		P5035		P5535		P6035	
													
P3040		P3540		P4040		P4540		P5040		P5540		P6040	
													
P3045		P3545		P4045		P4545		P5045		P5545		P6045	
													
P3050		P3550		P4050		P4550		P5050		P5550		P6050	
													
P3055		P3555		P4055		P4555		P5055		P5555		P6055	
													
P3060		P3560		P4060		P4560		P5060		P5560		P6060	

Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. See page 33 for custom sizes and specifications.

Picture (P) and transom (PTR) windows may be rotated 90° to align with casement or awning windows.

Grille patterns shown on page 34.

- * "Window Dimension" always refers to outside frame-to-frame dimension.
- * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
- * Dimensions in parentheses are in millimeters.

Casement Window Opening and Area Specifications

Window Number	Clear Opening Area		Clear Opening in Full Open Position			Glass Area Sq. Ft./ (m ²)	Vent Area		Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
	Hinge for Widest Clear Opening Sq. Ft./ (m ²)	Hinge with Wash Mode Sq. Ft./ (m ²)	Hinge for Widest Clear Opening Inches/(mm)	Hinge with Wash Mode Inches/(mm)	Height Inches/(mm)		Hinge for Widest Clear Opening Sq. Ft./ (m ²)	Hinge with Wash Mode Sq. Ft./ (m ²)		
CR12	—	1.0 (0.09)	—	7 1/8" (186)	19 1/4" (489)	1.7 (0.16)	—	1.5 (0.14)	60 1/8" (1538)	2.8 (0.26)
CR125	—	1.2 (0.11)	—	7 1/8" (186)	23 1/8" (595)	2.0 (0.19)	—	1.8 (0.17)	56 1/8" (1432)	3.3 (0.31)
CR13	—	1.6 (0.15)	—	7 1/8" (186)	31 1/8" (789)	2.7 (0.25)	—	2.4 (0.22)	48 1/8" (1238)	4.2 (0.39)
CR135	—	1.8 (0.17)	—	7 1/8" (186)	35 1/8" (913)	3.1 (0.29)	—	2.7 (0.25)	43 1/8" (1114)	4.8 (0.45)
CR14	—	2.2 (0.20)	—	7 1/8" (186)	43 1/8" (1095)	3.8 (0.35)	—	3.3 (0.31)	36 1/8" (932)	5.7 (0.53)
CR145	—	2.4 (0.22)	—	7 1/8" (186)	47 1/8" (1218)	4.2 (0.39)	—	3.6 (0.33)	31 1/8" (810)	6.2 (0.58)
CR15	—	2.8 (0.26)	—	7 1/8" (186)	55" (1397)	4.8 (0.45)	—	4.2 (0.39)	24 1/8" (630)	7.1 (0.66)
CR155	—	3.1 (0.29)	—	7 1/8" (186)	59 1/8" (1522)	5.2 (0.48)	—	4.5 (0.42)	19 1/8" (505)	7.7 (0.72)
CR16	—	3.4 (0.32)	—	7 1/8" (186)	67" (1702)	5.9 (0.55)	—	5.1 (0.47)	12 1/8" (325)	8.5 (0.79)
CR23	—	1.6 (0.15)	—	7 1/8" (186)	31 1/8" (789)	5.4 (0.50)	—	4.7 (0.44)	48 1/8" (1238)	8.4 (0.78)
CR235	—	1.8 (0.17)	—	7 1/8" (186)	35 1/8" (913)	6.3 (0.59)	—	5.4 (0.50)	43 1/8" (1114)	9.6 (0.89)
CR24	—	2.2 (0.20)	—	7 1/8" (186)	43 1/8" (1095)	7.6 (0.71)	—	6.5 (0.60)	36 1/8" (932)	11.3 (1.05)
CR245	—	2.4 (0.22)	—	7 1/8" (186)	47 1/8" (1218)	8.4 (0.78)	—	7.3 (0.68)	31 1/8" (810)	12.4 (1.15)
CR25	—	2.8 (0.26)	—	7 1/8" (186)	55" (1397)	9.6 (0.89)	—	8.3 (0.77)	24 1/8" (630)	14.2 (1.32)
CR255	—	3.1 (0.29)	—	7 1/8" (186)	59 1/8" (1522)	10.5 (0.98)	—	9.1 (0.85)	19 1/8" (505)	15.4 (1.43)
CR26	—	3.4 (0.32)	—	7 1/8" (186)	67" (1702)	11.7 (1.09)	—	10.2 (0.95)	12 1/8" (325)	17.0 (1.58)
CN12	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	2.2 (0.20)	—	1.9 (0.18)	60 1/8" (1538)	3.4 (0.32)
CN125	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	2.6 (0.24)	—	2.3 (0.21)	56 1/8" (1432)	4.0 (0.37)
CN13	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	3.5 (0.33)	—	3.1 (0.29)	48 1/8" (1238)	5.1 (0.47)
CN135	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	4.0 (0.37)	—	3.6 (0.33)	43 1/8" (1114)	5.8 (0.54)
CN14	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	4.8 (0.45)	—	4.3 (0.40)	36 1/8" (932)	6.8 (0.63)
CN145	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	5.4 (0.50)	—	4.8 (0.45)	31 1/8" (810)	7.5 (0.70)
CN15	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	6.2 (0.58)	—	5.5 (0.51)	24 1/8" (630)	8.5 (0.79)
CN155	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	6.7 (0.62)	—	6.0 (0.56)	19 1/8" (505)	9.2 (0.86)
CN16	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	7.5 (0.70)	—	6.7 (0.62)	12 1/8" (325)	10.2 (0.95)
CN22	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	4.4 (0.41)	—	3.8 (0.35)	60 1/8" (1538)	6.8 (0.63)
CN225	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	5.2 (0.48)	—	4.6 (0.43)	56 1/8" (1432)	8.0 (0.74)
CN23	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	7.0 (0.65)	—	6.2 (0.58)	48 1/8" (1238)	10.2 (0.95)
CN235	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	8.0 (0.74)	—	7.2 (0.67)	43 1/8" (1114)	11.5 (1.07)
CN24	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	9.7 (0.90)	—	8.6 (0.80)	36 1/8" (932)	13.6 (1.26)
CN245	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	10.7 (0.99)	—	9.6 (0.89)	31 1/8" (810)	15.0 (1.39)
CN25	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	12.3 (1.14)	—	11.0 (1.02)	24 1/8" (630)	16.9 (1.57)
CN255	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	13.4 (1.25)	—	12.0 (1.12)	19 1/8" (505)	18.4 (1.71)
CN26	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	15.0 (1.39)	—	13.4 (1.25)	12 1/8" (325)	20.3 (1.89)
CN32	—	1.5 (0.14)	—	10 1/8" (275)	19 1/4" (489)	6.6 (0.61)	—	3.8 (0.35)	60 1/8" (1538)	10.2 (0.95)
CN325	—	1.8 (0.17)	—	10 1/8" (275)	23 1/8" (595)	7.8 (0.73)	—	4.6 (0.43)	56 1/8" (1432)	12.0 (1.12)
CN33	—	2.3 (0.21)	—	10 1/8" (275)	31 1/8" (789)	10.5 (0.98)	—	6.2 (0.58)	48 1/8" (1238)	15.3 (1.42)
CN335	—	2.7 (0.25)	—	10 1/8" (275)	35 1/8" (913)	12.0 (1.12)	—	7.2 (0.67)	43 1/8" (1114)	17.4 (1.62)
CN34	—	3.2 (0.30)	—	10 1/8" (275)	43 1/8" (1095)	14.4 (1.34)	—	8.6 (0.80)	36 1/8" (932)	20.4 (1.90)
CN345	—	3.6 (0.33)	—	10 1/8" (275)	47 1/8" (1218)	16.2 (1.51)	—	9.6 (0.89)	31 1/8" (810)	22.5 (2.09)
CN35	—	4.1 (0.38)	—	10 1/8" (275)	55" (1397)	18.6 (1.73)	—	11.0 (1.02)	24 1/8" (630)	25.5 (2.37)
CN355	—	4.5 (0.42)	—	10 1/8" (275)	59 1/8" (1522)	20.1 (1.87)	—	12.0 (1.11)	19 1/8" (505)	27.6 (2.57)
CN36	—	5.0 (0.47)	—	10 1/8" (275)	67" (1702)	22.5 (2.09)	—	13.4 (1.24)	12 1/8" (325)	30.6 (2.84)
C12	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/4" (489)	2.6 (0.24)	2.5 (0.23)	2.4 (0.22)	60 1/8" (1538)	4.0 (0.37)
C125	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	3.2 (0.30)	3.0 (0.28)	2.9 (0.27)	56 1/8" (1432)	4.7 (0.44)
C13	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	4.3 (0.40)	4.0 (0.37)	3.9 (0.36)	48 1/8" (1238)	6.0 (0.56)
C135	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	4.9 (0.46)	4.6 (0.43)	4.5 (0.42)	43 1/8" (1114)	6.8 (0.63)
C14	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	5.9 (0.55)	5.5 (0.51)	5.4 (0.50)	36 1/8" (932)	8.0 (0.74)
C145	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	6.6 (0.61)	6.1 (0.57)	6.0 (0.56)	31 1/8" (810)	8.8 (0.82)
C15	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	7.5 (0.70)	7.0 (0.65)	6.9 (0.64)	24 1/8" (630)	10.0 (0.93)
C155	7.6 (0.71)	6.0 (0.56)	18 1/8" (465)	14 1/8" (367)	59 1/8" (1522)	8.2 (0.76)	7.6 (0.71)	7.5 (0.70)	19 1/8" (505)	10.9 (1.01)
C16	8.5 (0.79)	6.7 (0.62)	18 1/8" (465)	14 1/8" (367)	67" (1702)	9.2 (0.86)	8.5 (0.79)	8.4 (0.78)	12 1/8" (325)	12.0 (1.12)
C22	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/4" (489)	5.2 (0.48)	5.0 (0.46)	4.8 (0.45)	60 1/8" (1538)	8.0 (0.74)
C225	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	6.4 (0.59)	6.0 (0.56)	5.8 (0.54)	56 1/8" (1432)	9.4 (0.87)
C23	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	8.5 (0.79)	7.9 (0.73)	7.8 (0.73)	48 1/8" (1238)	12.0 (1.12)
C235	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	9.9 (0.92)	9.2 (0.86)	9.0 (0.84)	43 1/8" (1114)	13.6 (1.26)
C24	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	11.8 (1.10)	11.0 (1.02)	10.8 (1.00)	36 1/8" (932)	16.0 (1.49)
C245	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	13.1 (1.22)	12.2 (1.13)	12.0 (1.12)	31 1/8" (810)	17.6 (1.64)
C25	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	15.1 (1.40)	14.0 (1.30)	13.8 (1.28)	24 1/8" (630)	20.0 (1.86)

* "Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/2" (2096).
 * Dimensions in parentheses are in millimeters or square meters.

continued on next page

CASEMENT & AWNING WINDOWS

Casement Window Opening and Area Specifications (continued)

Window Number	Clear Opening Area		Clear Opening in Full Open Position			Glass Area Sq. Ft./(m ²)	Vent Area		Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m ²)
	Hinge for Widest Clear Opening Sq. Ft./(m ²)	Hinge with Wash Mode Sq. Ft./(m ²)	Hinge for Widest Clear Opening Inches/(mm)	Hinge with Wash Mode Inches/(mm)	Height Inches/(mm)		Hinge for Widest Clear Opening Sq. Ft./(m ²)	Hinge with Wash Mode Sq. Ft./(m ²)		
C255	7.6 (0.71)	6.0 (0.56)	18 1/8" (465)	14 1/8" (367)	59 1/8" (1522)	16.4 (1.52)	15.3 (1.42)	15.0 (1.39)	19 1/8" (505)	21.6 (2.01)
C26	8.5 (0.79)	6.7 (0.62)	18 1/8" (465)	14 1/8" (367)	67" (1702)	18.4 (1.71)	17.1 (1.59)	16.8 (1.56)	12 1/8" (325)	24.0 (2.23)
C32	2.5 (0.23)	1.9 (0.18)	18 1/8" (465)	14 1/8" (367)	19 1/8" (489)	7.8 (0.73)	5.0 (0.46)	4.8 (0.45)	60 1/8" (1538)	12.0 (1.12)
C325	3.0 (0.28)	2.4 (0.22)	18 1/8" (465)	14 1/8" (367)	23 1/8" (595)	9.6 (0.89)	6.0 (0.56)	5.8 (0.54)	56 1/8" (1432)	14.1 (1.31)
C33	4.0 (0.37)	3.1 (0.29)	18 1/8" (465)	14 1/8" (367)	31 1/8" (789)	12.8 (1.19)	7.9 (0.73)	7.8 (0.73)	48 1/8" (1238)	17.9 (1.66)
C335	4.6 (0.43)	3.6 (0.33)	18 1/8" (465)	14 1/8" (367)	35 1/8" (913)	14.8 (1.38)	9.2 (0.86)	9.0 (0.84)	43 1/8" (1114)	20.4 (1.90)
C34	5.5 (0.51)	4.3 (0.40)	18 1/8" (465)	14 1/8" (367)	43 1/8" (1095)	17.7 (1.64)	11.0 (1.02)	10.8 (1.00)	36 1/8" (932)	24.0 (2.23)
C345	6.1 (0.57)	4.8 (0.45)	18 1/8" (465)	14 1/8" (367)	47 1/8" (1218)	19.7 (1.83)	12.2 (1.13)	12.0 (1.12)	31 1/8" (810)	26.4 (2.45)
C35	7.0 (0.65)	5.5 (0.51)	18 1/8" (465)	14 1/8" (367)	55" (1397)	22.6 (2.10)	14.0 (1.30)	13.8 (1.28)	24 1/8" (630)	29.9 (2.78)
CW12*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	3.2 (0.30)	3.0 (0.28)	3.0 (0.28)	60 1/8" (1538)	4.8 (0.45)
CW125*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	3.9 (0.36)	3.7 (0.34)	3.6 (0.33)	56 1/8" (1432)	5.6 (0.52)
CW13*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	5.2 (0.48)	4.9 (0.46)	4.8 (0.45)	48 1/8" (1238)	7.1 (0.66)
CW135 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	6.0 (0.56)	5.7 (0.53)	5.5 (0.51)	43 1/8" (1114)	8.0 (0.74)
CW14 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	7.2 (0.67)	6.8 (0.63)	6.6 (0.61)	36 1/8" (932)	9.5 (0.88)
CW145 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	8.0 (0.74)	7.5 (0.70)	7.3 (0.68)	31 1/8" (810)	10.4 (0.97)
CW15 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	9.2 (0.86)	8.6 (0.80)	8.4 (0.78)	24 1/8" (630)	11.8 (1.10)
CW155 0*	9.4 (0.87)	8.3 (0.77)	22 1/8" (573)	20" (508)	59 1/8" (1522)	10.0 (0.93)	9.4 (0.87)	9.1 (0.85)	19 1/8" (505)	12.8 (1.19)
CW16 0*	10.5 (0.98)	9.3 (0.86)	22 1/8" (573)	20" (508)	67" (1702)	11.2 (1.04)	10.5 (0.98)	10.2 (0.95)	12 1/8" (325)	14.2 (1.32)
CW22*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	6.4 (0.59)	6.0 (0.56)	6.0 (0.56)	60 1/8" (1538)	9.6 (0.89)
CW225*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	7.8 (0.72)	7.4 (0.69)	7.2 (0.67)	56 1/8" (1432)	11.2 (1.04)
CW23*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	10.4 (0.97)	9.8 (0.91)	9.6 (0.89)	48 1/8" (1238)	14.1 (1.31)
CW235 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	12.0 (1.12)	11.4 (1.06)	11.1 (1.03)	43 1/8" (1114)	16.0 (1.49)
CW24 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	14.4 (1.34)	13.5 (1.25)	13.1 (1.22)	36 1/8" (932)	18.8 (1.75)
CW245 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	16.0 (1.49)	15.0 (1.39)	14.6 (1.36)	31 1/8" (810)	20.8 (1.93)
CW25 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	18.3 (1.70)	17.3 (1.61)	16.7 (1.55)	24 1/8" (630)	23.5 (2.18)
CW255 0*	9.4 (0.87)	8.3 (0.77)	22 1/8" (573)	20" (508)	59 1/8" (1522)	20.0 (1.86)	18.8 (1.75)	18.2 (1.69)	19 1/8" (505)	25.6 (2.38)
CW26 0*	10.5 (0.98)	9.3 (0.86)	22 1/8" (573)	20" (508)	67" (1702)	22.3 (2.07)	21.0 (1.95)	20.4 (1.90)	12 1/8" (325)	28.2 (2.62)
CW32*	3.0 (0.28)	2.5 (0.23)	22 1/8" (573)	18 1/8" (475)	19 1/8" (489)	9.6 (0.89)	6.0 (0.56)	6.0 (0.56)	60 1/8" (1538)	14.4 (1.34)
CW325*	3.7 (0.34)	3.0 (0.28)	22 1/8" (573)	18 1/8" (475)	23 1/8" (595)	11.7 (1.09)	7.4 (0.69)	7.2 (0.67)	56 1/8" (1432)	16.8 (1.56)
CW33*	4.9 (0.46)	4.0 (0.37)	22 1/8" (573)	18 1/8" (475)	31 1/8" (789)	15.6 (1.45)	9.8 (0.91)	9.6 (0.89)	48 1/8" (1238)	21.1 (1.96)
CW335 0*	5.7 (0.53)	5.1 (0.47)	22 1/8" (573)	20" (508)	36 1/8" (924)	18.0 (1.67)	11.4 (1.06)	11.1 (1.03)	43 1/8" (1114)	24.0 (2.23)
CW34 0*	6.8 (0.63)	6.0 (0.56)	22 1/8" (573)	20" (508)	43 1/8" (1095)	21.6 (2.01)	13.6 (1.26)	13.1 (1.22)	36 1/8" (932)	28.2 (2.62)
CW345 0*	7.5 (0.70)	6.7 (0.62)	22 1/8" (573)	20" (508)	47 1/8" (1218)	24.0 (2.23)	15.0 (1.39)	14.6 (1.36)	31 1/8" (810)	31.0 (2.88)
CW35 0*	8.6 (0.80)	7.6 (0.71)	22 1/8" (573)	20" (508)	55" (1397)	27.6 (2.56)	17.2 (1.60)	16.7 (1.55)	24 1/8" (630)	35.2 (3.27)
CX125	4.2 (0.39)	3.5 (0.33)	25 1/8" (653)	21 1/8" (554)	23 1/8" (595)	4.4 (0.41)	4.2 (0.39)	4.1 (0.38)	56 1/8" (1432)	6.2 (0.58)
CX13	5.5 (0.52)	4.7 (0.44)	25 1/8" (653)	21 1/8" (554)	31 1/8" (789)	5.9 (0.54)	5.5 (0.52)	5.4 (0.51)	48 1/8" (1238)	7.9 (0.73)
CX135 0	6.4 (0.60)	5.4 (0.51)	25 1/8" (653)	21 1/8" (554)	35 1/8" (913)	6.8 (0.63)	6.4 (0.60)	6.3 (0.59)	43 1/8" (1114)	8.9 (0.83)
CX14 0	7.7 (0.72)	6.5 (0.61)	25 1/8" (653)	21 1/8" (554)	43 1/8" (1095)	8.1 (0.76)	7.7 (0.72)	7.6 (0.70)	36 1/8" (932)	10.5 (0.98)
CX145 0	8.6 (0.80)	7.3 (0.67)	25 1/8" (653)	21 1/8" (554)	47 1/8" (1218)	9.0 (0.84)	8.6 (0.80)	8.4 (0.78)	31 1/8" (810)	11.6 (1.07)
CX15 0	9.8 (0.91)	8.3 (0.77)	25 1/8" (653)	21 1/8" (554)	55" (1397)	10.4 (0.96)	9.8 (0.91)	9.7 (0.90)	24 1/8" (630)	13.1 (1.22)
CX155 0	10.7 (0.99)	9.1 (0.84)	25 1/8" (653)	21 1/8" (554)	59 1/8" (1522)	11.3 (1.05)	10.7 (0.99)	10.5 (0.98)	19 1/8" (505)	14.2 (1.32)
CX16 0	12.0 (1.11)	10.1 (0.94)	25 1/8" (653)	21 1/8" (554)	67" (1702)	12.6 (1.17)	12.0 (1.11)	11.8 (1.09)	12 1/8" (325)	15.7 (1.46)
CX23	5.5 (0.52)	4.7 (0.44)	25 1/8" (653)	21 1/8" (554)	31 1/8" (789)	11.7 (1.09)	11.1 (1.03)	10.9 (1.01)	48 1/8" (1238)	15.7 (1.46)
CX235 0	6.4 (0.60)	5.4 (0.51)	25 1/8" (653)	21 1/8" (554)	35 1/8" (913)	13.6 (1.26)	12.8 (1.19)	12.6 (1.17)	43 1/8" (1114)	17.8 (1.65)
CX24 0	7.7 (0.72)	6.5 (0.61)	25 1/8" (653)	21 1/8" (554)	43 1/8" (1095)	16.3 (1.51)	15.4 (1.43)	15.1 (1.41)	36 1/8" (932)	20.9 (1.94)
CX245 0	8.6 (0.80)	7.3 (0.67)	25 1/8" (653)	21 1/8" (554)	47 1/8" (1218)	18.1 (1.68)	17.1 (1.59)	16.8 (1.56)	31 1/8" (810)	23.0 (2.14)
CX25 0	9.8 (0.91)	8.3 (0.77)	25 1/8" (653)	21 1/8" (554)	55" (1397)	20.7 (1.93)	19.6 (1.82)	19.3 (1.79)	24 1/8" (630)	26.1 (2.42)
CXW13 0	6.5 (0.60)	5.6 (0.53)	30 1/8" (765)	26 1/8" (667)	31 1/8" (789)	6.8 (0.63)	6.5 (0.60)	6.1 (0.57)	48 1/8" (1238)	9.0 (0.84)
CXW135 0	7.5 (0.70)	6.6 (0.61)	30 1/8" (765)	26 1/8" (667)	35 1/8" (913)	7.9 (0.73)	7.5 (0.70)	7.0 (0.65)	43 1/8" (1114)	10.2 (0.95)
CXW14 0	9.0 (0.84)	7.9 (0.73)	30 1/8" (765)	26 1/8" (667)	43 1/8" (1095)	9.5 (0.88)	9.0 (0.84)	8.4 (0.78)	36 1/8" (932)	12.0 (1.12)
CXW145 0	10.0 (0.93)	8.8 (0.82)	30 1/8" (765)	26 1/8" (667)	47 1/8" (1218)	10.5 (0.98)	10.0 (0.93)	9.4 (0.87)	31 1/8" (810)	13.2 (1.23)
CXW15 0**	11.5 (1.07)	—	30 1/8" (765)	—	55" (1397)	12.1 (1.12)	11.5 (1.07)	—	24 1/8" (630)	14.9 (1.38)
CXW155 0**	12.6 (1.17)	—	30 1/8" (765)	—	59 1/8" (1522)	13.1 (1.22)	12.6 (1.17)	—	19 1/8" (505)	16.2 (1.51)
CXW16 0**	14.0 (1.30)	—	30 1/8" (765)	—	67" (1702)	14.7 (1.37)	14.0 (1.30)	—	12 1/8" (325)	17.9 (1.66)
CXW23	6.5 (0.60)	5.6 (0.53)	30 1/8" (765)	26 1/8" (667)	31 1/8" (789)	13.6 (1.26)	13.0 (1.21)	12.2 (0.57)	48 1/8" (1238)	17.9 (1.66)
CXW235 0	7.5 (0.70)	6.5 (0.61)	30 1/8" (765)	26 1/8" (667)	35 1/8" (913)	15.8 (1.47)	15.0 (1.39)	14.0 (0.57)	43 1/8" (1114)	20.3 (1.89)
CXW24 0	9.0 (0.84)	7.9 (0.73)	30 1/8" (765)	26 1/8" (667)	43 1/8" (1095)	19.0 (1.77)	18.0 (1.67)	16.8 (0.57)	36 1/8" (932)	23.9 (2.22)
CXW245 0	10.0 (0.93)	8.7 (0.81)	30 1/8" (765)	26 1/8" (667)	47 1/8" (1218)	21.0 (1.95)	20.0 (1.86)	18.8 (0.57)	31 1/8" (810)	26.3 (2.44)
CXW25 0**	11.5 (1.07)	—	30 1/8" (765)	—	55" (1397)	24.2 (2.25)	23.0 (2.14)	—	24 1/8" (630)	29.8 (2.77)

* "Top of Subfloor to Top of Inside Sill Stop" is calculated based upon a structural header height of 6'-10 1/8" (2096).

* Dimensions in parentheses are in millimeters or square meters.

0 Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified.

* Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

** Available with straight-arm operators (hinged for widest clear opening) only.

Awning Window Opening and Area Specifications

Window Number	Clear Opening in Full Open Position				Glass Area Sq. Ft./ (m ²)	Vent Area Sq. Ft./ (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./ (m ²)
	Clear Opening Area Sq. Ft./ (m ²)	Width Inches/(mm)	Depth Inches/(mm)					
AR21	0.9 (0.08)	19 1/2" (495)	6 1/8" (162)		1.7 (0.16)	0.9 (0.08)	67 1/8" (1713)	2.8 (0.26)
AR251	1.1 (0.10)	23 3/4" (603)	6 1/8" (162)		2.0 (0.19)	1.1 (0.10)	67 7/8" (1713)	3.3 (0.31)
AR281	1.2 (0.11)	26 1/8" (683)	6 1/8" (162)		2.3 (0.21)	1.2 (0.11)	67 7/8" (1713)	3.7 (0.34)
AR31	1.4 (0.13)	31 1/8" (795)	6 1/8" (162)		2.7 (0.25)	1.4 (0.13)	67 1/8" (1713)	4.2 (0.39)
AR351	1.6 (0.15)	36 1/8" (919)	6 1/8" (162)		3.1 (0.29)	1.6 (0.15)	67 1/8" (1713)	4.8 (0.45)
AR41	1.9 (0.18)	43 1/8" (1102)	6 1/8" (162)		3.8 (0.35)	1.9 (0.18)	67 1/8" (1713)	5.7 (0.53)
AR451	2.1 (0.20)	48 1/8" (1224)	6 1/8" (162)		4.2 (0.39)	2.1 (0.20)	67 1/8" (1713)	6.2 (0.58)
AR51	2.5 (0.23)	55 1/2" (1410)	6 1/8" (162)		4.8 (0.45)	2.5 (0.23)	67 1/8" (1713)	7.1 (0.66)
AR551	2.7 (0.25)	60 1/8" (1529)	6 1/8" (162)		5.2 (0.48)	2.7 (0.25)	67 1/8" (1713)	7.7 (0.72)
AR61	3.0 (0.28)	67 1/2" (1715)	6 1/8" (162)		5.9 (0.55)	3.0 (0.28)	67 1/8" (1713)	8.5 (0.79)
AR221	0.9 (0.08)	19 1/2" (495)	6 1/8" (162)		3.4 (0.32)	1.7 (0.16)	67 1/8" (1713)	5.6 (0.52)
AR2251	1.1 (0.10)	23 3/4" (603)	6 1/8" (162)		4.0 (0.37)	2.1 (0.20)	67 1/8" (1713)	6.6 (0.61)
AR2281	1.2 (0.11)	26 7/8" (683)	6 3/8" (162)		4.6 (0.43)	2.4 (0.22)	67 1/8" (1713)	7.4 (0.69)
AR231	1.4 (0.13)	31 1/8" (795)	6 3/8" (162)		5.4 (0.50)	2.8 (0.26)	67 1/8" (1713)	8.4 (0.78)
AR321	0.9 (0.08)	19 1/2" (495)	6 3/8" (162)		5.1 (0.47)	2.6 (0.24)	67 1/8" (1713)	8.4 (0.78)
AR3251	1.1 (0.10)	23 3/4" (603)	6 3/8" (162)		6.0 (0.56)	3.2 (0.29)	67 1/8" (1713)	9.9 (0.92)
AN21	0.9 (0.08)	19 1/2" (495)	6 7/16" (164)		2.2 (0.20)	0.9 (0.08)	63 15/16" (1624)	3.4 (0.32)
AN251	1.1 (0.10)	23 3/4" (603)	6 7/16" (164)		2.6 (0.24)	1.1 (0.10)	63 15/16" (1624)	4.0 (0.37)
AN281	1.2 (0.11)	26 7/8" (683)	6 7/16" (164)		3.0 (0.28)	1.2 (0.11)	63 15/16" (1624)	4.5 (0.42)
AN31	1.4 (0.13)	31 7/16" (795)	6 7/16" (164)		3.5 (0.33)	1.4 (0.13)	63 15/16" (1624)	5.1 (0.47)
AN351	1.6 (0.15)	36 7/16" (919)	6 7/16" (164)		4.0 (0.37)	1.6 (0.15)	63 15/16" (1624)	5.8 (0.54)
AN41	1.9 (0.18)	43 3/8" (1102)	6 7/16" (164)		4.8 (0.45)	1.9 (0.18)	63 15/16" (1624)	6.8 (0.63)
AN451	2.2 (0.20)	48 7/16" (1224)	6 7/16" (164)		5.4 (0.50)	2.2 (0.20)	63 15/16" (1624)	7.5 (0.70)
AN51	2.5 (0.23)	55 1/2" (1410)	6 7/16" (164)		6.2 (0.58)	2.5 (0.23)	63 15/16" (1624)	8.5 (0.79)
AN551	2.7 (0.25)	60 7/16" (1529)	6 7/16" (164)		6.7 (0.62)	2.7 (0.25)	63 15/16" (1624)	9.2 (0.86)
AN61	3.0 (0.28)	67 1/2" (1715)	6 7/16" (164)		7.5 (0.70)	3.0 (0.28)	63 15/16" (1624)	10.2 (0.95)
AN221	0.9 (0.08)	19 1/2" (495)	6 7/16" (164)		4.4 (0.41)	1.7 (0.16)	63 15/16" (1624)	6.8 (0.63)
AN2251	1.1 (0.10)	23 3/4" (603)	6 7/16" (164)		5.2 (0.48)	2.1 (0.20)	63 15/16" (1624)	8.0 (0.74)
AN2281	1.2 (0.11)	26 7/8" (683)	6 7/16" (164)		6.0 (0.56)	2.4 (0.22)	63 15/16" (1624)	9.0 (0.84)
AN231	1.4 (0.13)	31 7/16" (795)	6 7/16" (164)		7.0 (0.65)	2.8 (0.26)	63 15/16" (1624)	10.2 (0.95)
AN321	0.9 (0.08)	19 1/2" (495)	6 7/16" (164)		6.6 (0.61)	2.6 (0.24)	63 15/16" (1624)	10.2 (0.95)
AN3251	1.1 (0.10)	23 3/4" (603)	6 7/16" (164)		7.8 (0.73)	3.2 (0.30)	63 15/16" (1624)	12.0 (1.12)
A21	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)		2.6 (0.24)	0.9 (0.08)	60 5/16" (1532)	4.0 (0.37)
A251	1.1 (0.10)	23 3/4" (603)	6 1/2" (165)		3.2 (0.30)	1.1 (0.10)	60 5/16" (1532)	4.8 (0.45)
A281	1.2 (0.11)	26 7/8" (683)	6 1/2" (165)		3.7 (0.34)	1.2 (0.11)	60 5/16" (1532)	5.3 (0.49)
A31	1.4 (0.13)	31 7/16" (795)	6 1/2" (165)		4.3 (0.40)	1.4 (0.13)	60 5/16" (1532)	6.0 (0.56)
A351	1.6 (0.15)	36 7/16" (919)	6 1/2" (165)		4.9 (0.46)	1.6 (0.15)	60 5/16" (1532)	6.8 (0.63)
A41	2.0 (0.18)	43 3/8" (1102)	6 1/2" (165)		5.9 (0.55)	2.0 (0.18)	60 5/16" (1532)	8.0 (0.74)
A451	2.2 (0.20)	48 7/16" (1224)	6 1/2" (165)		6.6 (0.61)	2.2 (0.20)	60 5/16" (1532)	8.8 (0.82)
A51	2.5 (0.23)	55 1/2" (1410)	6 1/2" (165)		7.5 (0.70)	2.5 (0.23)	60 5/16" (1532)	10.0 (0.93)
A551	2.7 (0.25)	60 7/16" (1529)	6 1/2" (165)		8.2 (0.76)	2.7 (0.25)	60 5/16" (1532)	10.9 (1.01)
A61	3.0 (0.28)	67 1/2" (1715)	6 1/2" (165)		9.2 (0.86)	3.0 (0.28)	60 5/16" (1532)	12.0 (1.12)
A221	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)		5.2 (0.48)	1.8 (0.16)	60 5/16" (1532)	8.0 (0.74)
A2251	1.1 (0.10)	23 3/4" (603)	6 1/2" (165)		6.4 (0.60)	2.1 (0.20)	60 5/16" (1532)	9.6 (0.89)
A2281	1.2 (0.11)	26 7/8" (683)	6 1/2" (165)		7.4 (0.69)	2.4 (0.23)	60 5/16" (1532)	10.6 (0.99)
A231	1.4 (0.13)	31 7/16" (795)	6 1/2" (165)		8.6 (0.80)	2.8 (0.26)	60 5/16" (1532)	12.0 (1.12)
A321	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)		7.8 (0.73)	2.6 (0.25)	60 5/16" (1532)	12.0 (1.12)
A3251	1.1 (0.10)	23 3/4" (603)	6 1/2" (165)		9.6 (0.89)	3.2 (0.30)	60 5/16" (1532)	14.4 (1.34)
AW21	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)		3.2 (0.30)	0.9 (0.08)	56 1/8" (1424)	4.8 (0.45)
AW251	1.1 (0.10)	23 3/4" (603)	6 1/2" (165)		3.9 (0.36)	1.1 (0.10)	56 1/8" (1424)	5.6 (0.52)
AW281	1.2 (0.11)	26 7/8" (683)	6 1/2" (165)		4.4 (0.41)	1.2 (0.11)	56 1/8" (1424)	6.2 (0.58)
AW31	1.4 (0.13)	31 7/16" (795)	6 1/2" (165)		5.2 (0.48)	1.4 (0.13)	56 1/8" (1424)	7.1 (0.66)
AW351	1.6 (0.15)	36 7/16" (919)	6 1/2" (165)		6.0 (0.56)	1.6 (0.15)	56 1/8" (1424)	8.0 (0.74)
AW41	2.0 (0.18)	43 3/8" (1102)	6 1/2" (165)		7.2 (0.67)	2.0 (0.18)	56 1/8" (1424)	9.5 (0.88)
AW451	2.2 (0.20)	48 7/16" (1224)	6 1/2" (165)		8.0 (0.74)	2.2 (0.20)	56 1/8" (1424)	10.4 (0.97)
AW51	2.5 (0.23)	55 1/2" (1410)	6 1/2" (165)		9.2 (0.86)	2.5 (0.23)	56 1/8" (1424)	11.8 (1.10)
AW551	2.7 (0.25)	60 7/16" (1529)	6 1/2" (165)		10.0 (0.93)	2.7 (0.25)	56 1/8" (1424)	12.8 (1.19)
AW61	3.0 (0.28)	67 1/2" (1715)	6 1/2" (165)		11.2 (1.04)	3.0 (0.28)	56 1/8" (1424)	14.2 (1.32)
AW221	0.9 (0.08)	19 1/2" (495)	6 1/2" (165)		6.4 (0.60)	1.8 (0.16)	56 1/8" (1424)	9.6 (0.89)
AW2251	1.1 (0.10)	23 3/4" (603)	6 1/2" (165)		7.8 (0.73)	2.1 (0.20)	56 1/8" (1424)	11.2 (1.04)

* Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
 * Dimensions in parentheses are in millimeters or square meters.

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Picture Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
P3030	6.8 (0.63)	9.0 (0.84)
P3035	7.8 (0.73)	10.2 (0.95)
P3040	9.4 (0.87)	12.0 (1.12)
P3045	10.4 (0.97)	13.2 (1.23)
P3050	12.0 (1.12)	14.9 (1.38)
P3055	13.0 (1.21)	16.2 (1.51)
P3060	14.6 (1.36)	17.9 (1.66)
P3530	7.8 (0.73)	10.2 (0.95)
P3535	9.0 (0.84)	11.6 (1.08)
P3540	10.8 (1.00)	13.6 (1.26)
P3545	12.1 (1.12)	15.0 (1.39)
P3550	13.8 (1.28)	17.0 (1.58)
P3555	15.1 (1.40)	18.4 (1.71)
P3560	16.8 (1.56)	20.4 (1.90)
P4030	9.4 (0.87)	12.0 (1.12)
P4035	10.8 (1.00)	13.6 (1.26)
P4040	13.0 (1.21)	16.0 (1.49)
P4045	14.5 (1.35)	17.6 (1.64)
P4050	16.6 (1.54)	20.0 (1.86)
P4055	18.1 (1.68)	21.6 (2.01)
P4060	20.2 (1.88)	24.0 (2.23)
P4530	10.4 (0.97)	13.2 (1.23)
P4535	12.1 (1.12)	15.0 (1.39)
P4540	14.5 (1.35)	17.6 (1.64)
P4545	16.1 (1.50)	19.4 (1.80)
P4550	18.4 (1.71)	22.0 (2.04)
P4555	20.1 (1.87)	23.8 (2.21)
P4560	22.4 (2.08)	26.4 (2.45)
P5030	12.0 (1.12)	14.9 (1.38)
P5035	13.8 (1.28)	17.0 (1.58)
P5040	16.6 (1.54)	20.0 (1.86)
P5045	18.4 (1.71)	22.0 (2.04)
P5050	21.1 (1.96)	24.9 (2.31)
P5055	23.0 (2.14)	26.9 (2.50)
P5060	25.7 (2.39)	29.9 (2.78)
P5530	13.0 (1.21)	16.2 (1.51)
P5535	15.1 (1.40)	18.4 (1.71)
P5540	18.1 (1.68)	21.6 (2.01)
P5545	20.1 (1.87)	23.8 (2.21)
P5550	23.0 (2.14)	26.9 (2.50)
P6030	14.6 (1.36)	17.9 (1.66)
P6035	16.8 (1.56)	20.4 (1.90)
P6040	20.2 (1.88)	24.0 (2.23)
P6045	22.4 (2.08)	26.4 (2.45)
P6050	25.7 (2.39)	29.9 (2.78)

* Dimensions in parentheses are in square meters.

CASEMENT & AWNING WINDOWS

Awning Window Opening and Area Specifications (continued)

Window Number	Clear Opening Area		Clear Opening In Full Open Position		Glass Area	Vent Area	Top of Subfloor to Top of Inside Sill Stop	Overall Window Area
	Sq. Ft./ (m ²)		Width Inches/(mm)	Depth Inches/(mm)			Inches/(mm)	Sq. Ft./ (m ²)
AW2281	1.2	(0.11)	26 1/8" (683)	6 1/2" (165)	8.8	(0.82)	56 1/16" (1424)	12.4 (1.15)
AW231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	10.4	(0.97)	56 1/16" (1424)	14.2 (1.32)
AW321	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	9.6	(0.89)	56 1/16" (1424)	14.4 (1.34)
AW3251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	11.7	(1.09)	56 1/16" (1424)	16.8 (1.56)
AX251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	4.4	(0.41)	53 15/16" (1370)	6.2 (0.58)
AX281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	5.0	(0.47)	53 15/16" (1370)	6.9 (0.64)
AX31	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	5.9	(0.54)	53 15/16" (1370)	7.9 (0.73)
AX351	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	6.8	(0.63)	53 15/16" (1370)	8.9 (0.83)
AX41	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	8.1	(0.76)	53 15/16" (1370)	10.5 (0.98)
AX451	2.2	(0.20)	48 3/16" (1224)	6 1/2" (165)	9.0	(0.84)	53 15/16" (1370)	11.6 (1.07)
AX51	2.5	(0.23)	55 1/2" (1410)	6 1/2" (165)	10.4	(0.96)	53 15/16" (1370)	13.1 (1.22)
AX551	2.7	(0.25)	60 3/16" (1529)	6 1/2" (165)	11.3	(1.05)	53 15/16" (1370)	14.2 (1.32)
AX61	3.0	(0.28)	67 1/2" (1715)	6 1/2" (165)	12.6	(1.17)	53 15/16" (1370)	15.7 (1.46)
AX2251	1.1	(0.10)	23 3/4" (603)	6 1/2" (165)	8.9	(0.82)	53 15/16" (1370)	12.4 (1.15)
AX2281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	10.0	(0.93)	53 15/16" (1370)	13.8 (1.28)
AX231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	11.7	(1.09)	53 15/16" (1370)	15.7 (1.46)
AX3251	1.1	(0.10)	23 1/4" (603)	6 1/2" (165)	13.3	(1.24)	53 15/16" (1370)	18.6 (1.73)
AXW281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	5.8	(0.54)	48 1/2" (1232)	7.9 (0.73)
AXW31	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	6.8	(0.63)	48 1/2" (1232)	9.0 (0.84)
AXW351	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	7.9	(0.73)	48 1/2" (1232)	10.2 (0.95)
AXW41	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	9.5	(0.88)	48 1/2" (1232)	12.0 (1.12)
AXW451	2.2	(0.20)	48 3/16" (1224)	6 1/2" (165)	10.5	(0.98)	48 1/2" (1232)	13.2 (1.23)
AXW51	2.5	(0.23)	55 1/2" (1410)	6 1/2" (165)	12.1	(1.12)	48 1/2" (1232)	14.9 (1.38)
AXW551	2.7	(0.25)	60 3/16" (1529)	6 1/2" (165)	13.1	(1.22)	48 1/2" (1232)	16.2 (1.51)
AXW61	3.0	(0.28)	67 1/2" (1715)	6 1/2" (165)	14.7	(1.37)	48 1/2" (1232)	17.9 (1.66)
AXW2281	1.2	(0.11)	26 7/8" (683)	6 1/2" (165)	11.6	(1.08)	48 1/2" (1232)	15.8 (1.47)
AXW231	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	13.6	(1.26)	48 1/2" (1232)	18.0 (1.67)
A335*	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	7.0	(0.65)	43 11/16" (1110)	10.2 (0.95)
A3535	1.6	(0.14)	36 3/16" (919)	6 1/2" (165)	8.1	(0.75)	43 11/16" (1110)	11.5 (1.07)
AP32V	1.4	(0.12)	31 3/16" (795)	6 1/2" (165)	9.4	(0.87)	36 7/16" (926)	12.0 (1.12)
AP352V	1.6	(0.14)	36 3/16" (919)	6 1/2" (165)	10.9	(1.01)	36 7/16" (926)	13.6 (1.26)
AP42V	2.0	(0.17)	43 3/8" (1102)	6 1/2" (165)	13.1	(1.22)	36 7/16" (926)	16.0 (1.49)
A212	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	5.2	(0.48)	60 3/16" (1532)	8.0 (0.74)
A213	0.9	(0.08)	19 1/2" (495)	6 1/2" (165)	7.8	(0.73)	60 3/16" (1532)	12.0 (1.12)
A312	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	8.6	(0.80)	60 3/16" (1532)	12.0 (1.12)
A313	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	12.9	(1.20)	60 3/16" (1532)	18.0 (1.67)
PA3050**	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	4.3	(0.40)	60 3/16" (1532)	6.0 (0.56)
PA3060**	1.4	(0.13)	31 3/16" (795)	6 1/2" (165)	4.3	(0.40)	60 3/16" (1532)	6.0 (0.56)
PA3550**	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	4.9	(0.46)	60 3/16" (1532)	6.8 (0.63)
PA3560**	1.6	(0.15)	36 3/16" (919)	6 1/2" (165)	4.9	(0.46)	60 3/16" (1532)	6.8 (0.63)
PA4060**	2.0	(0.18)	43 3/8" (1102)	6 1/2" (165)	5.9	(0.55)	60 3/16" (1532)	8.0 (0.74)
AXW312	1.4	(0.13)	31 3/8" (795)	6 1/2" (165)	13.6	(1.26)	48 1/2" (1232)	18.0 (1.67)

- * Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096).
- * Dimensions in parentheses are in millimeters or square meters.
- * Clear opening area of 5.8 sq. ft. or 0.54 m² and clear opening height of 26 1/2" (673) can be obtained by detaching operator from sash.
- ** Dimensions and calculations are for bottom venting sash.

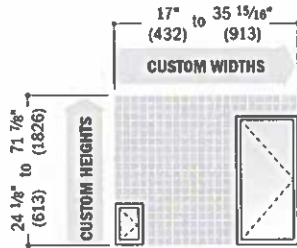
Transom Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
CTR1510	0.7 (0.07)	1.4 (0.13)
CTR1810	0.8 (0.07)	1.7 (0.16)
CTR21810	1.7 (0.16)	3.4 (0.32)
CTR31810	2.6 (0.24)	5.1 (0.47)
CTR2010	1.0 (0.09)	2.0 (0.19)
CTR22010	2.1 (0.19)	4.0 (0.37)
CTR32010	3.1 (0.29)	6.0 (0.56)
CTR2410	1.2 (0.11)	2.4 (0.22)
CTR22410	2.5 (0.24)	4.7 (0.44)
CTR32410	3.8 (0.35)	7.1 (0.66)
CTR2810	1.4 (0.13)	2.6 (0.24)
CTR22810	2.9 (0.27)	5.2 (0.49)
CTR3010	1.6 (0.15)	3.0 (0.28)
CTR23010	3.3 (0.31)	6.0 (0.55)
CTR5110	2.8 (0.26)	5.1 (0.47)
CTR2910	1.5 (0.14)	2.8 (0.26)
CTR3410	1.8 (0.17)	3.4 (0.32)
CTR4010	2.2 (0.20)	4.0 (0.37)
CTR4810	2.6 (0.24)	4.7 (0.44)
CTR5210	2.9 (0.27)	5.2 (0.48)
CTR51110	3.4 (0.32)	6.0 (0.56)
CTR6010	3.4 (0.32)	6.0 (0.56)
CTR7010	4.0 (0.37)	7.1 (0.66)
PTR3010	1.6 (0.15)	3.0 (0.28)
PTR3510	1.8 (0.17)	3.4 (0.32)
PTR4010	2.2 (0.20)	4.0 (0.37)
PTR4510	2.4 (0.22)	4.4 (0.41)
PTR5010	2.8 (0.26)	5.0 (0.47)
PTR5510	3.0 (0.28)	5.4 (0.50)
PTR6010	3.4 (0.32)	6.0 (0.56)

- * Dimensions in parentheses are in square meters.

Custom Sizes and Specification Formulas

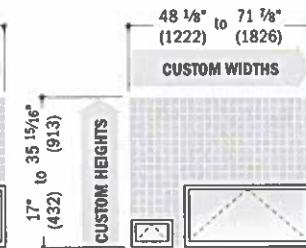
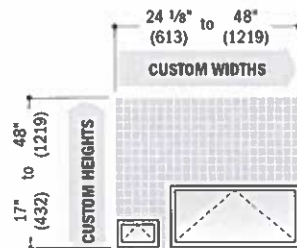
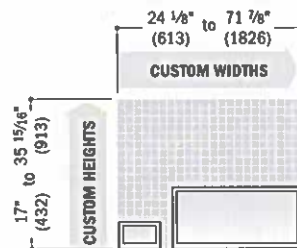
Casement Windows (stationary and venting)



Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply; contact your Andersen supplier. Custom sizing is available for single windows only. To achieve custom-size 2- or 3-wide combinations, join custom-size single windows. For minimum rough opening dimensions for joined windows, see specific joining instruction guides. Measurement guide for custom-size windows can be found at andersenwindows.com/measure.

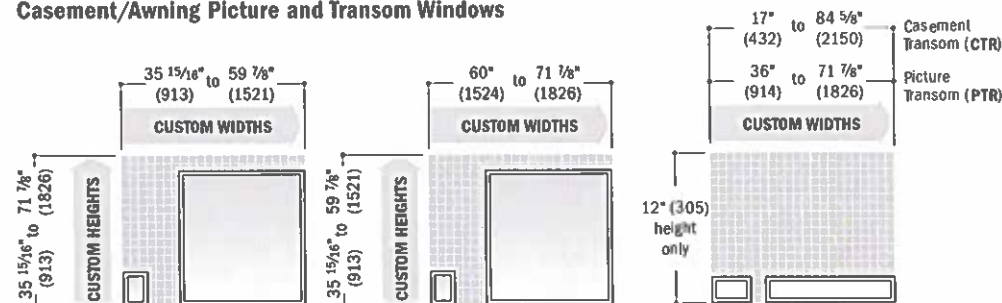
Clear Opening 	Width = window width - 5.81" (148) = (window width - 9.66" (245)) x 1.07 = window width - 9.70" (246) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 28 3/8" (721) (hinge with wash mode and control bracket) Width ≥ 17" (432) (hinge with wash mode) Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Min. R.O. 	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
Vent Opening 	Width = window width - 5.81" (148) = window width - 6.10" (155) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 17" (432) (hinge with wash mode) Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Unobst. Gls. 	Width = window width - 4.40" (112) Height = window height - 4.95" (126)

Awning Windows (stationary and venting)



Clear Opening 	Width = window width - 4.53" (115) Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights	Min. R.O. 	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
Vent Opening 	Width = window width - 4.53" (115) Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights	Unobst. Gls. 	Width = window width - 4.81" (122) Height = window height - 4.51" (115)

Casement/Awning Picture and Transom Windows



Min. R.O. 	Width = window width - 1/2" (13) Height = window height - 1/2" (13)
Unobst. Gls. 	Width = window width - 4.80" (122) Height = window height - 4.80" (122)

* Dimensions in parentheses are in millimeters.

* **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Min. R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Gls.** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.

* Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for custom-size windows.

CASEMENT & AWNING WINDOWS

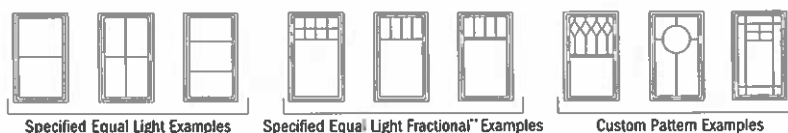
Grille Patterns

	Diamond*	Prairie A	Specified Equal Light with Simulated Meeting Rail	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Caseament											
Awning											
Picture											
Transom											

*Available only in Simulated Divided Light (SDL) configuration and only in 1/4" (19) and 1/8" (22) widths.

Number of lights and overall pattern varies with window size.

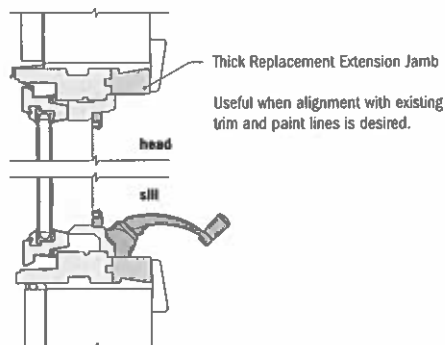
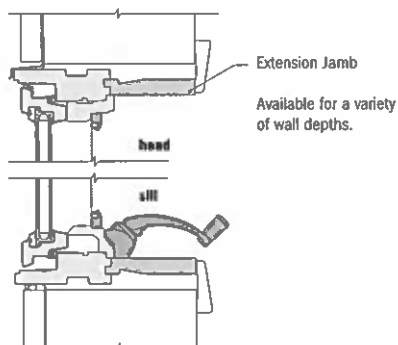
Patterns not available in all configurations. Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.



**Daylight opening dimensions are available at 8" (203), 10" (254), 12" (305), center and custom dimensions.

Interior Trim Options

Extension jamb and drywall return bead applications shown. See page 21 for more information.



*Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

*Dimensions in parentheses are in millimeters.

*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

FAIRWAY

ARCHITECTURAL RAILING SOLUTIONS



SECTION 057300 - DECORATIVE METAL RAILINGS

Specifier Notes:

This Section is for custom architectural aluminum railings as a delegated design product.

Edit this Section based on the standard or custom configurations for the Project.

Refer to Manufacturer's printed instructions and product data for more choices and information.

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum decorative railings.

1.2 ADMINISTRATIVE REQUIREMENTS

Specifier Note:

Edit the duration desired; noted as one week before start of Work.

A. Pre-installation Meeting Attendance and Procedure:

1. Conduct meeting before starting Work of this Section.

B. Coordination:

1. Provide templates or layout drawings and manufacturer's directions for anchorage, including concrete inserts, anchor bolts, and sleeves that are embedded in concrete.
2. Do not install railings when adjacent wall is not completed. No temporary supports for railings.
3. Field check when unfinished conditions exist.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Railing system components.
2. Finishing system.
3. Prefinished Components: Initial selection color samples.

B. Shop Drawings:

1. Railing profiles and sizes.
2. Railing connections.

3. Anchorage accessories and fasteners.
 4. Joint locations.
- C. Samples:
1. Railing: 6 inch long top rail, pickets, and bottom rail to show color and finish, including connections.
 2. Infill; panel: 24 inch by 24 inch sample to show design quality, color, and finish, including channel connections.
- D. Delegated-Design Submittal: Sealed calculations and shop drawings.
1. Posts, guards, dividers and pickets or infill.
 2. Handrails.

1.4 LEED SUSTAINABLE DESIGN SUBMITTALS

- A. Building Product Disclosure and Optimization: Sourcing of raw materials documentation:
1. Domestically sources.
 2. Recycled content.
 3. Recyclable at end of life.

1.5 QUALITY ASSURANCE

- A. Qualifications:
1. Installer: Qualified Exterior finish trade Contractor.
- B. Mockups:
1. Construct railing mockups to demonstrate product interfaces, intersections, and terminations.
 2. Size and location as indicated by Contract documents.

1.6 WARRANTY

- A. Finish Warranty: Repair deteriorated finishes or replace components.
1. Deterioration includes the following:
 - a. Color Fading: More than 5 Hunter units per ASTM D2244.
 - b. Chalking: More than No. 8 rating per ASTM D4214
 - c. Paint cracking, peeling or chalking.

Specifier Note:

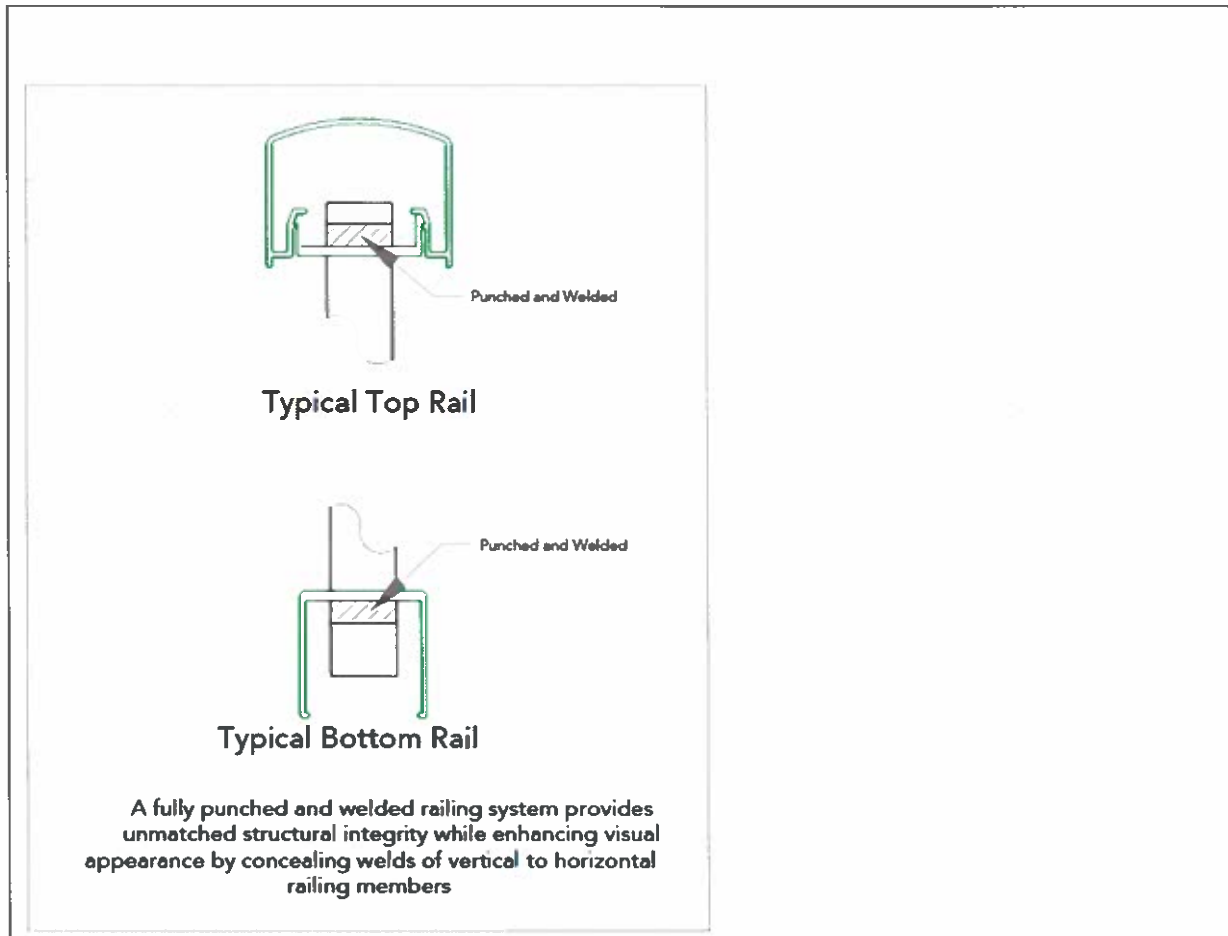
Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

2. Warranty Period: [Ten AAMA 2604] [Twenty AAMA 2605] years.
 - a. Reference Manufacturer Warranty and Care instructions for full details.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Single Source Responsibility: Furnish engineered design and fabrications by a single manufacturer.
- B. Approved Manufacturer:
 - 1. Fairway Architectural Railing Solutions; <https://fairwayarchitectural.com>.



2.2 RAILING SYSTEMS

- A. Provide railing systems per ASTM E985 standard specification.

Specifier Notes:

There are six different top rail designs. Choose which one is needed for this Project.

Edit options and post types below to remove what is not wanted. Custom items will have an increase in cost to the standard.

B. Monterey:

1. Top Rail: 1-5/8 inch by 3 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2-1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

C. Huntington:

1. Top Rail: 1-1/2 inch by 2-3/16 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2-1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

D. Laguna:

1. Top Rail: 1-1/2 inch by 2-5/8 inch aluminum extrusion.

2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

E. Coronado:

1. Round Top Rail: 3 inch by 2-9/16 inch aluminum extrusion.
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
6. Vertical to Horizontal Members: Punched and concealed internal welds.

F. Del Mar:

1. Top Rail: 2 15/16 inch by 2 1/4 inch aluminum extrusion
2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - c. 4 inch tube post with 5 inch by 7 inch flange baseplate.
4. Through Post Caps:
 - a. Standard: Flat standard cap.

- b. Custom: Ball cap.
- 5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
- 6. Vertical to Horizontal Members: Punched and concealed internal welds.

G. Newport:

- 1. Top Rail: 4 inch by 2-1/4 inch aluminum extrusion.
- 2. Bottom Channel: 1-1/2 inch by 1-1/2 inch.
 - a. Optional: Closure cap for bottom closure.
- 3. Posts and Intermediate Posts:
 - a. 2 inch tube post with 5 inch by 5 inch flange baseplate.
 - b. 2 1/2 inch tube post with 5 inch by 5 inch flange baseplate.
 - c. 3 inch tube post with 5 inch by 6 inch flange baseplate.
 - d. 4 inch tube post with 5 inch by 7 inch flange baseplate.
- 4. Through Post Caps:
 - a. Standard: Flat standard cap.
 - b. Custom: Ball cap.
- 5. Pickets:
 - a. Standard: 3/4 inch square extrusion.
 - b. Custom:
 - 1) Vertical:
 - a) 1 inch square extrusion.
 - b) 3/4 inch by 1-1/2 inch rectangle extrusion.
 - c) 3/4 inch round extrusion.
 - 2) Horizontal: 3/4 inch Schedule 40 round extrusion.
- 6. Vertical to Horizontal Members: Punched and concealed internal welds.

Specifier Note:

If using custom infill instead of pickets above, edit the pickets out and edit below for the panels that are wanted.

Infill Panels

- 7. Glass:
 - a. Standard: 3/8 tempered laminated clear glass.
 - 8. Woven Mesh - Crimp Lock: Using 1/4 inch aluminum wire.
 - a. Standard: 2 inch by 2 inch, with an openness of 79 percent.
 - 9. Aluminum Press-Locked Swag Bar Grate:
 - a. Standard: 1/8 inch thick by 4 inch by 1 inch horizontal.
- H. Aluminum Finish: Powder coating.
- 1. Color: Selected from manufacturer's full range of colors.

2. Custom Color: Coordinate color pallet and quality, provide samples color for approval and cost.

2.3 PERFORMANCE CRITERIA

Specifier Note:

Railings are designed to withstand the specified loads in accordance with the performance loading criteria indicated in IBC 2012,2015,2018 and 2021.

- A. Delegate railing design to licensed manufacturer to design railings, including attachments to building and hardscape.
 1. Design railing systems to resist specified load when tested per ASTM E894 for anchorages and ASTM E935 for complete railing systems.

Specifier Note:

Include paragraph B when design criteria are shown on Drawings. Include paragraphs C and D to specify design criteria when not show on Drawings.

- B. Structural Design Criteria: See Structural Drawings.
- C. Handrail Structural Design:
 1. Live Loads: the handrail shall be designed to resist the following loads, these loads are not assumed to act concurrently:
 - a. 50 plf uniform, along the length of the handrail in any direction OR
 - b. 200 lbf concentrated at any point along the handrail, in any direction
- D. Guard Structural Design:
 1. Top rail: Live Loads: the rail shall be designed to resist the following loads, these loads are not assumed to act concurrently:
 - a. 50 plf uniform, along the length of the rail in any direction OR
 - b. 200 lbf concentrated at any point along the rail, in any direction
 2. Guard Infill: Designed to withstand a 50 lbf load applied horizontally on an area not to exceed 12 in. x 12 in.
 3. Allowable Deflection: $H/24+L/96$, H =height of railing system, L = top railing span

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- E. Accessibility Requirements: Applicable provisions in [Department of Justice publication 2010 ADA Standards for Accessible Design][ICC/ANSI A117.1][state accessibility code].
- F. Expansion and Contraction: Withstand 120 degree F ambient and 180 degree F surface thermal cycling without failure.

2.4 MATERIALS

- A. General: Provide metal free from pitting, seam marks, roller marks, stains, discolorations, and other imperfections where exposed to view.
- B. Sustainable Characteristics:
 - 1. Recycled content for Aluminum: Postconsumer recycled content not less than 30 percent and preconsumer recycle content not less than 35 percent.
- C. Aluminum:
 - 1. Extruded Bar and Tube: ASTM B 221, alloy 6063-T6.
 - 2. Plate and Sheet: ASTM B 209, manufacturer recommended alloy.
 - 3. Castings: ASTM B25, manufacturer recommended alloy.
- D. Brackets, Flanges and Anchors: Same material and finish as supported rails.
 - 1. Provide formed brackets with predrilled holes for exposed bolt anchorage.
- E. Fasteners: Select fasteners of grade, type and class required to be capable of withstanding design loads, and to produce connections suitable for anchoring handrails and railings to other types of construction indicated.
- F. Fastener Material:
 - 1. Type 304 stainless-steel fasteners.

Specifier Note:

Edit based on location to the ocean and need for extra protections with Type 316.

- 2. Type 316 stainless-steel fasteners.

- G. Post-Installed Anchors: Hilti TZ2 and acceptable to authorities having jurisdiction.
 - 1. Exterior Locations: Stainless Steel.
 - a. Alloy Group 1.

Specifier Note:

Edit based on location to the ocean and need for extra protections with Type 316.

- b. Alloy Group 2.
 - 1) Stainless-Steel Bolts: ASTM F593.
 - 2) Stainless-Steel Nuts: ASTM F594.
- 2. Interior Locations: Carbon-steel components zinc plated to comply with ASTM B633 or ASTM F1941, Class Fe/Zn 5.

- H. Welding Rods: In accordance with AWS specifications for metal alloy welded.
 - 1. Aluminum: Provide alloy and type as recommended by manufacture as required for color match, strength, and compatibility in fabricated items.

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- I. Grout: ASTM C1107, factory-packaged nonmetallic, shrinkage-resistant [exterior][interior] use grout.

2.5 FABRICATION

- A. Factory Assembly: Fit and shop assemble components in largest practical sizes for delivery to site.
- B. Fabricate components with joints tightly fitted and secured. Finish as needed spigots and sleeves to accommodate site assembly in installation.
- C. Supply components required for anchorage of fabrications. Fabricate anchor plates and related components of same material and finish as railing assembly.
- D. Accurately form components to each other and to building structure.
- E. Accommodate for expansion and contraction of members and building movement without damage to connections or members.
- F. Railing Ends: Closed, except when railing returns within 1/8 inch of wall face.

2.6 FINISHES

- A. Finish Standard: NAAMM's "Metal Finishes Manual for Architectural and Metal Products".
- B. Provide protective covering on top rail.
- C. Appearance of Finished Work:
 - 1.

Specifier Note:

Color and finish appearance may vary upon factory application due to difference in spray equipment, line conditions, or day-to-day process variations, As a result, color uniformity may not be measured against laboratory prepared samples.

- 2. Variations in Adjacent Pieces: Match mockup within 2 Delta-E per ASTM D2244, Section 6.3.
 - 3. Variation of Remote Pieces: Acceptable if within approved sample range. Install to minimize variation in appearance.
 - 4. Variations Within a Single Piece: Not acceptable.
- D. Aluminum Finishing:
 - 1. A minimum of a certified 5 Stage AAMA 2605 pretreatment system.
 - 2. Powder Coating: Thermoset polyester, AAMA 2604 TGIC Super Durable 1.5 mil minimum thickness.
 - 3. Powder Coating: High Performance Thermoset Fluoropolymer, AAMA 2605 1.5 mil minimum thickness.

PART 3 - EXECUTION

3.1 PREPARATION

Specifier Note:

Choose the text to keep from the [bracketed text]. Remove text not applicable to Project.

- A. Supply items required to be [cast into concrete] [embedded in masonry] [placed in partitions] with appropriate layouts.

3.2 INSTALLATION

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Anchor posts to structure.
 - 1. Posts: Secure as noted on manufacturer's printed instructions.
- C. Attach custom infill panels to posts.
- D. Install railing system to accommodate tight joints and secure installation.
- E. Provide isolation barriers between railing and substrate.
- F. Tolerances:
 - 1. Posts: Plumb within a 1/16 inch in 3 feet.
 - 2. Align Rails: Variations from horizontal level and variation from parallel with rake of steps and ramps for sloped rails not to exceed 1/4 inch in 12 feet.

3.3 PROTECTION

- A. Protect finishes from damage during construction period with temporary protective coverings acceptable to railing manufacturer.
- B. Remove protective coverings at time of substantial completion.
- C. END OF SECTION 057300

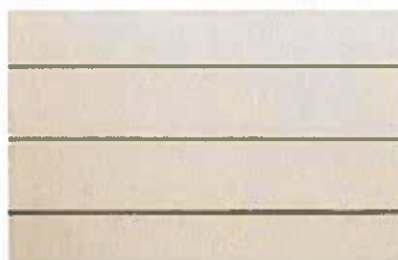
HardiePlank® Lap Siding Product Description

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.

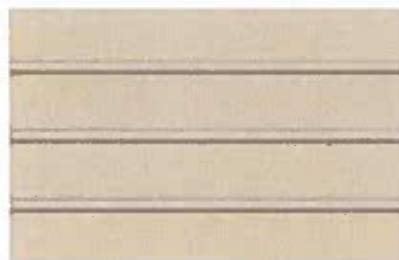
HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products,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



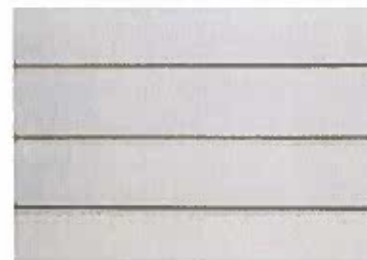
Select Cedarmill® Smooth



Beaded Cedarmill®



Beaded Smooth Custom Colonial Roughsawn®



Custom Colonial Smooth®



Installation of HardiePlank® Lap Siding

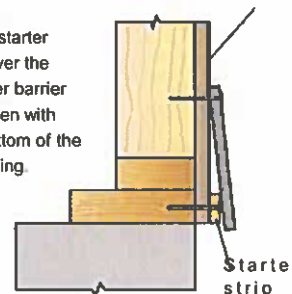
INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 $\frac{1}{4}$ in. pieces of HardiePlank siding from full or partial planks.

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

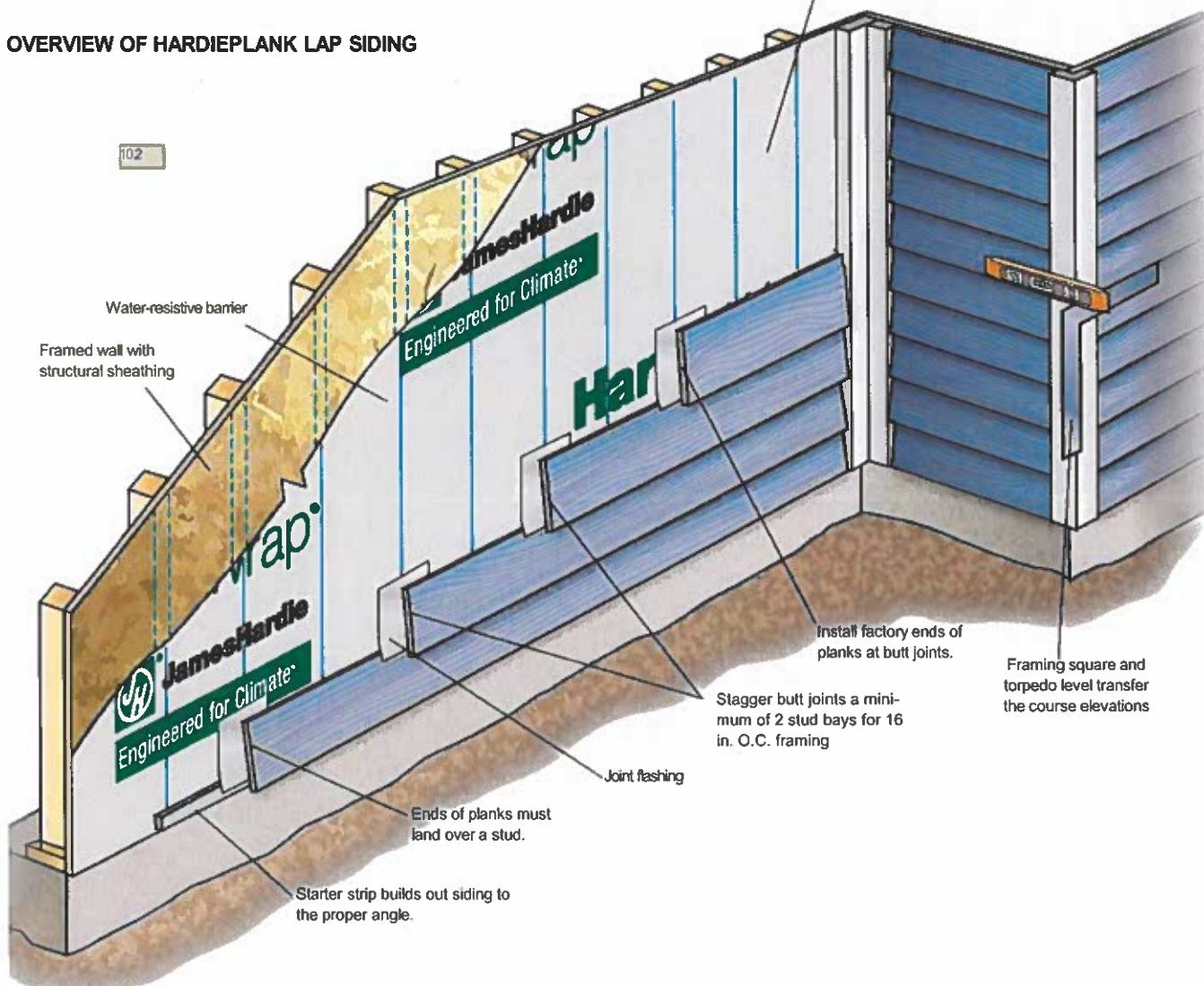
10.1 Water-resistive barrier

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



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

OVERVIEW OF HARDIEPLANK LAP SIDING



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is

level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.

1. Position the bottom edge of the first course of siding a minimum $\frac{1}{4}$ in. below the edge of the starter strip (maintain required clearances) and secure.

1. Run the siding to the HardieTrim® board leaving a $\frac{1}{8}$ in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

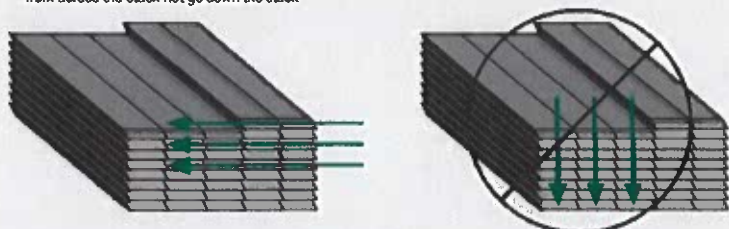
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



Pull from across the stack Do not go down the stack
from across the stack not go down the stack



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

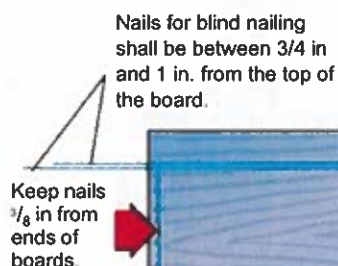
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank.

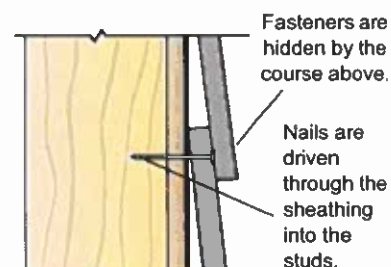
Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

Avoid placing fasteners near the top edge of the plank. This practice, called "high nailing", may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

10.5 Blind nailing measurements



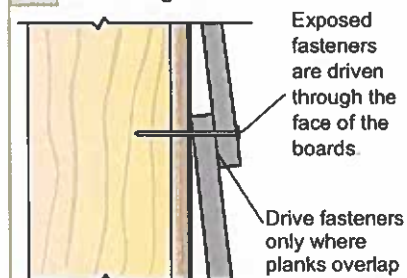
10.6 Blind nailing



FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing



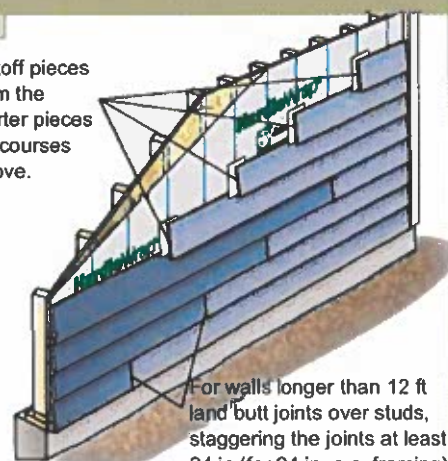
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

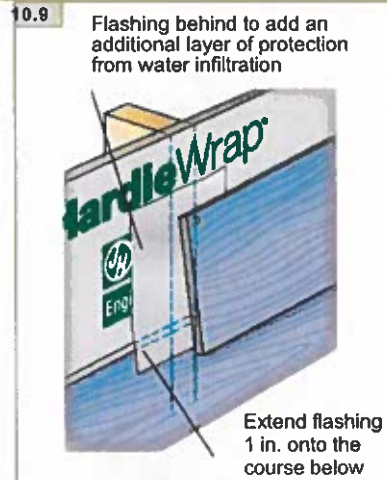
C. "H" jointer cover

Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

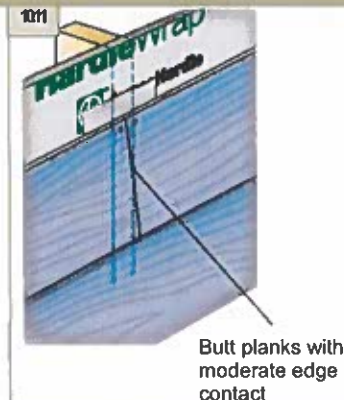


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details.

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS[®] TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with $\frac{3}{4}$ in landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.

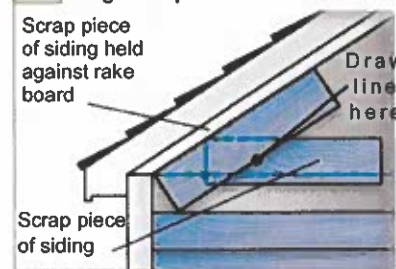
1. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down $1\frac{1}{4}$ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
1. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
1. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

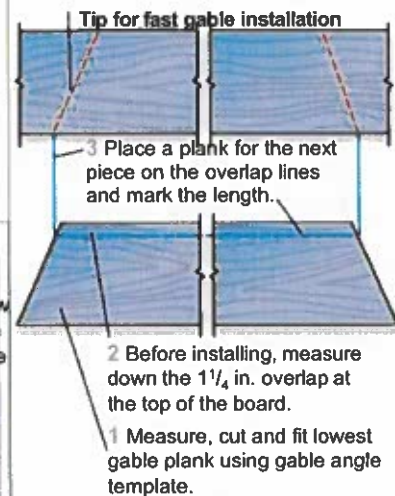
TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

10.14 Angle Template



10.13

- 4 Draw the angle, cut and repeat the process for the next course.



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate	Approved Fastener	Fastener Type	
wood studs	blind	16 in o.c.	2 113 in. x .267 in x 2 in. 6D common
		24 in o.c.	3 .093 in. x .222 in. x 2 in. 6D siding nail
	face	16 in o.c.	9 No 11ga 1.25 in long roofing nail
		24 in o.c.	7 Ribbed Bugle-Head No. 8 .323 in. x 1.625 in screws
	blind	16 in o.c.	8 Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
		24 in o.c.	12 [AKN-100] .100 in x .25 in x 1.5 in ET&F
steel studs*	blind	16 in o.c.	8 13 [AGS-100] .100 in x .313 in. x 1.5 in
		24 in o.c.	14 [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in masonry nail
	face	16 in o.c.	7 12 .113 in. x .260 in x 2.375 in 8 D common
		24 in o.c.	5 16 No 11ga 1.75 in long roofing nail
	Direct to Masonry	16 in o.c.	14 4 .091 in. x .221 in. x 1.5 in 4D siding nail
		24 in o.c.	

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners



HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-4HARDIE).

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roar® saw) and a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting plaster or cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-perforated housewrap*, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed. Double Wall
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum

6" minimum for the first 10 ft., water-resistive

- Do not use HardiePlank lap siding in Fascia or Trim applications, barrier
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- A. "H" jointer cover

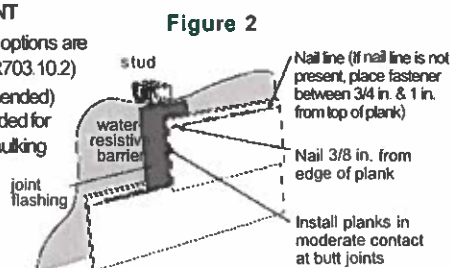
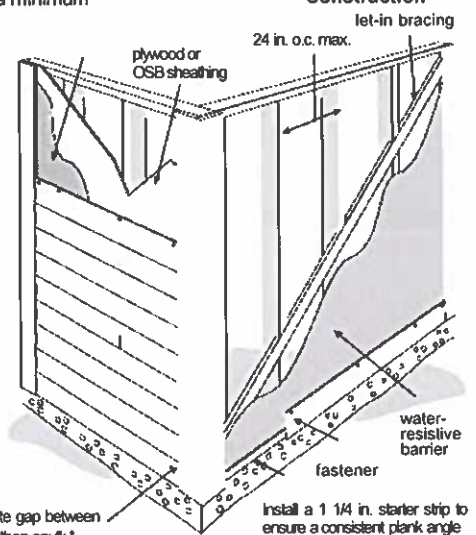


Figure 2

Figure 1 Single Wall Construction



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

*For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



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CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

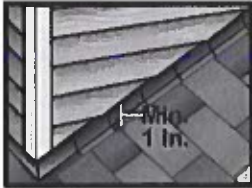


Figure 4
Horizontal Flashing

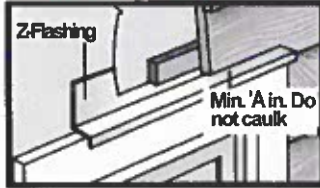


Figure 5
Kickout Flashing

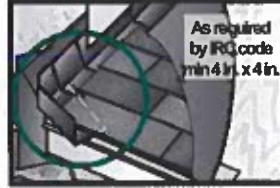


Figure 6
Slabs, Path, Steps to Siding

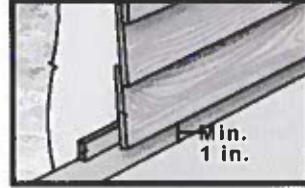


Figure 7
Deck to Wall

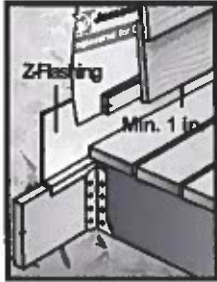


Figure 8
Ground to Siding

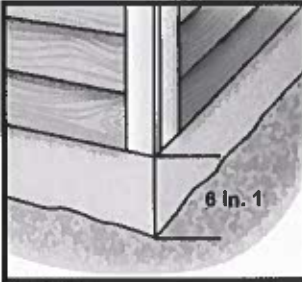


Figure 9
Gutter to Siding



Figure 10
Sheltered Areas

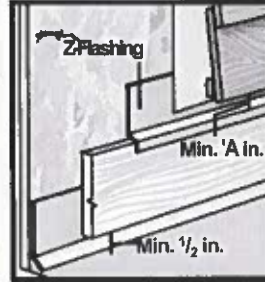


Figure 11
Mortar/Masonry

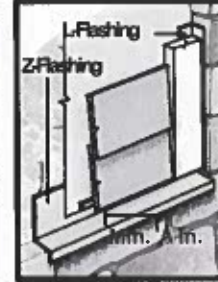


Figure 12
Drip Edge

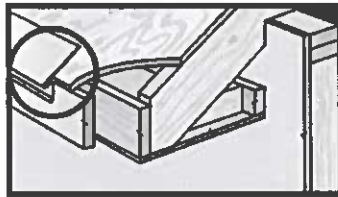


Figure 13
Block Penetration
(Recommended in HZ10)



Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.



FASTENER REQUIREMENTS continued

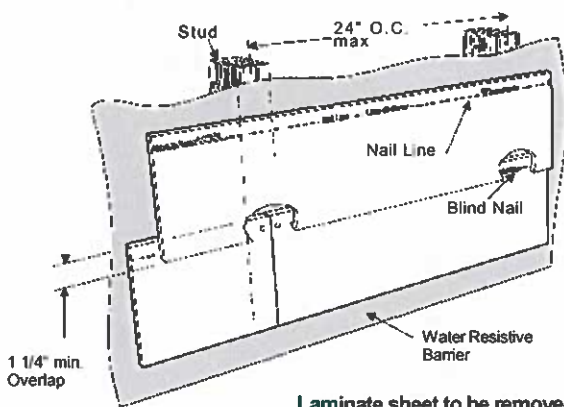
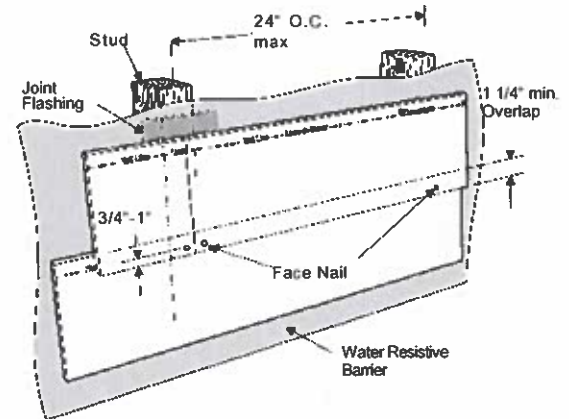
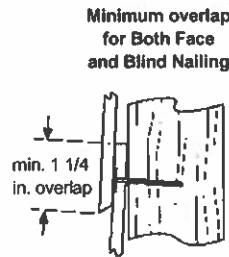


Figure 15



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS PNEUMATIC FASTENING

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



DO NOT DO NOT DO NOT USE



IF, THEN



HAMMER FLUSH



REMOVE & REPLACE



OVER DRIVE



SLANT DRIVE

IF, THEN ADDITIONAL NAIL



COUNTER SINK & FILL



ALUMINUM FASTENERS



CLIPPED HEAD NAILS



STAPLES

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer. Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS SQ (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH									
		5 1/4 6 4	5 6 6 1/4 6 3/4	1 1/4 7 1/4 7 1/2 8 8	1 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4			
1		25	20	17	16	15	14	13	13	9	
2		50	40	33	32	30	29	25	25	19	
3		75	60	50	48	44	43	38	38	28	
4		100	80	67	64	59	57	50	50	37	
5		125	100	83	80	74	71	63	63	47	
6		150	120	100	96	89	86	75	75	56	
7		175	140	117	112	104	100	88	88	65	
8		200	160	133	128	119	114	100	100	74	
9		225	180	150	144	133	129	113	113	84	
10		250	200	167	160	148	143	125	125	93	
11		275	220	183	176	163	157	138	138	102	
12		300	240	200	192	178	171	150	150	112	
13		325	260	217	208	193	186	163	163	121	
14		350	280	233	224	207	200	175	175	130	
15		375	300	250	240	222	214	188	188	140	
16		400	320	267	256	237	229	200	200	149	
17		425	340	283	272	252	243	213	213	158	
18		450	360	300	288	267	257	225	225	167	
19		475	380	317	304	281	271	238	238	177	
20		500	400	333	320	296	286	250	250	186	

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

SLAWING DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-63-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

HardiePlank® Lap Siding

Submittal Form

01

Submitted to:
Project Name:
Submitted by:
Date:

☐ HZ5® Product Zone ☐ HZ10® Product Zone
Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12lr
Product Finish: ☐ Primed ☐ ColorPlus® Technology
Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

HardiePlank® Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

General Property		Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185	As reported	83	
	Water Absorption, % by mass	ASTM C1185	As reported	36	
Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass	
Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass	
		Equilibrium conditioned, psi	>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _u)		6.62
	Thermal Resistance		R=1/ K _u		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

P2



Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

© 2019 James Hardie Building Products Inc. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The International Building Code and International Residential Code trademarks are registered trademarks of International Code Council, Inc. TB1001 07/14



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 18, 2023

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, September 25, 2023 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 2023-1032 has been filed on behalf of Henry Capital Easton, LLC. The applicant is seeking approval for the demolition of the existing single story commercial structure located on the property of 123 South Washington Street, with a preliminary plan to construct a new mixed-use structure upon the property with associated parking.

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 are also available for review 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 e-mail 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 13, 2023



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

Historic District Commission Staff Report

Meeting Date: 10/28/2024

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

Property Address: 106, 108, and 110 Talbot Lane

Applicant: John Hutchison, AIA on behalf of Academy Art Museum Inc.

Application Number: 2024-1172

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing revisions to a certificate of appropriateness issued on April 8, 2024 for the construction of a 4,980 square foot structure. This project involves the restoration of a contributing structure located at 106 Talbot Lane and the construction of a 3,640 square foot addition. The sketch site plan for this project was unanimously approved by the Planning Commission on September 24, 2024. Proposed changes from the original application include substituting the corrugated metal siding for the previously approved custom concrete cladding on



Figure 1

the rear elevation (*Figure 1*), the removal of a door from the rear elevation (*Figure 1*), the addition of a door to the southern façade (*Figure 2*), the creation of a new ramp and pathway connecting the rear of the building to Talbot Lane, and minor changes to proposed materials.



Approved Elevations– April 8, 2024

Figure 2

Historic District Guidelines:

Guideline 15. Preserve Historic Sidewalk and Curb Materials

- d. New private walkways should be designed to be compatible with the historic walkways and buildings on the property.

Guideline 103. Materials

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

Guideline 107. Placement (Doors)

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



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

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

Guideline 108. Design (Doors)

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Draft Motions:

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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006215		106 TALBOT LANE		TALBOT LANE, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1890		FAIR					
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							
ORIGINAL FRONT DOOR AND SOME 2/2 WINDOWS. PORCH POSTS + RAIL BUT HAS LOST MANY BALUSTERS ASBESTOS SHINGLES.							



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000527		108 TALBOT LANE		SHANNAHAN, ROBERT G.			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK-SHOT GUN FAMILY				1 STORY REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ORIGINAL GLAZED AND PANEL DOOR. WOODEN 6/6 WINDOWS DOOR HOOD IS OLD IF NOT ORIGINAL .							



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101020811		110 TALBOT LANE		BLOOR, ELIZABETH A			
YEAR BUILT		PHYSICAL CONDITION					
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	
NOTES							
VACANT LOT							



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

RECEIVED

MAR 25 2024

HD 24-41

Application #: 2024-1172
Date Received: 03/25/2024
Fee Paid: \$200.00
HDC Meeting Date: 04/08/2024
Date Property Posted: 04/01/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 106, 108, & 110 Talbot Lane
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1912-1919 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME Academy Art Museum, Inc.
TELEPHONE NO. (410) 822-2787 EMAIL JChrzanowski@academyartmuseum.org

Applicant or Agent

NAME John Hutchison (John Hutchison Architecture and GRT Architects)
TELEPHONE NO. 410.449.0466 EMAIL john@johnhutcharch.com

Description of Proposal (include additional sheets, as necessary)

The Academy Art Museum (AAM) is proposing a new Annex Building adjacent to the existing museum at 106, 108, & 110 Talbot Lane. The Annex Building will be comprised of approximately 1,340 sf from the existing structure at 106 Talbot, which is proposed to be restored, and approximately 3,640 new sf from a new addition. The Annex will provide ancillary support for museum operations and serve as an outdoor interpretation space that educates visitors on the significance of the Hill neighborhood, which has been home to free African Americans since the 1780's.

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

3/25/24
John C. Hutchison, John Hutchison Architecture, LLC

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
[Page 1 and Page 5 of the attached drawings](#)
- ☒ Photographs of all existing conditions and that will be affected by the proposed project
[Page 4 of the attached drawings](#)
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
[Pages 9-19 of the attached drawings](#)
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
[Pages 19 and 21 of the attached drawings](#)
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
[Pages 2 and 3 of the attached drawings](#)

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 [Pages 13-16 of the attached drawings](#)
- ☒ 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. [Page 7 of the attached drawings](#)
- ☒ Construction schedule [Page 1 of the attached drawings](#)
- ☒ 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. [Page 6 of the attached drawings](#)

Renovations

- ☒ Elevations or photographs of the existing conditions [Pages 13-16 of the attached drawings](#)
- ☒ Elevation of the proposed changes [Pages 13-16 of the attached drawings](#)
- ☒ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - Windows [Pages 20 and 21 of the attached drawings](#)
 - Doors [Pages 20-22 of the attached drawings](#)
 - Trim, fascia, soffit, etc [Pages 13-16 of the attached drawings](#)
 - Decking/ porch flooring materials [Pages 13-16 of the attached drawings](#)
 - Roofing Materials, gutters [Page 19 of the attached drawings](#)

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. [Page 20 of the attached drawings](#)
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building. [Page 21 of the attached drawings](#)
- ☒ Materials for the windows must be clearly identified on the cut sheet [Page 21 of the attached drawings](#)
- ☒ 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. [Page 21 of the attached drawings](#)

Roofing

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

- ☒ Photographs or scaled elevations showing the existing roofing material to be replaced. [Pages 13-16 of the attached drawings](#)
- ☒ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building. [Page 19 of the attached drawings](#)
- ☒ 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. [Pages 13-16 of the attached drawings](#)

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.



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

Meeting Date: 4/8/2024
Application Number: 2024-1172
Location: 106, 108, and 110 Talbot Lane
Applicant: John Hutchison Architecture and GRT Architects

Request: The applicant is proposing to construct a 4,980 square foot annex to the existing Academy Art Museum. The scope of work includes the restoration of the structure at 106 Talbot Lane, and the construction of a 3,640 square foot addition.

Commissioner Pezor moved to approve the application with the condition that **minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission.**
Commissioner Bateman seconded the motion.

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

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

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

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

Nicholas Johnson
Representative, Historic District Commission

4/23/2024
Date

October 15, 2024

To: Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 2160
HISTORIC DISTRICT COMMISSION

Cc: GRT Architects
Academy Art Museum

Encl: Original HDC Application
HDC Certificate of Appropriateness
HDC Drawings, Revised 10/14/2024

Re: **JHA Project #23-003 - Academy Art Museum Annex
HDC Certificate of Appropriateness Extension**

The project referenced above received a Certificate of Appropriateness (COA) from the Easton Historic District Commission (HDC) on April 23, 2024. See Original HDC Application and resulting COA, attached.

The Applicant, John Hutchison Architecture and GRT Architects, are requesting an extension of the COA, as we have yet to apply for a Building Permit with the Town of Easton. In the past 6 months, we have been working with our Civil Engineer, Lane Engineering, developing the project to procure a Sketch Site Plan approval from the Easton Planning Commission. The project was presented to the Planning Commission at the September 19 meeting, and received a unanimous vote in favor of approval. With the Sketch Site Plan approval behind us, we are now ready to proceed with Construction Documents for the project, and anticipate the following approximate project schedule going forward:

Construction Documents	Present through early January 2025
Building Permit Submission	January 2025
Start Construction	April 2025
Construction Completion	Autumn 2025

We are supplying a new set of drawings (both in pdf and paper format), that have some minor changes to the project. The drawings are in the same format as originally submitted for the April 2024 Meeting. Changes in the drawings are identified by green revision notes, looking like this:

REVISION
See notes
in green.

A summary of changes is as follows:

Sheet #6	Views updated to visualize changes
Sheet #7	Site plan updated to add concrete ramp and gravel path from egress door at Connector rear to Talbot Lane.
Sheet #8	Originally proposed custom sand set pavers substituted for standard masonry pavers, color matched to custom concrete cladding.

Site plan updated to add gravel path from egress door at Connector rear to Talbot Lane.

Site plan updated to add concrete ramp and gravel path from egress door at Connector rear to Talbot Lane.

Sheet #10 Plan updated to accommodate means of egress from stair at Connector, eliminated exterior door to rear yard from Collection Storage in New Annex - see Door section.

Sheet #14 Existing house at 106 Talbot Lane elevations updated to reflect field measurements.

Originally proposed custom concrete cladding at rear of New Annex Connector substituted for charcoal gray sinewave corrugated metal cladding - see Cladding section.

Door 106-1 added as means of egress at connector; originally proposed door 103-2 eliminated.

Sheet #15 Existing house at 106 Talbot Lane elevations updated to reflect field measurements.

Sheet #16 Existing house at 106 Talbot Lane elevations updated to reflect field measurements.

Sheet #18 Originally proposed custom sand set pavers substituted for standard masonry pavers, color matched to custom concrete cladding.

Originally proposed custom concrete cladding at rear of New Annex Connector substituted for charcoal gray sinewave corrugated metal cladding.

Sheet #21 Originally proposed Mahogany windows substituted for Douglas Fir. Intent is to maintain natural finish with pre-sealed product.

Sheet #22 Door 106-1 added as means of egress at connector; originally proposed door 103-2 eliminated.

Thank you very much for your consideration regarding our request for a Certificate of Appropriateness extension.



John C. Hutchison, AIA
John Hutchison Architecture, LLC

Proposed Work



Project Schedule

Target Completion Date: 10-12 months after permit (late fall to winter 2025)

HDC Submittal Contents

Project Info

- Proposed Work Perspective
- Project Schedule
- Request for Proposals

Site Background

- History
- Existing Conditions Report
- Existing Conditions Photos
- Neighborhood Background

Proposed Work: Overview

- Project Narrative
- Urban Concept
- Exterior Perspectives

Proposed Work: Drawings

- Site Plan
- Floor 1 Plan
- Floor 2 Plan
- Elevations

Proposed Work: Materials

- Cladding
- Roofing

Proposed Work: Windows & Doors

Site Background: Request for Proposals



Academy Art Museum main campus located at 106 South Street, Easton, MD 21601

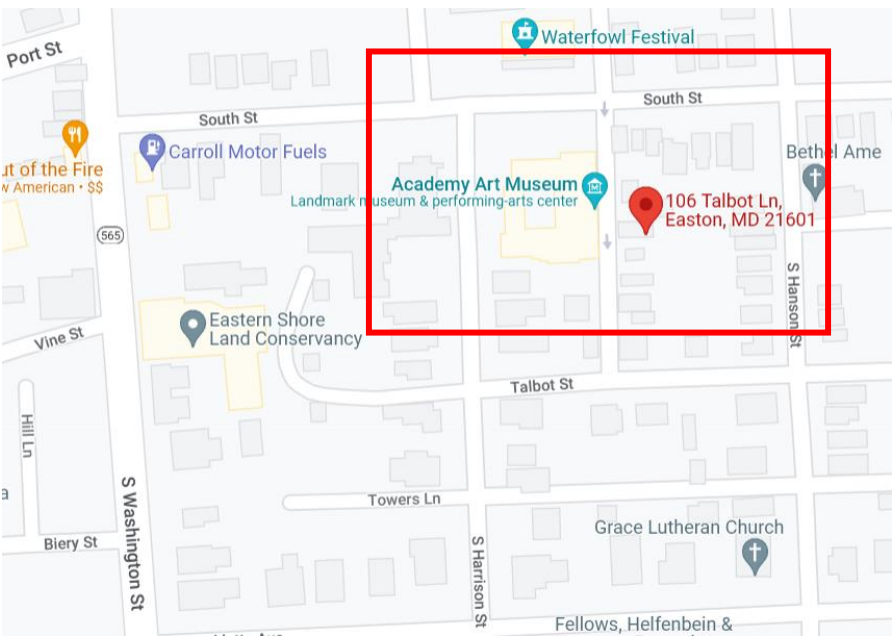
Request for Proposals

The Academy Art Museum (AAM) is developing an annex (approx. 3,000 sq. ft.) adjacent to the museum at 106, 108, and 110 Talbot Lane. The annex will provide ancillary support for museum operations and serve as an outdoor interpretation space that educates visitors on the significance of the Hill neighborhood, which has been home to free African Americans since the 1780s.



Proposed site of AAM Annex

AAM will commission an archaeological study on the site, and work with an architecture firm to restore an existing structure located on the 106 plot (1,200 sq ft) and develop new architecture on the 108 and 110 plots in a manner that mirrors the residential aesthetic of the neighborhood. Together, these structures will constitute the annex. Given the increased attention to the back of the main campus where one will access the annex, we also seek recommendations regarding beautification elements to the rear exterior of AAM's building.



Academy Art Museum main campus in relation to 106, 108 and 110 Talbot Lane

We seek the following experience and skills for this project:

- Preserving and rehabilitating historic residential architecture
- Working in a historic district
- Integrating new construction with an existing structure
- Storing and securing fine art collections
- Applying sustainable principles
- Presenting in an accessible and engaging manner for occasional public interfacing
- Sensitivity and cultural competence

The project scope will include, but not be limited to:

- Storage space for 1,700 object art collection, mostly works on paper
- Staging space for exhibition preparation and study of artworks
- Workshop space for framing and matting artwork
- Storage space for pedestals and crates
- Space for projected expansion of collection, in terms of quantity and media, e.g. painting and sculpture
- Secure interpretive display space for didactic panels and objects, unstaffed and accessible 24-7
- Visualizations of the project for fundraising and PR
- Consultation on beautification of AAM rear exterior

Architectural services:

- Designing the project
- Producing construction documents and specifications
- Observing construction on site
- Evaluating and producing change orders
- Post-construction services
- Coordinating consultants and engineers
- Coordinating with Town of Easton, obtaining required permits

Note: AAM will organize and oversee all aspects of the archaeological study, which we anticipate will take place concurrent to the design and planning of the annex. The archeological study is not part of the architectural scope.

Feasibility studies, including preliminary cost estimates, bid sheet template, conceptual design, and renderings **will be invited for submission by March 15, 2023.**

Context

The site is located within the Town of Easton's historic district, which is listed in the National Register of Historic Places. It is one of the most important landmarks in the Hill community, as it constitutes part of the former home of the first free African American landowning family in Easton, James and Hennie Freeman and their nine children. Historical documents, including James Freeman's 1798 will and land records, indicate that the Freeman family owned a half-acre lot, which was later subdivided into many small lots, including 106, 108, and 110 Talbot Lane, from the late 1700s to 1828. Between 1914 and 1989, various members of the Dobson family, another African American landowning family, lived on the land. The presence of these families (and perhaps others that future research may reveal) on this land illustrates a pattern of working class African American landownership in Easton, as well as racial segregation in housing during the Jim Crow era—topics the Museum will address in interpretive displays at the annex that will lend a fuller understanding of the African American experience in Easton.

The University of Maryland (UMD) conducted three archaeological studies on the site in 2017, 2018 and 2019. Through rigorous testing, including ground-penetrating radar, shovel testing, and test unit and feature excavation, over 20,000 objects were found. These objects reveal significant insights about how the Freeman family and others like them lived at the time. For example, we know what flowers, vegetables, and spices the Freemans grew in their kitchen garden from pollen and phytolith samples extracted from the site. We know they cared for livestock based on the discovery of a barn door hinge and indications in the soil of feed maize. Other archaeological finds include pottery and glass bottle shards and children's toys. These objects—and the stories we can infer from them—will constitute the original source material in (unstaffed, accessible 24-7) displays that will be part of the Hill Community walking tours. While the site is currently a stop on the walking tour, there are no interpretive panels or historical objects on view to bring these stories to life for visitors. UMD believes additional archaeological deposits may exist on the land, thus, AAM is commissioning an archaeological study prior to developing the properties.

Situated on the 106 plot of the three-plot site is an existing structure that may date back to 1890 and may have been the home of generations of the Dobson family, among other Black families. The structure represents a typical single-family dwelling in which a free working-class Black family would have lived at the time. Sadly, similar homes in the area have been demolished due to a lack of understanding about their historical significance and the perception that modest, vernacular architecture is not as worthy of preservation. Though the property has suffered tremendous neglect, AAM is committed to salvaging as many original materials as are still structurally sound and rehabilitating parts of the home.

AAM has received approval from the Town of Easton Board of Zoning Appeals for the property to be commercially zoned (as opposed to residential), as well as permission from the Planning Commission to omit three off-site parking spaces from the scope. Instead, AAM must offer a bicycle rack to accommodate at least four bikes.

About the Academy Art Museum

Founded in 1958, the Academy Art Museum is the premier art museum on the Eastern Shore of Maryland. Accredited by the American Alliance of Museums, past exhibitions have featured artists such as James Turrell, Robert Rauschenberg, Mark Rothko, Pat Steir and Richard Diebenkorn. The permanent collection of 1,700 objects focuses on works on paper from the 17th century to today by American and European artists including Ansel Adams, Mary Cassatt, Pablo Picasso, Rembrandt van Rijn, as well recent acquisitions by Graciela Iturbide, Zanele Muholi and Alyson Shotz.

We hope that you will be interested in being considered for this exciting and meaningful project. We look forward to hearing from you.

Best,

Sarah Jesse
Director

Site Background: History

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



original construction determined to be between 1912 and 1919; see Sanborn Map history below

TAX ID		ADDRESS		OWNER NAME			
2101006215		106 TALBOT LANE		TALBOT LANE, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1890		FAIR					
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							
ORIGINAL FRONT DOOR AND SOME 2/2 WINDOWS. PORCH POSTS + RAIL BUT HAS LOST MANY BALUSTERS ASBESTOS SHINGLES.							

rear addition found to be constructed between 1919 and 1927; see Sanborn Map history below

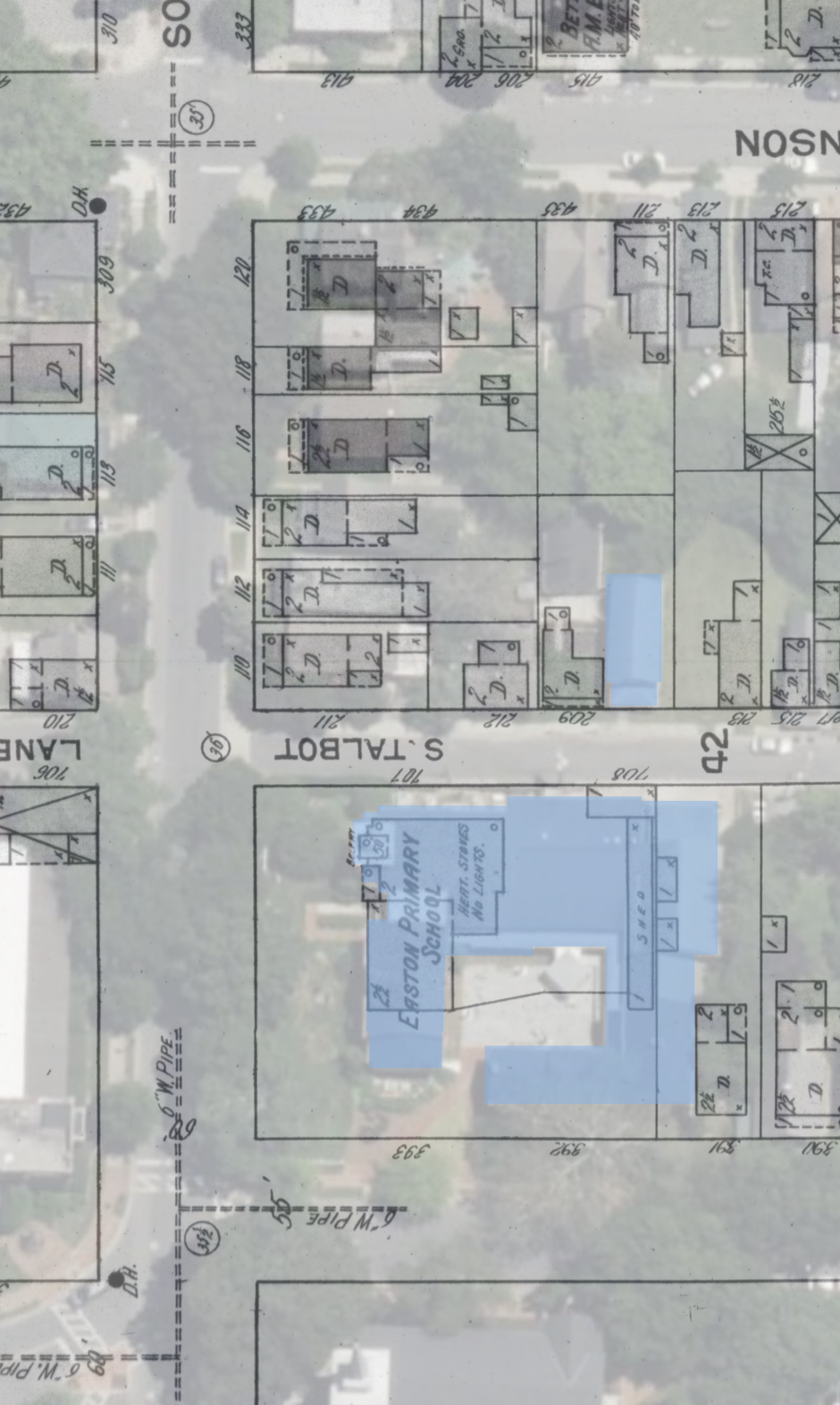
Other Project Information

October 2022 Planning Commission Parking Waiver: provided as an attachment to the HDC Hearing Application

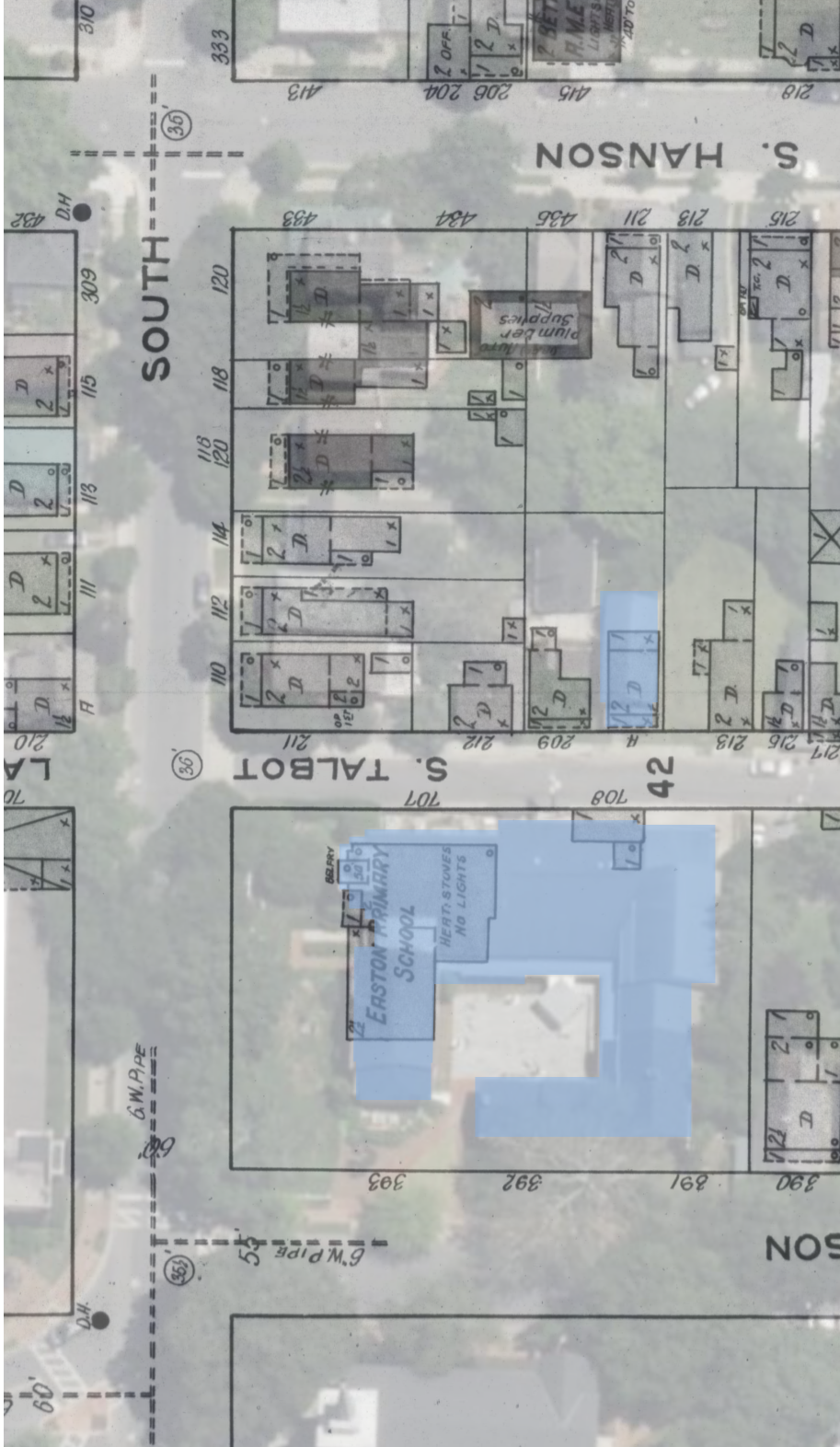
October 2022 Board of Zoning Appeals Special Exception Request for Museum Use: provided as an attachment to the HDC Hearing Application

Site Background: History

Reference: Sanborn Maps Overlaid on Present-Day Google Earth Aerial Image



September 1912
Vacant parcel at 106 Talbot Lane



May 1919
Structure at 106 Talbot Lane first appears on Sanborn Map



January 1927
Structure at 106 Talbot Lane is shown with rear addition



October 2013
Neighboring structure at 108 Talbot Lane is still intact (now demolished)



second floor rear addition constructed between 1919 and 1927

existing footprint of Academy Art Museum & house at 106 Talbot Ln



Field Report #1	
Project	JHA Project #23-003 - Academy Art Museum
Meeting Date	01/05/2024
Time	12:00
Location	Jobsite
Next Meeting	TBD
Distribution	Attendees, GRT Architects, Sarah Jesse (AAM)

Report by: John Hutchison
Link to Photos: <https://www.dropbox.com/scl/fo/1kqq8ewoqeiedo98zxp1t/h?rlkey=krk8fcy1qkoywphwlm7xl9yv&dl=0>

Attendees:
• John Hutchison (AOR), Jay Silcox (Structural Engineer)

The following represents the writer's understanding of the points covered. Please contact the author with any additions or corrections within 5 days of receipt of this report.

NEW BUSINESS

1.1 Review of existing siding
The original siding is currently covered by cementitious (possibly containing asbestos) siding. We removed the cementitious siding adjacent to an existing window to inspect the original siding. The main structure siding is wood clapboard, 4" exposure. It looks like cypress, but could also be cedar. The siding that we exposed, did not have any visual evidence of paint, however it did look like it may have been stained at one point. The clapboard siding is thoroughly rotted around the windows, but appears to be in much better condition once you get away from the openings (Image 1). Further removal of the cementitious siding is necessary to determine whether the existing siding can be salvaged.

The siding of the rear (East) structure can be seen from the interior, from within the Kitchen (Image 2). The rear structure siding is cedar clapboard, 6" exposure. Removal of the cementitious siding is necessary to determine whether the existing siding can be salvaged.



Image 1
www.johnhutcharch.com



Image 2
john@johnhutcharch.com



Main Structure: 1.75"x10" at 16" o.c., full span (some joists 9.5"), spanning N-S.
10.5" clear from bottom of joists to open dirt grade
4.5" spacing inside-inside on perimeter piers, piers 8" deep x 25" wide, though this varies
6"x6" perimeter sill
Joists notched 6" x 6" at sill bearing

2nd floor framing members:

Rear Structure: 1.75"x7.75" @ 16" o.c., spanning E-W, cantilevered over 1st floor Exterior wall.
Main Structure: 1.75"x9.75" @ 16" o.c. (Conjectural), spanning N-S.

Attic floor framing members:

1 5/8" x 5 1/4" @ 24" o.c., spanning N-S.

Roof framing members:

2"x6" @ 24" o.c. at 9:12 pitch, no ridge board, spanning N-S. See Image 5.

6.545' from top of ceiling joist to bottom of rafter apex

***Evidence of fire at the Eastern end - rafters show significant charring and will need to be reinforced. See Image 6.



Image 5



Image 6

www.johnhutcharch.com

410.449.0466
302 Park Row, 1st Flr, Chestertown, MD

john@johnhutcharch.com



1.2 Review of existing exterior doors and windows
The existing exterior windows and doors were measured (See Exhibit A Attached). All existing windows show considerable rot and are not salvageable. The existing door opening (and slab) on the North side of the rear structure appears to be original. The front door opening appears to be original, however, we have yet to determine whether the slab is.

1.3 Review of Existing Crawlspace
The existing foundation consists of 12"x12" brick piers, which are original to the building, with single wythe brick infill, which would have been installed at a later date. There is no brick infill present at the joint where the main structure joins the rear structure, but the framing direction does change at this juncture. There is a small crawlspace opening on the North side. The existing piers appear to be stable and in fair condition, considering their age. There is a brick pier in the middle of the building, which we initially presumed was the foundation of a prior chimney. Further investigation of the first floor verified there was once a chimney at the large opening where the Living Room and Dining Room are joined (Image 3). We presume there used to be a continuous wall where the opening now currently exists, however, we would like to research this further. The flooring is a mass produced T&G wood from Lockhart, Alabama (Image 4). After some initial research on the internet, we learned that Lockhart was founded by the Jackson Lumber Company circa 1900. Jackson Lumber Company was a very large producer of lumber and wood flooring in the early 1900's until about 1940, and was founded by former Maryland Governor, E.E. Jackson. These dates correspond with Sanborn Insurance maps : The building is referenced on the 1919 Insurance Map, but does not appear on Maps prior. Refer attached Sanborn Map Study.



Image 3



Image 4

1.4 Review of Existing Framing

The exterior walls are framed using 1.75-2"x4" studs @ 24" o.c. It is presumed that the exterior walls are "balloon framed", but this needs to be verified.

1st floor framing members:

Rear Structure: 2" x 7.75", spanning E-W.

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john@johnhutcharch.com



1.5 Timing of construction

We believe the Original structure was built between 1912 and 1919, as suggested by the Sanborn Insurance maps (See Images 7 and 8, and attached Sanborn Map Study). The 1919 map does show a rear single storey structure attached to the main structure. It is probable the rear structure was built at the same time as the main structure. The 2nd floor of the rear structure was clearly built later, but the similarity of the framing members, and the similarity of the 2nd floor window construction (comparing main structure windows with rear structure windows), suggest that the rear 2nd floor addition was built within a few years of the original structure. Additionally, the 1929 Sanborn Map shows the building being 2 storey, all the way back, in lieu of the 1919 Sanborn Map showing the rear section being 1 storey.

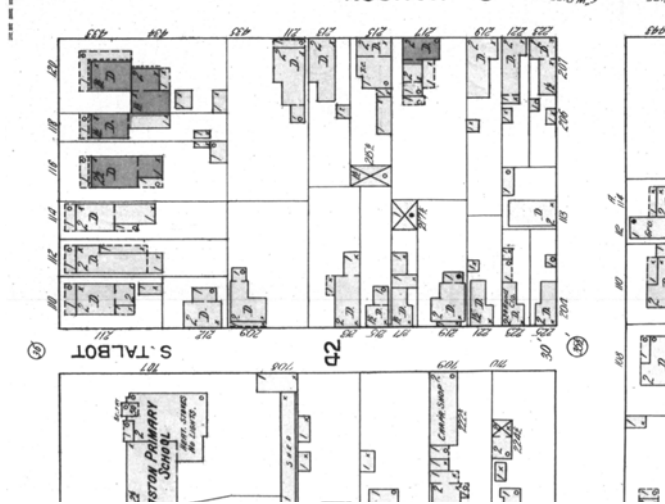


Image 7 - 1912 Sanborn Map

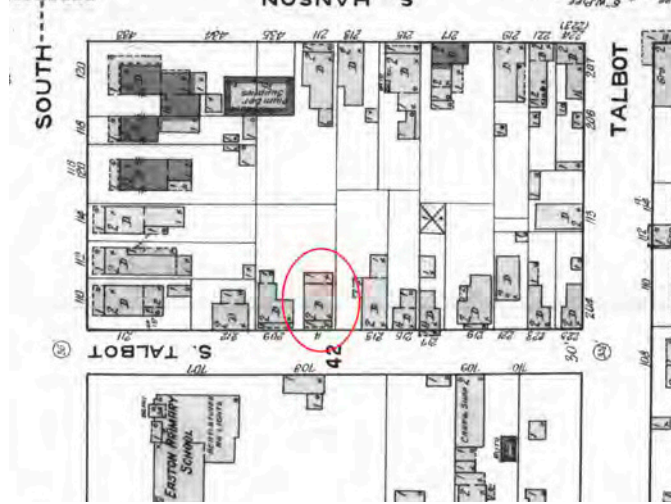


Image 8 - 1919 Sanborn Map

End of Field Report

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302 Park Row, 1st Flr, Chestertown, MD

john@johnhutcharch.com



Academy Art Museum
Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission:
Certificate of Appropriateness
Renewal
October 14, 2024



1



2



3



4



5



6



7



8



9



10



11



12



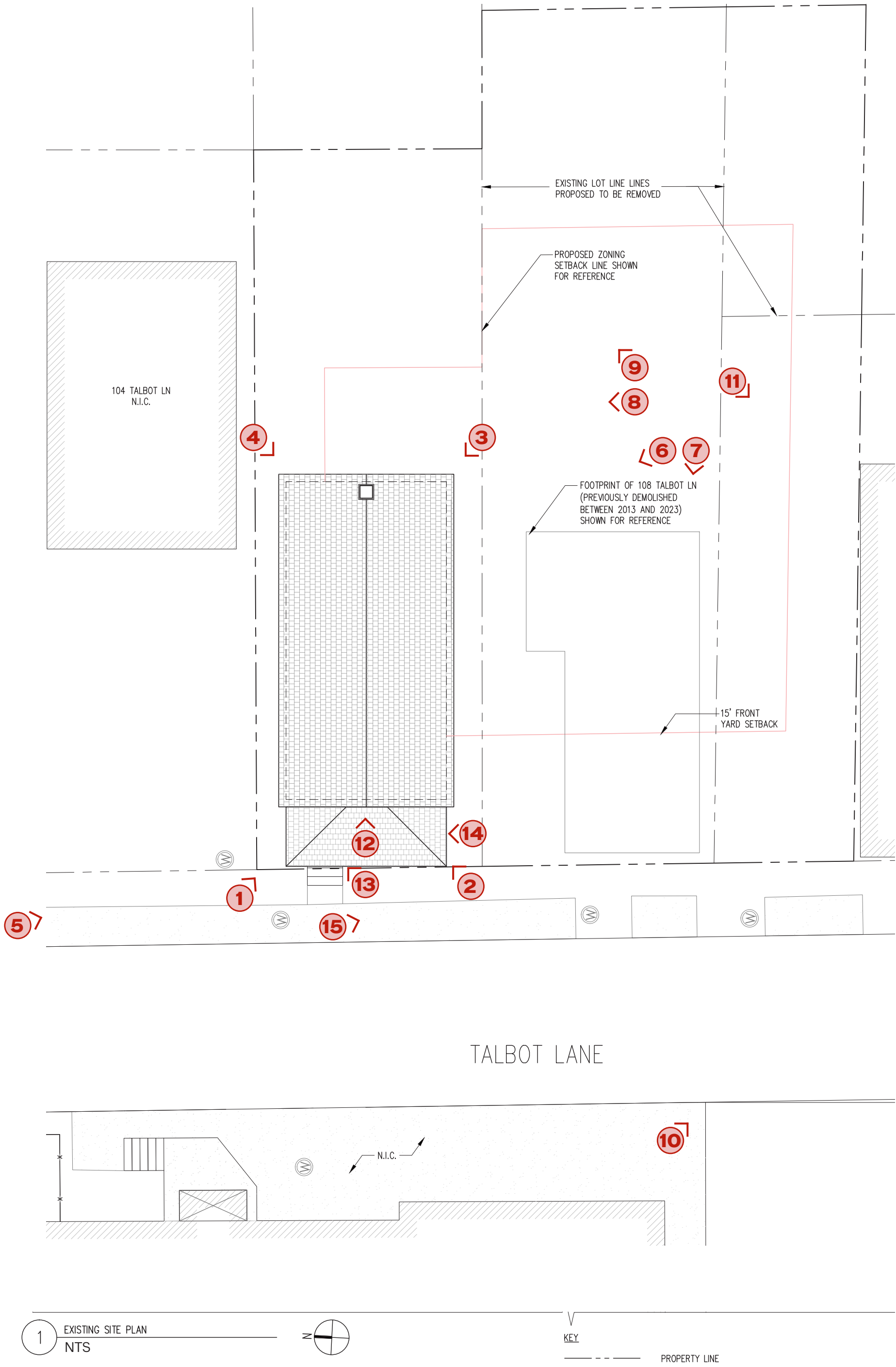
13



14

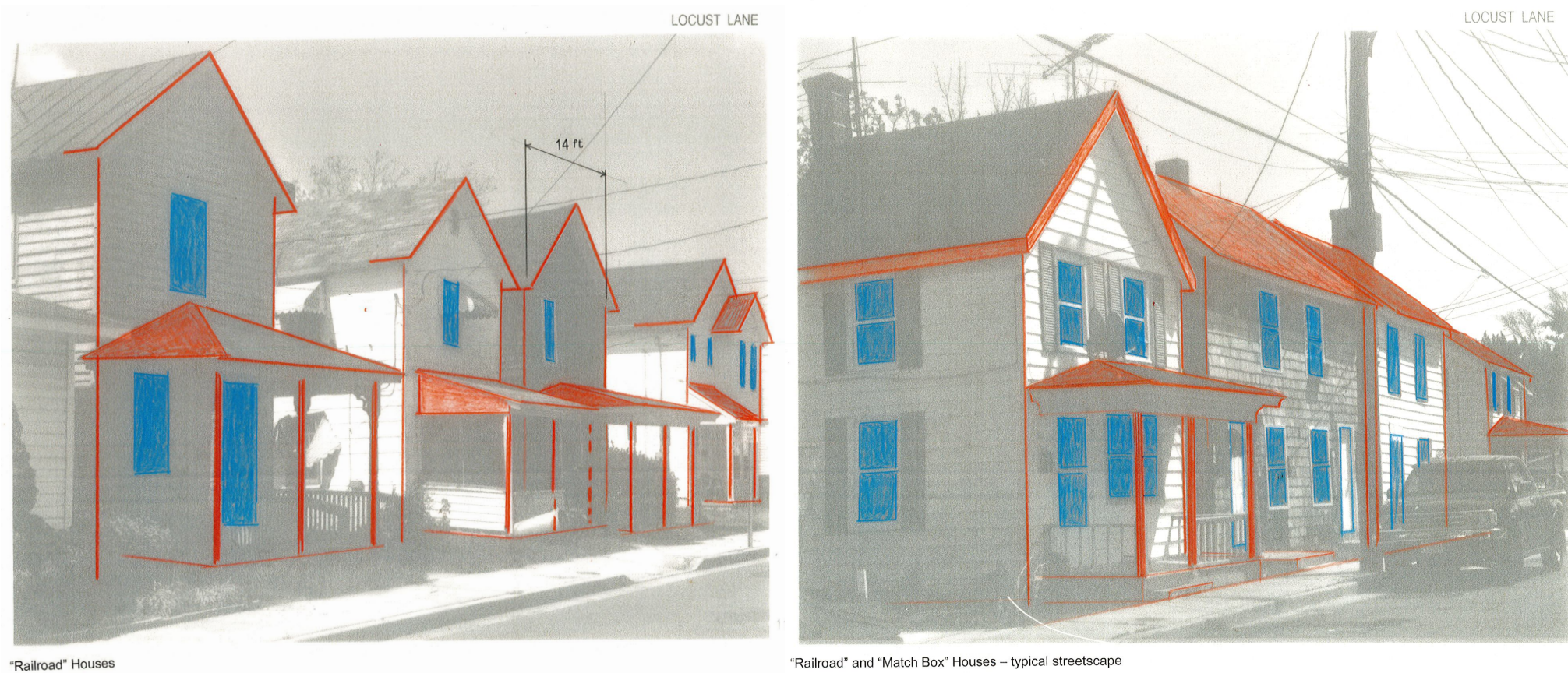


15



Site Background: Neighborhood

“The Hill” in Crisis Report informed the design team’s understanding of site history and architectural legacy.



Excerpt from “The Hill” in Crisis Report

“Here is a community shaped by practical necessity with limited resources, and one that was confined geographically by an apartheid tradition...We see scaled back, stripped down versions of the structures and vernacular vocabulary seen elsewhere in our town.

The story of “The Hill” is told by the rhythm and pattern of its structures not stylish details. It is the heritage we wish to preserve.”

Site Background: Neighborhood

Existing Neighboring Structures Reference Images



Project Narrative

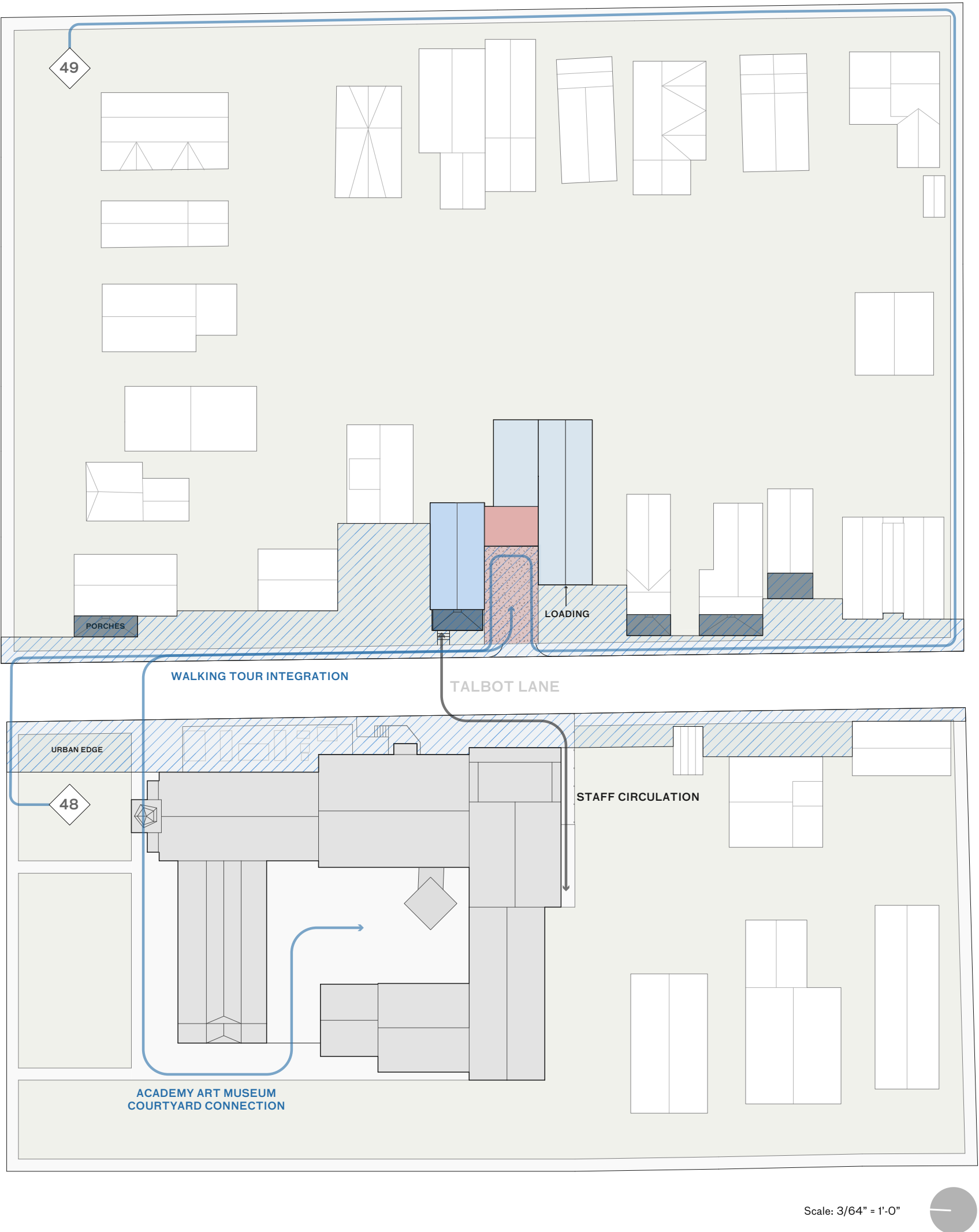
Our proposal takes a layered and transparent approach to preservation and addition in the Hill Neighborhood.

We begin with a faithful restoration of 106 Talbot Lane. Using the home’s present state and the neighborhood context as the basis of design, we will renovate preserving as much of the structure as possible. The only changes we have proposed are in service of accessibility.

In laying out new space we were guided by two principals:

1. Creating a primary volume which feels at home in the Hill neighborhood on account of its siting, roofline, and materials, yet can clearly be identified as new.
2. Creating a connection between volumes whose primary aim is to make a welcoming public space. Cross-connections like these are not native to the neighborhood so we have no precedent to guide us. Therefore, we have sought to create a relevant and exciting backdrop to the courtyard by using recycled materials in a visually stimulating way that acts as an extension of the archaeological dig conducted on the site.

Urban Concept



Proposed Exterior Perspective



Proposed Exterior Perspectives
See Proposed Site Plan for Key Plan

Overview proposed renderings shown here and additionally where materials are discussed in more detail throughout document.

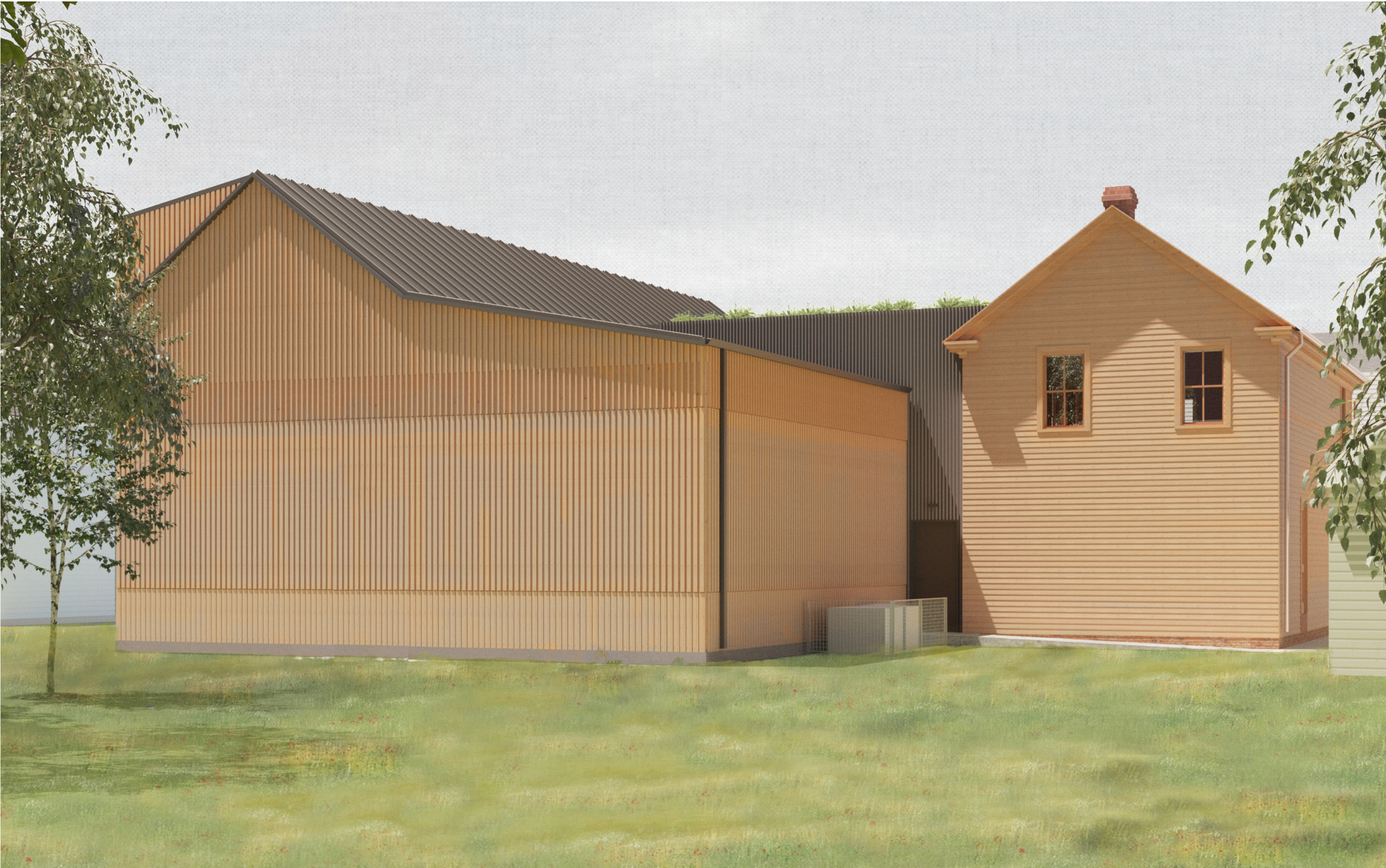
Views updated to visualize changes discussed throughout document.



1



2

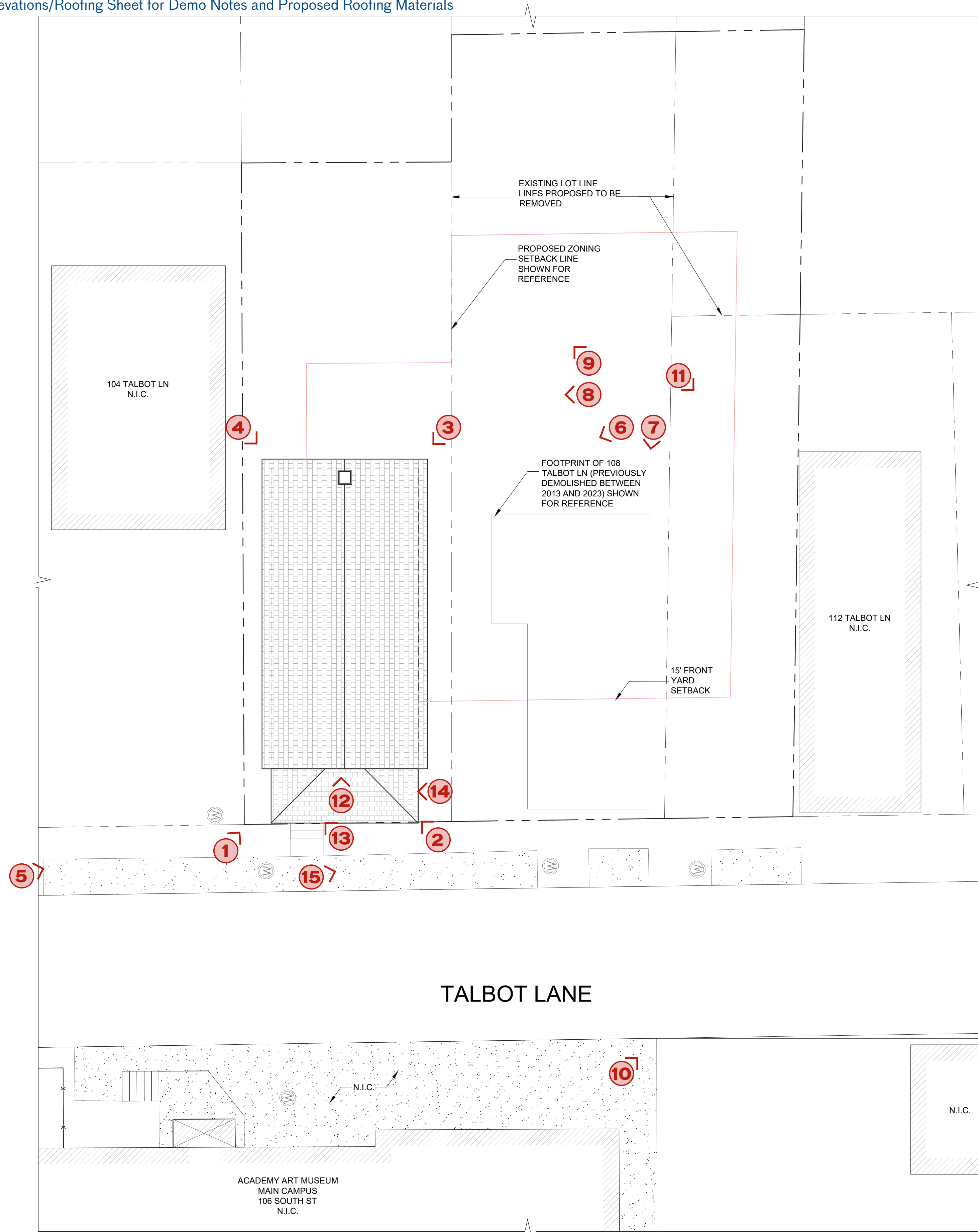


3



4

REVISION
See notes
in green.



1 EXISTING SITE PLAN
1/8" = 1'-0"

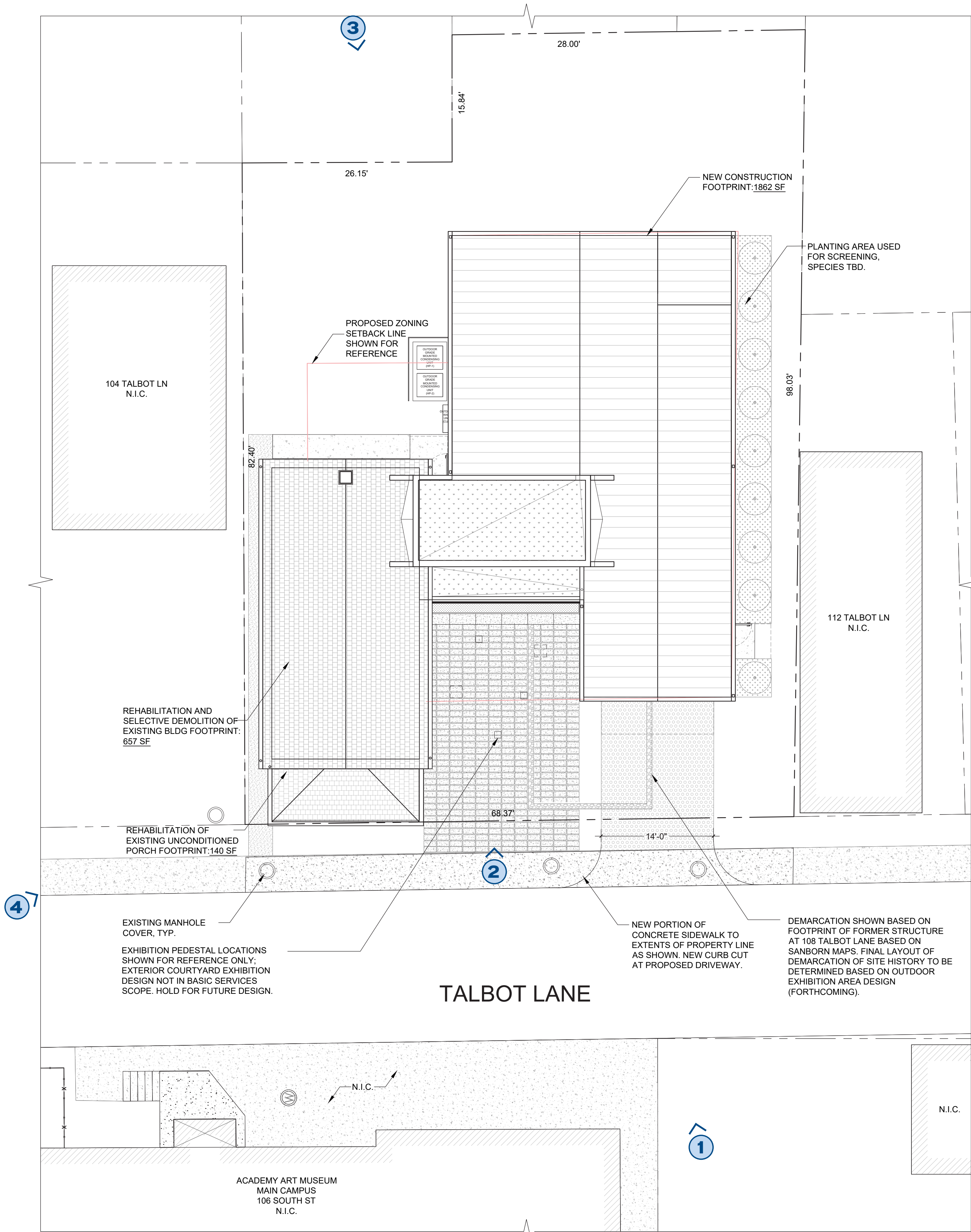


KEY

PROPERTY LINE



Existing Conditions Photo Key Number;
arrow indicates facing direction



2 PROPOSED SITE PLAN
1/8" = 1'-0"



KEY

PROPERTY LINE



Proposed Perspectives
Key Number

NOTE: SITE PLANTINGS, EXTERIOR LIGHTING FORTHCOMING AND TO BE PRESENTED AT LATER HDC MEETING DATE.

	106 Talbot (GSF)	Annex (GSF)	Total (GSF)
Level 1	670	1,450	2,120
Level 2	670	1,780	2,450
Subtotal	1,340	3,640	4,980

Site plan updated to add concrete ramp and gravel path from egress door at Connector rear to Talbot Lane.

PROPOSED MATERIAL/FINISH KEY (SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)



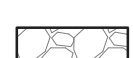
LOW MAINTENANCE GREEN ROOF SYSTEM AT CONNECTOR 1F/2F ROOFS & EMBEDDED PLANTERS IN BENCH



POROUS INVISIBLE GRASS PAVING SYSTEM AT DRIVEWAY



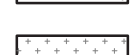
SAND SET MASONRY PAVERS AT COURTYARD



STONE PAVER INLAY (DEMARICATION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE AS SHOWN IN SANBORN MAPS)



CONCRETE



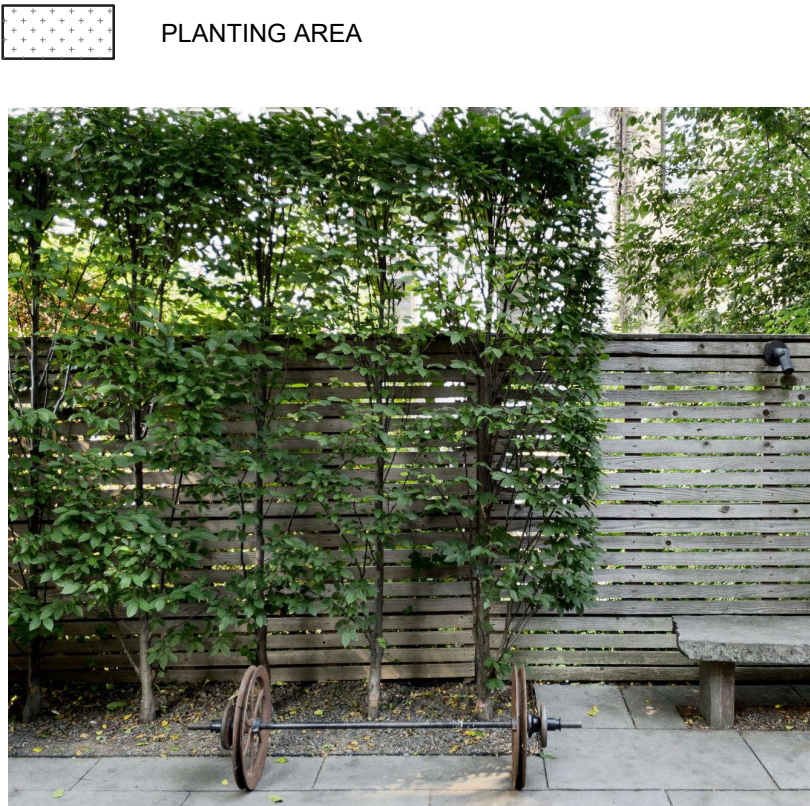
PLANTING AREA

REVISION
See notes
in green.

Proposed Site Plan & Materials

See Elevations/Roofing Sheet for Demo Notes and Proposed Roofing Materials

Proposed Site Material Reference Images



Notes:
Planting species to be low maintenance, to be determined at later date. See Proposed Work: Materials roofing section for more information.

Notes:
“Driveway” is not intended to be used as typical driveway, rather as loading area for works of art to be transported by hand cart. Invisible paving system covered by grass.

Notes:
See further information in materials section.

Originally proposed custom sand set pavers substituted for standard masonry pavers, color matched to custom concrete cladding

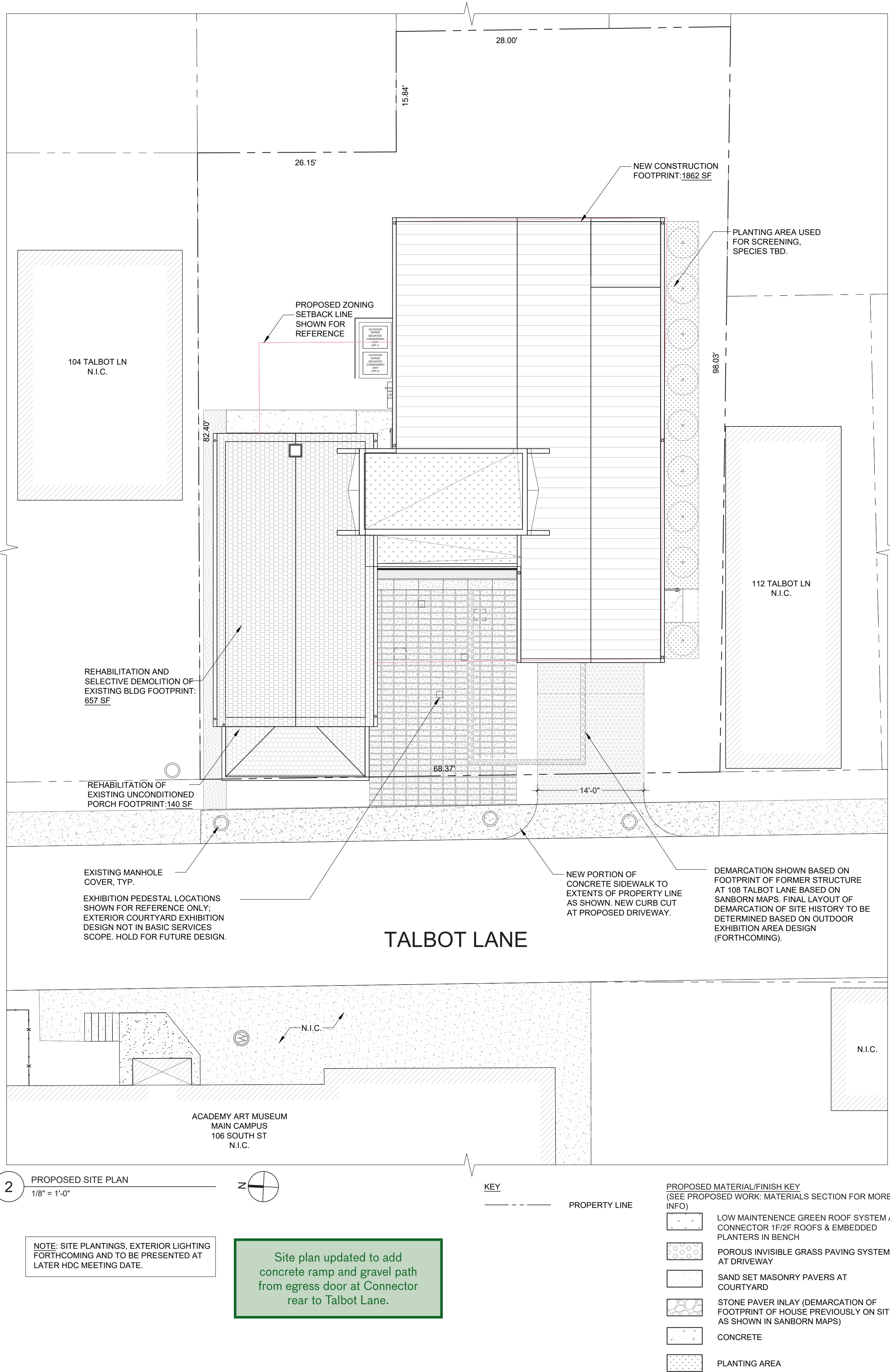
Notes:
Demarcation shown based on footprint of former structure at 108 Talbot Lane based on Sanborn Maps. Final layout of demarcation of site history to be determined based on outdoor exhibition area design (forthcoming).

Notes:
Planting area at south face of new construction used for screening purposes. Pyramidal Hornbeam shown for reference but final species selection pending.

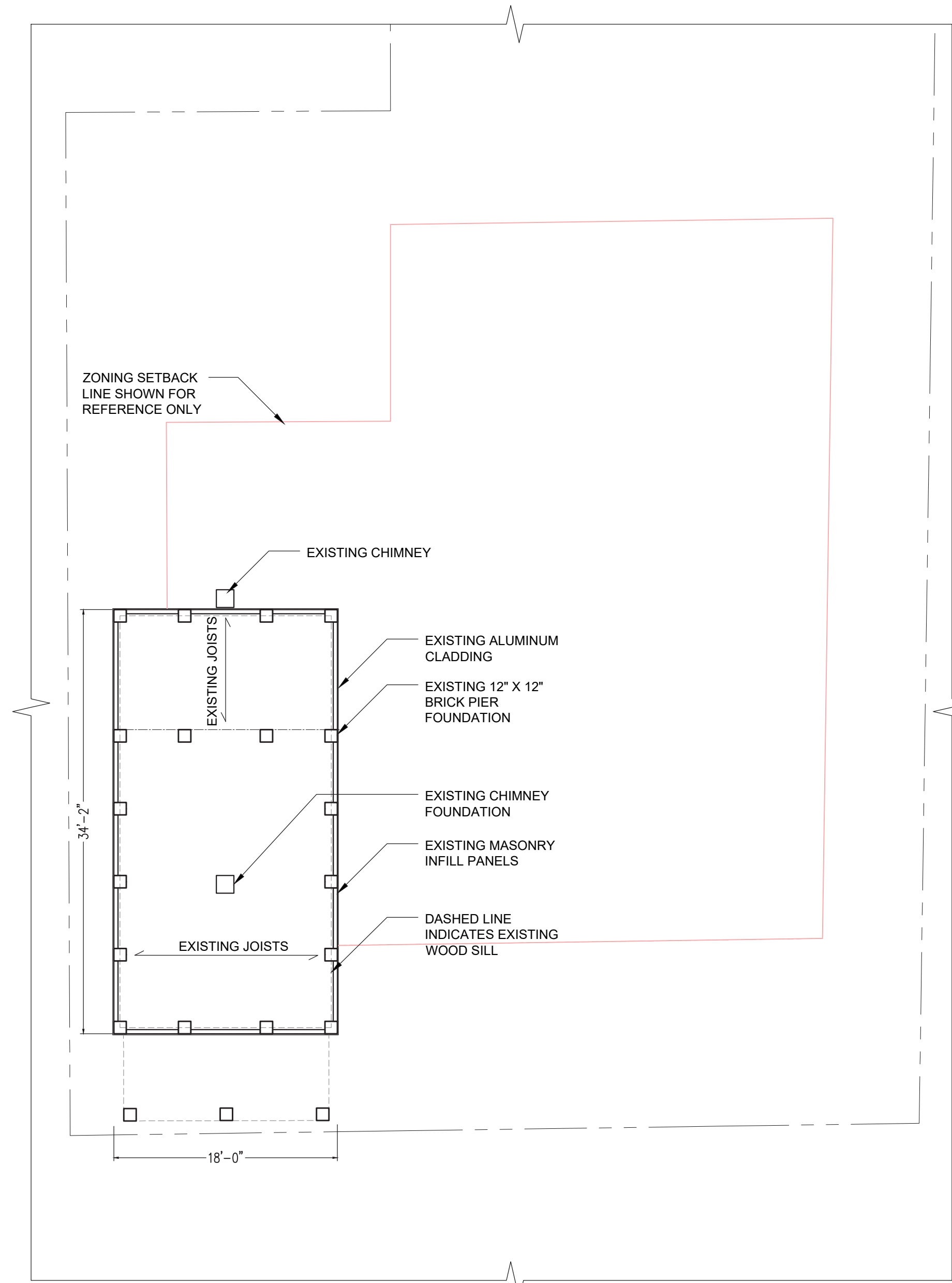
Notes:
Self-binding/compacted gravel path leading to sidewalk at Talbot Lane.

Site plan updated to add gravel path from egress door at Connector rear to Talbot Lane.

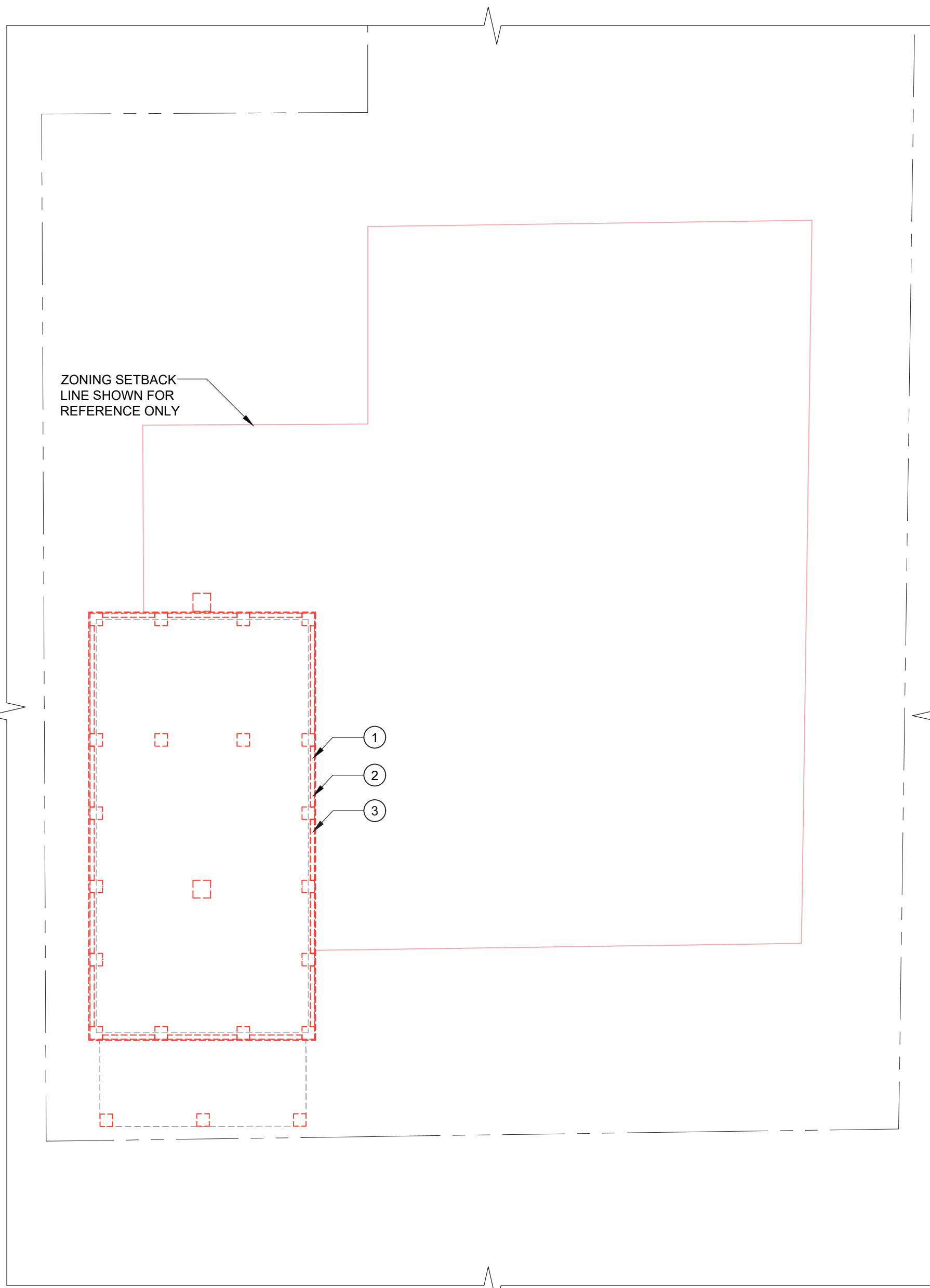
Exterior Lighting Note:
Exterior Lighting to be determined and submitted at later date.



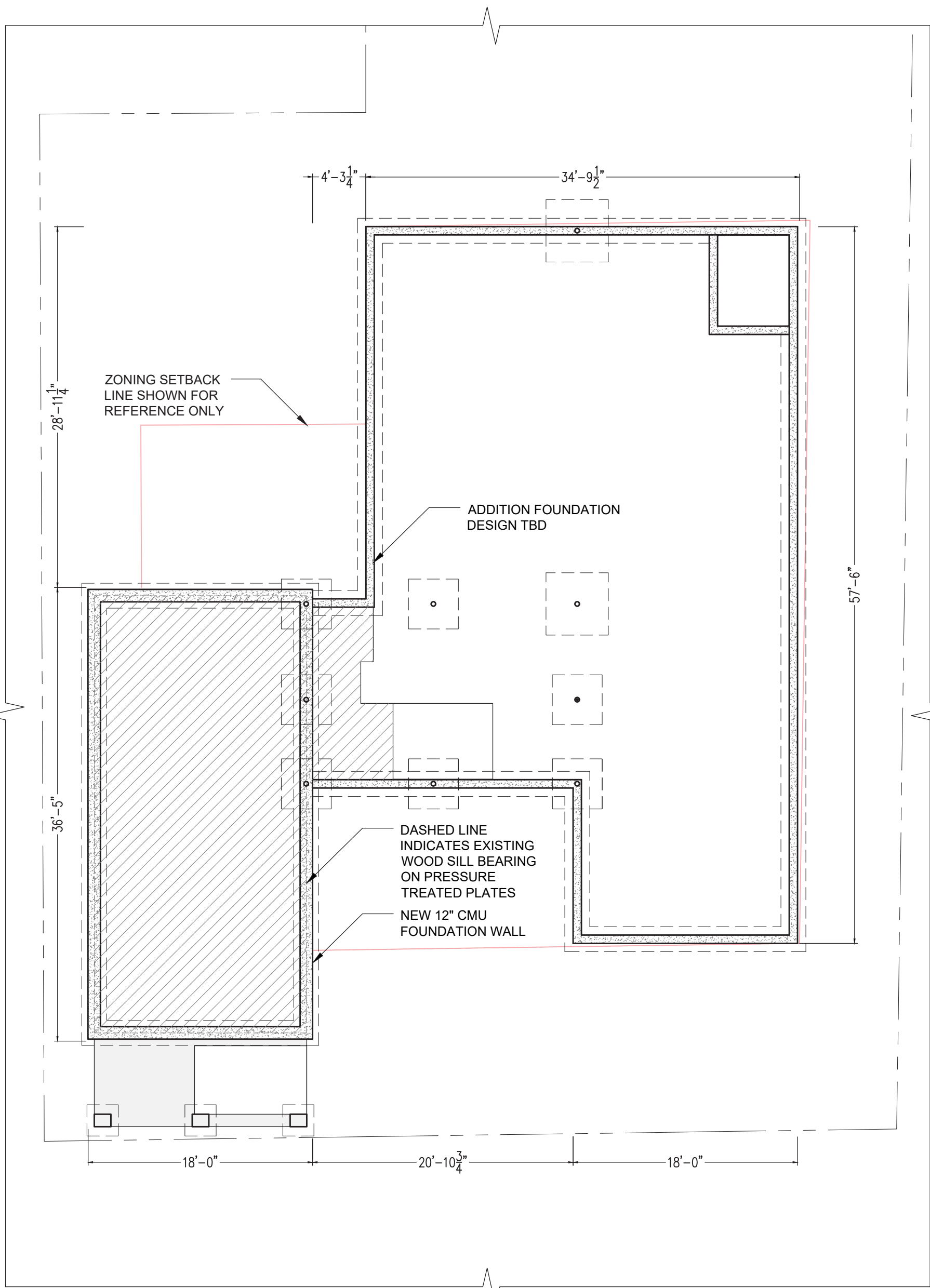
REVISION See notes in green.



1 EXISTING FOUNDATION PLAN
1/8" = 1'-0"



2 DEMO FOUNDATION PLAN
1/8" = 1'-0"



3 PROPOSED FOUNDATION PLAN
1/8" = 1'-0"



KEY

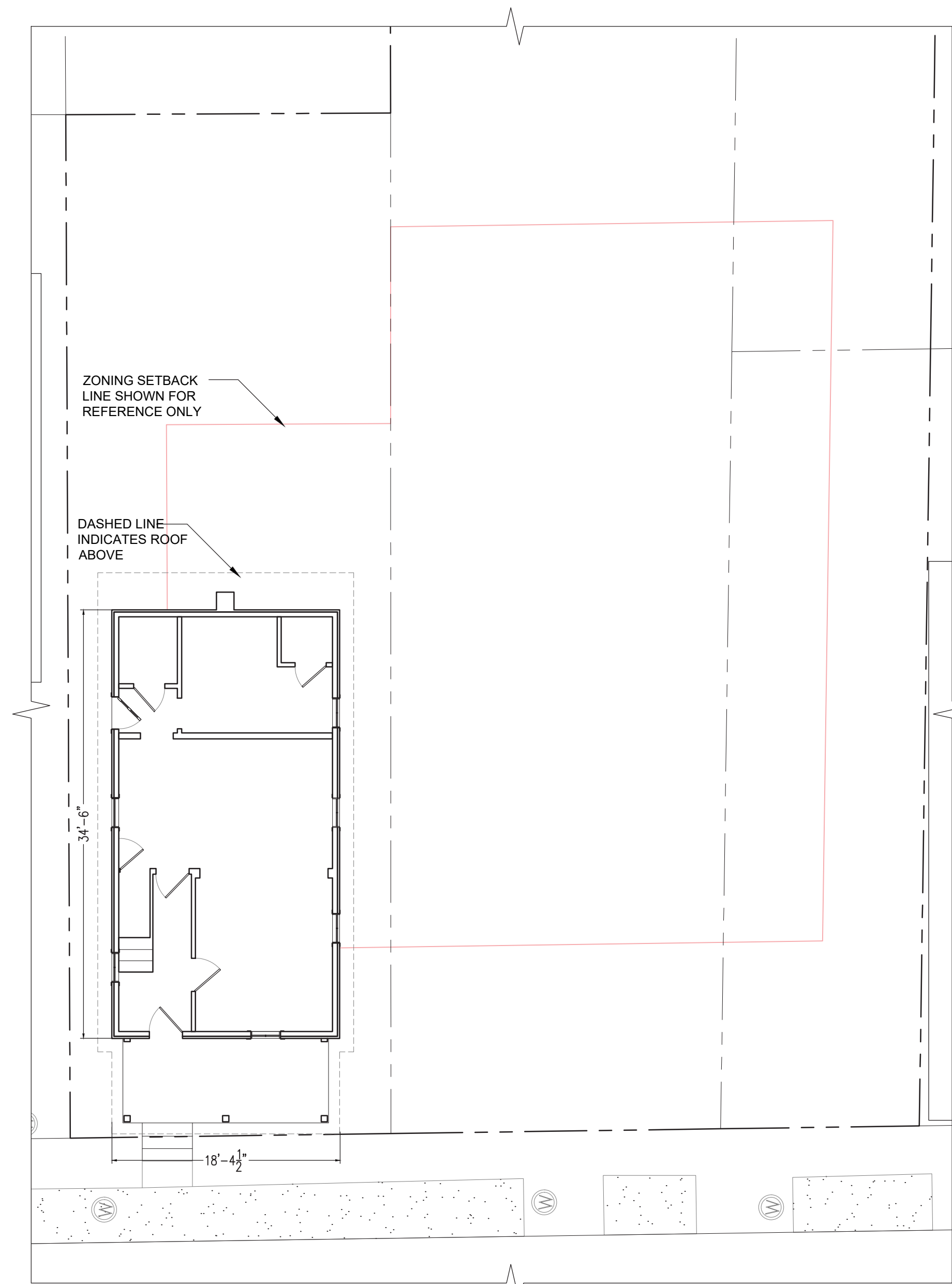
- EXISTING TO REMAIN: SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PROPERTY LINE

DRAWING NOTES

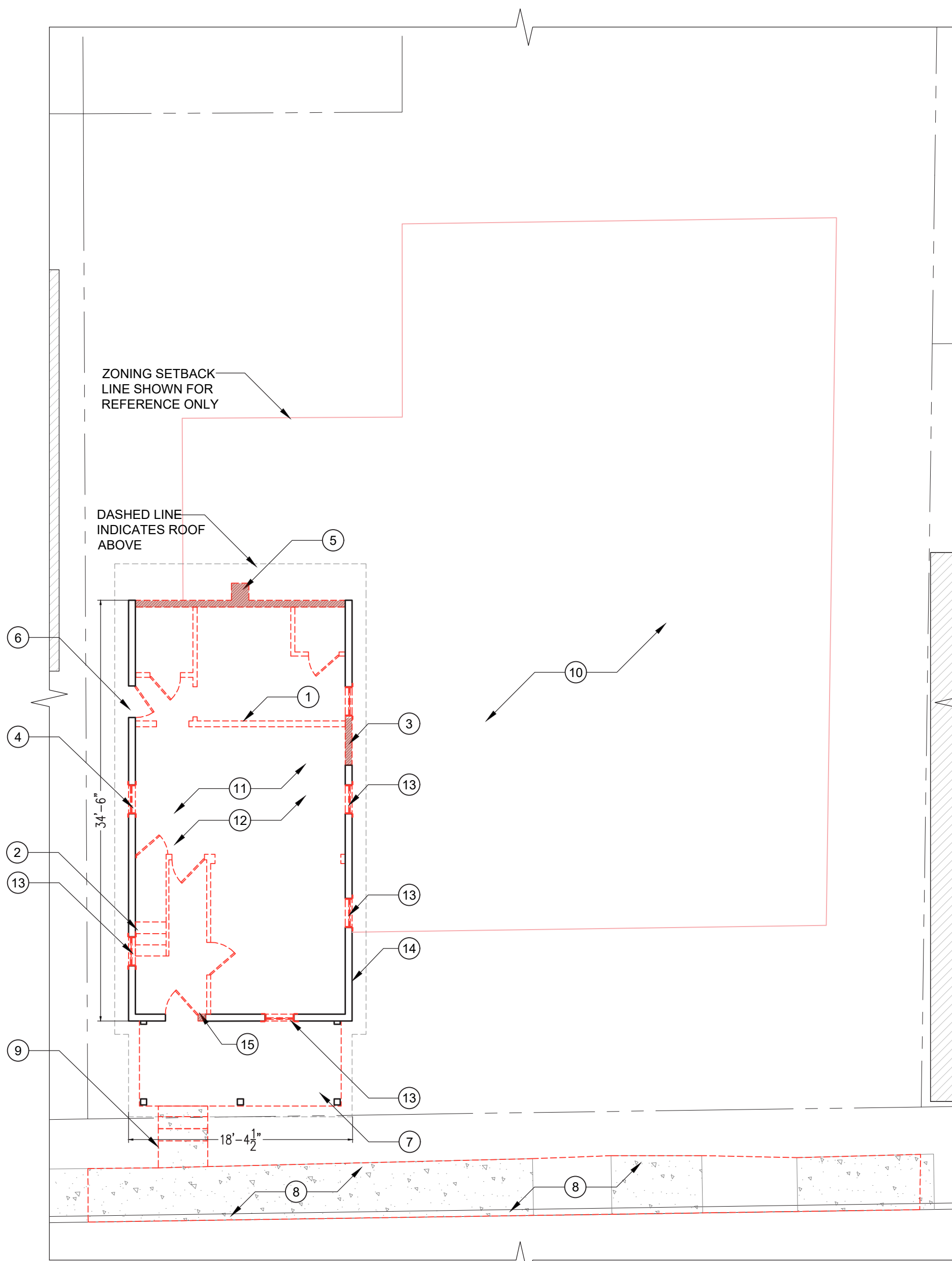
- REMOVE ALUMINUM CLADDING AT EXISTING BUILDING FOUNDATION. EXISTING BRICK PIER FOUNDATION AND MASONRY INFILL PANELS ARE PROPOSED TO BE REPLACED WITH NEW BRICK VENEER FOUNDATION. SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS. TEMPORARILY BRACE AND LIFT EXISTING STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.
- AFTER NEW FOUNDATION, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING FLOOR JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXISTING WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES.

DEMO GENERAL NOTES

- THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
- DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.
- THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.



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



2 DEMO FLOOR 1 PLAN
1/8" = 1'-0"

KEY

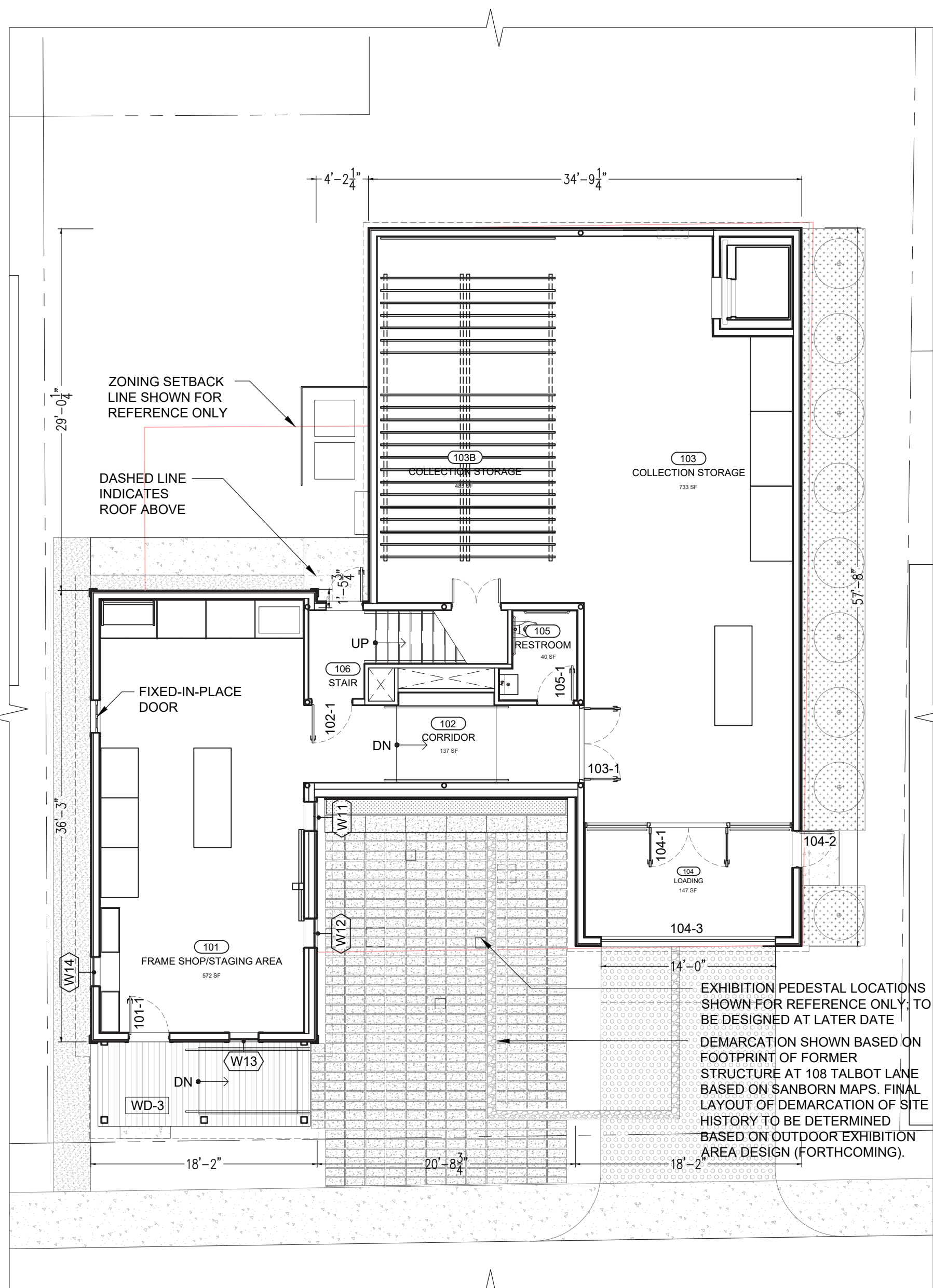
- EXISTING TO REMAIN: SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- PROPERTY LINE

DEMO GENERAL NOTES

- THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
- DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.
- THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.

DRAWING NOTES

- ALL INTERIOR PARTITIONS, DRYWALL, DOORS, CASED OPENINGS TO BE REMOVED. ALL INTERIOR CONDUIT, CABLES, WALL-MOUNTED FIXTURES, LIGHTING, AND EQUIPMENT TO BE REMOVED.
- INTERIOR STAIRS, NEWEL POSTS, BALUSTERS, AND HANDRAILS TO BE REMOVED.
- REMOVE PORTION OF EXTERIOR WALL AND PREPARE FOR NEW WORK.
- EXISTING WINDOW AND OPENING DETERMINED TO BE NON-ORIGINAL TO STRUCTURE. REMOVE WINDOW AND INFILL WALL.
- EXTERIOR BRICK CHIMNEY TO BE REMOVED. REMOVE PLASTER FROM EXISTING BRICK FIRST, THEN SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- EXISTING DOOR TO BE REMOVED, SALVAGED, AND STORED FOR RE-USE.
- EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
- REMOVE CONCRETE SIDEWALK, EXISTING CURB CUT, AND PLANT GROWTH AT PORTION INDICATED, AND PREPARE FOR NEW WORK.
- REMOVE EXISTING EXTERIOR CONCRETE STEPS AND LANDING PAD.
- PREPARE SITE FOR NEW WORK. ANY NON-ORGANIC BUILDING DEBRIS FOUND IN EXCAVATED SITE TO BE SAVED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- REMOVE T&G WD FLOOR, SALVAGE AND CLEAN NON-ROTTED BOARDS AND STORE FOR USE IN PROPOSED WORK.
- REMOVE FL. 1 WD JOISTS BELOW AND BRACE ADEQUATELY DURING DEMOLITION. SALVAGE, CLEAN, AND STORE NON-ROTTING WD JOISTS AND PREPARE FOR NEW WORK.
- EXISTING WINDOW HAS ROT BEYOND REPAIR. REPLACE WITH NEW PER PROPOSED PLAN.
- REMOVE EXIST. CEMENTITIOUS SIDING TO EXPOSE ORIGINAL WD CLAPBOARD SIDING. EXISTING WD SIDING BEYOND REPAIR TO BE REPLACED WITH NEW TO MATCH.
- EXISTING DOOR TO BE REMOVED TO ACCOMMODATE NEW CODE-COMPLIANT DOOR. SALVAGE DOOR SLAB FOR POTENTIAL RE-USE, ELSEWHERE IN PROJECT.



3 PROPOSED FLOOR 1 PLAN
1/8" = 1'-0"

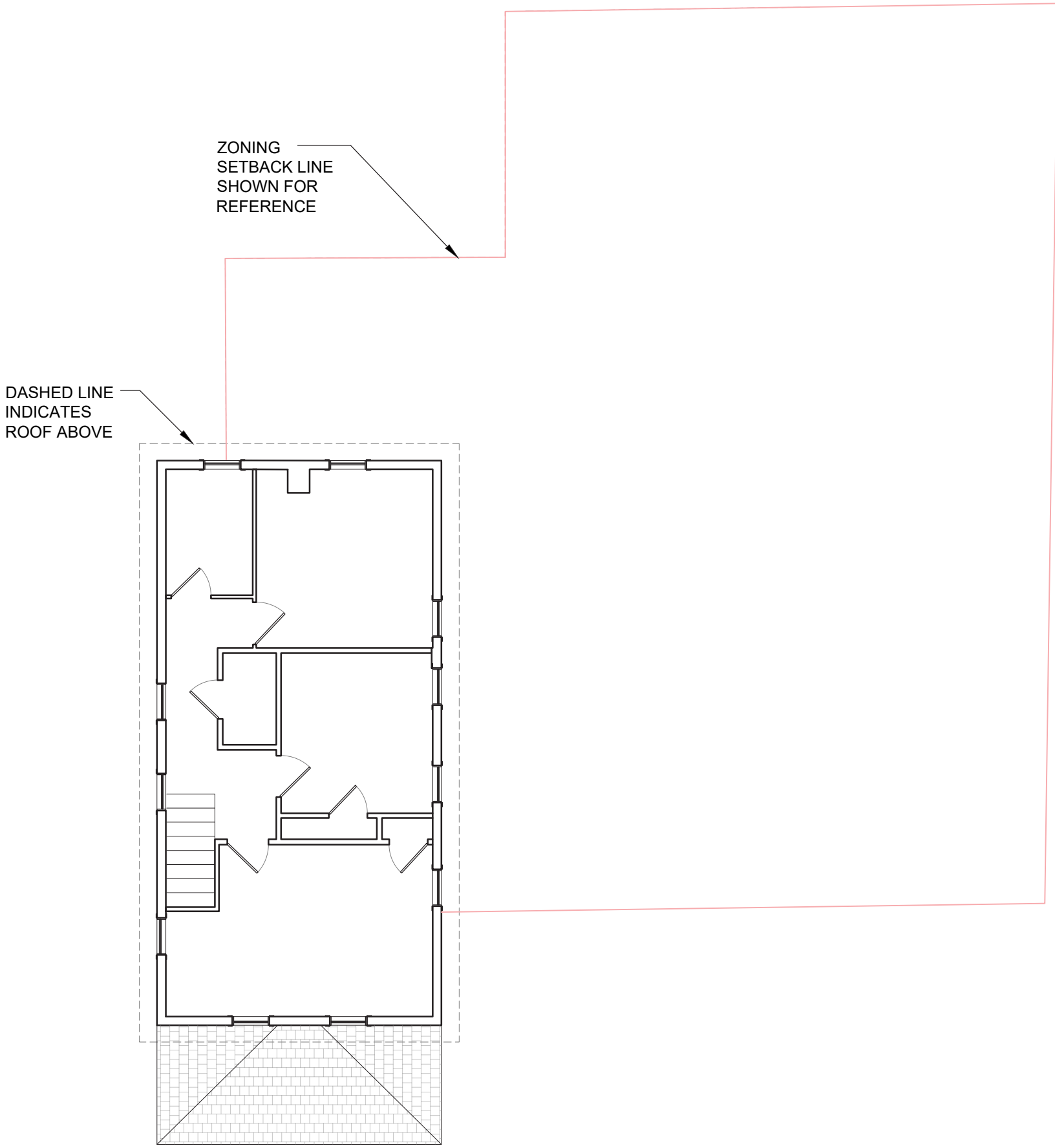
KEY

- WINDOW TAG: SEE SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- DOOR TAG: SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- MATERIAL/FINISH TAG: SEE PROPOSED WORK: MATERIALS SECTION
- PROPERTY LINE

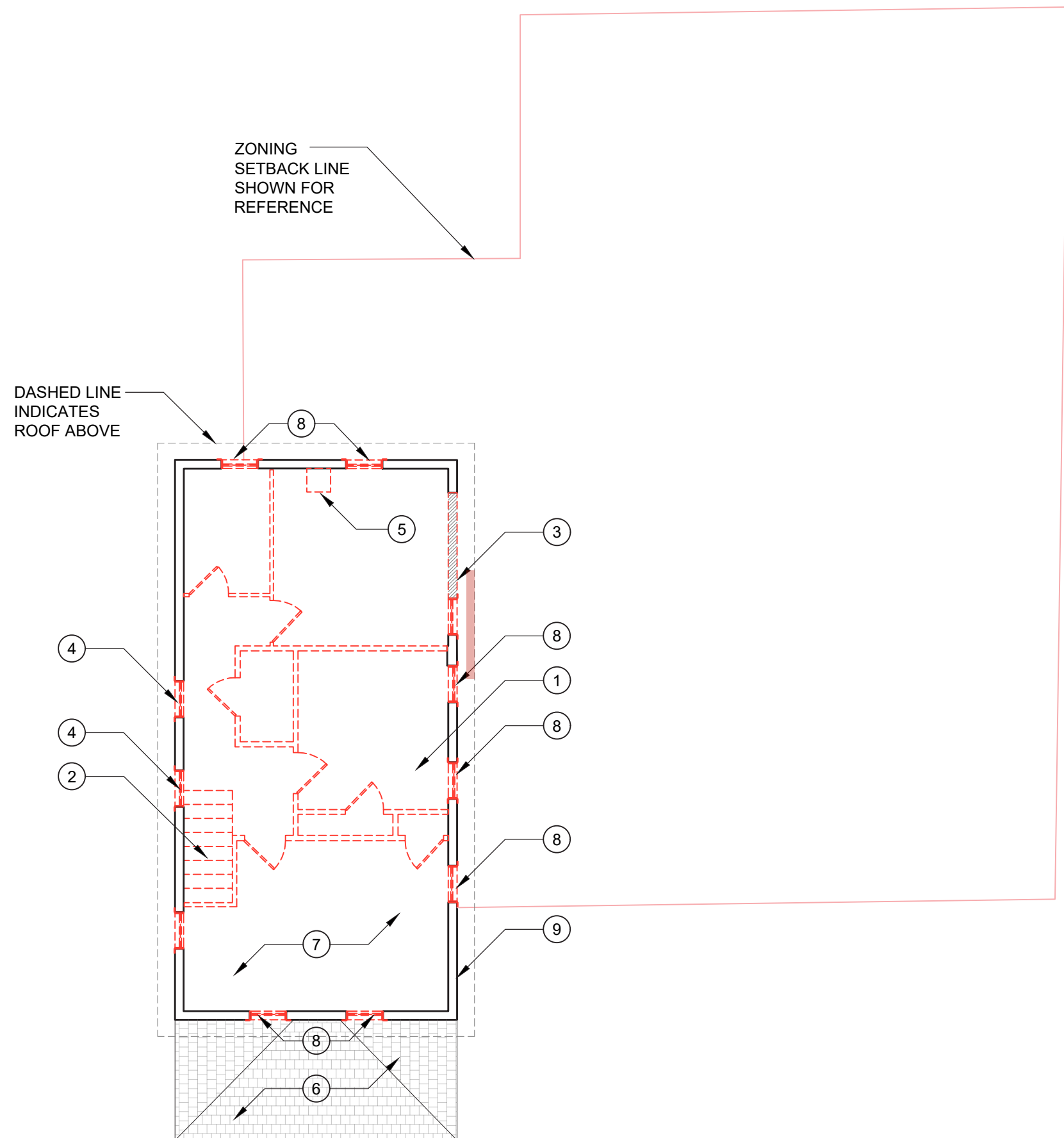
PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

- EMBEDDED PLANTERS
- INVISIBLE GRASS PAVING SYSTEM
- SAND SET MASONRY PAVERS
- STONE PAVER INLAY (DEMARICATION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE)
- CONCRETE
- PLANTING AREA (TO BE DEFINED FURTHER AT LATER DATE)

Plan updated to accommodate means of egress from stair at Connector, eliminated exterior door to rear yard from Collection Storage in New Annex - see Door section.



1 EXISTING FLOOR 2 PLAN
1/8" = 1'-0"



2 DEMO FLOOR 2 PLAN
1/8" = 1'-0"

KEY

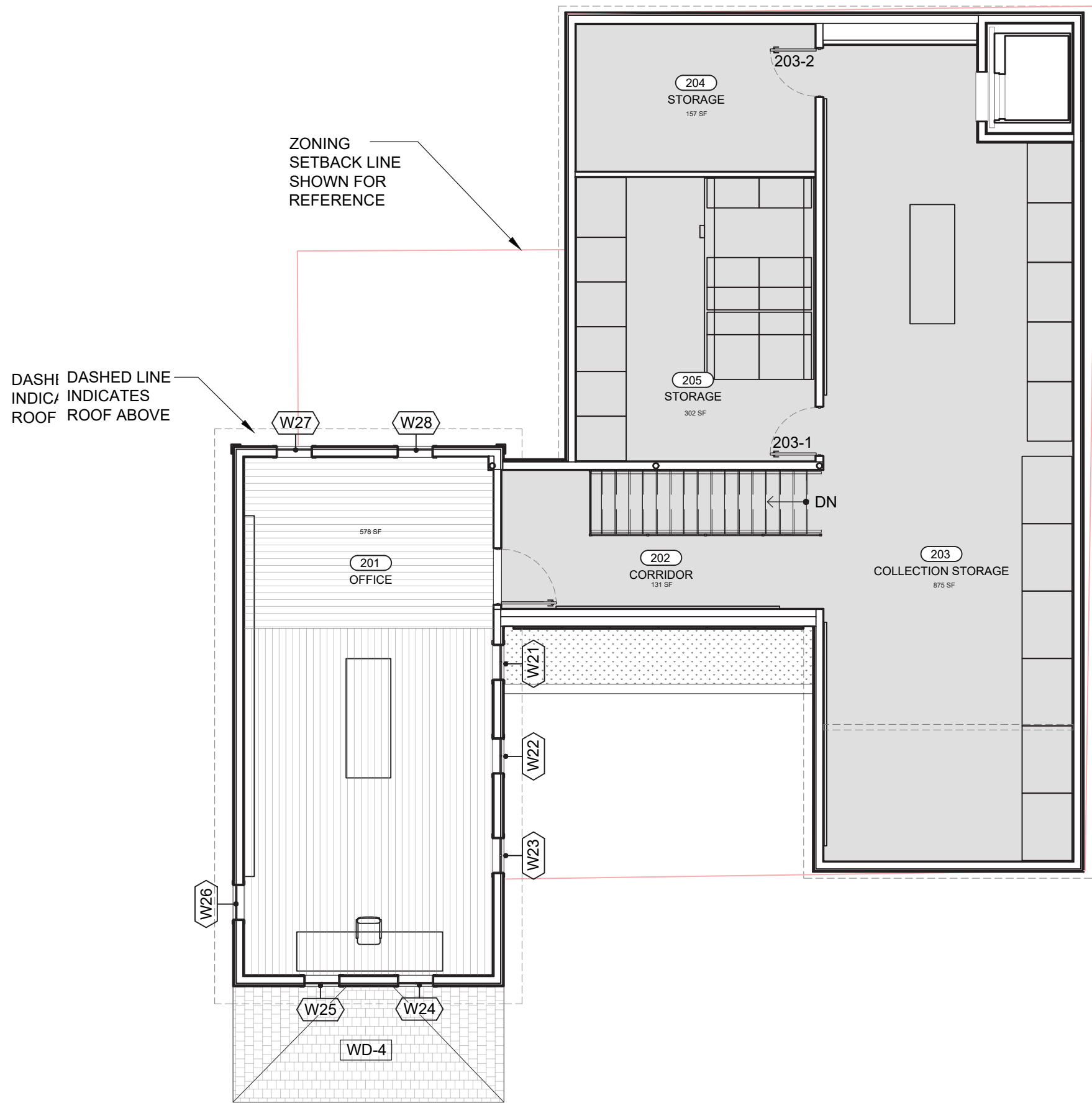
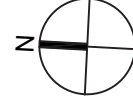
- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- PROPERTY LINE

DEMO GENERAL NOTES

- THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
- DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.
- THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.

DRAWING NOTES

- ALL INTERIOR PARTITIONS, DRYWALL, DOORS, CASED OPENINGS TO BE REMOVED. ALL INTERIOR CONDUIT, CABLES, WALL-MOUNTED FIXTURES, LIGHTING, AND EQUIPMENT TO BE REMOVED.
- INTERIOR STAIRS, NEWEL POSTS, BALUSTERS, AND HANDRAILS TO BE REMOVED.
- REMOVE PORTION OF EXTERIOR WALL AND PREPARE FOR NEW WORK.
- EXISTING WINDOW AND OPENING DETERMINED TO BE NON-ORIGINAL TO STRUCTURE. REMOVE WINDOW AND INFILL WALL.
- INTERIOR BRICK CHIMNEY TO BE REMOVED. REMOVE PLASTER FROM EXISTING BRICK FIRST, THEN SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- EXISTING PORCH ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED ROOFING.
- REMOVE T&G WOOD FLOOR, SALVAGE AND CLEAN NON-ROTTED BOARDS AND STORE FOR USE IN PROPOSED WORK.
- EXISTING WINDOW HAS ROT BEYOND REPAIR. REPLACE WITH NEW PER PROPOSED PLAN.
- REMOVE EXISTING CEMENTITIOUS SIDING TO EXPOSE ORIGINAL W/D CLAPBOARD SIDING. EXISTING WOOD SIDING BEYOND REPAIR TO BE REPLACED WITH NEW TO MATCH.



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

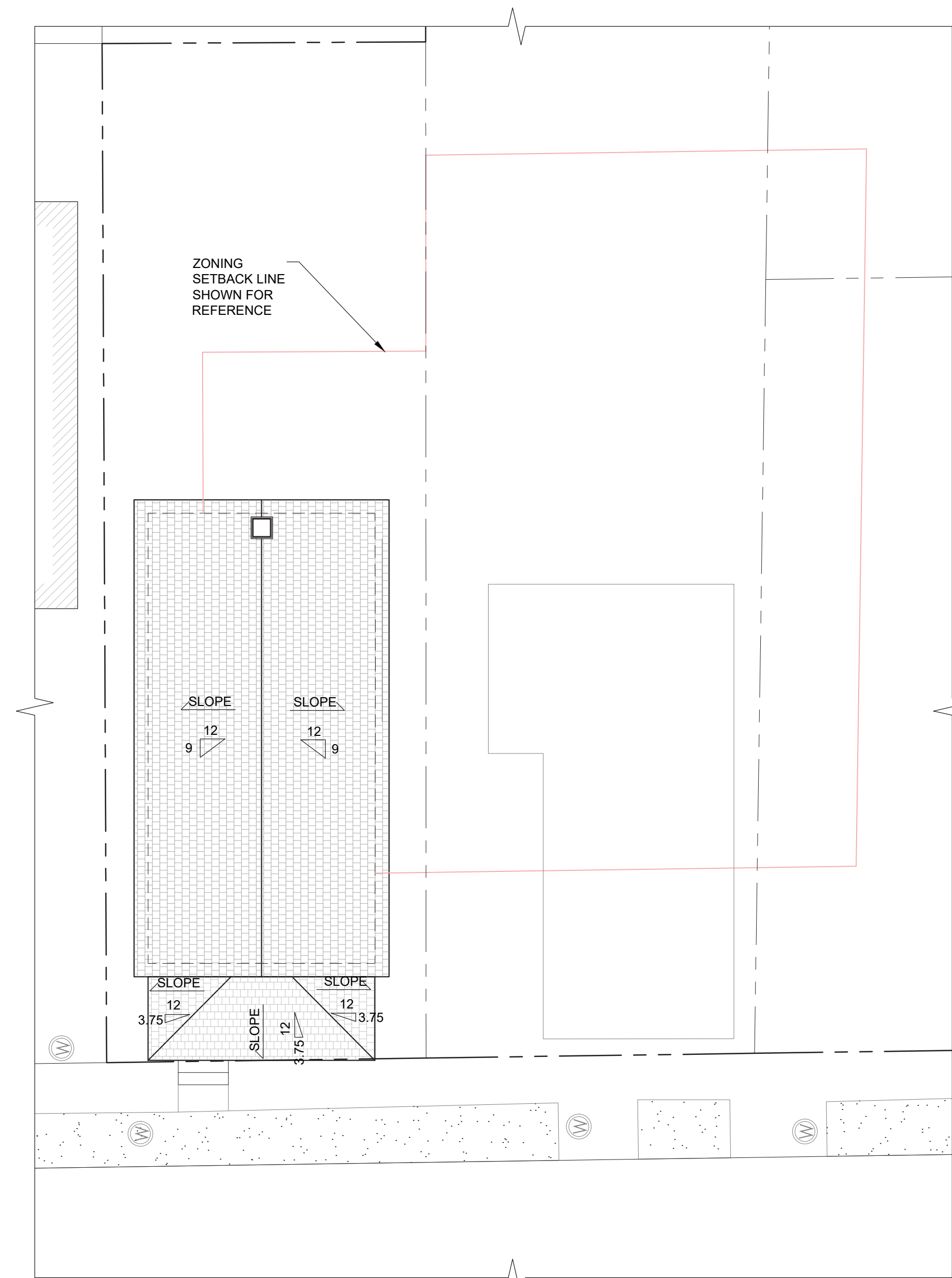
KEY

- WINDOW TAG; SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- DOOR TAG; SEE PROPOSED WORK: WINDOWS & DOORS SECTION
- MATERIAL/FINISH TAG; SEE PROPOSED WORK: MATERIALS SECTION

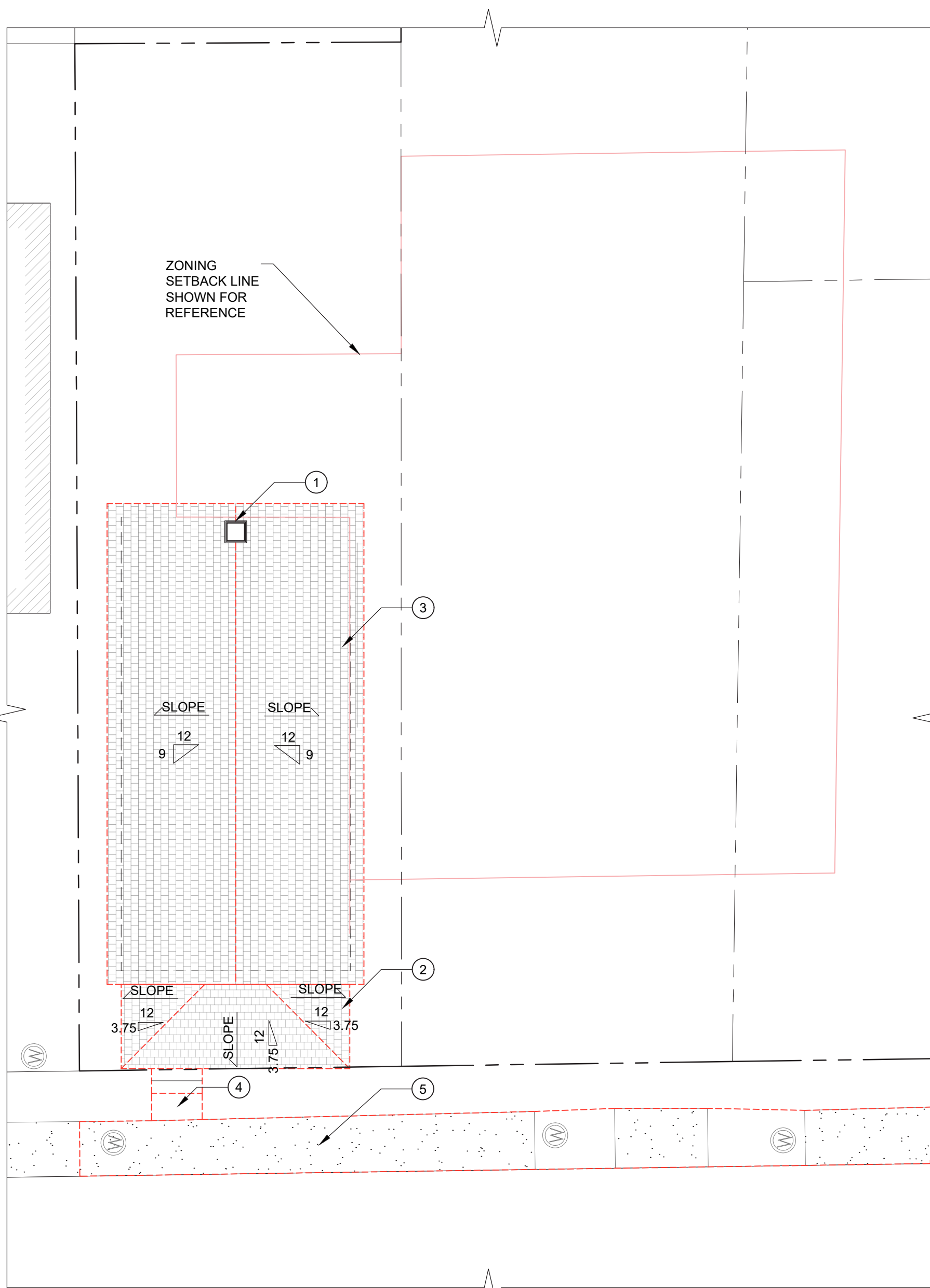
PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

- GREEN ROOF SYSTEM
- CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED / W/D-4
- STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH / MTL-1





1 EXISTING ROOF PLAN
1/8" = 1'-0"



2 DEMO ROOF PLAN
1/8" = 1'-0"



KEY

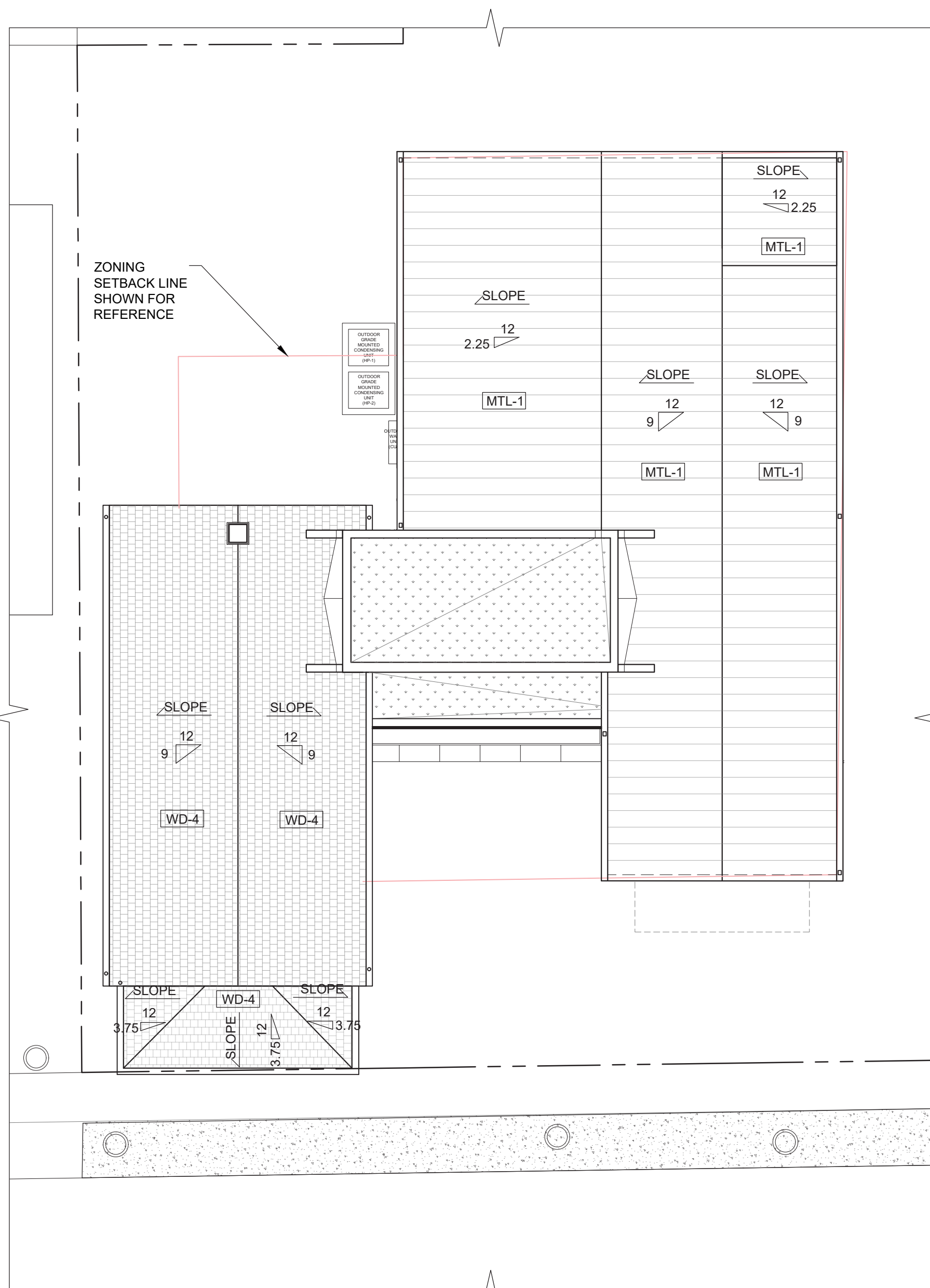
- EXISTING TO REMAIN: SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED
- PROPERTY LINE

DEMO GENERAL NOTES

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DRAWING NOTES

- EXISTING CHIMNEY TO REMAIN ABOVE THE ROOF STRUCTURE. REPOINT BRICK USING LIME-BASED TYPE-0 MORTAR.
- EXISTING PORCH ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED ROOFING. EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
- EXISTING ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED ROOFING.
- REMOVE EXISTING EXTERIOR CONCRETE STEPS AND LANDING PAD.
- REMOVE CONCRETE SIDEWALK, EXISTING CURB CUT, AND PLANT GROWTH AT PORTION INDICATED, AND PREPARE FOR NEW WORK.



3 PROPOSED ROOF PLAN
1/8" = 1'-0"

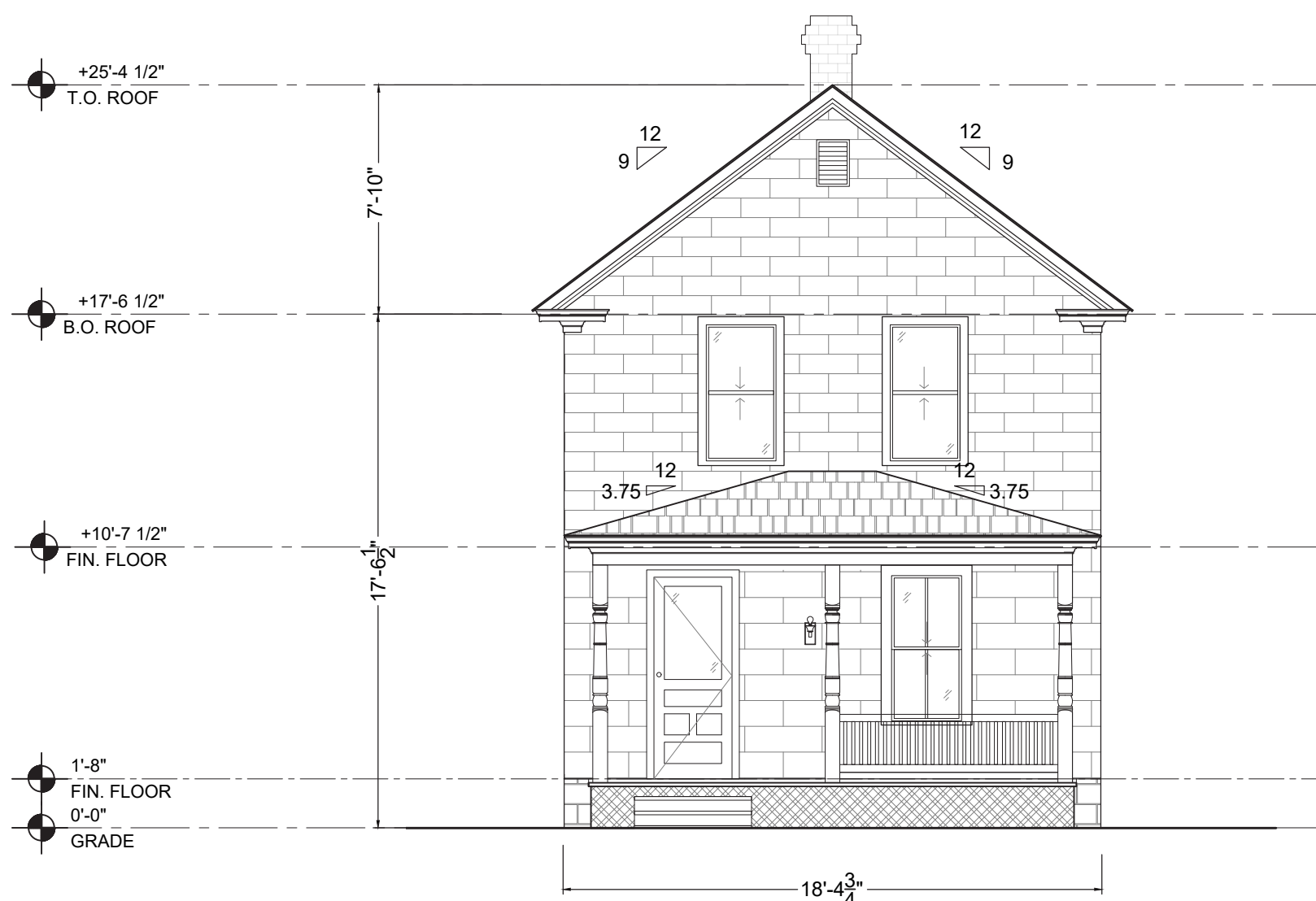


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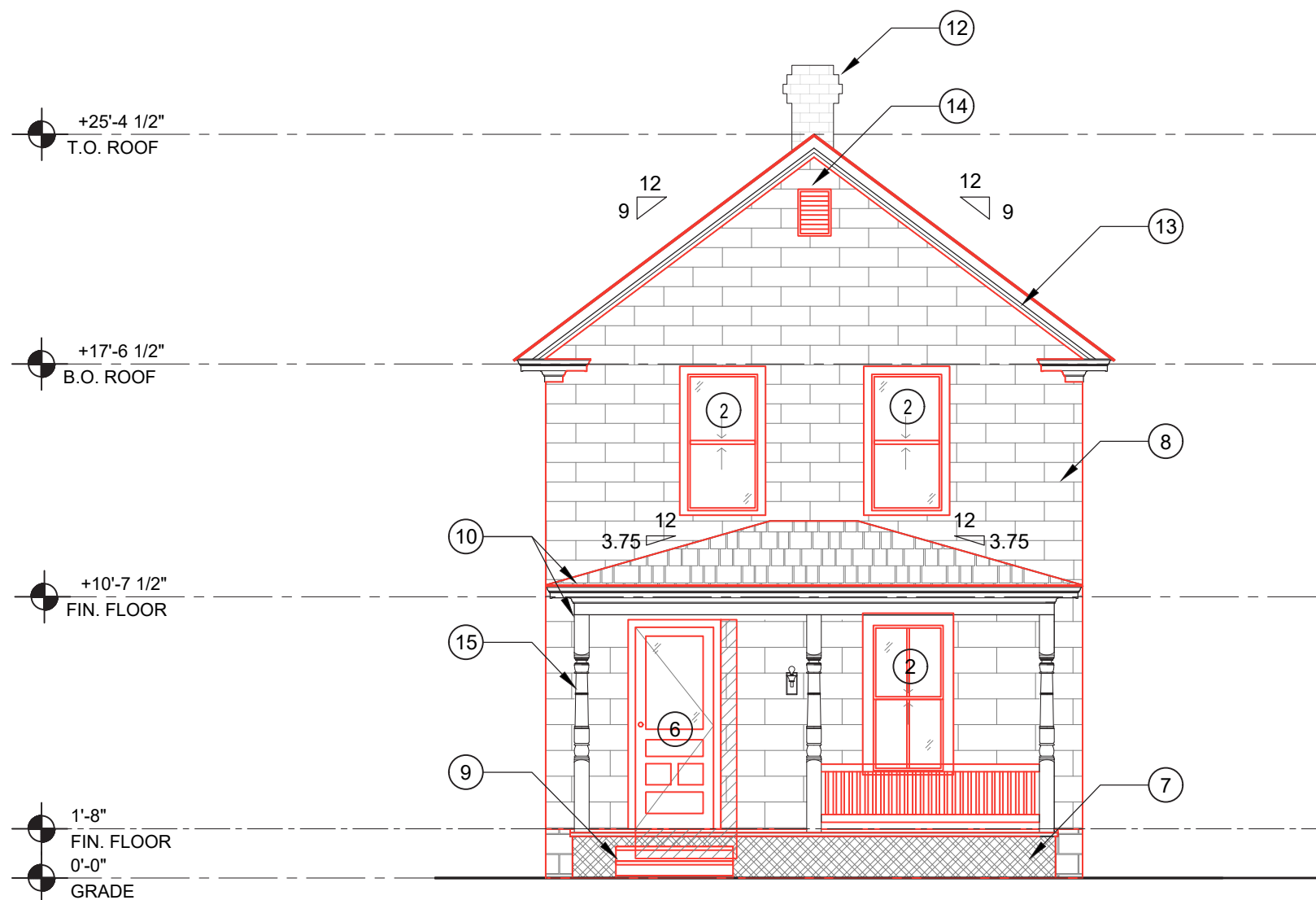
- WXX WINDOW TAG; SEE A-600
- XXX-X DOOR TAG; SEE A-600
- XX-X MATERIAL/FINISH TAG; SEE A-600
- PROPERTY LINE

PROPOSED MATERIAL/FINISH KEY
(SEE PROPOSED WORK: MATERIALS SECTION FOR MORE INFO)

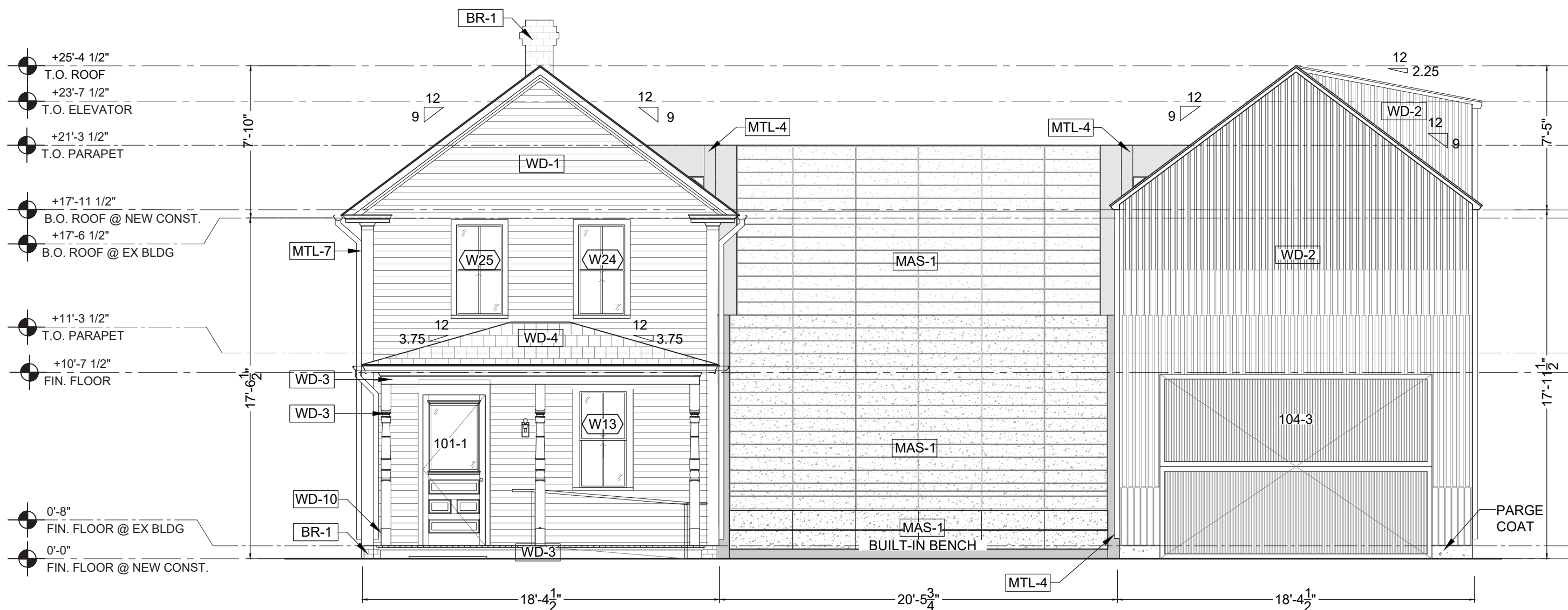
- EMBEDDED PLANTERS
- INVISIBLE GRASS PAVING SYSTEM
- SAND SET MASONRY PAVERS
- STONE PAVER INLAY (DEMARCACTION OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE)
- CONCRETE
- PLANTING AREA (TO BE DEFINED FURTHER AT LATER DATE)
- CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED / WD-4
- STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH / MTL-1



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 DEMO WEST ELEVATION
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"

DEMO GENERAL NOTES

- 1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
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- 3) THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.
- 4) TEMPORARILY BRACE AND LIFT EXIST. STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.
- 5) AFTER NEW FOUNDATION IS IN PLACE, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXIST. WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES

DEMO DRAWING NOTES

- 1) REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE MASONRY FOUNDATION. EXISTING BRICK PIERS ARE TO BE REMOVED AND STORED FOR RE-USE IN NEW FOUNDATION. EXISTING (NON-ORIGINAL) MASONRY INFILL PANELS ARE TO BE REMOVED. INFILL PANEL BRICKS ARE TO BE SALVAGED AND STORED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- 2) EXISTING WINDOW HAS ROT BEYOND REPAIR. REPLACE WITH NEW WINDOW.
- 3) REMOVE PORTION OF EXTERIOR WALL AND PREPARE FOR NEW WORK.
- 4) EXISTING WINDOW AND OPENING DETERMINED TO BE NON-ORIGINAL TO STRUCTURE. REMOVE WINDOW AND INFILL WALL.
- 5) EXTERIOR BRICK CHIMNEY TO BE REMOVED. REMOVE PLASTER FROM EXISTING BRICK FIRST, THEN SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- 6) EXISTING DOOR TO BE REMOVED, SALVAGED, AND STORED FOR RE-USE.
- 7) EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
- 8) REMOVE EXISTING CEMENTITIOUS SIDING TO EXPOSE ORIGINAL WOOD CLAPBOARD SIDING. EXIST. WD SIDING BEYOND REPAIR TO BE REPLACED WITH NEW TO MATCH.

- 9) REMOVE EXISTING EXTERIOR CONCRETE STEPS AND LANDING PAD.
- 10) EXIST. PORCH ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED NEW ROOFING.
- 11) EXIST. ROOF STRUCTURE TO REMAIN. REMOVE EXIST. ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED NEW ROOFING.
- 12) EXISTING CHIMNEY TO REMAIN ABOVE THE ROOF STRUCTURE. REPOINT BRICK USING LIME-BASED TYPE-O MORTAR.
- 13) EXISTING CORNICE AND FRIEZE TRIM TO BE RESTORED. REPLACE ANY ROTTED MATERIAL WITH MAHOGANY, MILLED TO EXISTING PROFILE.
- 14) EXISTING LOUVER TO BE REMOVED. INFILL WALL OPENING AND PATCH ORIGINAL SIDING TO MATCH.
- 15) EXISTING PORCH POSTS TO REMAIN.



Existing West Elevation Photo

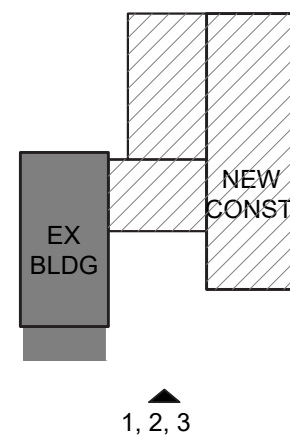
KEY

- WXX WINDOW TAG; SEE A-600
- XXX-X DOOR TAG; SEE A-600
- XX-X MATERIAL/FINISH TAG
- 12 ROOF SLOPE
- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED

MATERIAL/FINISH KEY (SEE PROPOSED WORK MATERIALS SECTION FOR MORE INFO)

- BR-1 RED BRICK; SALVAGE EXISTING AND SUPPLEMENT AS REQUIRED
- CON-3 PIGMENTED CONCRETE TO MATCH COLOR OF MAS-1 AT CONNECTOR CLADDING
- MAS-1 NEW CONSTRUCTION CONNECTOR CLADDING/SAND SET PAVERS
- WD-1 WESTERN RED CEDAR CLAPBOARD, 4" EXPOSURE, UNTREATED
- WD-2 WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED
- WD-3 WESTERN RED CEDAR TO MATCH WD-1
- WD-4 CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED
- WD-10 MAHOGANY BASE AT POSTS
- MTL-1 STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH
- MTL-4 CHARCOAL GRAY METAL
- MTL-5 STEEL HANDRAIL
- MTL-7 COPPER GUTTER/DOWNSPOUT
- MTL-8 CORRUGATED METAL SIDING

KEY PLAN



KEY

WXX WINDOW TAG; SEE A-600

XXX-X DOOR TAG; SEE A-600

XX-X MATERIAL/FINISH TAG

$\frac{12}{9}$ ROOF SLOPE

EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR

EXISTING TO BE REMOVED

PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED

MATERIAL/FINISH KEY
(SEE PROPOSED WORK MATERIALS SECTION FOR MORE INFO)

BR-1 RED BRICK; SALVAGE EXISTING AND SUPPLEMENT AS REQUIRED

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MAS-1 NEW CONSTRUCTION CONNECTOR CLADDING/SAND SET PAVERS

WD-1 WESTERN RED CEDAR CLAPBOARD, 4" EXPOSURE, UNTREATED

WD-2 WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED

WD-3 WESTERN RED CEDAR TO MATCH WD-1

WD-4 CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED

WD-10 MAHOGANY BASE AT POSTS

MTL-1 STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH

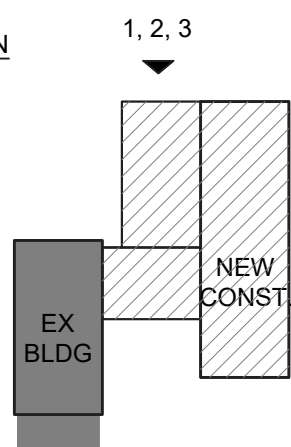
MTL-4 CHARCOAL GRAY METAL

MTL-5 STEEL HANDRAIL

MTL-7 COPPER GUTTER/DOWNSPOUT

MTL-8 CORRUGATED METAL SIDING

KEY PLAN



Existing East Elevation Photo

DEMO DRAWING NOTES

- REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE MASONRY FOUNDATION. EXISTING BRICK PIERS ARE TO BE REMOVED AND STORED FOR RE-USE IN NEW FOUNDATION. EXISTING (NON-ORIGINAL) MASONRY INFILL PANELS ARE TO BE REMOVED. INFILL PANEL BRICKS ARE TO BE SALVAGED AND STORED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
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- EXISTING LOUVER TO BE REMOVED. INFILL WALL OPENING AND PATCH ORIGINAL SIDING TO MATCH.
- EXISTING PORCH POSTS TO REMAIN.

Originally proposed custom concrete cladding at rear of New Annex Connector substituted for charcoal gray sinewave corrugated metal cladding - see Cladding section.

Door 106-1 added as means of egress at connector; originally proposed door 103-2 eliminated.

REVISION
See notes
in green.

Existing house at 106 Talbot Lane elevations updated to reflect field measurements.

EXISTING EAST ELEVATION

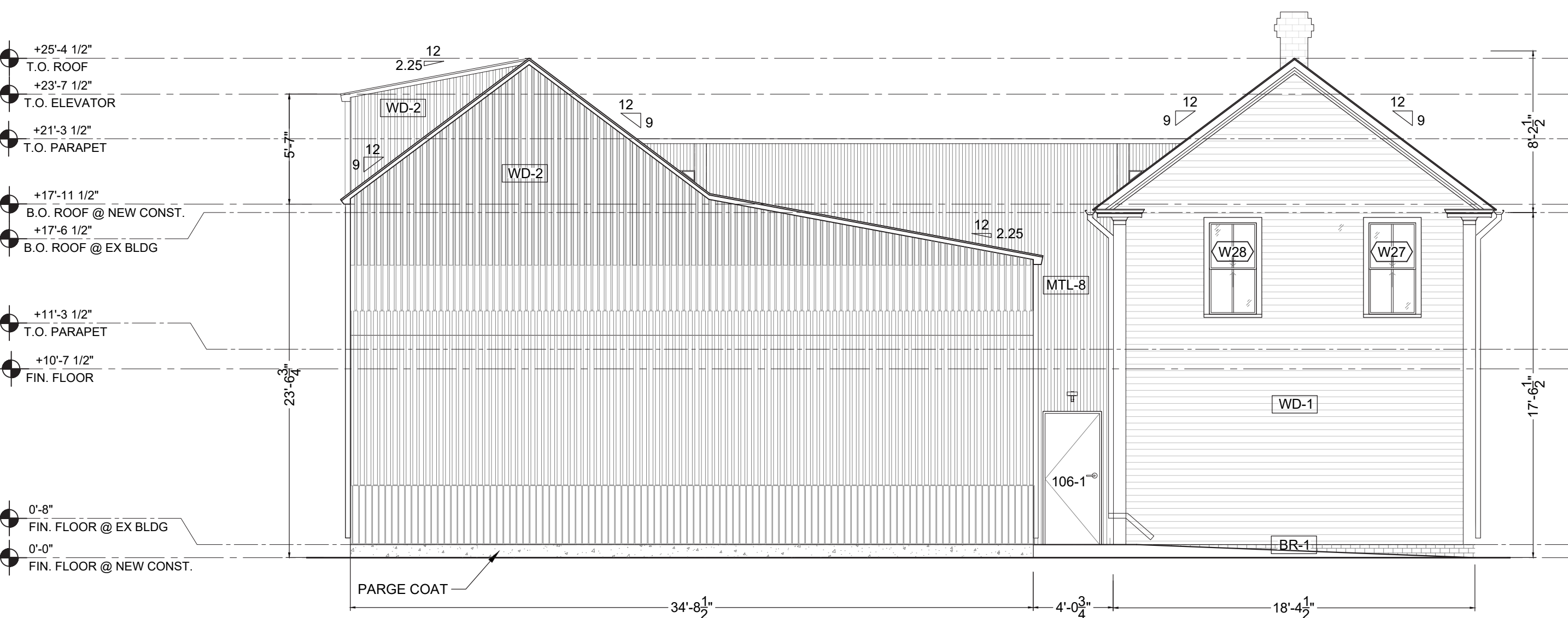
3/16" = 1'-0"

DEMO GENERAL NOTES

- THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
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- TEMPORARILY BRACE AND LIFT EXIST. STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.
- AFTER NEW FOUNDATION IS IN PLACE, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXIST. WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES

DEMO EAST ELEVATION

3/16" = 1'-0"

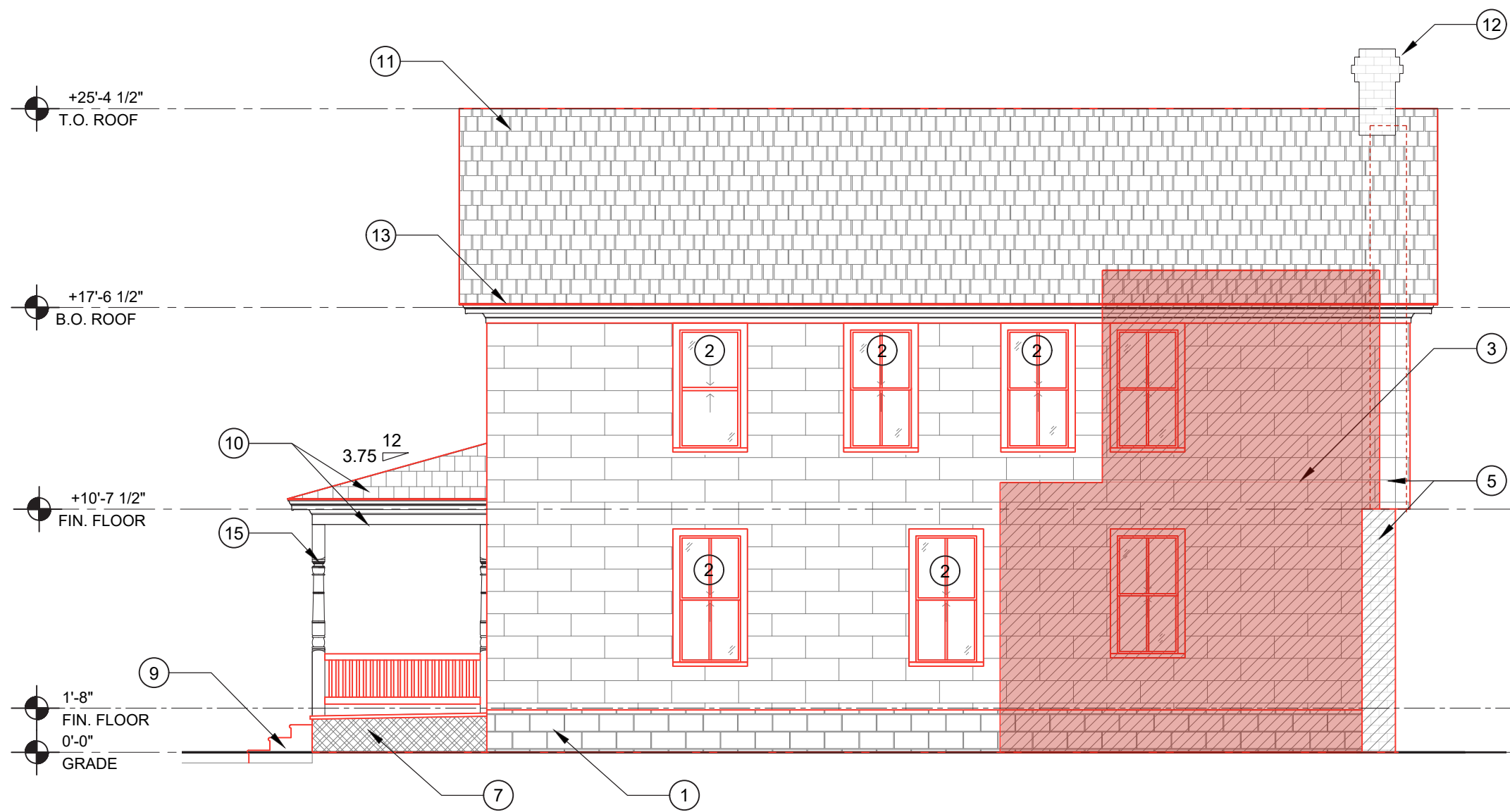


PROPOSED EAST ELEVATION

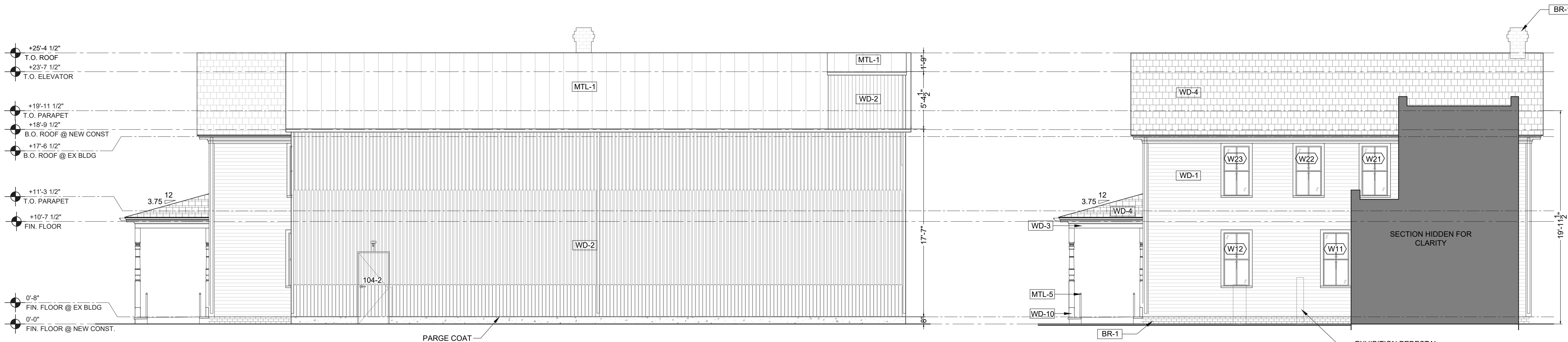
3/16" = 1'-0"



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2 DEMO SOUTH ELEVATION
3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



Existing South Elevation Photo

DEMO DRAWING NOTES

- 1 REMOVE EXISTING ALUMINUM CLADDING TO EXPOSE MASONRY FOUNDATION. EXISTING BRICK PIERS ARE TO BE REMOVED AND STORED FOR RE-USE IN NEW FOUNDATION. EXISTING (NON-ORIGINAL) MASONRY INFILL PANELS ARE TO BE REMOVED. INFILL PANEL BRICKS ARE TO BE SALVAGED AND STORED FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- 2 EXISTING WINDOW HAS ROT BEYOND REPAIR. REPLACE WITH NEW WINDOW.
- 3 REMOVE PORTION OF EXTERIOR WALL AND PREPARE FOR NEW WORK.
- 4 EXISTING WINDOW AND OPENING DETERMINED TO BE NON-ORIGINAL TO STRUCTURE. REMOVE WINDOW AND INFILL WALL.
- 5 EXTERIOR BRICK CHIMNEY TO BE REMOVED. REMOVE PLASTER FROM EXISTING BRICK FIRST, THEN SALVAGE BRICKS AND STORE FOR USE IN PROPOSED CUSTOM COMPOSITE MASONRY ELEMENTS.
- 6 EXISTING DOOR TO BE REMOVED, SALVAGED, AND STORED FOR RE-USE.
- 7 EXISTING PORCH FLOOR ASSEMBLY AND TRELLIS SCREENING TO BE REMOVED. SALVAGE NON-ROTTED WD MEMBERS FOR RE-USE.
- 8 REMOVE EXISTING CEMENTITIOUS SIDING TO EXPOSE ORIGINAL WOOD CLAPBOARD SIDING. EXIST. WD SIDING BEYOND REPAIR TO BE REPLACED WITH NEW TO MATCH.
- 9 REMOVE EXISTING EXTERIOR CONCRETE STEPS AND LANDING PAD.
- 10 EXIST. PORCH ROOF STRUCTURE TO REMAIN. REMOVE EXISTING ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED NEW ROOFING.
- 11 EXIST. ROOF STRUCTURE TO REMAIN. REMOVE EXIST. ASPHALT SHINGLE ROOFING AND PREP FOR PROPOSED NEW ROOFING.
- 12 EXISTING CHIMNEY TO REMAIN ABOVE THE ROOF STRUCTURE. REPOINT BRICK USING LIME-BASED TYPE-O MORTAR.
- 13 EXISTING CORNICE AND FRIEZE TRIM TO BE RESTORED. REPLACE ANY ROTTED MATERIAL WITH MAHOGANY, MILLED TO EXISTING PROFILE.
- 14 EXISTING LOUVER TO BE REMOVED. INFILL WALL OPENING AND PATCH ORIGINAL SIDING TO MATCH.
- 15 EXISTING PORCH POSTS TO REMAIN.

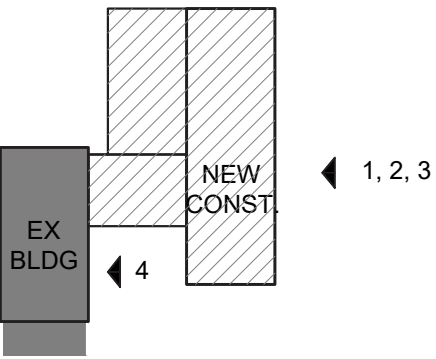
KEY

- WXX WINDOW TAG; SEE A-600
- XXX-X DOOR TAG; SEE A-600
- XX-X MATERIAL/FINISH TAG
- $\frac{12}{x}$ ROOF SLOPE
- EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR
- EXISTING TO BE REMOVED
- PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED

MATERIAL/FINISH KEY
(SEE PROPOSED WORK MATERIALS SECTION FOR MORE INFO)

- BR-1 RED BRICK; SALVAGE EXISTING AND SUPPLEMENT AS REQUIRED
- CON-3 PIGMENTED CONCRETE TO MATCH COLOR OF MAS-1 AT CONNECTOR CLADDING
- MAS-1 NEW CONSTRUCTION CONNECTOR CLADDING/SAND SET PAVERS
- WD-1 WESTERN RED CEDAR CLAPBOARD, 4" EXPOSURE, UNTREATED
- WD-2 WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED
- WD-3 WESTERN RED CEDAR TO MATCH WD-1
- WD-4 CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED
- WD-10 MAHOGANY BASE AT POSTS
- MTL-1 STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH
- MTL-4 CHARCOAL GRAY METAL
- MTL-5 STEEL HANDRAIL
- MTL-7 COPPER GUTTER/DOWNSPOUT
- MTL-8 CORRUGATED METAL SIDING

KEY PLAN



KEY

WXX WINDOW TAG; SEE A-600

XXX-X DOOR TAG; SEE A-600

XX-X MATERIAL/FINISH TAG

$\frac{12}{x}$ ROOF SLOPE

EXISTING TO REMAIN; SEE GENERAL NOTES FOR INFO RE: REBUILDING PORTIONS OF BLDG IN DISREPAIR

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WD-2 WESTERN RED CEDAR VERTICAL APPLIED BOARDS, UNTREATED

WD-3 WESTERN RED CEDAR TO MATCH WD-1

WD-4 CYPRESS OR CEDAR SHINGLE ROOFING, UNTREATED

WD-10 MAHOGANY BASE AT POSTS

MTL-1 STANDING SEAM ALUMINUM ROOF, CHARCOAL GRAY FINISH

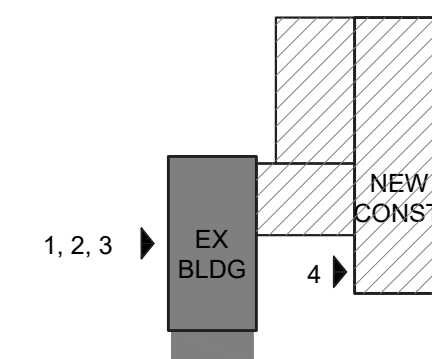
MTL-4 CHARCOAL GRAY METAL

MTL-5 STEEL HANDRAIL

MTL-7 COPPER GUTTER/DOWNSPOUT

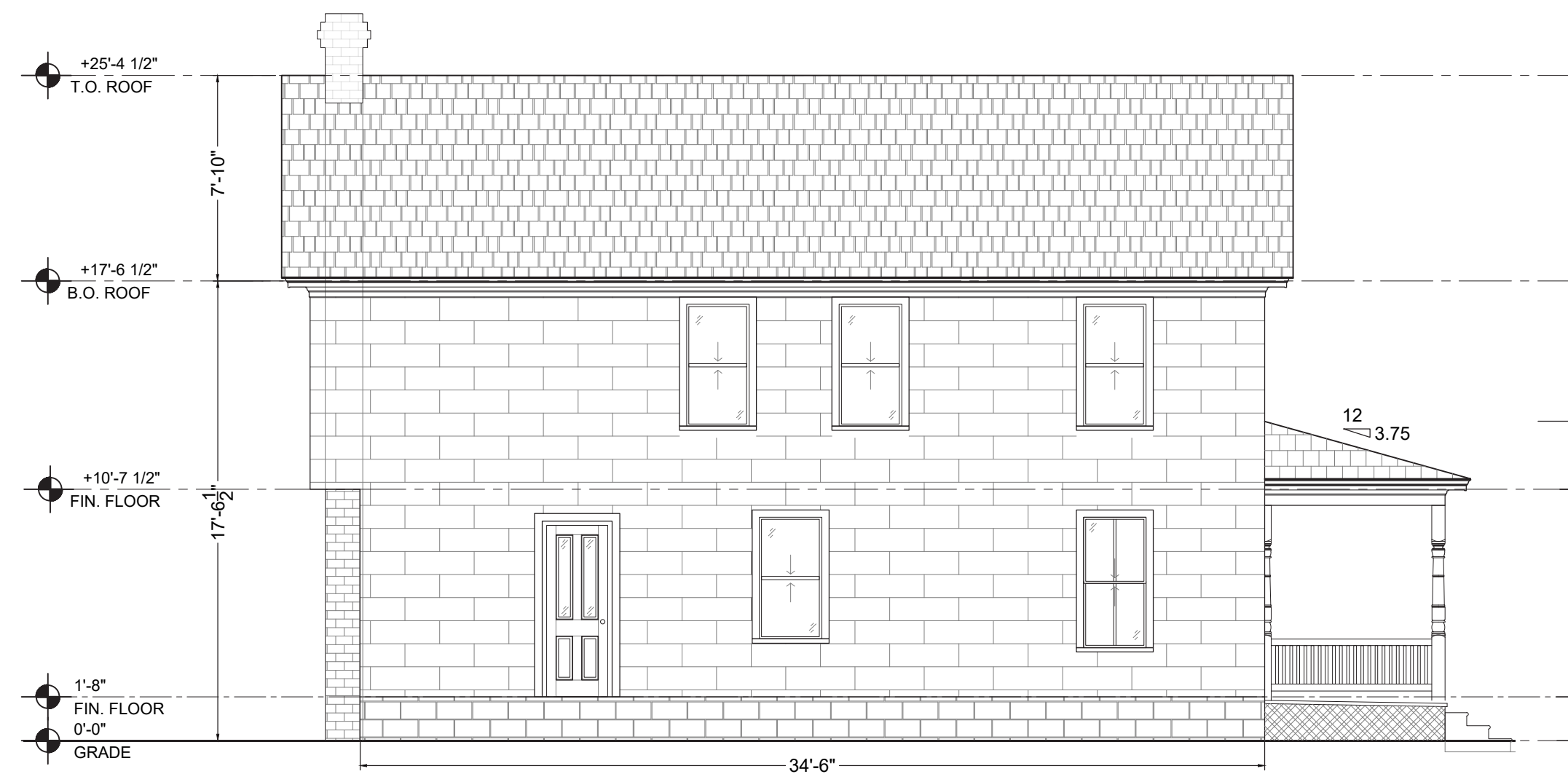
MTL-8 CORRUGATED METAL SIDING

KEY PLAN



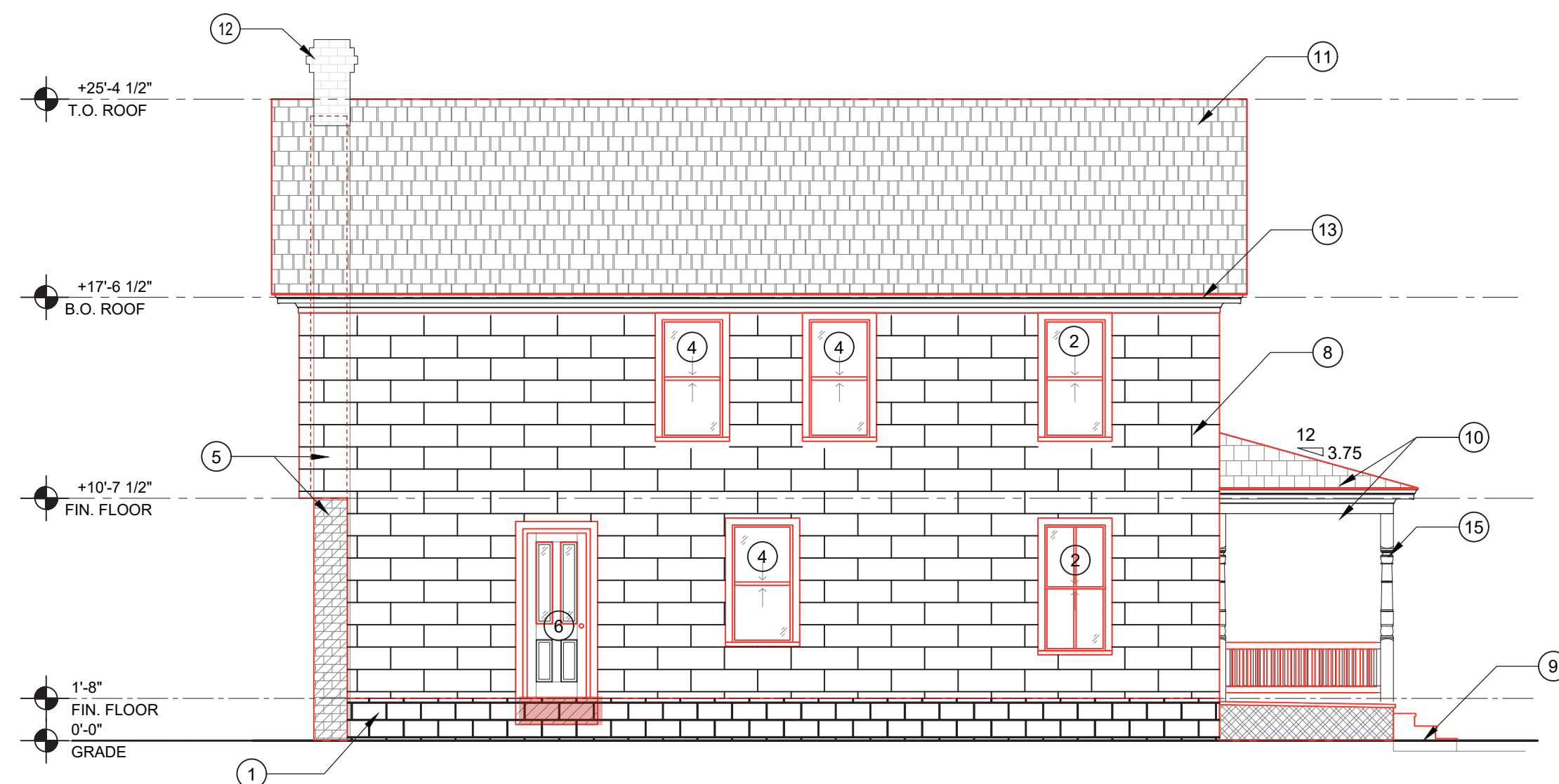
Existing North Elevation Photo

1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



DEMO GENERAL NOTES

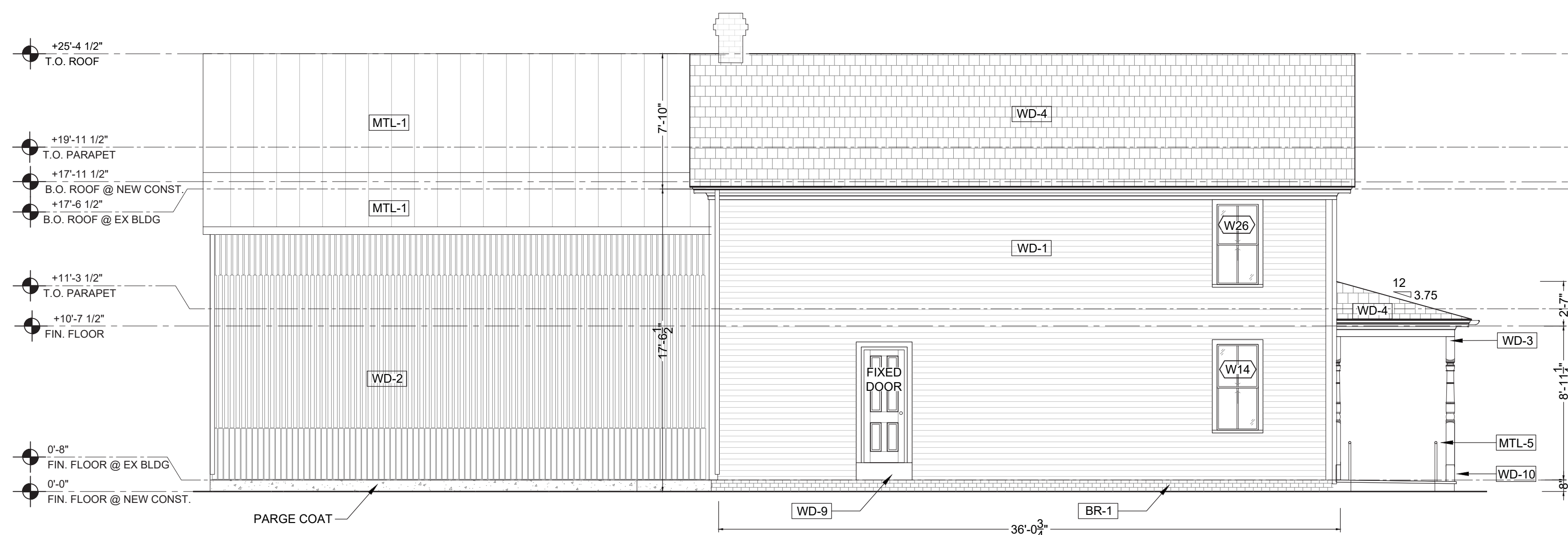
- 1) THE INTENT IS TO KEEP AS MUCH OF THE EXISTING STRUCTURE AT 106 TALBOT LANE INTACT AS POSSIBLE AND RESTORE THE HOUSE TO ITS MATERIALITY, FENESTRATION, AND OVERALL APPEARANCE AT THE PERIOD OF ITS INITIAL CONSTRUCTION, WHICH IS ESTIMATED TO HAVE OCCURRED BETWEEN 1912 AND 1919. THE SCOPE OF DEMOLITION INCLUDES REMOVAL OF BUILDING ELEMENTS AND MATERIALS DETERMINED TO BE NON-ORIGINAL.
- 2) DEMO NOTES ARE BASED ON SITE OBSERVATIONS MADE DURING AN EXISTING CONDITIONS SURVEY. THE EXTENT OF ROTTING AND DAMAGE TO THE EXISTING STRUCTURE ARE SEVERE IN MANY AREAS. SOME OF THE EXISTING STRUCTURE AND BUILDING ELEMENTS WILL REQUIRE REPLACEMENT.
- 3) THE NEW WORK PROPOSES MAINTAINING THE EXISTING OVERALL DIMENSIONAL VOLUME OF THE HOUSE WHILE LOWERING THE FIRST FLOOR TO INCREASE ACCESSIBILITY AND ACCOMMODATE PROGRAMMATIC REQUIREMENTS IN THE PROJECT.
- 4) TEMPORARILY BRACE AND LIFT EXIST. STRUCTURE TO ALLOW FOR INSTALLATION OF NEW FOUNDATION.
- 5) AFTER NEW FOUNDATION IS IN PLACE, LOWER EXISTING STRUCTURE DOWN ONTO NEW FOUNDATION. EXISTING JOISTS TO BE REMOVED. STORE NON-ROTTING JOISTS FOR POTENTIAL RE-USE. EXIST. WOOD SILLS TO REMAIN AND BEAR ON NEW P.T. PLATES



DEMO DRAWING NOTES

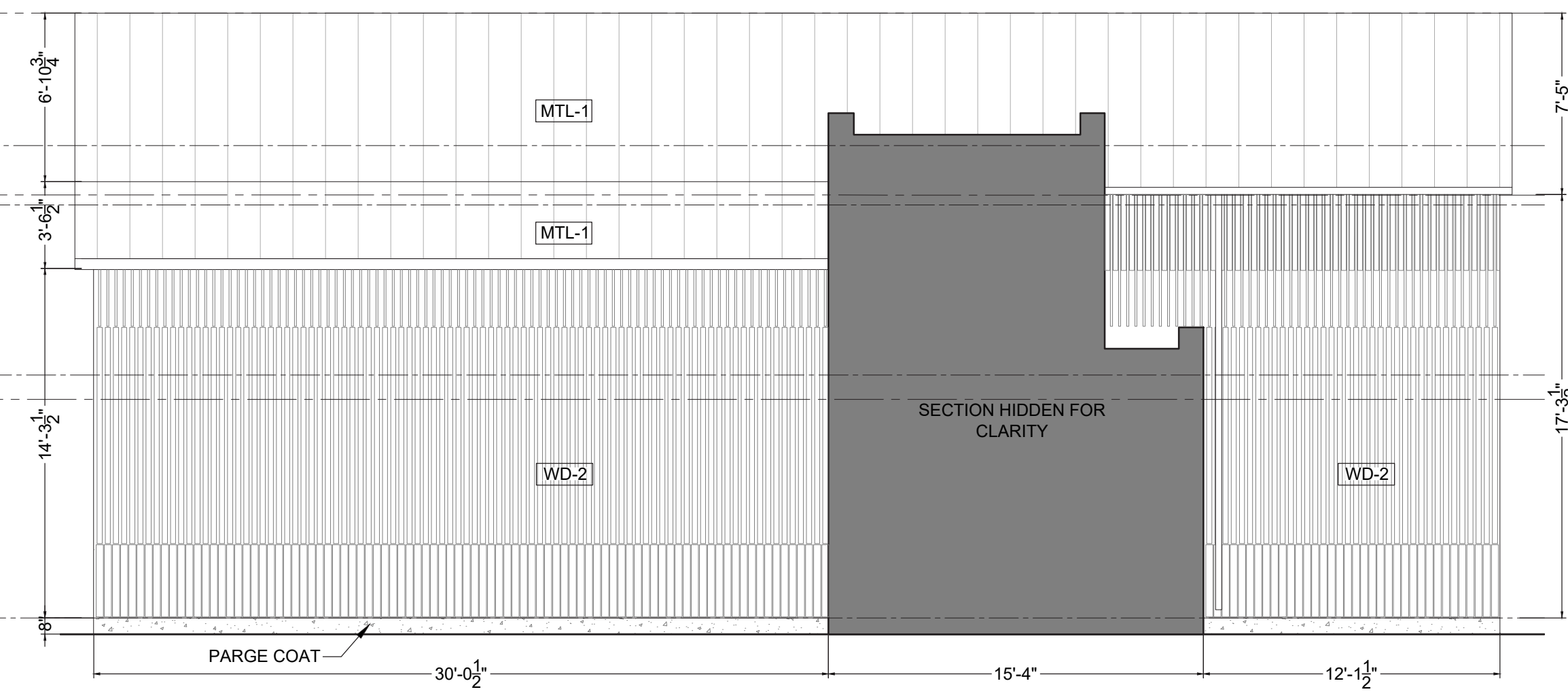
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2 DEMO NORTH ELEVATION
3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

4 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



Proposed Wood Cladding at Existing Building

The original wood siding has been determined to be 4 inch exposure cedar clapboard siding and is currently covered by non-original cementitious siding. The cementitious siding is proposed to be removed to expose the original wood siding. All replacement siding is to match original and shall be left untreated to age naturally.

Design Reference Images



Aged Cedar

Selected Product (final selection pending bidding)

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Products BevelClapboard Raw Bevel

1/2 x 4 Western Red Cedar A & Better Grade, Bevel
SKU# 1C104A

1/2 X 4 WESTERN RED CEDAR / A & BETTER GRADE / RAW BEVEL

Raw Bevel / Clapboard Specifications:

- 1/2 x 4
- Western Red Cedar (WRC)
- A & Better Grade (A&BTG)
- Raw Bevel / Clapboard Siding
- Available in various lengths (Linear Foot). Please include the desired length when submitting quotes online.

Western Red Cedar - A & Better Grade:

- Ideal to applications where finishing requirements are less exacting.
- Limiting provisions includes small seasoning checks, occasional very light splits on edges and backs.
- Allows for two small, sound tight joints or their equivalent.

Are you looking for raw bevel or clapboard siding for home building and construction project? Please see high quality 1/2 x 4 Western Red Cedar Wood (WRC) A & Better Grade (A&BTG) Bevel / Clapboard Siding in our raw bevel / clapboard products and selections. Submit a quote, call or visit us for more info.

Proposed Wood Cladding at New Construction (Annex)

The proposed applied cladding is to match cedar siding at existing building, but oriented vertically. The proposed pattern references existing neighborhood board and batten cladding patterns with horizontal breaks. The elevation heights of the rhythm changes relate to the existing building window sill and meeting rail heights. Applied board siding shall be left untreated to age naturally.

Neighborhood Precedent Reference Images

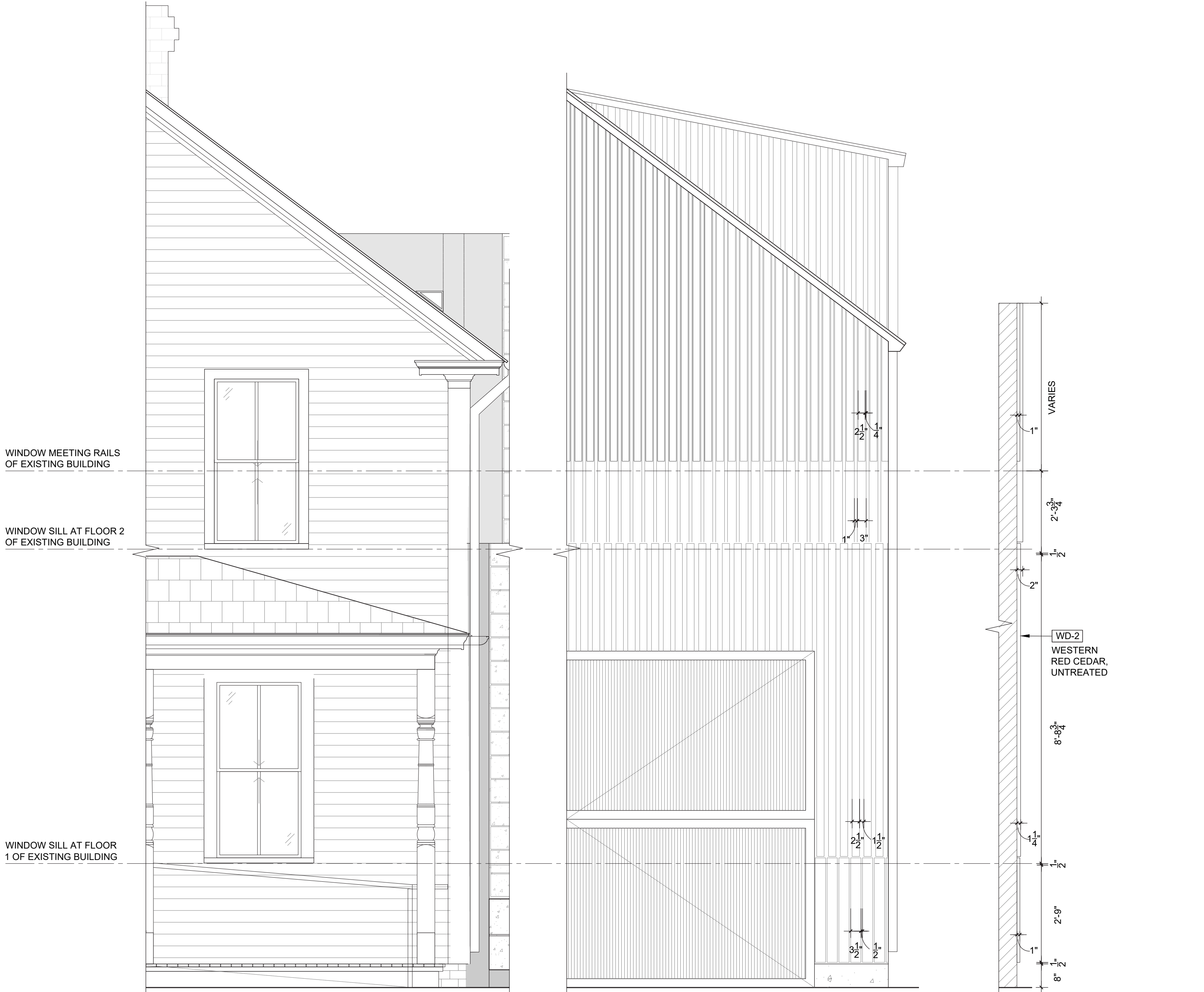


200 North St

Design Reference Images



Cladding Pattern: Existing/Proposed Relationship



1 WEST ELEVATION AT EXISTING BUILDING
1/2" = 1'-0"

2 WEST ELEVATION AT NEW CONSTRUCTION
1/2" = 1'-0"

3 NEW CONSTRUCTION CLADDING SECTION
1/2" = 1'-0"

Proposed Exterior Perspective



Existing Building
(106 Talbot Lane)

New Construction
("Connector")

New Construction
("Annex")

Proposed Cladding at New Construction (Connector)
Commissioned Mockup

Color Mixing
References



Mockup 1: Buddy
Rhodes pigments



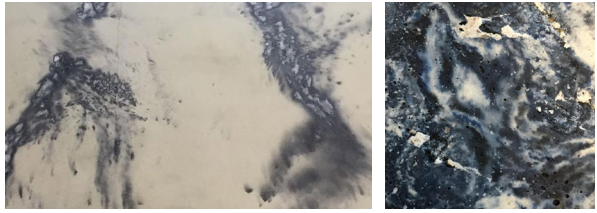
Originally proposed custom sand
set pavers substituted for standard
masonry pavers, color matched
to custom concrete cladding

Courtyard Rendering



Mockup Specifications

color mixing
Use (3) pigments to achieve clouded "watercolor" effect similar to prior work shown below in subtle range of hues naturally occurring in weathered brick. Hue pattern/color mixing in mockup plans shown for reference only--it is understood that mixing will vary with mockup.

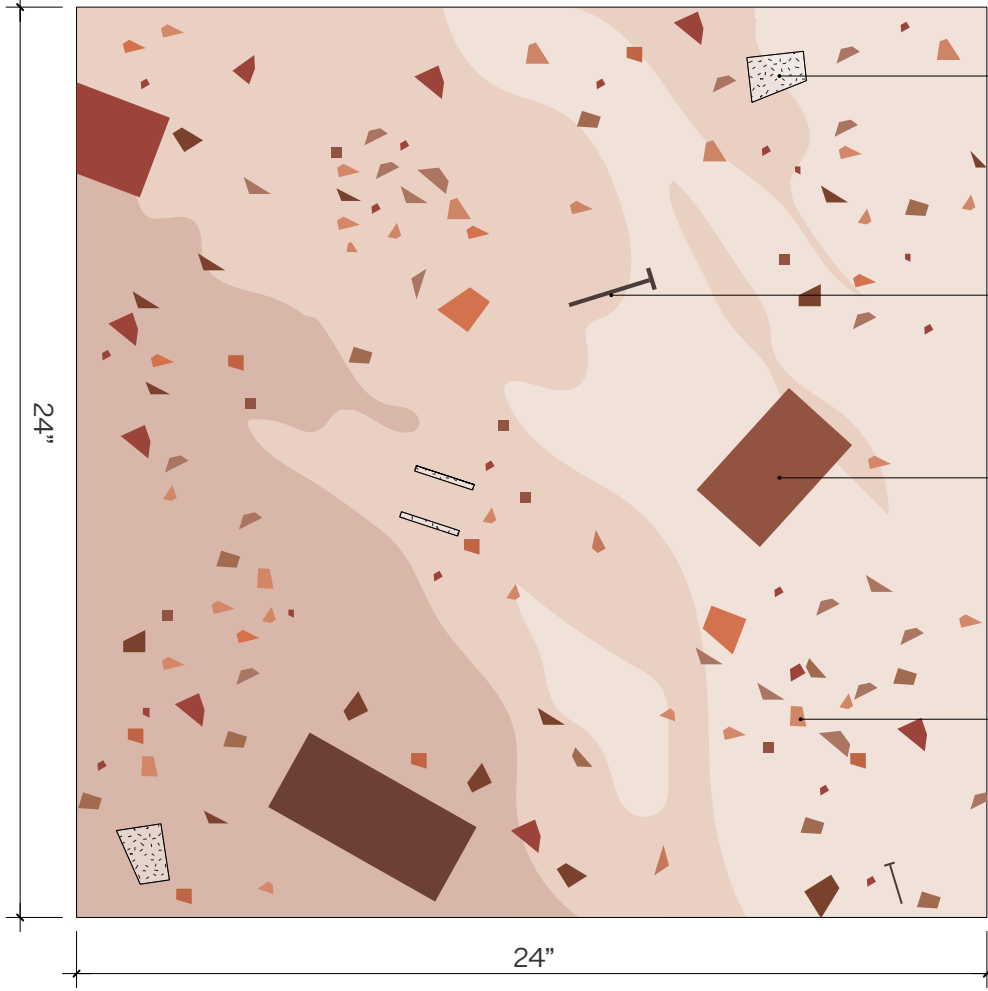


previous work by local artisan

embedded objects/aggregate
To be distributed to achieve variation across mockup similar to distribution of prior work shown below. See descriptions of embedded objects/aggregate to the right.



previous work by local artisan



broken glass
For mockup purposes could be any clear/brown/amber glass available. TBD if we could use glass found on site (e.g. perfume bottle). Shown with hatch for clarity.

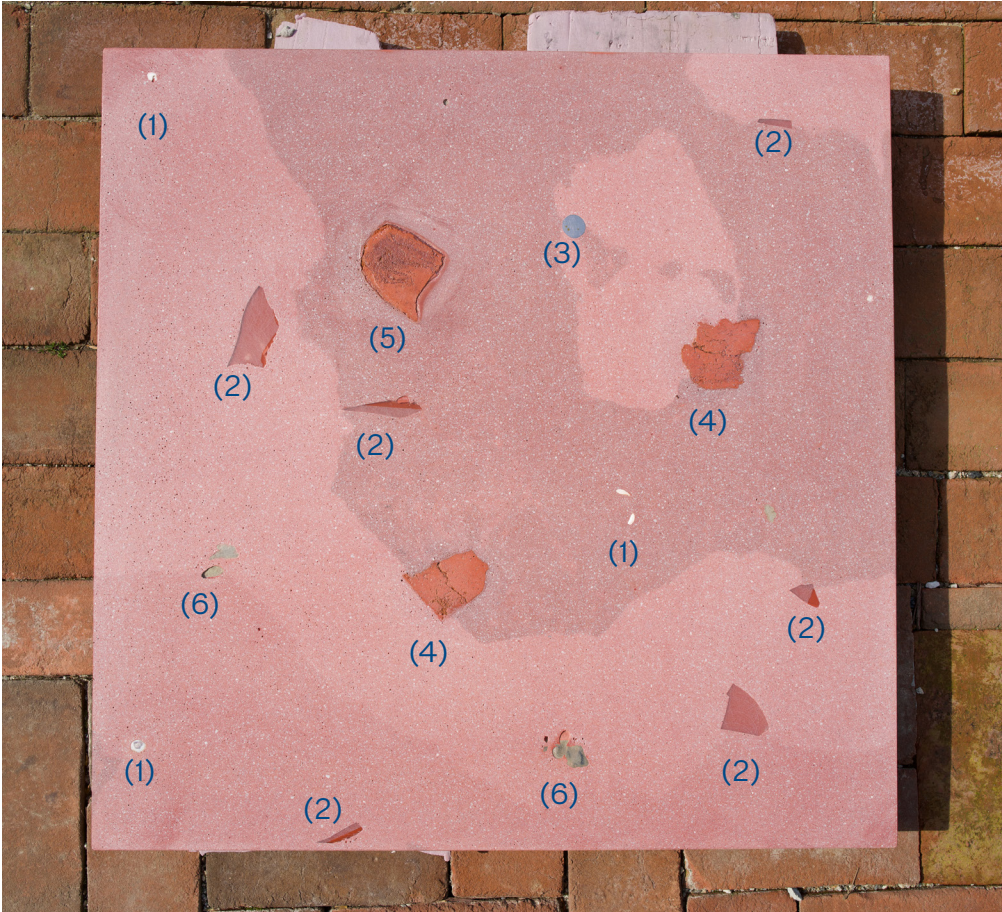
metal pieces
For mockup purposes could try nails, screws, other smaller scrap pieces ranging 1"-4" in size.

sawn brick sections
Would like to see how a few (2-3) full sections of brick works. Could be cut at different angles to achieve variation in size. Would like to use brick from site but for mockup purposes could supplement with other found brick (preferably weathered).

crushed brick
Sledgehammered red brick varied in size. Would like to use brick from site but for mockup purposes could supplement with other found brick (preferably weathered).

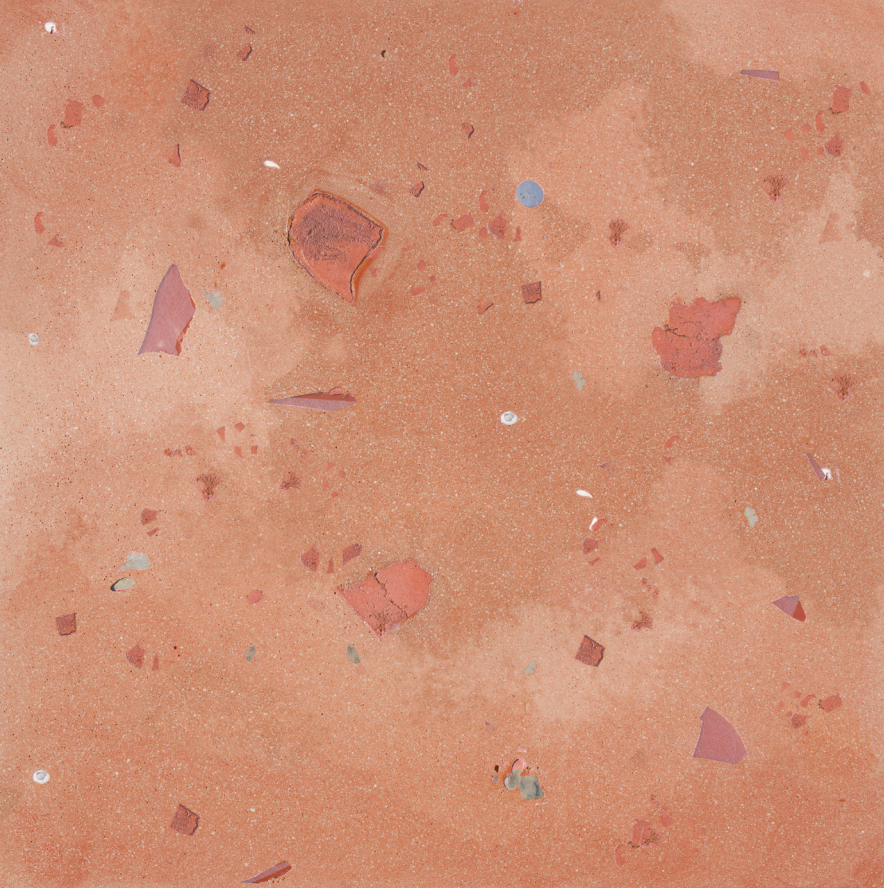
concrete panel mockup plan 1
scale: 3" = 1'-0"

Mockup 1 Results



(1) oyster shell
(2) glass
(3) steel spike
(4) brick - flush
(5) brick - raised
(6) slate

Mockup 2 Proposed Revisions



Proposed Exterior Perspective



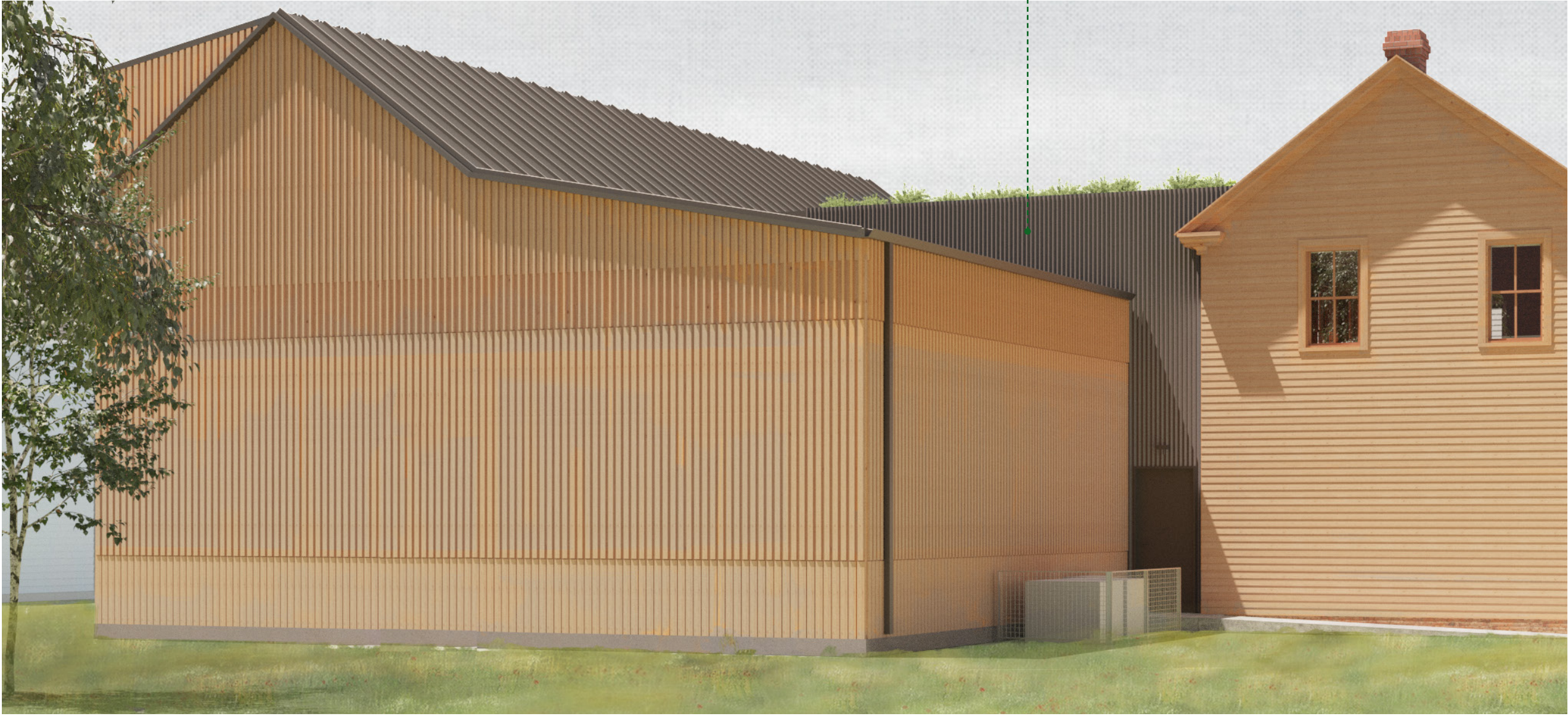
Existing Building
(106 Talbot Lane)

New Construction
("Connector")

New Construction
("Annex")

Proposed Cladding at New Construction (Connector Rear Side)

Originally proposed custom concrete cladding at rear of New Annex Connector substituted for charcoal gray sinewave corrugated metal cladding



Design Reference Image



Proposed Roofing at Existing Building

Original shake/shingle roofing composition to be determined (cedar or cypress). Proposed roofing at existing building to match. Shakes or shingles to be left untreated to age naturally.

Design Reference Images



Proposed Roofing at New Construction (Connector)

Hardy grass/wildflower green roof proposed for new construction connector roof. Low maintenance green roof species selection and irrigation strategy to be determined and submitted to HDC at a later date.

Design Reference Images



Proposed Roofing at New Construction (Annex)

Aluminum standing seam roof proposed for new construction sloped roof. Neighborhood structures utilizing standing seam roofs shown for reference.

Neighborhood Precedent Reference Images



Design Reference Images



Selected Product: Aluminum charcoal grey standing seam roof, 1.5" seam height continuous interlocking engineered roof system (final selection pending bidding)

Proposed Exterior Perspective



Existing Building
(106 Talbot Lane)

New Construction
("Connector")

New Construction
("Annex")

Berridge Tee-Panel

STANDING SEAM SYSTEM

The architectural metal standing seam Berridge Tee-Panel is designed for residential or commercial construction over solid sheathing. This 1" high panel comes with an exclusive vinyl weathert seal as an integral part of the snap-on seam and can be used in curved and tapered applications.*

Materials
24 Gauge Steel
Limited Availability: 22 Gauge Steel, G332 Aluminum

Specifications
Uses: Roof, Fascia
Coverage: 12 sq.
Finish: Smooth
Fasteners: Concealed
Application: Solid sheathing
Seam: 1" snap-on with extruded vinyl weathert seal

Installation - Standard

- * Panel is available from the factory in continuous lengths to a maximum of 40'
- * May be site formed in continuous lengths with the Berridge S24-Roll Former
- * Extruded vinyl weathert seal is an integral part of snap-on seam cap and prevents splashing or flooding over seam
- * Extra snap-on seam caps are factory formed to a maximum of 40'
- * Use Seam Sleeve for splitting Tee-Panel snap-on seams
- * Entire roof area shall be covered with Berridge approved underlayment
- * Use 1" Tee-Clip with Steel panels**
- * Use 1" Stainless Tee-Clip with Aluminum panels**

Note:
* Consult Curved/Tapered Tee-Panel data sheet or www.berridge.com for more information
** Consult Berridge Technical for clip spacing

Architect: Berridge
Project: Channel Design
Architect: Berridge Associates
General Contractor: Light Steel, Inc.
Roofing Contractor: Channel Roofing & Sheet Metal
Color: Harvest Green

All information subject to change without notice. See website for details, specifications and Warrantage Warranty requirements.
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Charcoal Grey

Berridge 1" & 1 1/2" Tee-Clip

FOR USE WITH TEE-PANEL & HIGH SEAM TEE-PANEL

Tee-Panel
12" x 12" Coverage (304 mm)

High Seam Tee-Panel
18" x 12" Coverage (464 mm)

Materials
24 Gauge Steel
Stainless Steel**

Installation

- * Attachments: Use (1) #10 x 1" long pancake head with #2 Phillips drive on Tee head per Clip
- * Spacing: 24" O.C. max into 18" x 12" plywood pursuant to UL Construction #260 (for aluminum panels) or 18" O.C. max into 18" x 12" plywood pursuant to UL Construction #260 (for steel panels)
- * Use 2 Clips at the seam
- * Please consult BAC when applying in a coastal or high-wind load area or have special considerations

Note:
** Consult BAC for use with Aluminum substrates
** If specifications, local codes, or other regulations dictate specific wind uplift requirements consult Berridge Engineering Department at (800) 666-0009. It may be necessary to use a different clip, clip spacing, seam, or fastener spacing or assembly

Dimensions shown above are nominal.

BERRIDGE **CORPORATE HEADQUARTERS**
2011 Hwy 1422007 Road
San Antonio, TX 78209
(210) 666-0009
www.berridge.com

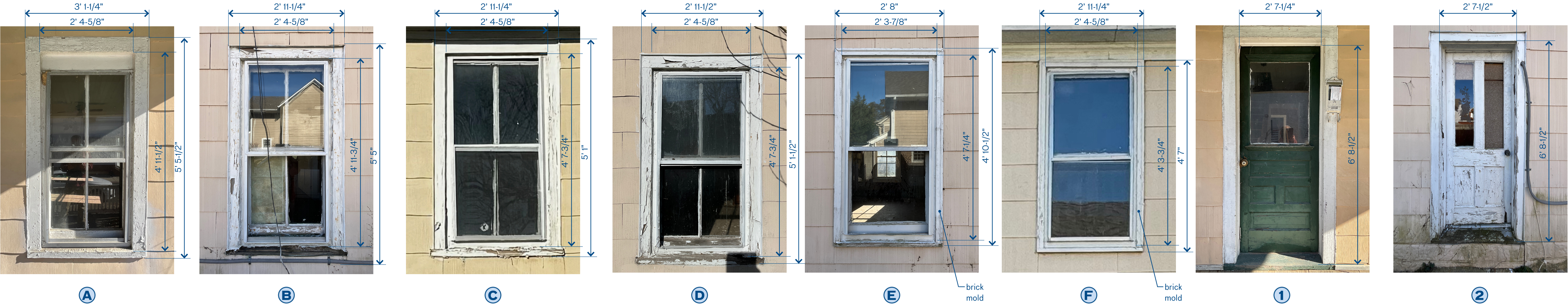
All information subject to change without notice. See website for details, specifications and Warrantage Warranty requirements.
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Elevational Window/Door Key at Existing Building

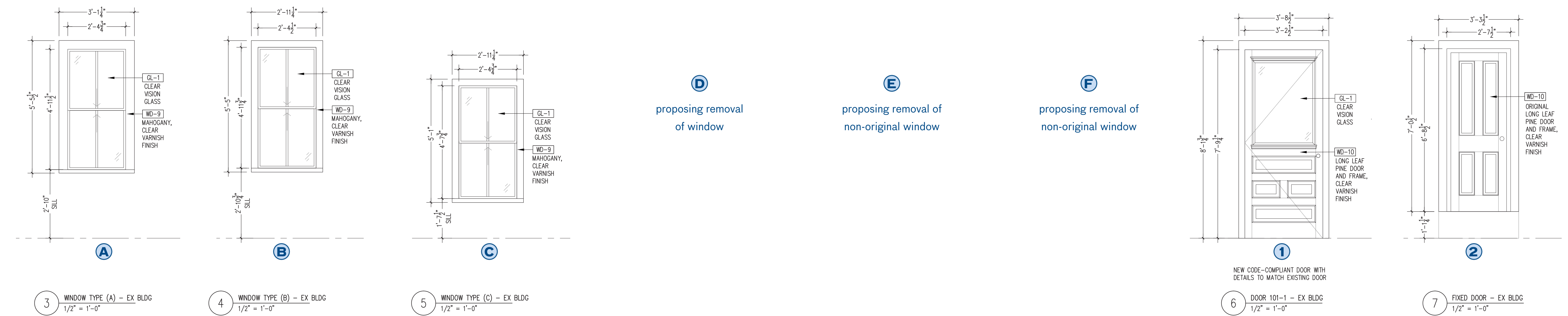


* denotes not likely original window/door
* denotes not likely original rough opening

Field Measurements



Proposed Window Schedule at Existing Building



Window/Door Schedule at Existing Building

WINDOW SCHEDULE									
				Window Size					
Level	Tag	Location	Type	W	H	Glazing	Frame Material	Manufacturer	Notes
Floor 1	W11	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W12	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W13	106 Frame Shop	(A)	28 5/8"	59 1/2"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W14	106 Frame Shop	(B)	28 5/8"	59 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
Floor 2	W21	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W22	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W23	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W24	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W25	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W26	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W27	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original
	W28	106 Office	(C)	28 5/8"	55 3/4"	GL-1	Douglas Fir, Pre-Sealed Natural Finish	Marvin Double Hung	To match original

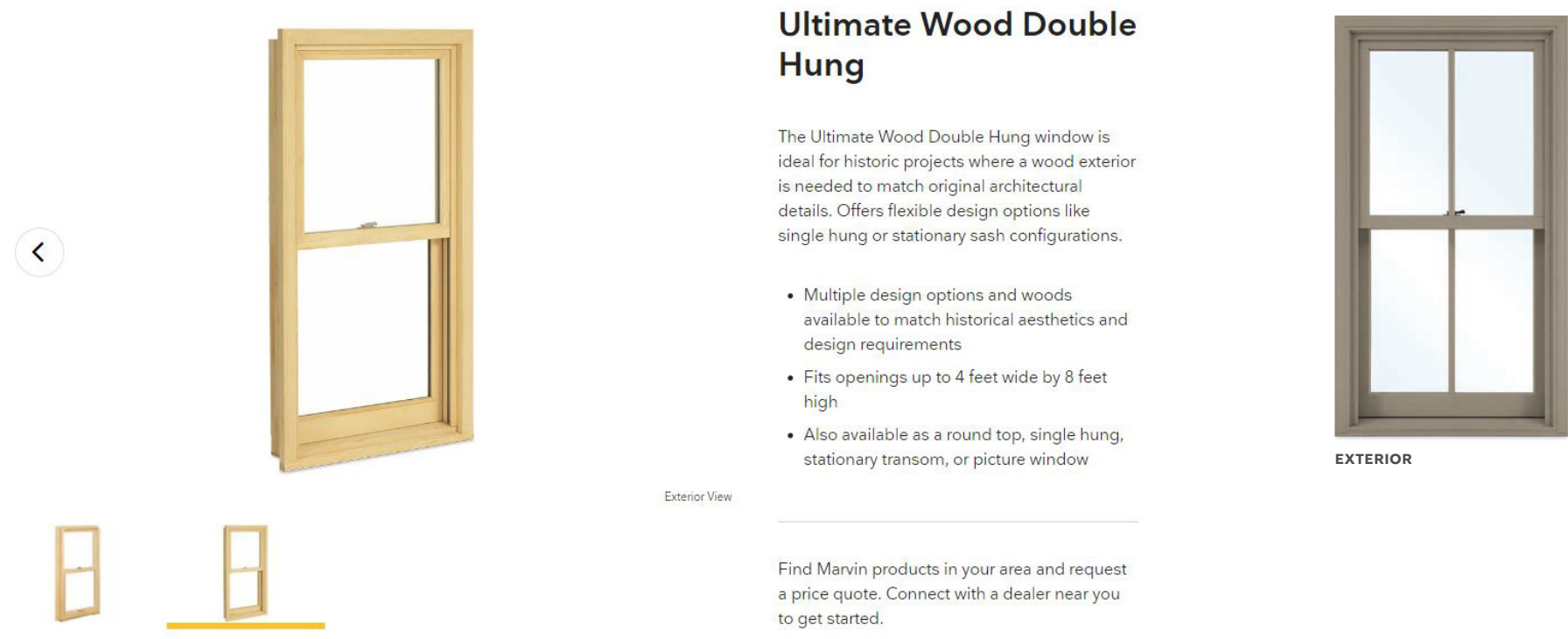
Note: Remove all rotted out sills and replace. Install new wood subsills to match the profile depth of the existing sills. Remove head and jamb casings if rotted. If they are found to be in acceptable condition and are able to accommodate the new windows, keep in place.

DOOR SCHEDULE							
					Door		
Level	Tag	Location		Description	Size (W x H)	Thickness	Material
Floor 1	101-1	Exterior	106 Entry/Frame Shop		36" x 80 1/2"	1 3/4"	WD-10

Proposed Window Manufacturer for Existing Building

Marvin Ultimate Wood Double Hung

Two-over-two style with pre-sealed Douglas Fir natural finish or paint-grade, to be determined based on bidding. Profiles to match those of existing original windows. Final selection pending bidding.

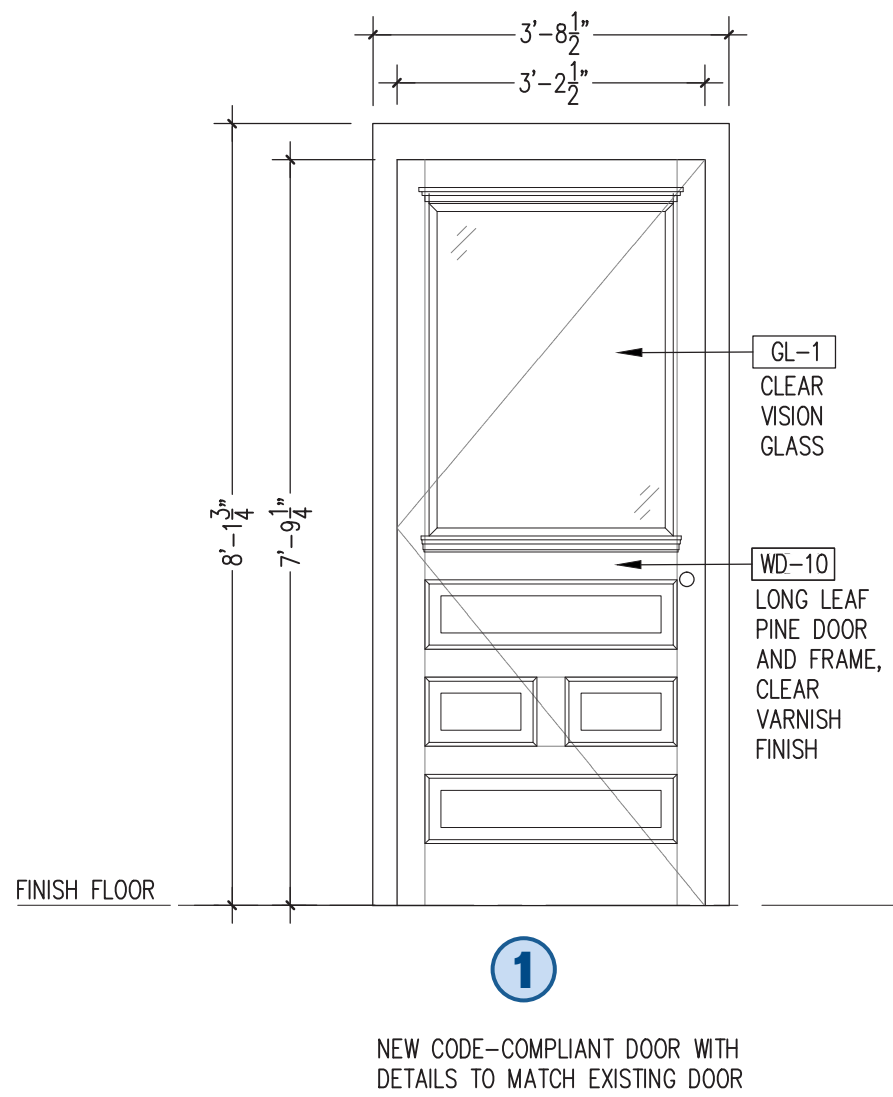


Originally proposed Mahogany windows substituted for Douglas Fir. Intent is to maintain natural finish with pre-sealed product.

Proposed Door/Millwork Manufacturer for Existing Building

Custom Entry Door

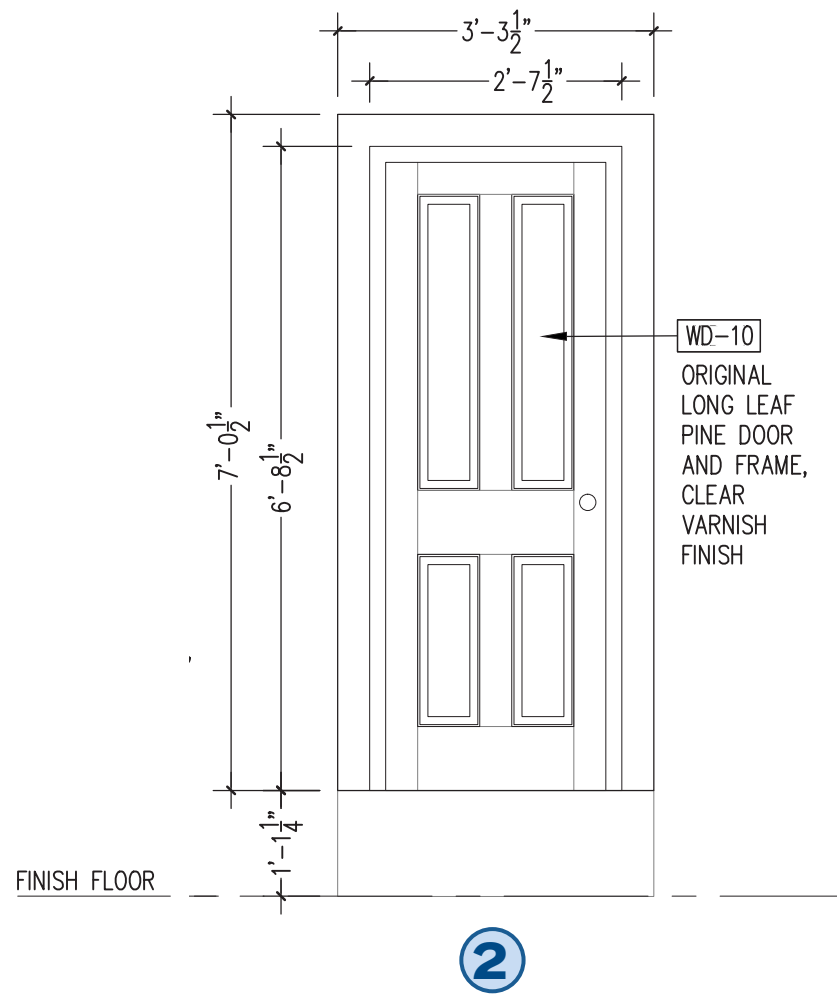
To match design of existing door. Updated dimensions to accommodate code/accessibility requirements. Door to have four long horizontal panels as shown. Final fabricator selection pending bidding.



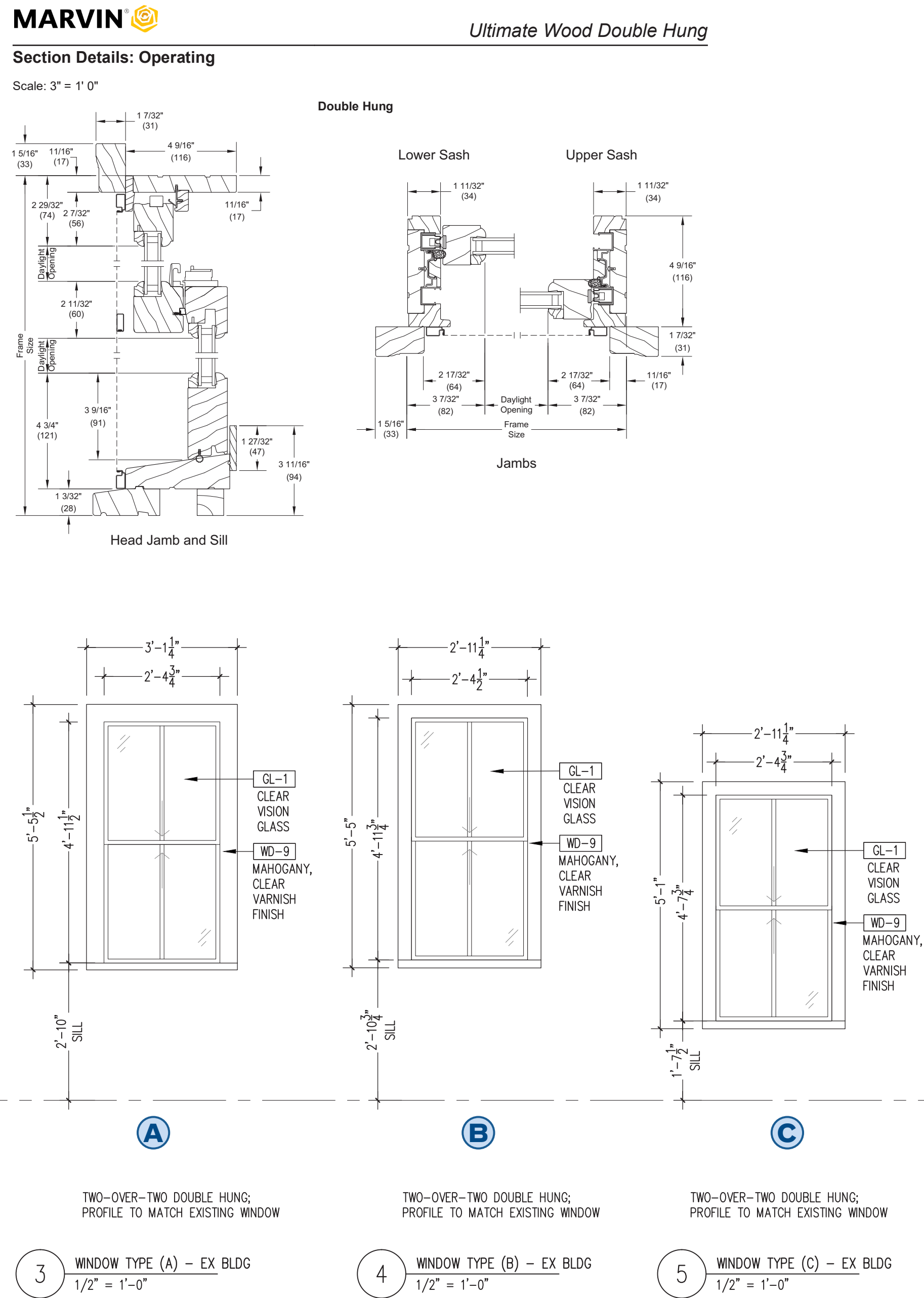
6 DOOR 101-1 - EX BLDG
1/2" = 1'-0"

North Elevation Existing Fixed-In-Place Door

Salvage existing solid four panel door: two long vertical panels over two short vertical panels. Remove paint and glass lites. Infill panels with wood to match and treat with clear varnish.



7 FIXED DOOR - EX BLDG
1/2" = 1'-0"



3 WINDOW TYPE (A) - EX BLDG
1/2" = 1'-0"

4 WINDOW TYPE (B) - EX BLDG
1/2" = 1'-0"

5 WINDOW TYPE (C) - EX BLDG
1/2" = 1'-0"

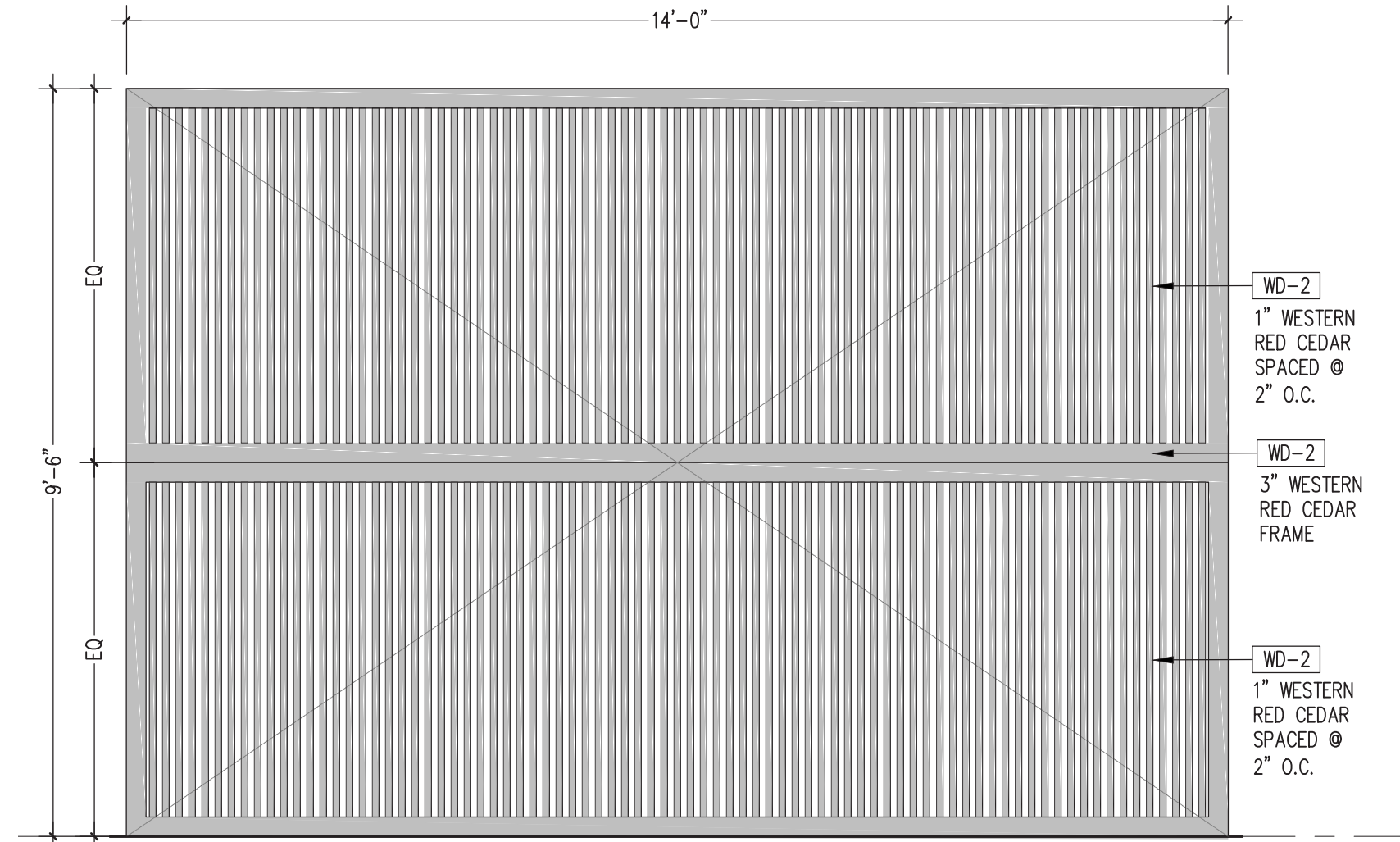
Proposed Window/Door Schedule at Existing Building

DOOR SCHEDULE															
						Door				Frame					
Level	Tag	Location		Description	Size (W x H)	Thickness	Material	Rating	Material	Head	Jamb	Sill	Hardware	Notes	
Floor 1	104-2	Exterior	Annex Loading/Exterior	Flush Slab Door	32" x 84"	1 3/4"	color/veneer to match WD-2								
Floor 1	104-3	Exterior	Annex Loading	Blind Garage with Wood Cladding	168" x 114"		color/veneer to match WD-2								
Floor 1	106-1	Exterior	Annex Collection Storage	Flush Slab Door	32" x 84"	1 3/4"	color to match MTL-8								

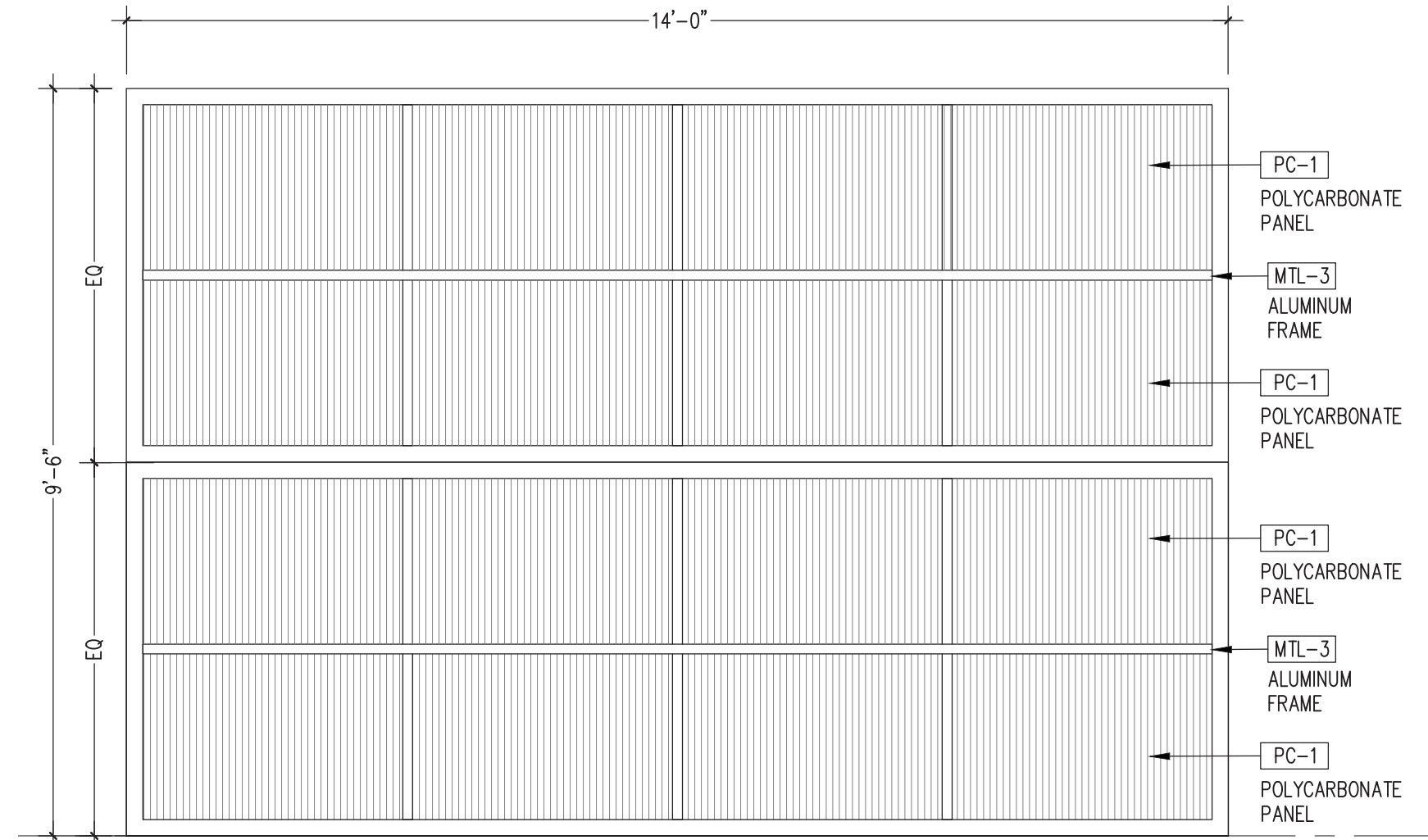
Door 106-1 added as means of egress at connector; originally proposed door 103-2 eliminated.

Proposed Garage Door Manufacturer for New Construction

Design Reference Images



8A DOOR 104-3 EXTERIOR CLADDING - NEW CONST.
1/2" = 1'-0"

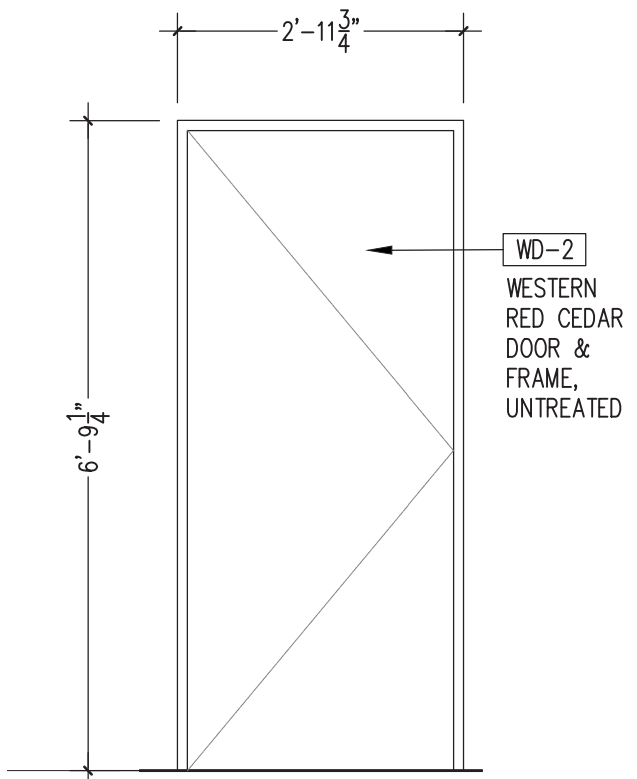


8B DOOR 104-3 FRAME - NEW CONST.
1/2" = 1'-0"

Proposed Door Manufacturer for New Construction

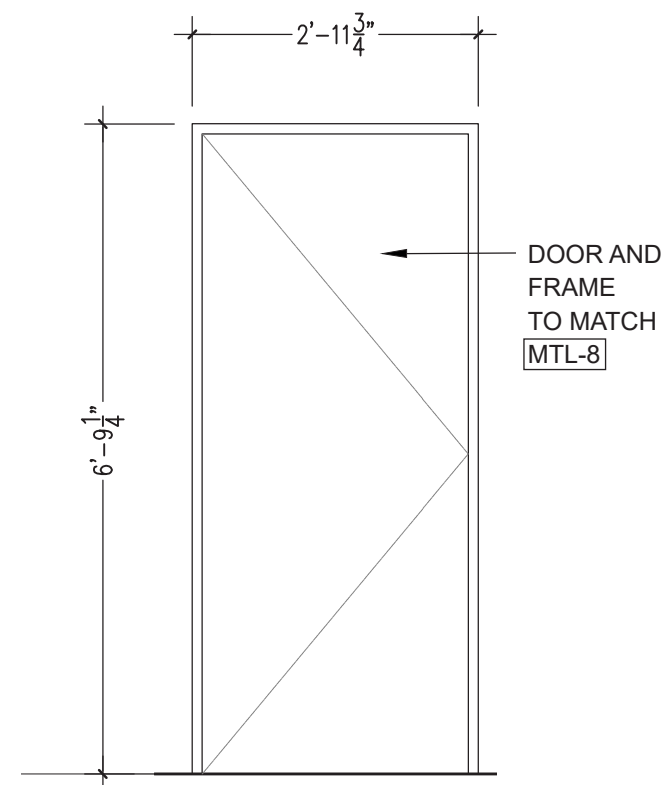
Proposed door is flat slab door to match proposed western red cedar cladding.

Design Reference Images



9 DOOR 104-2 - NEW CONST.
1/2" = 1'-0"

Design Reference Images



10 DOOR 106-1 - NEW CONST.
1/2" = 1'-0"

REVISION
See notes
in green.



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

Historic District Commission Staff Report

Meeting Date: 10/28/2024

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

Property Address: 27 S Harrison Street

Applicant: Kate Bounds

Application Number: 2024-1320

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing install an 8.9 square foot wall sign. This sign will be located on the front façade, above the bay window. There is an existing hanging sign that was approved by the HDC on September 26, 2022 as a part of the recent renovations to this structure.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- Avoid covering or obscuring architectural features.
- 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.
- 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.
- Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- Signs should be placed in locations on building that are traditionally used for signs.



Figure 1



Guideline 35. Wall Signs

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The area above the bay window where the proposed sign will be mounted has traditionally been used for wall signage (*See Historic District Survey*). The siding to which this sign will be attached was installed in 2023, meaning no historic material will be damaged by the signs installation.

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			
2101012738		27 S HARRISON ST		JELICH, JOHN M			
YEAR BUILT		PHYSICAL CONDITION					
1890		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				REAR ELL AND SIDE PORCHES APPEAR TO HAVE BEEN BUILT IN STAGES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY SIDE PASSAGE DWELLING ON BRICK FOUNDATION 6/6 WINDOWS. PICTURE WINDOW NOT ORIGINAL. COLONIAL REVIVAL ENTRANCE W/ FAN LIGHT AND PORTICO WALLS COVERED WITH SHINGLES							

RECEIVED

OCT 18 2024

HD 24 - 123



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

Application #: 2024 - 1320
Date Received: 10/18/2024
Fee Paid: \$75.00
HDC Meeting Date: 10/28/2024
Date Property Posted: 10/21/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 27 SOUTH HARRISON ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Kate & KYLE BOUNDS / 27 Harrison LLC
 TELEPHONE NO. 410-422-8878 EMAIL boundskate@gmail.com

Applicant or Agent

NAME Kate Bounds
 TELEPHONE NO. 410-422-8878 EMAIL boundskate@gmail.com

Description of Proposal (include additional sheets, as necessary)

Add sign to front of building above bay window
See attached

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

[Signature]
10/18/24
Kathenne Bounds

Revised 4.4.2022

75"

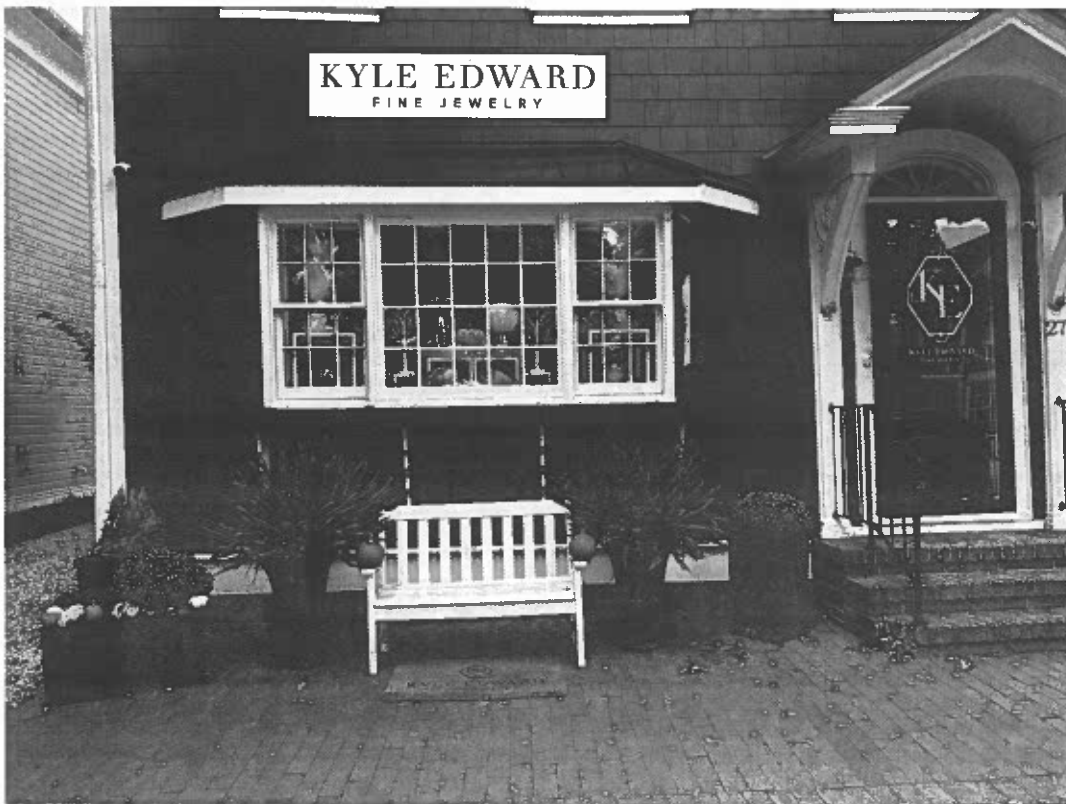
17"

KYLE EDWARD

FINE JEWELRY

75"x 17" Single sided

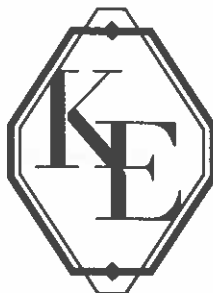
CNC carved from white gloss 1" thick Komacell; hand painted lettering and border gloss black. To be mounted above bay window on front of building with stainless steel hardware.



30"

30"

KYLE EDWARD
FINE JEWELRY



30"X30" Double sided

CNC carved from white gloss 1" thick Komacell; hand painted gloss black logo, lettering and border. To be hung on existing bracket with stainless steel hardware.



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

Historic District Commission Staff Report

Meeting Date: 10/28/2024

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

Property Address: 52 S Washington Street

Applicant: Timothy Crosby, AIA on behalf of Foundation of Hope Inc.

Application Number: 2024-1318

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to construct a new two-story, 2500 square foot structure on a vacant lot located at the corner of S Washington Street and South Street. Materials proposed for this structure include vinyl-clad wood windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, landscape installations, and the construction of a small stormwater management feature.

Historic District Guidelines:

Guideline 12. Universal Guidance for Parking Lots

- a. Provide adequate lighting on all parking lots.
- b. Clearly mark entries and exits to the parking lots and provide directional signs at appropriate locations.

Guideline 13. New Parking Lots

- a. Locate new parking lots in the rear of existing buildings, so that they are not visible from a primary public right-of-way.
- b. Avoid adding new surface parking lots that front on major streets.
- c. Provide a minimum 3-foot-wide landscape street front edge for all new parking lots, where possible. Landscaping should be 42 inches in height to screen automobiles from immediate view but allow visual access.
- d. Provide a low brick wall, fence or some other form of compatible screening to separate the sidewalk or street from parking lots where a 3-foot-wide landscaping buffer is not possible.



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

- e. Provide one approved tree planting for every 7.5 parking spaces with not more than 15 uninterrupted parking spaces in surface parking lots. Planting islands must contain a minimum of 64 square feet per tree with a minimum dimension of 6 feet per side.
- f. Provide adequate hose bibs to ensure available water for landscape maintenance in all parking lots.

Guideline 19. Trees and Street Plantings

- a. Preserve existing shade trees.
- b. New shade trees should be located where they will not obscure important historic features or damage historic buildings with roots or branches.
- c. The use of planter boxes and other landscaping features is encouraged. The design should be compatible with the character of the building and surrounding district.
- d. Stormwater management features and rain gardens should be unobtrusive and compatible with the surrounding district.

Guideline 23. Vacant Lots

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

Guideline 94. Style

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 95. Siting

- a. Site new construction on existing vacant lots whenever possible.
- b. New buildings should be oriented to face the street.



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

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

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

Guideline 98. Street Rhythm

- a. The overall size, massing, and form of a new building should respect the existing street rhythm.
- b. Avoid designs that interrupt or otherwise disrupt the street rhythm.

Guideline 99. ADA Ramps for New Construction and Additions

- a. Ramps should blend with surrounding materials.
- b. Designs, including railings, should be simple.
- c. Where possible, ramps should be located on the rear or side elevations rather than on the primary façade.

Guideline 103. Materials



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

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

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement



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

- a. On streets where storefronts are dominant, recessed entries are preferred.
- b. Doors may be centered or aligned to either side of the façade.

Guideline 108. Design

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.

Guideline 109. Energy and Sustainability

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

Guideline 110. Exterior Lighting

- a. Exterior light fixtures should match the character of the building.
- b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.



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

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

Guideline 112. Proportion

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions

Guideline 113. Façade Rhythm

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.

Guideline 114. Landscape Features

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

Guideline 115. Roof Form

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

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

Guideline 117. Gutters and Downspouts

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

Guideline 121. General Guidelines for Utilities for New Construction



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

- a. Locate electric, telephone, and cable services underground whenever possible.
- b. Where underground placement is not possible, utilize the rear or other non-visible façade.
- c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

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

Guideline 123. Mechanical Equipment

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

Guideline 126. Arrangement

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Recommended Conditions:

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



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

1. A landscape buffer a minimum of three (3) feet wide shall be installed between the edge of the parking lot and S Washington Street. Plantings shall native species and at least 42” in height.
2. HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right-of-way.
3. Trash cans shall be screened from view using opaque fencing.
4. Half-round gutters and downspouts shall be utilized.
5. Minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair and/or Vice-Chair of the Commission.

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



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

HD 24 - 122

Application #: 2024 - 1318
Date Received: 10/11/2024
Fee Paid: \$200.00
HDC Meeting Date: 10/28/2024
Date Property Posted: 10/21/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 52 S. Washington Street, Easton (corner of South Street & S. Washington Street)
☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Foundation of HOPE, Inc. / Keasha Haythe, President & CEO
TELEPHONE NO. (410) 443-9936 EMAIL Keasha@foundationofhopemaryland.org

Applicant or Agent

NAME Timothy F. Crosby
TELEPHONE NO. (410) 476-1133 EMAIL tcrosbyarchitecture@ca-aia.com

Description of Proposal (include additional sheets, as necessary)

New construction of a two-story building with office, meeting and program space for a nonprofit organization. Building will be wood frame construction, with brick veneer on the main, side and rear facades and wood siding on the facade facing South Street. A classical style portico marks the main entrance with four doric columns supporting a classical entablature. Other details include a large cornice at the roof line, gabled roofs, architectural cast stone window and door lintels and sills, and six over six double hung windows. See attached renderings.
--

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.

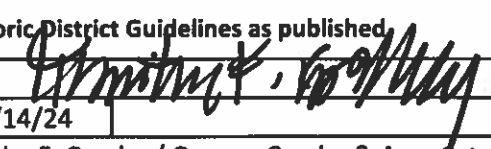
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant. If the applicant or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


10/14/24
Timothy F. Crosby / Owner, Crosby & Associates, AIA, LLC

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.



Architecture + Planning + Interiors + Community Engagement

October 14, 2024



NEW EDUCATION AND TRAINING CENTER EASTON, MARYLAND

PROJECT OVERVIEW

The Foundation of HOPE, Inc. will be constructing a new Education and Training Center on the corner of Washinton Street and South Street in Easton, Maryland.

The new facility will provide space for the Foundation to provide its educational and training services to its Clients – Teenage Females from the Eastern Shore. The new facility will also provide office space, conference space and support space to other community non-profit organizations.

Foundation of Hope will create a new building that will reflect and honor the historic character of the surrounding buildings by its exterior appearance and design.

SITE PLANNING

The new building will be located on a vacant site at the corner of Washinton Street and South Street. The proposed site contains approximately 11,000 square feet of space. A detailed Preliminary Site Development Plan is included in the information submitted for the Historic District Commission's review.

The new building will be located on the southwest corner of the site. Parking for the building will be located in the north corner of the site with the entrance aligned with the Port Street intersection with Washington Street.

As much as possible, the existing landscape will be preserved and integrated into the new site development plan. Additional landscaping will be installed, especially at the base of the building and in the yard space on the South Street side of the building.

513 Court Lane
The Highcourt Center
Cambridge, MD 21613
Tel. 410.221.6508
Cell 410.476.1133

The new building will be placed on the site so that the front of the new building will be aligned with the facades of the existing buildings on Washington Street. The south side façade of the new building will be aligned with the front facades of the existing buildings on South Street.

When completed, the new building will fit with its existing context and continue the historic streetscape of Washington and South Street.

NEW BUILDING DESCRIPTION

The new building's exterior design is based on Federal design principles. The new building will have key elements of the Federal style of architecture including symmetry in design, rectangular or square building shapes, hipped and gable shaped roofs, decorative entrance features, including transom and sidelights over the front door, double-hung windows, classical details like pilasters, columns and cornices, and a focus on elegant, restrained ornamentation; essentially, a simple, classical aesthetic with emphasis on balanced proportions and refined details, seen in the form of decorative moldings around the doors and windows.

The new building has a footprint of 2,500 square feet. It will be a two-story building with a total square footage of 5,000 square feet. The proposed floor plans are included in the materials attached to the HDC application.

The main entry of the new building is located on the northwest corner of the site facing Washington Street. The design of the entry is emphasized by a large front porch supported by Tuscan style columns topped with a detailed cornice and roof. The entry has a gabled front roof with elaborate fascia trim and a center round window. The building has a north/south gable roof aligned with Washington Street.

The south end of the building includes a hipped roof section that is meant to moderate the scale of the building and make the transition to the scale of the buildings on South Street.

Overall, the new building will complement and enhance the existing historic context of Easton by the scale, rhythm and proportion of the proposed design.

BUILDING SYSTEMS AND MATERIALS

The proposed building systems and materials are detailed in the product and manufacturer's information included with this application.

CONCLUSIONS

The Foundation of HOPE, Inc. believes that the design of the new building and its proposed site development plan deserves the approval of the Town of Easton Historic District Commission and requests the Commission issue a Certificate of Appropriateness for this design proposal.



PROPERTY FROM SOUTH ST.



PROPERTY FROM WASHINGTON & SOUTH ST.



PROPERTY FROM WASHINGTON & PORT ST.



PROPERTY FROM WASHINGTON ST.



SOUTH VIEW OF WASHINGTON ST.



NORTH VIEW OF WASHINGTON ST.



NEIGHBORING PROPERTY - VERIZON BUILDING



CONTEXT FROM WASHINGTON & SOUTH ST.



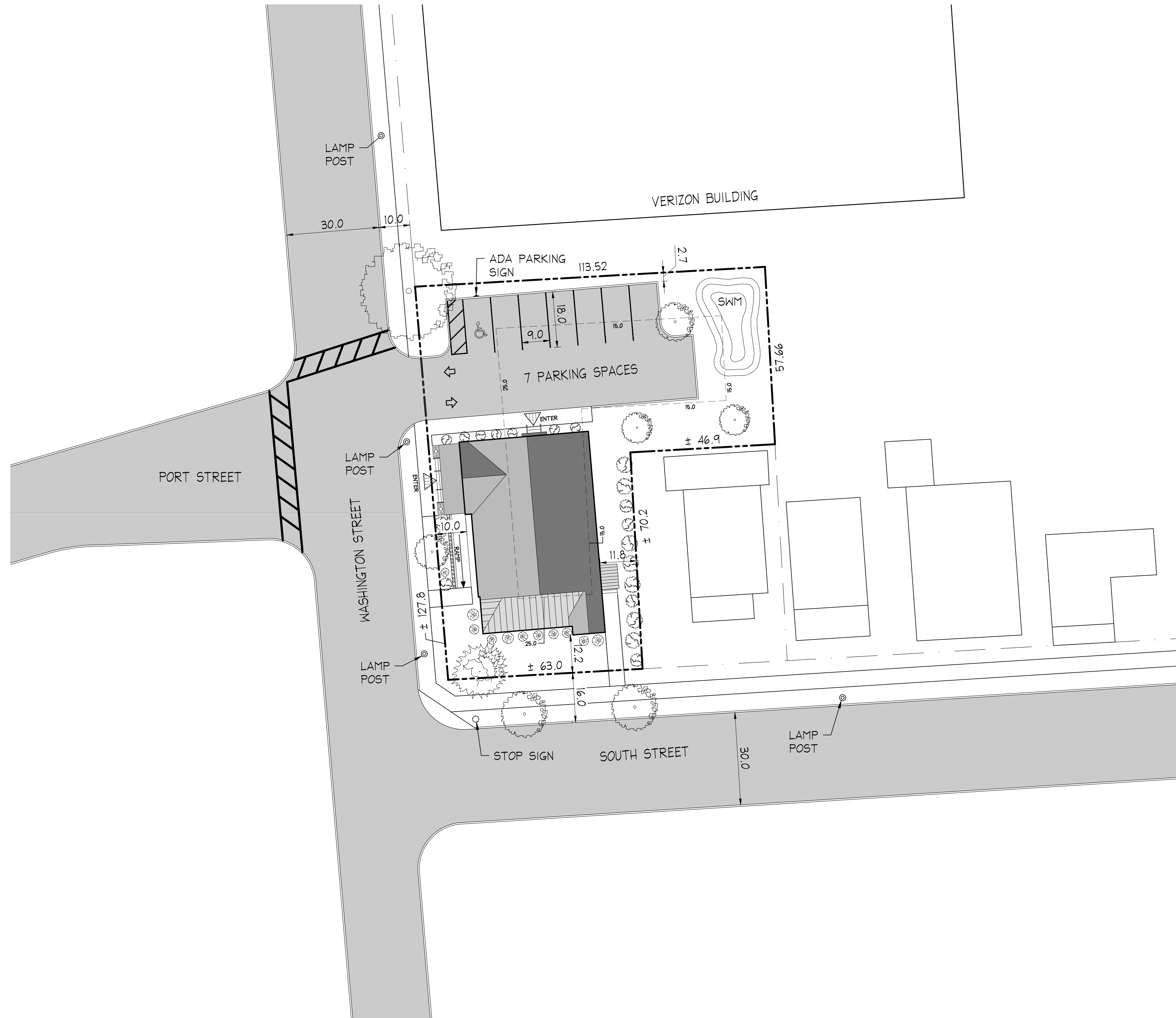
CONTEXT FROM WASHINGTON & GOLDSBOROUGH ST.



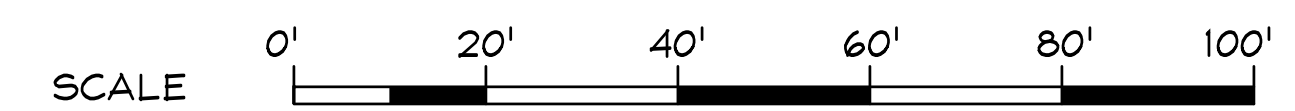
CONTEXT FROM SOUTH ST.

NEW EDUCATION AND TRAINING CENTER FOR FOUNDATION OF HOPE, INC.

ID	Task Name	Duration	Start	Finish	2024 Qtr 4, 2024 Sep Oct Nov Dec	2025 Qtr 1, 2025 Jan Feb Mar Apr	2025 Qtr 2, 2025 May Jun Jul Aug	2025 Qtr 3, 2025 Sep Oct Nov Dec	2026 Qtr 4, 2026 Jan Feb Mar Apr	2026 Qtr 1, 2026 May Jun Jul Aug	2026 Qtr 2, 2026 Sep Oct Nov Dec
1	PRE-CONSTRUCTION	131 days	Mon 10/14/24	Thu 4/17/25							
2	HISTORIC COMMISSION PRESENTATION	1 day	Mon 10/28/24	Mon 10/28/24							
3	DESIGN & APPROVALS	100 days	Tue 10/29/24	Thu 3/6/25							
4	PERMITTING	30 days	Fri 3/7/25	Thu 4/17/25							
5	CONSTRUCTION	259 days	Mon 5/12/25	Fri 5/8/26							
6	SITEWORK	10 days	Mon 5/12/25	Fri 5/23/25							
7	BUILDING	249 days	Mon 5/26/25	Fri 5/8/26							
8	CONSTRUCTION	249 days	Mon 5/26/25	Fri 5/8/26							
9	SUBSTANTIAL COMPLETION	0 days	Fri 5/8/26	Fri 5/8/26							◆ 5/8



1 SITE PLAN - PROPOSED
C101 SCALE: 1" = 20'



ARCHITECT
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NEW COMMERCIAL / OFFICE BUILDING FOR:
FOUNDATION OF HOPE, INC
51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

SITE PLAN - PROPOSED

DRAWN BY: **PGA**

REVIEWED BY: **TFC**

PROJECT NUMBER: **0092022**

SCALE: **AS NOTED**

ISSUE DATE: **10/14/2024**

PROJECT STATUS: **HDC**

DRAWING NUMBER: **C101**

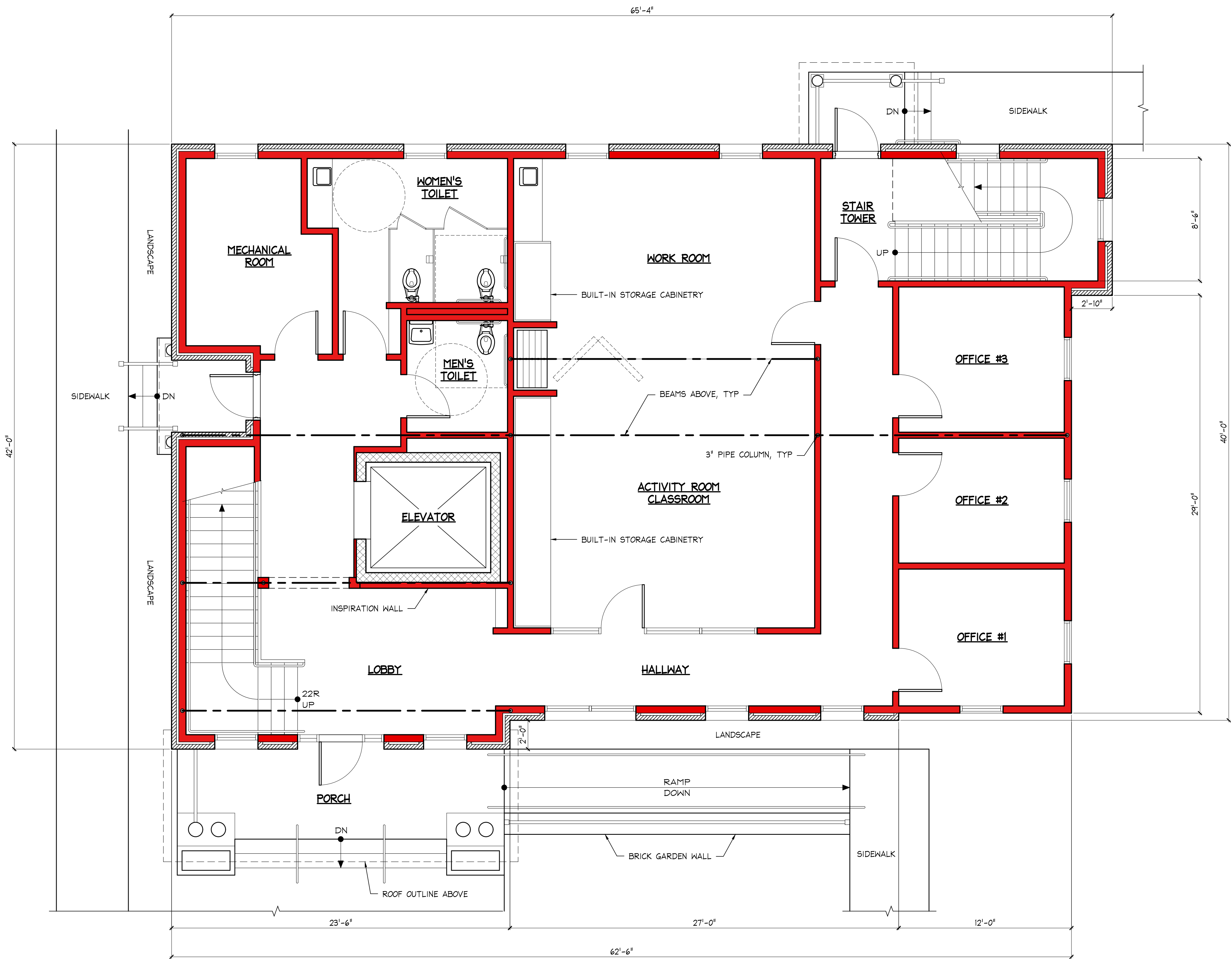
NEW COMMERCIAL / OFFICE BUILDING FOR:
FOUNDATION OF HOPE, INC
51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

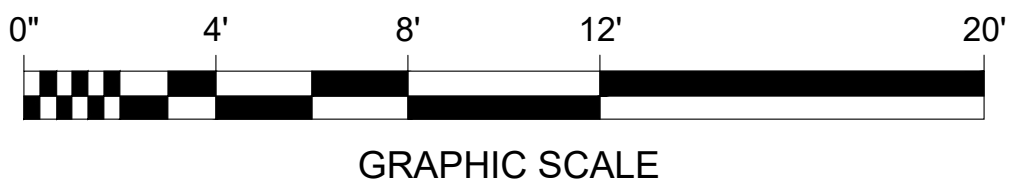
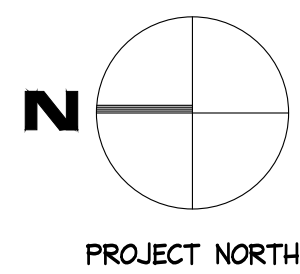
FIRST FLOOR PLAN - PROPOSED

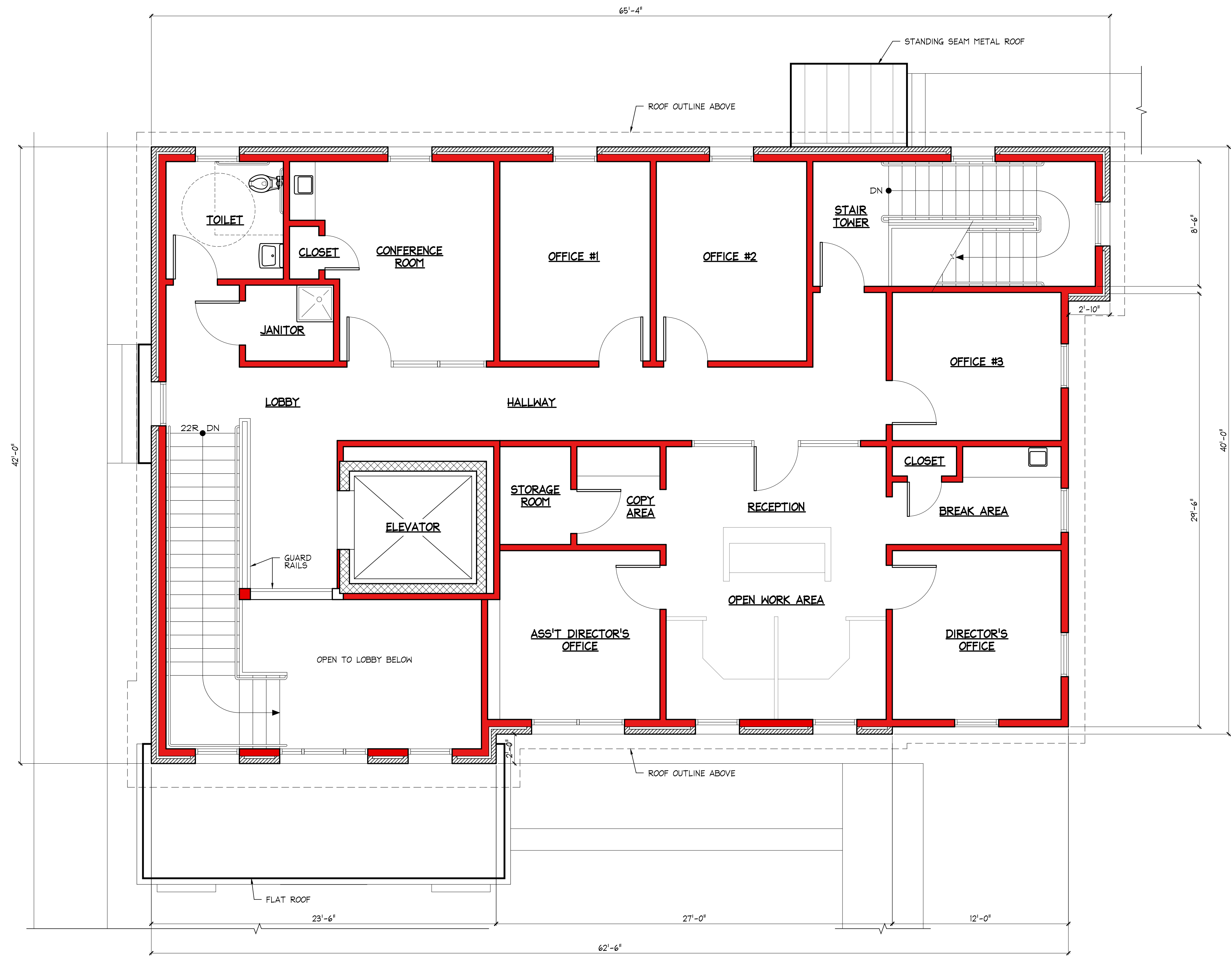
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	

A101



1 FIRST FLOOR PLAN - PROPOSED
A101 SCALE: 1/4" = 1'-0"

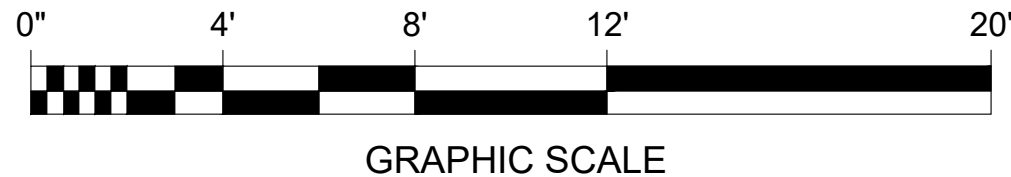
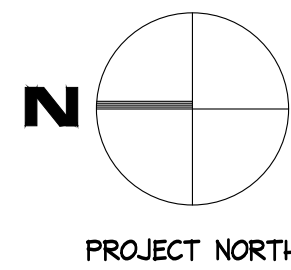




1
A102

SECOND FLOOR PLAN - PROPOSED

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



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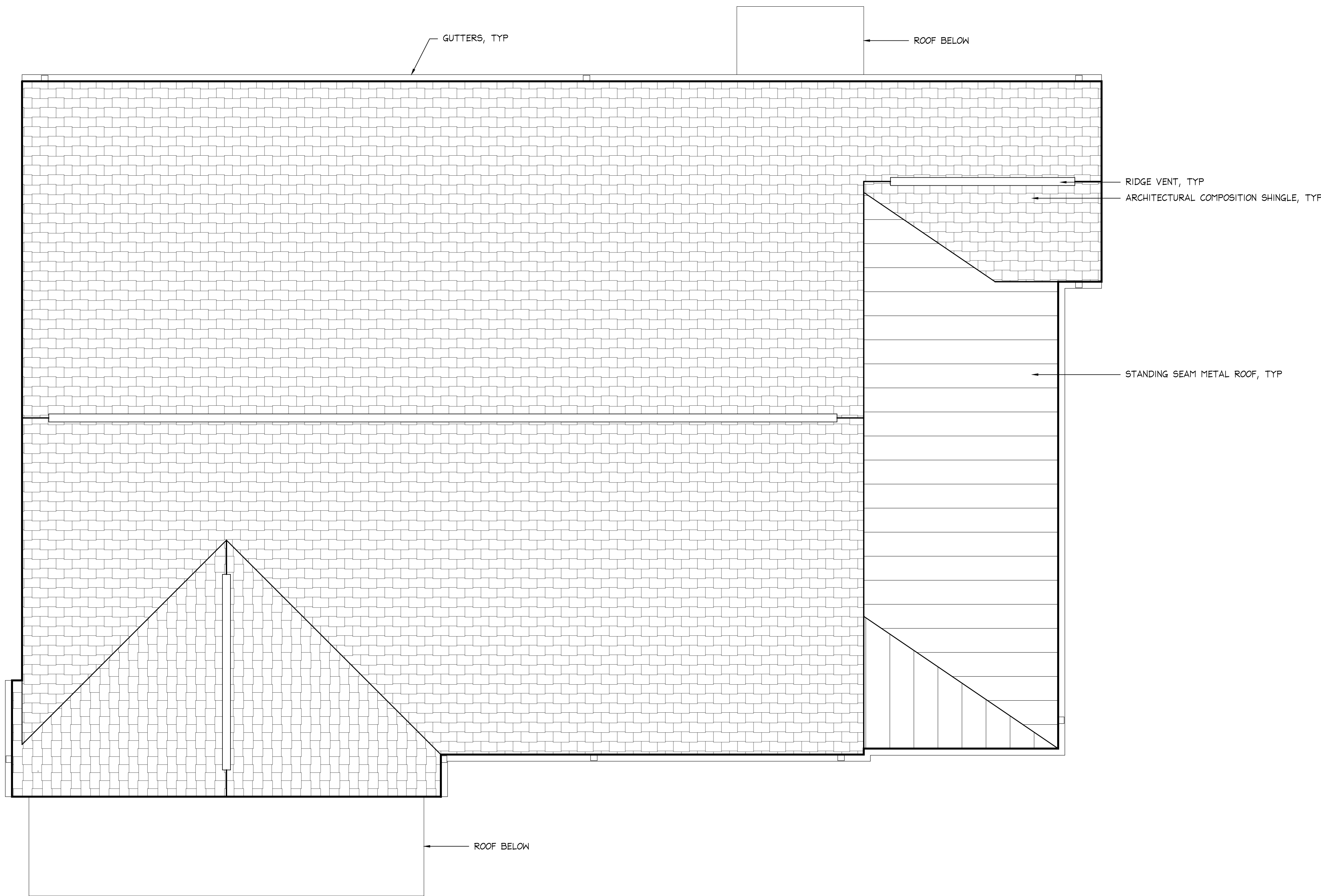
NEW COMMERCIAL / OFFICE BUILDING FOR:
FOUNDATION OF HOPE, INC
51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

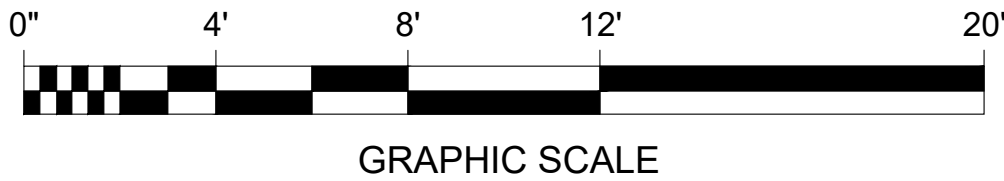
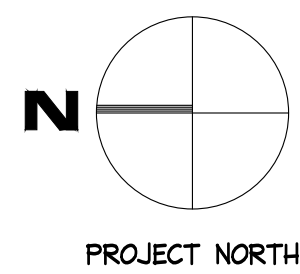
SECOND FLOOR PLAN - PROPOSED

DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	

A102



1 ROOF PLAN - PROPOSED
A103 SCALE: 1/4" = 1'-0"



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NEW COMMERCIAL / OFFICE BUILDING FOR:
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EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

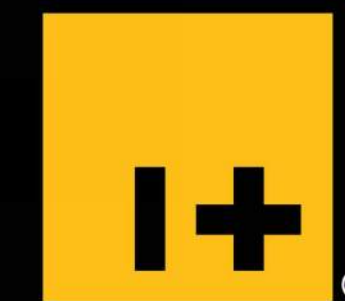
ROOF PLAN - PROPOSED	
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	A103



1 WEST ELEVATION - PROPOSED
A201 SCALE: 1/4" = 1'-0"

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NEW COMMERCIAL / OFFICE BUILDING FOR:

FOUNDATION OF HOPE, INC

51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
0	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

BUILDING
ELEVATIONS
PROPOSED

DRAWN BY: PGA
REVIEWED BY: TFC
PROJECT NUMBER: 0092022
SCALE: AS NOTED
ISSUE DATE: 10/14/2024
PROJECT STATUS: HDC
DRAWING NUMBER:

R201



1 WEST ELEVATION - PROPOSED
A201 SCALE: 1/4" = 1'-0"

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51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

BUILDING
ELEVATIONS
PROPOSED

DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	

A201



1 SOUTH ELEVATION - PROPOSED
A202 SCALE: 1/4" = 1'-0"

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51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**BUILDING
ELEVATIONS
PROPOSED**

DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	A202



1 EAST ELEVATION - PROPOSED
A203 SCALE: 1/4" = 1'-0"

ARCHITECT:
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51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
0	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

BUILDING ELEVATIONS PROPOSED

DRAWN BY: CR
REVIEWED BY: TFC
PROJECT NUMBER: 0092022
SCALE: AS NOTED
ISSUE DATE: 10/14/2024
PROJECT STATUS: HDC
DRAWING NUMBER: A203



1 NORTH ELEVATION - PROPOSED
A204 SCALE: 1/4" = 1'-0"

ARCHITECT
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NEW COMMERCIAL / OFFICE BUILDING FOR:
FOUNDATION OF HOPE, INC
51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

BUILDING ELEVATIONS PROPOSED	
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	

A204

**THE FOUNDATION OF HOPE - NEW EDUCATION AND TRAINING CENTER
52 S. WASHINGTON STREET, EASTON, MARYLAND**

**HISTORIC DISTRICT COMMISSION APPLICATION: October 14TH, 2024
MATERIALS AND SYSTEMS RECAP**

DOORS

- **FRONT DOOR**
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM & SIDELIGHTS
- **SIDE & REAR ENTRY DOORS**
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM

WINDOWS

- **TYPICAL**
ANDERSEN 400 SERIES DOUBLE-HUNG
- **FRONT GABLE**
ANDERSEN 400 SERIES FIXED ROUND

SIDING

- **BRICK**
MOULDED BRICK W/ SIZE, COLOR & TEXTURE COMPARABLE TO NEARBY CONTRIBUTING BUILDINGS IN THE EASTON HISTORIC DISTRICT. THE FINAL BRICK SELECTION SHALL BE BASED ON PROVIDED SAMPLES AND REQUIRED APPROVALS BY LOCAL AGENCIES.
- **MASONRY WALL LINTELS & SILLS**
CAST STONE
- **LAP SIDING**
JamesHardie: HARDIE-PLANK, SMOOTH, 5 INCH EXPOSURE, BLIND FASTENED & PAINTED
- **SOFFIT PANELS**
JamesHardie: HARDIE-SOFFIT, SMOOTH, VENTED, PAINTED

TRIMS

- **WINDOWS**
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"
COMPOSITE BRICK MOULD AS NEEDED IN BRICK WALLS
- **DOORS**
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"
- **FACIA, SOFFITS, FRIEZES**
AZEK 'SOFFIT SYSTEM' SPECIALTY EXTERIOR TRIM
- **RAKE TRIM**
AZEK 'RABBETED TRIM' 6" & 8" EXTERIOR TRIM

TRIMS cont.

- **BASE/HORIZONTAL TRIMS**
AZEK 'UNIVERSAL SKIRT BOARD' EXTERIOR TRIM
- **CORNER BOARDS**
AZEK 6" 'J-QUICK CORNER' EXTERIOR TRIM
- **SPECIALTY TRIMS**
AZEK PVC MOULDING & AZEK MOULDABLE PVC STOCK AS NEEDED
- **WINDOW SHUTTERS**
TIMBERLANE FIXED LOUVER, ASSEMBLED W/ "ENDURIAN" PVC COMPONENTS & PAINTED
- **PORCH COLUMNS & PILASTERS**
H.B. & G. PermaCast Plus ROUND COLUMNS, BASE & CAPITAL, PAINTED

RAILINGS & HANDRAILS

- **RAMP, STEPS & PORCHES**
CUSTOM FABRICATED IRON, POWDER COATED BLACK

ROOFING

- **PITCHED MAIN ROOF**
GAF, TIMBERLINE HDZ SHINGLES
- **PITCHED SHED ROOFS**
PAC-CLAD PAC-150 ARCHITECTURAL METAL ROOF PANELS,
PRE-FINISHED, FIELD CRIMPED 1-1/2" HIGH STANDING SEAMS @ 16" O.C.
- **FLAT ENTRY PORTICO ROOF**
FULLY ADHERED MEMBRANE ROOF

GUTTERS & DOWNSPOUTS

- **GUTTERS**
5" "K" PATTERN, PRE-FINISHED SEAMLESS ALUMINUM
- **DOWN SPOUTS**
3" x 4" SMOOTH BOX SECTION, PRE-FINISHED ALUMINUM

THE FOUNDATION OF HOPE

NEW EDUCATION AND TRAINING CENTER
EASTON, MARYLAND

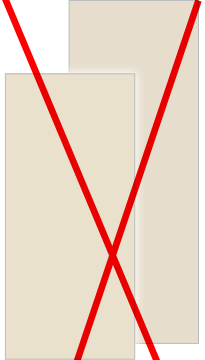
PROJECT MATERIALS MANUFACTURERS' CUTSHEETS

HDC APPLICATION - OCTOBER 14TH, 2024



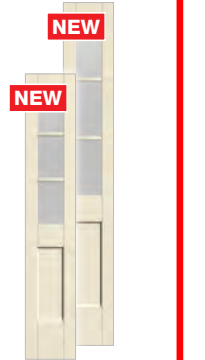
Fiber-Classic[®] & Smooth-Star[®] Fiberglass Doors

Solid Panel

				
Smooth	Smooth	Smooth	Smooth	Smooth
S960 6 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S4800 6 E 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S84800 6 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S600 6 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S8600 6 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"
S210 6 E 2'6" x 6'8" 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S810 6 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S100 6 E 2'0" x 6'8" Δ 2'4" x 6'8" Δ 2'6" x 6'8" Δ 2'8" x 6'8" Δ (7'0") 2'10" x 6'8" Δ (7'0") 3'0" x 6'8" Δ (7'0") 3'6" x 6'8"	S81000 6 2'0" x 8'0" 2'4" x 8'0" 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" 3'6" x 8'0"	

Side Lites

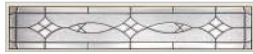
CLEAR GLASS WITH DIVIDED LITES *Continued* 

				
Smooth	Smooth	Smooth	Smooth	Smooth
S4200 NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S84200 NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S6200 NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S86200 NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S9200 NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")
S89200 NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S4200SL NEW 6 E 12" x 6'8" (7'0") 14" x 6'8" (7'0")	S84200SL NEW 6 E 12" x 8'0" 14" x 8'0"	S6200SL NEW 6 E 12" x 6'8" (7'0") 14" x 6'8" (7'0")	S86200SL NEW 6 E 12" x 8'0" 14" x 8'0"

Transoms

Transoms can be stained or painted to match a Fiber-Classic® or Smooth-Star® door system.

BLACKSTONE ♦ ■ ■



BSRT
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only

SEDONA ♦ ■ ■



19055T
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only



19520T
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

SALINAS. ✕



SART
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only

MAPLE PARK. ♦ ■ ■



FWRT
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

SARATOGA. ♦ ■ ■



19750T
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only



19740T
3'0" Door Only

WELLESLEY. ♦ ■ ■



19730T
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only



19720T
3'0" Door Only

RISERVA. ✕



RSRT
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only

CONCORDE. ♦ ■ ■



CNRT
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

KENSINGTON. ♦ ■ ■



KNRT
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

PEMBRIDGE. ♦ ■ ■



PBRT
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous / Boxed Sill Systems

AXIS. ♦



AXRT
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous / Boxed Sill Systems

CALIX. ♦ ■ ■



CXRT
3'0" door + (2) 12" sidelites
Continuous / Boxed Sill Systems



CX30T
3'0" Door Only

LATITUDE ♦ ■ ■



LTRT
3'0" door + (2) 12" sidelites
Continuous / Boxed Sill Systems



LT30T
3'0" Door Only

ECHELON ♦ ■ ■



ECRT
3'0" door + (2) 12" sidelites
Continuous / Boxed Sill Systems



EC30T
3'0" Door Only

CLEAR GLASS



Grille Sticks Applied



19020T
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only
3'0" door + (2) 14" sidelites
Continuous / Boxed Sill Systems



Grille Sticks Applied



19220T
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous / Boxed Sill Systems



Grille Sticks Applied



19200T
3'0" Door Only



19210T
12" & 14" Sidelite Only

Key

■ No Stile Lines

● Flush-Glazed Glass with Detailed Sticking (FG)

☀ Low-E Glass (LE)

2 Simulated Divided Lites (SDLF2)

♦ Black Nickel Caming (1D)

■ Brushed Nickel Caming (1C)

✕ Brass Caming (1A)

✕ Wrought Iron (1W)

6 WBDR Options

6 WBDR / HVHZ Options

▲ 6'6" Height Available

E Elevated 10" Bottom Rail Options



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

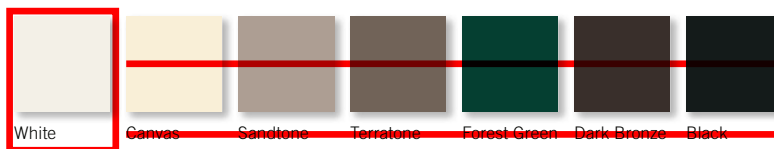
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



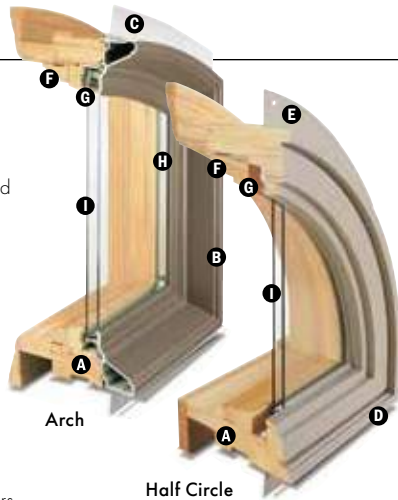
*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

SPECIALTY WINDOWS

FEATURES

FRAME

- A** Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance. Radii are made of laminated pine, offering improved strength and appearance.
- B** The lineal sections of the jamb and sill on eyebrow, extended gothic, octagon, monumental, Flexiframe®, custom arch and arch windows are covered with a low-maintenance, fiberglass-reinforced composite. The arched head members and Springline™ units are covered with stretch-formed aluminum.
- C** The vinyl installation flange on eyebrow, extended gothic, octagon, monumental, Flexiframe, custom arch, arch and Springline units extends 1 1/4" (32) around the entire perimeter of the unit. It helps seal the unit to the structure.
- D** Circle, half circle, quarter circle, elliptical and oval windows are covered with a rigid vinyl cladding. Low-maintenance exterior cladding provides long-lasting beauty.
- E** Rigid vinyl cladding on circle, half circle, quarter circle, elliptical and oval window frames forms a full-perimeter installation flange for securing the unit to the structure. It also helps maintain an attractive appearance while minimizing maintenance.
- F** Inside trim stop is made of unfinished pine. Arched trim stops are made with quality, full-length laminated pine. Units are shipped with the trim stops tacked on, so removal is easy – expediting finishing and joining procedures.
- G** Unfinished interior wood glazing stops help secure the glass in place. Arched glazing stops are made with full-length laminated pine.

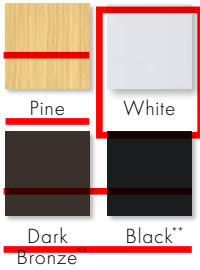


EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



GLASS

- H** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- I** High-Performance options include:
- Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun HeatLock glass
 - Low-E4 Sun glass

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

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

Patterned Glass

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



Specialty windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal for more details.



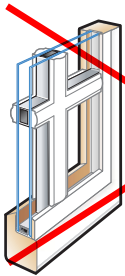
*Visit andersenwindows.com/warranty for details.

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

Dimensions in parentheses are in millimeters.

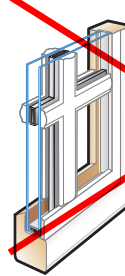
Printing limitations prevent exact replication of colors. See your Andersen supplier for actual color samples.

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



FULL DIVIDED LIGHT

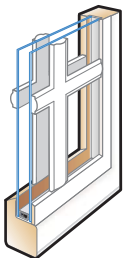
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

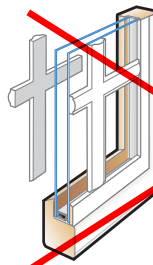
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



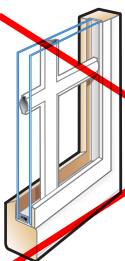
SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



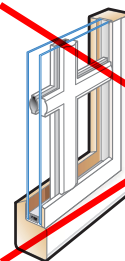
SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

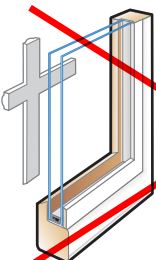
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

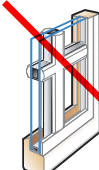
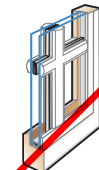
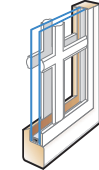
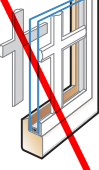
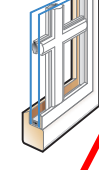
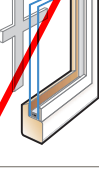
Available on 100 Series products.



REMOVABLE INTERIOR GRILLES

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

GRILLE COMPARISON CHART

GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 FULL DIVIDED LIGHT	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors	● ○ ○ ○	● ● ● ●
 FULL DIVIDED LIGHT WITH ENERGY SPACER	A-Series*	● ○ ○ ○	● ● ● ●
 SIMULATED DIVIDED LIGHT	E-Series** A-Series 400 Series 200 Series 100 Series Big Doors** Entry Doors	● ○ ○ ○	● ● ● ○
 SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES	A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ○ ○	● ● ● ○
 FINELIGHT™ GRILLES-BETWEEN-THE-GLASS	E-Series A-Series 400 Series 200 Series 100 Series Big Doors Entry Doors	● ● ● ●	● ○ ○ ○
 FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH EXTERIOR GRILLES	100 Series	● ● ○ ○	● ● ○ ○
 REMOVABLE INTERIOR GRILLES	E-Series A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ● ○	● ○ ○ ○

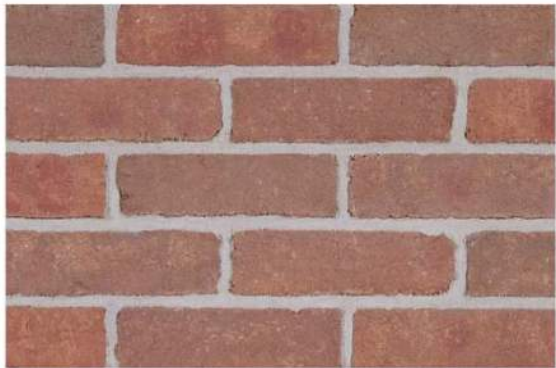


*A-Series windows only.

**Simulated divided light exterior only available.

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NOTE FROM ARCHITECT:
FINAL BRICK SELECTION PENDING REQUIRED
APPROVAL(S) OF SAMPLES TO BE PROVIDED
PRIOR TO COMMENCING WORK.



BELCREST 530

Type	Face
Color	Red
Texture	Sandmold
Plant	Plant 3
Manufacturing Method	Molded
Coating	Sand
Series	Belcrest

Gallery



Belcrest 530

Sizes Specs

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Modular 3/4 Flat Back	3/4" 19mm	2 1/4" 57mm	7 5/8" 194mm	6.86

Arriscraft

Building Stone · Brick · Limestone

ARRIS-CAST CAST STONE

Manufactured in:

Fort Valley
Georgia

Choose ARRIS-cast to complement our Renaissance® colors, or create your own shade. From custom decorative accessories to our catalogue of architectural shapes, ARRIS-cast provides the ideal finishing touches for your project.





Hardie® Plank



Select Cedarmill®



Smooth

Thickness 5/16 in Length 12 ft planks

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

Select Cedarmill®

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

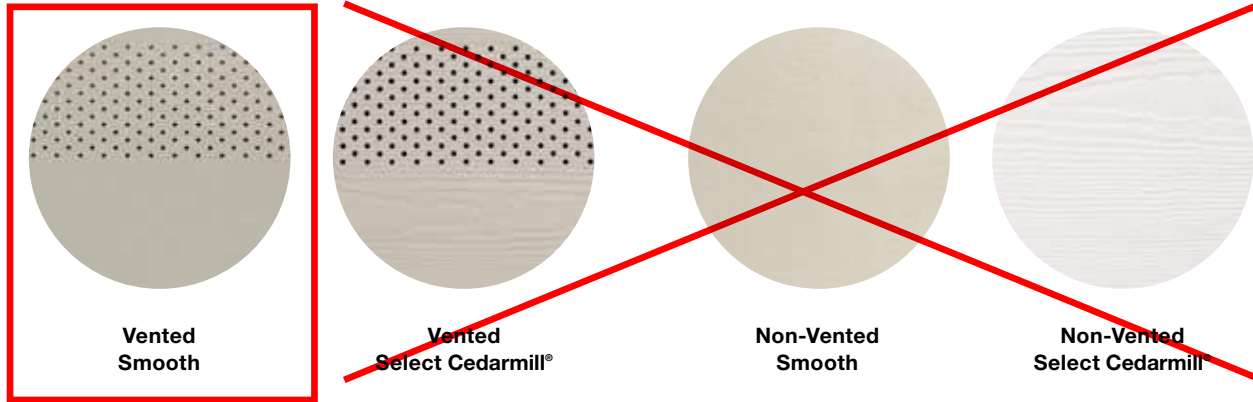
Smooth

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

Hardie® Plank

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

Hardie® Soffit



Thickness 1/4 in

	12 ft	12 ft	8 ft	8 ft
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®	•	•	•
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	4 ft x 8 ft
Statement Collection®	•	•	•	
Dream Collection®	•	•	•	
Prime	•	•	•	•

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



DESIGNED FOR EASY INSTALLATION ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK ensures your build stays as beautiful on day 1,000 as on day 1.

MOISTURE-RESISTANT

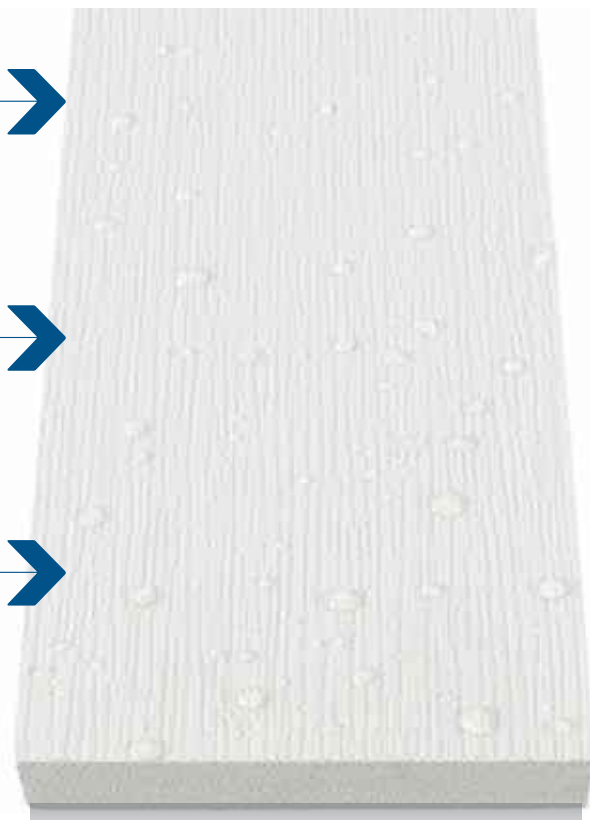
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

ROT-RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.



Smooth
Finish (**S**)



Woodgrain
Finish (**W**)



PaintPro
Technology (**P**)

AZEK PRODUCTS ARE DESIGNED TO

AZEK offers more trim sizes and solution-based moulding profiles than any other brand on the market. Our engineered polymer products serve as the exteriors solution you need—and your project deserves.



INTEGRATED DRIP EDGE

Designed for water management around doors and windows, it's also ideal for band board installations.

See page 35.



BOARD AND BATTEN

AZEK Sheet and Trim with PaintPro Technology are a perfect solution for Board and Batten Siding.

See page 16.



Made in
the USA

AZEK
EXTERIORS



MATERIALS CUTSHEET: Foundation of Hope HDC Application 10/14/2024



UNIVERSAL SKIRT BOARD OR ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade with no starter strips needed.

See page 34.

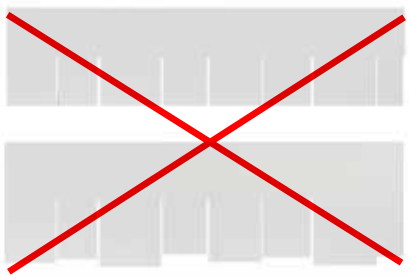


J-SERIES QUICK CORNER™ OUTSIDE CORNER

One-piece corner boards install quickly with no caulk required and no unsightly edges.

See page 38

PROVIDE INSTALLATION SOLUTIONS



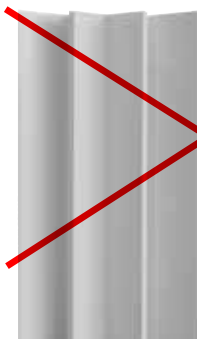
STRAIGHT AND STAGGERED SHINGLE SIDING

AZEK Shingle Siding available in three sizes, all with PaintPro Technology.
See page 14.



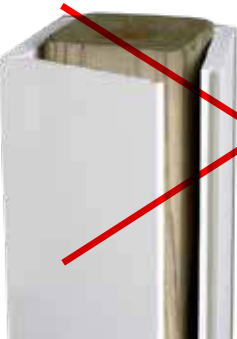
FLANGE SLOTTED TRIM, RABBETED TRIM, AND J-SERIES J-CASING

Trim boards are designed to reduce installation time and create beautiful window and door surrounds.
See page 32.



J-SERIES QUICK CORNER INSIDE CORNER

Inside Corner installs with hidden fasteners to eliminate the need for excessive face nailing and touch-ups.
See page 38.



THREE-PLUS-ONE COLUMN WRAP

Easy-to-install three-plus-one column wrap saves time and installation costs.
See page 37.

AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.



BED MOULDING

Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

RAMS CROWN

Consider installing Rams Crown at the top of a column or post, or use in place of a crown for a distinctive look.

CROWN MOULDING

Crown Moulding is used for a classic look, bridging the corner between the wall and ceiling.

BAND MOULDING

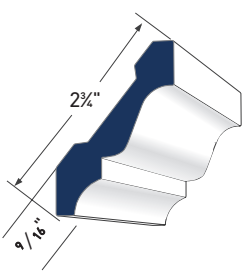
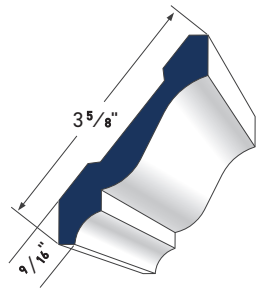
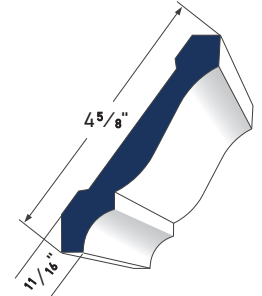
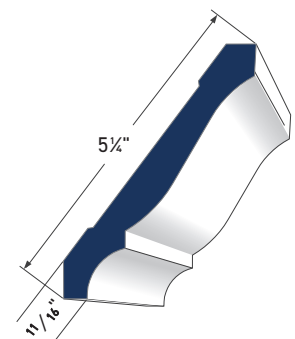
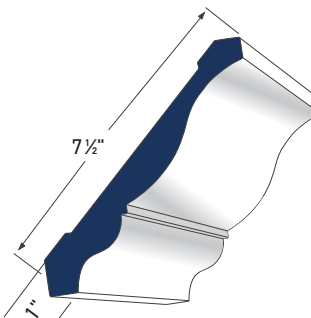
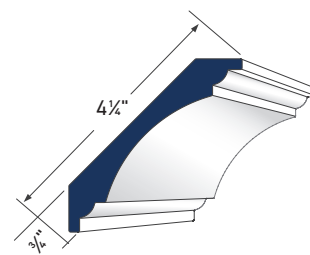
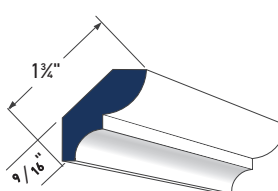
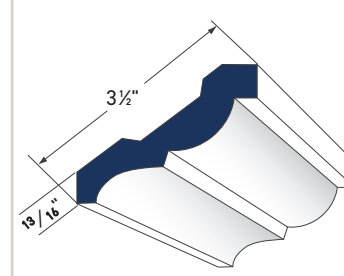
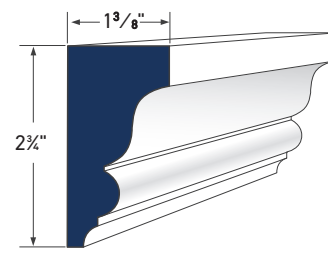
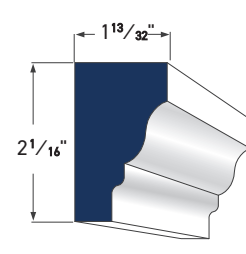
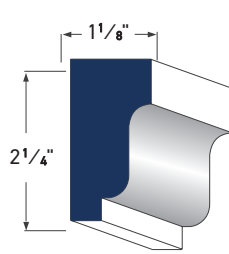
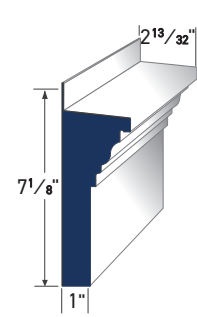
Band Moulding can be used alone or added to the base of a crown for a premium finish.

THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.

 3" CROWN AZM-52 LENGTH: 16'	 4" CROWN AZM-49 LENGTH: 16'	 5" CROWN AZM-47 LENGTH: 16'	 6" CROWN AZM-45 LENGTH: 16'
 8" CROWN AZM-43 LENGTH: 16'	 COVE MOULDING AZM-80 LENGTH: 16'	 BED MOULDING AZM-75 LENGTH: 16'	 3 1/2" BED MOULDING AZM-28 LENGTH: 16'
 IMPERIAL RAKE CROWN AZM-6937 LENGTH: 16'	 RAMS CROWN AZM-6934 LENGTH: 16'	 SOLID CROWN AZM-7954 LENGTH: 16'	 CROSSHEAD PEDIMENT AZM-6216 LENGTH: 18'

Fixed Louver Shutters

Timberlane's fixed louver shutters are a simple, well-constructed shutter style that combines looks and functionality. Each available fixed louver shutter features stationary louver blades that are perfect for adding privacy, sunlight, and even ventilation when paired with functional shutter hardware.



WL1: 1-3/4" Fixed Louver Shutter

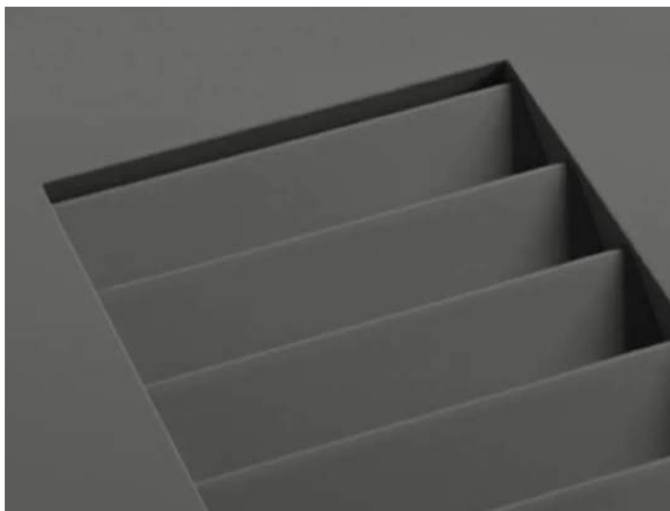
Deeply textured and dramatic. The wide louvers, set at a 30-degree pitch on 1-1/2" centers, make the magic of the play of light. From morning until evening, there is constant visual interest as light and shadow play across the surface of each shutter.

Cross Section:



Available In:

Endurian (Exclusive PVC) Premium Wood



Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	3-3/4" to 5"
Stile/Rail Thickness	1-5/16"
Louver Pitch	30 degrees
Louver Spacing	1-1/2" on center
Louver Thickness	3/8"
Louver Width	1-3/4"



Tuscan Cap
(Round)



Tuscan Base Poly
(Round)

Round No-Taper PermaCast® Plus Columns

ROUND NO-TAPER PERMACAST® PLUS COLUMN DIMENSIONS (IN INCHES)

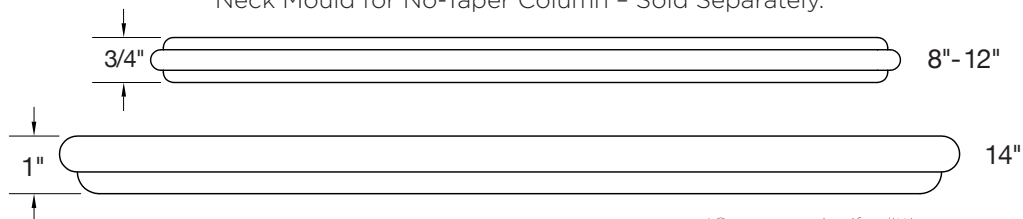
Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7 ⁵ / ₈ "	7 ⁵ / ₈ "	10 ¹ / ₂ "	1 ⁷ / ₈ "	1 ³ / ₄ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	1 ¹ / ₂ "	10 ⁵ / ₈ "	6, 8, 9, 10
10"	9 ⁵ / ₈ "	9 ⁵ / ₈ "	13 ¹ / ₈ "	2 ³ / ₈ "	2 ¹ / ₈ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	2"	12 ⁵ / ₈ "	6, 8, 9, 10, 12
12"	11 ⁵ / ₈ "	11 ⁵ / ₈ "	16 ¹ / ₂ "	2 ³ / ₄ "	2 ³ / ₈ "	7 ⁸ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	2"	15 ⁵ / ₈ "	6, 8, 9, 10, 12
14"	13 ⁵ / ₈ "	13 ⁵ / ₈ "	19 ¹ / ₂ "	3 ³ / ₈ "	3 ¹ / ₈ "	1 ¹ / ₈ "	1"	2 ¹ / ₄ "	3"	19 ¹ / ₈ "	6, 8, 9, 10, 12, 14
16"	15 ³ / ₄ "	15 ³ / ₄ "	22"	3 ⁷ / ₈ "	3 ¹ / ₂ "	1 ¹ / ₄ "	1"	2 ¹ / ₄ "	2 ³ / ₄ "	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17 ¹ / ₂ "	17 ¹ / ₂ "	24 ⁵ / ₈ "	4"	4"	1 ⁵ / ₈ "	1 ³ / ₈ "	2 ³ / ₄ "	3 ³ / ₈ "	24 ⁵ / ₈ "	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33 ¹ / ₂ "	5 ³ / ₄ "	5 ¹ / ₄ "	2 ³ / ₈ "	2 ¹ / ₈ "	3 ¹ / ₂ "	4 ¹ / ₈ "	33 ³ / ₈ "	8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30

Neck mould not included.

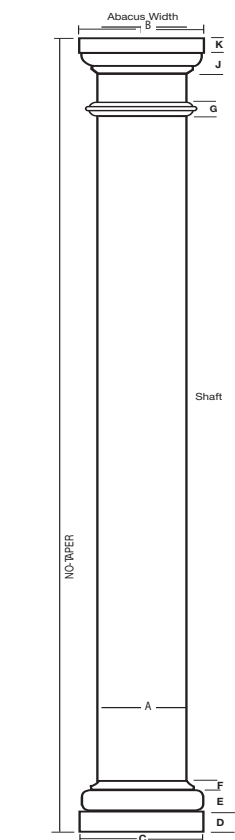
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

• Split columns are not load bearing.

Neck Mould for No-Taper Column - Sold Separately.



*Go up one size if splitting



PermaCast® Plus Plain No-Taper
Column with Poly Tuscan
Cap and Base.

IRON RAILING



42" HIGH WROUGHT IRON GUARD RAIL
CUSTOM FABRICATED

WROUGHT IRON RAMP & STAIR HANDRAILS
(NOT SHOWN) CUSTOM FABRICATED
PER CODE REQUIREMENTS



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

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ[®] offers everything you can expect from an architectural shingle roof, and more.



Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

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

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

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



We protect what matters most™



Private Residence, FL
Installing contractor: Moore Roofing
Architect: WHL Architecture
Distributor: ABC Supply
Photo: hortonphotoinc.com
Profile: Snap-Clad
Color: Cityscape



PAC-150 standing seam metal roofing panels combine semi-structural metal panel performance with architectural roofing panel aesthetics. Maximum panel length is limited when factory or shop-formed but virtually unlimited when field-formed; minimum panel length is approximately 4'.

PAC-150 roofing panels feature a 1.5" leg height which requires mechanical field seaming to either 90° or 180°. Panels have a concealed-fastener clip designed to allow for maximum design flexibility.

This panel combines an attractive thin-rib profile with superior structural performance. PAC-150 panels are designed for application over a variety of substrates in slopes as low as 1:12. PAC-150 roofing panels are available in a variety of widths from 12" to 20".

OIL CANNING

Jobsite factors such as temperature variation, unlevel substrate and/or improper installation may promote oil canning. Oil canning does not affect panel finish or structural integrity and therefore is not cause for rejection.

REGIONAL AVAILABILITY

PAC-150 is produced only in Petersen's Georgia, Maryland and Arizona facilities; additional freight charges might apply.

CURVED APPLICATIONS

The PAC-150 panels can be curved to a minimum radius of 20'. Curving can be done in the field or at the factory depending on the radius and length of the panel. For details about curving capabilities, please contact the Acworth, Ga., or Annapolis Junction, Md., factories.

SEAMERS

PAC-150 panels require the use of mechanical seamers. When seaming panels on slopes greater than 6:12, caution must be exercised to prevent seamer slippage and resulting finish scratches that may void the warranty. Seamers are available along with hand crimpers and other tools through D.I. Roof Seamers, which is the only supplier of this equipment approved by Petersen. For details and rental information visit pac-clad.diroofseamers.com.

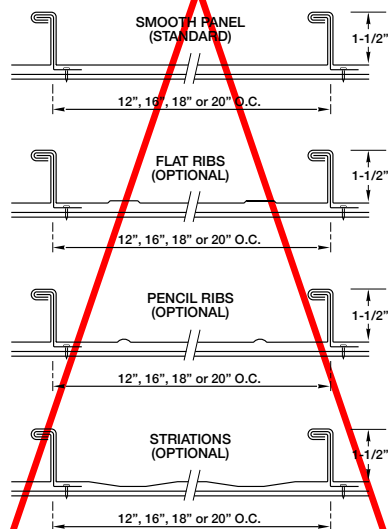
PAC-150 90° SEAM

MATERIALS

.032 aluminum 24 gauge steel

SPECS

12", 16", 18"
or 20" O.C. 1-1/2" High



PAC-150 180° SEAM

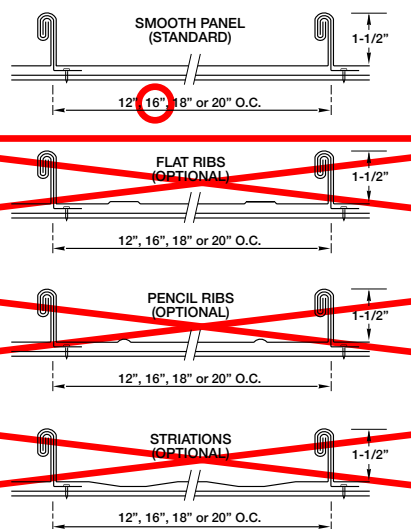


MATERIALS

.032 aluminum 24 gauge steel

SPECS

12", 16", 18"
or 20" O.C. 1-1/2" High



PRODUCT FEATURES

- ▶ 35-year non-prorated finish warranty
- ▶ Weathertightness warranty available
- ▶ Available in four pan variations; smooth, striated, pencil rib or flat rib. Check locally for panel condition availability
- ▶ Maximum panel length of 64' when factory or shop-formed but virtually unlimited when field-formed
- ▶ Mechanically seamed in the field to 90° or 180°
- ▶ NOTE: Seamers for PAC-150 are available from pac-clad.diroofseamers.com

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ Galvalume Plus available

UL CLASSIFICATION

- ▶ UL-580
- ▶ UL-1897
- ▶ TAS-125

FLORIDA BUILDING PRODUCT APPROVALS

Contact the Acworth, Georgia facility for PAC-150 product approvals.

Photo below: Theodore Roosevelt Visitor Center,
Onward, MS
Contractor: Central Roofing
Architect: John S. Odom
Distributor: MS Roofing Supply
Owner: U.S. Fish and Wildlife Service
Photo: hortonphotoinc.com
Profile: PAC-150
Color: Weathered Steel

GUTTERS & DOWNSPOUTS



SEAMLESS GUTTER, PREFINISHED ALUMINUM
5" 'K' STYLE GUTTER + 3" x 4" SMOOTH DOWNSPOUT











THE FOUNDATION OF HOPE

EASTON - MARYLAND



THE FOUNDATION OF HOPE

EASTON - MARYLAND





THE FOUNDATION OF HOPE

EASTON - MARYLAND



HISTORIC DISTRICT COMMISSION

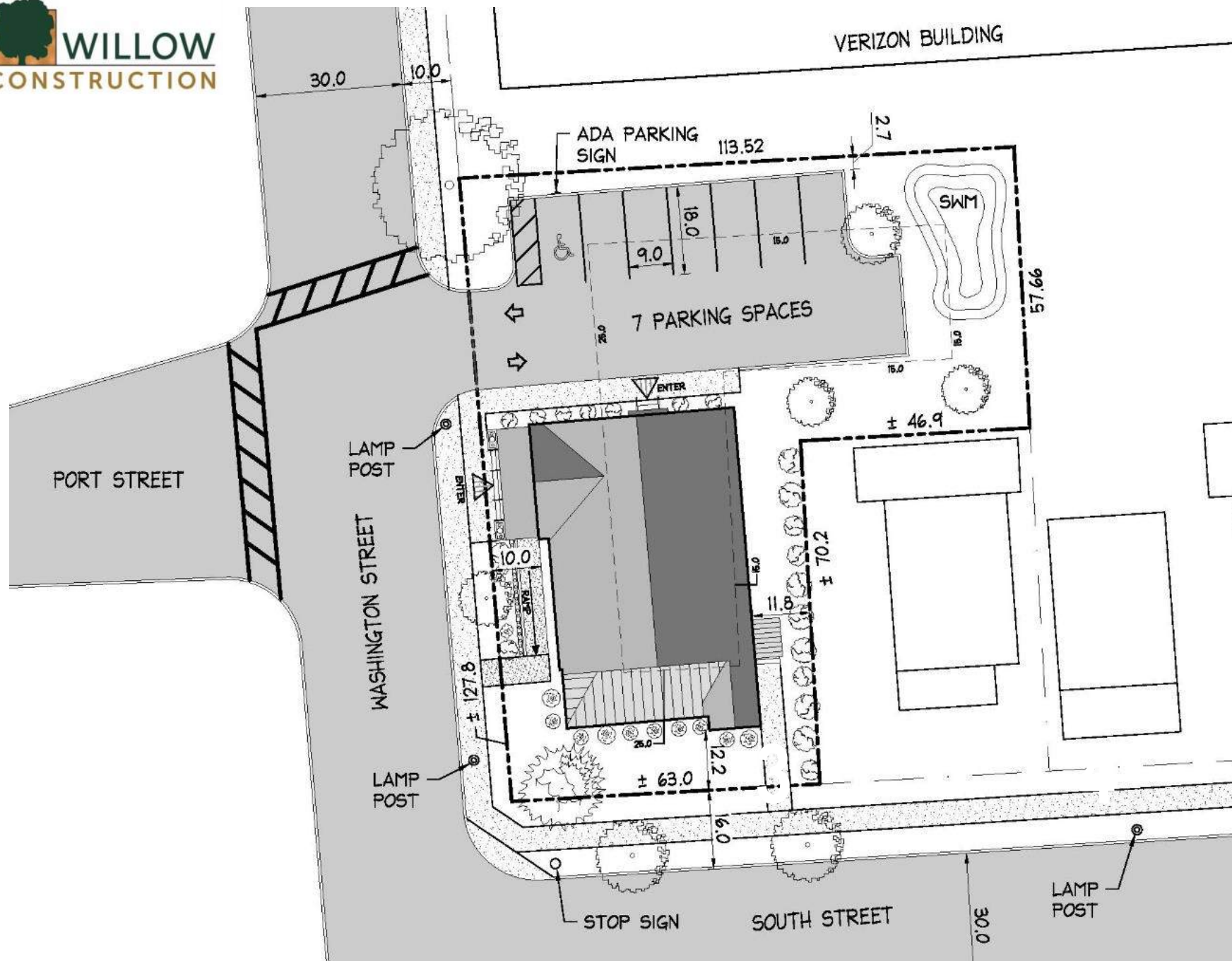
NEW EDUCATION AND TRAINING CENTER

For

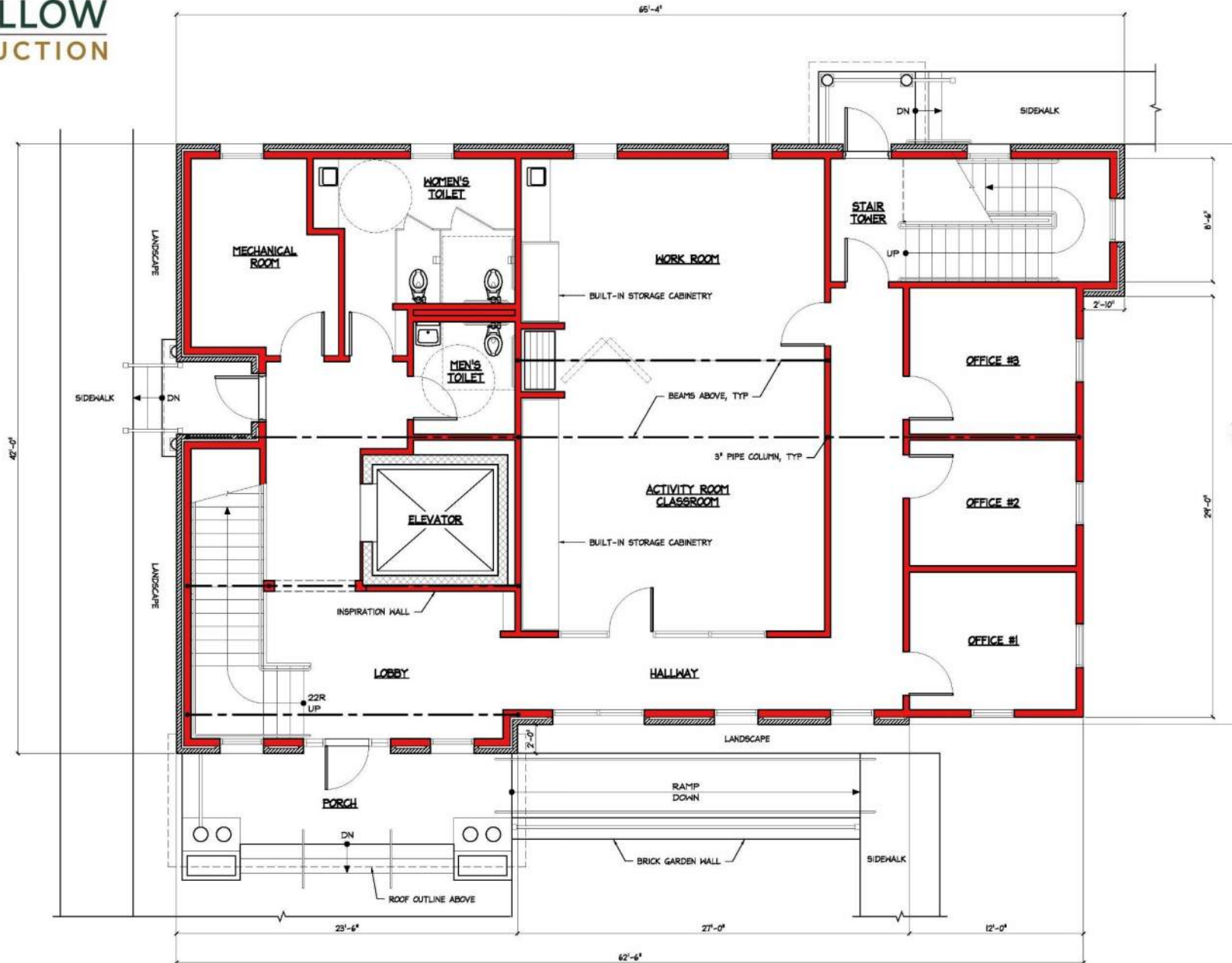
FOUNDATION OF HOPE, INC.
EASTON, MARYLAND



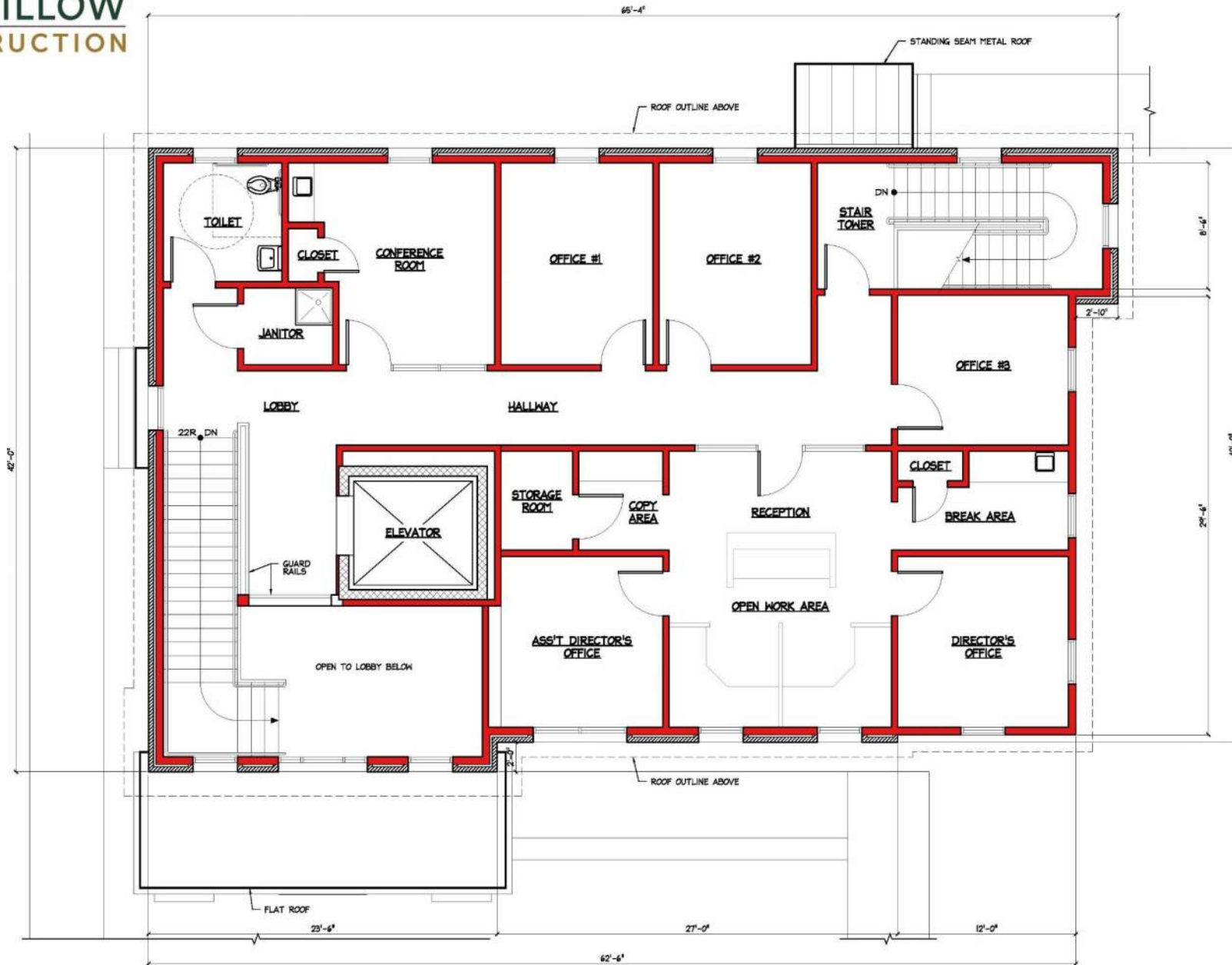
PROPOSED SITE PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION





AERIAL RENDERING





NORTH-WEST VIEW RENDERING



WEST VIEW RENDERING



SOUTH-WEST VIEW RENDERING



SOUTH-WEST VIEW RENDERING



SOUTH VIEW RENDERING



SOUTH-EAST VIEW RENDERING





AERIAL RENDERING





WEST FACADE RENDERINGS







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

Tuesday, October 15, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Susan Filbird, Code Enforcement Officer
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Ernest Demby, Chairperson
Dudley Greer

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

2. Agenda Summary Review —

**Commissioner Bateman moved to approve the October 15, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1306 / HD 24 - 117
Applicant: Wilson Outdoor Company LLC
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning: CB

Request: The Applicant is requesting to install a new four (4) square foot wooden hanging sign, and a 6.7 square foot wooden building sign to be mounted above the storefront window. This is a contributing structure to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

William White, Wilson Outdoor Company LLC

Public Comment — None

Public Comment Written — None

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

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

b. **File No.:** 2024 - 1292 / HD 24 - 106
Applicant: Callahan Signs LLC
Location: 29 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: The Applicant is proposing to reface an existing 11.7 square foot hanging sign to be constructed with translucent vinyl and to be internally illuminated. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 30. Lighting for Signs*
iii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs LLC

Public Comment — None

Public Comment Written — None

The Applicant amended their application to state that the sign will not be internally illuminated.

Commissioner Stuart moved to approve the amended application with the condition that any proposed external illumination may be approved by staff after consultation with the Chair. Commissioner Bateman seconded the motion.

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

- c. **File No.:** 2024 - 1293 / HD 24 - 107
Applicant: Callahan Signs LLC
Location: 6 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1312
Zoning: CB

Request: The Applicant is proposing to install a new six (6) square foot wall sign to be constructed of an aluminum composite material (ACM) and vinyl print. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs LLC

Public Comment — None

Public Comment Written — None

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

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

d. File No.: 2024 - 1291 / HD 24 - 105
Applicant: Hanson Street Holdings, LLC
% Skyler Hopkins
Location: 411 North Street, Easton, MD 21601
Tax Map 0103, Grid 0000, Parcel 0726
Zoning: R-7A

Request: The Applicant is proposing to install a six (6) foot tall privacy style fence along the western property line, and a three (3) foot tall picket style fence to enclose the remainder of the rear and side yards. This is a contributing structure to the Historic District.

Background: On September 12, 2024 a notice letter for Code Enforcement case # 24-1548 was sent to the property owner regarding fencing being installed without a building permit or a Historic District Certificate of Appropriateness.

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

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

Applicant Presentation:
Lori Yates

Public Comment — None
Public Comment Written — None

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

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

- e. **File No.:** 2024 - 1297 / HD 24 - 109
Applicant: Third Haven Friends Meeting House
Location: 405 S. Washington Street, Easton, MD 21601
Tax Map 0106, Grid 0000, Parcel 2288
Zoning: R-10A

Request: The Applicant is proposing various exterior improvements including the removal of a brick chimney, exterior lighting, additional gutters and the restoration of a transom on the south façade, and the replacement of an exterior wooden staircase and door on the western façade. An existing wooden ramp will also be reconstructed in order to provide an ADA compliant brick ramp and landing. The Applicant is also requesting the removal of a healthy crepe myrtle tree located within the Critical Area Boundary. The proposed mitigation tree (chinquapin oak) is proposed to be replanted to the north of the building within the Critical Area Boundary. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 4. Restore Significant Historic Features*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 37. ADA Ramps*
- iv. *Guideline 42. Make Sensitive Replacements (Doors)*
- v. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- vi. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- vii. *Guideline 54. Fire Escapes and Exterior Stairs*
- viii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

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

Applicant Presentation:

Priscilla B. Sener
Steve Meixner

Public Comment — None

Public Comment Written — None

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

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

f. File No.: 2024 - 1299 / HD 24 - 111
Applicant: TLL LLC
Location: 122 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0645
Zoning: CB

Request: The Applicant is proposing to reconstruct the existing front porch. The new 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. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 68. Maintain Historic Roof Shape*
- iv. *Guideline 70. Roof Material*

Staff Presentation:

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

Applicant Presentation:

Larney Claggett, TLL LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the applicant provide a revised cut sheet for the standing seam metal roof to staff for review. Commissioner Stuart seconded the motion.

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

g. File No.: 2024 - 1308 / HD 24 - 119
Applicant: Beowulf Electricity & Data

Location: 20 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1210
Zoning: CB

Request: The Applicant is proposing to install an 8’ by 17’ walk-in freezer located to the rear of the structure. This addition will subsequently require the creation of a new opening in the rear block wall to provide access from the kitchen; and the relocation of the existing utility infrastructure and downspouts on the rear façade. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 11. Erect New Outbuildings Sensitively

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

Applicant Presentation:
Matthew Mason, Bluepoint Hospitality

Public Comment — None
Public Comment Written — None

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

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

h. File No.: 2024 - 1300 / HD 24 - 112
Applicant: Forever Young Renovations LLC
Location: 20 N. Hanson Street, Easton, MD 21601
Tax Map 0103, Grid 0000, Parcel 1152
Zoning: CB

Request: The Applicant is proposing to remove the existing cedar shingle siding, and to install new fiber cement lap siding on the primary structure and garage. The Applicant is also requesting to install new K-style gutters, and to remove the existing wooden garage doors to be installed with a new overhead garage door. The Easton Historic District Survey notes that both the primary structure and the garage are considered contributing structures to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 10. Preserve Historic Outbuildings*
- v. *Guideline 45. Screen, Storm, and Garage Doors*
- vi. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- vii. *Guideline 76. Preserve Historic Wood Siding*
- viii. *Guideline 77. Make Sensitive Replacements (Siding)*
- ix. *Guideline 78. Substitute Materials for Siding*
- x. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

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

Applicant Presentation:

Forever Young Renovations LLC

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to table the application pending a site visit to evaluate the condition of the existing lap siding. Commissioner Bateman seconded the motion.

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

i. File No.: 2024 - 1304 / HD 24 - 115

Applicant: Walter E. Chase Sr.

Location: 17 S. Locust Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1580

Zoning: R-7A

Request: The Applicant is seeking approval to demolish a structure that was heavily damaged by a fire originating from the neighboring property at 15 S. Locust Lane. This is a contributing structure to the Historic District.

Background: On February 3, 2024, a fire originating from 15 S. Locust Street occurred causing significant damage to both 15 and 17 S. Locust Lane. On February 5, 2024 a Condemnation Order (*Case # 24-0195*) was issued by the Code Enforcement Department which states that the property was found to be

unfit for human occupancy, and directs the property owner to obtain building permits for repairs, or to receive approval for the demolition of the structure.

Historic District Guideline references:

- i. *Demolition Review Procedures*
- ii. *Guideline 128. Avoid Demolition*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Susan Filbird, Code Enforcement Officer

Applicant Presentation:

Walter E. Chase Sr.

Public Comment:

Ida Webb, 16 S. Locust Lane

Public Comment Written — None

Commissioner Bateman moved to approve the demolition based on the following determinations: 1) evidence presented in the Building Inspection Department’s Inspection report that the property is a total loss; and 2) evidence and testimony presented from the Code Enforcement that the property was found to be unfit for human occupancy. The approval was conditioned upon the applicant seeding and returning the vacant lot to green space until new construction is proposed. Commissioner Stuart seconded the motion.

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

- j. File No.:** 2024 - 1307 / HD 24 -118
Applicant: Dover Station LLC
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning: CB

Request: The Applicant is seeking approval for the renovation of building areas 3, 4, and 5. The Commission has previously determined buildings 4 and 5 to be considered non-contributing, and building area 3 to be contributing.

The proposed scope of work for building area 3 includes the reopening of two existing arched windows, and the installation of a new glass door opening on the

Rails-to-Trails façade. The existing paint will also be removed, cleaned and repointed as necessary from the existing brick masonry. The Applicant is also proposing to construct a new ADA compliant ramp; and an 11' by 94' one-story addition to be constructed along the southern façade of building area 3.

The proposed work to building 4 includes the construction of a new mezzanine to house mechanical equipment to be screened by metal fencing. The proposed work to building area 5 includes additional window openings along the Dover Street façade and the western façade of the building with the addition of a green wall system covering the existing concrete block façade; a new metal awning, two new windows, and a glass door.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
 - ii. *Guideline 2. Repair Rather than Replace*
 - iii. *Guideline 4. Restore Significant Historic Features*
 - iv. *Guideline 5. Adaptive Reuse*
 - v. *Guideline 6. Comply with Health and Safety Codes*
 - vi. *Guideline 23. Murals*
 - vii. *Guideline 37. ADA Ramps*
 - viii. *Guideline 38. Awnings for Commercial Buildings*
 - ix. *Guideline 41. Maintain Original and Historic Doors*
 - x. *Guideline 44. Adding New Doors*
 - xi. *Guideline 45. Screen, Storm, and Garage Doors*
 - xii. *Guideline 48. HVAC*
 - xiii. *Guideline 50. Maximize Daylight*
 - xiv. *Guideline 53. Façade Illumination*
 - xv. *Guideline 55. Maintain Historic Masonry*
 - xvi. *Guideline 56. Cleaning Historic Masonry*
 - xvii. *Guideline 57. Repointing Masonry*
 - xviii. *Guideline 71. Roof Appurtenances*
 - xix. *Guideline 74. Maintain Historic Parapets*
 - xx. *Guideline 82. General Guidelines for Utilities*
 - xxi. *Guideline 83. Trash and Refuse Containers*
 - xxii. *Guideline 84. Mechanical Equipment*
 - xxiii. *Guideline 85. Vents and Hoods*
 - xxiv. *Guideline 89. Maintain Historic Windows*
- Guidelines for New Construction:
- xxv. *Guideline 94. Style (New Construction)*
 - xxvi. *Guideline 96. Orientation, Alignment, and Setback*
 - xxvii. *Guideline 101. Lateral Additions*
 - xxviii. *Guideline 103. Materials*

Staff Presentation:

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

Applicant Presentation:

Sevan Topjian, Dover Station LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the following 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 removal of paint from the historic masonry shall be done in accordance with Guidelines 56 and 57; 3) trash receptacle shall be screened from view using opaque fencing or screening; and 4) the Applicant shall return for the review of all lighting, utilities, and screening. Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>4 - 0 - 2</u>
-------------	------------------

FOR:	4 - Brophy, Bateman, Carey, Stuart
------	------------------------------------

AGAINST:	0
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ABSTAIN:	0
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ABSENT:	2 - Demby, Greer
---------	------------------

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Bateman moved to approve the September 23, 2024 Decision Summary. Commissioner Carey seconded the motion.

<u>Vote</u>	<u>4 - 0 - 2</u>
-------------	------------------

FOR:	4 - Brophy, Bateman, Carey, Stuart
------	------------------------------------

AGAINST:	0
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ABSTAIN:	0
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ABSENT:	2 - Demby, Greer
---------	------------------

7. Administrative Approval

a. File No.: 2024 - 1301 / HD 24 - 113

Applicant: Dr. Ruth Wittersgreen

Location: 5 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1217

Zoning: CB

Request: The Applicant is requesting approval for the placement of a 7.8 square foot sandwich board sign at 5 E. Dover Street. The application is approved subject to the following condition:

1. The sign must be located so not as to impede pedestrian traffic and must be removed during the business's closed hours.

Historic District Guideline references:

- i. *Guideline 28. Free-standing Signs*

- b. File No.:** 2024 - 1302 / HD 24 - 114
Applicant: Forever Young Renovations LLC
Location: 413 August Street, Easton, MD 21601
Tax Map 0103, Parcel 1080
Zoning: R-7A

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

Historic District Guideline references:

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

- c. File No.:** 2024 - 1305 / HD 24 - 116
Applicant: 5 Star Roofing and Restoration LLC
Location: 620 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Parcel 0954
Zoning: R-7A

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

Historic District Guideline references:

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

- d. File No.:** 2024 - 1317 / HD 21 - 121
Applicant: Talbot 3 LLC
Location: 9 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Parcel 1527, Lot 9
Zoning: CB

Request: The Applicant is requesting the replacement of five (5) exterior lighting fixtures. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- ii. *Guideline 53. Façade Illumination*

8. Consent Docket — None

9. Adjournment — Commissioner Stuart moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 8:00 p.m.

Residential Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised April 2021



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: Property Information

10/21/24

Project Application Date

0105

Tax Map

000EA

Grid

2142

Parcel

Lot

Zoning

212 Brookletts Ave

Project's Address

Project's Subdivision (if any)

Easton, MD 21601

Project's City, State and Zip Code

Indicate if the Project is located within the Overlay District's below:

☐

Planned Redevelopment

☒

Historic

☐

Critical Area

☐

Planned Unit Development

☐

Planned Health Care

Part 2: Owner - Tenant Information

Owner

Kogok Deborah

Name

212 Brookletts Ave

Address

Easton, MD 21601

City, State and Zip Code

vicmac@verizon.net

410-310-0072

Email Address and Phone Number

Tenant Information

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

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 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."

Jonh A Marrah

Signature of Applicant

John A. Marrah

Printed Name of Applicant

443-746-3597

Telephone Number

production@marasun.com

Email Address

contractor

Connection with Application

913 S Talbot St, St. Michaels, MD 21663

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

marasun
913 S Talbot St,
Easton, MD 21601
production@marasun.com 443-746-3597
120560

Name
Address
City, State and Zip Code
Email Address and Phone Number
Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland HVACR License Number

Plumbing 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
Maryland, Talbot and/or Easton Electricians License Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
MHIC & Sprinkler License 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: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition					
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor					

Part 7: Project Type

Project Type

☐ Single Family Dwelling
 ☐ Duplex Family Dwelling
 ☐ Multiple Family Townhouse
 ☐ Manufactured Housing
 ☐ Accessory Structure

Part 8: Accessory Structures Information

Accessory Structure Information	Porches	Patio Covers	Patios - Decks	Garages - Sheds	Fences	Other
Square Footage or Linear Feet						
Attached to Primary Structure						
Detached from Primary Structure						
Proximity to Primary Structure						

Part 9: Description of Proposed Work

PARTIAL ROOF REPLACEMENT

ASPHALT SHINGLE ROOF INSTALLATION AND PROPER FLASHING TO THE CHIMNEY CONNECTED TO THE ROOF LINE

Part 10: Systems

Fire Sprinkler: _____ (Yes / No)
 Fuel Gas: _____ (Yes / No)
 Type of Heat: _____ (Gas / Electric)

Part 11: Total Project Information

10/25 / 24 Estimated Start Date	10/25 / 24 Estimated Finish Date	\$ \$5,000 Estimated Project Value	FEMA Flood Plain Y or N
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Office Use Only

Building Dept - General Info.	Planning & Zoning - General Info.	Engineering Dept Application	HDC Application
☐ Received Date ____ / ____ / ____ ☐ Permit # _____ ☐ Permit Fee \$ _____	☐ Not Applicable ☐ Town Impact \$ _____ ☐ County Receipt Received	☐ Not Applicable ☐ Grading Permit # _____	☐ 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: _____			



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

HD 24 - 124

Application #: 2024 - 1322
Date Received: 10/21/2024
Fee Paid:
HDC Meeting Date: 10/28/2024
Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 212 brookletts ave, Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: kogok deborah
TELEPHONE NO.: 410-310-0072 EMAIL: vicmac@verizon.net

Applicant or Agent

NAME: John A. Marrah
TELEPHONE NO.: 443-746-3597 EMAIL: production@marasun.com

Description of Proposal (include additional sheets, as necessary)

PARTIAL ROOF REPLACEMENT
ASPHALT SHINGLE ROOF INSTALLATION AND PROPER FLASHING TO THE CHIMNEY CONNECTED TO THE ROOF LINE

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 A. Marrah	
10/21/24	
John A. Marrah	

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.

MACSORLEY: PARTIAL ROOF REPLACEMENT/TPO INSTALL

SEP 26, 2024

Project #22425897049

MARASUN
roofing | siding | windows | gutters | solar



VICTOR MACSORLEY

vicmac@verizon.net

410-310-0072

212 Brookletts Ave
Easton, MD
21601



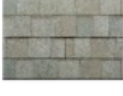
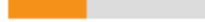
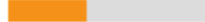
We can help you with

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

hello@marasunllc.com
(410) 226-6212

CR Consumer Reports™

ARCHITECTURAL / LAMINATED SHINGLES (9)

+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Owens Corning Duration \$95.00 ¹	OVERALL SCORE 64	STRENGTH  3 / 5 WIND  4 / 5 NAILING  5 / 5 IMPACT  4 / 5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES GAF Timberline HDZ \$110.00 ¹	OVERALL SCORE 61	STRENGTH  3 / 5 WIND  5 / 5 NAILING  3 / 5 IMPACT  3 / 5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Tamko Heritage \$90.00 ¹	OVERALL SCORE 60	STRENGTH  3 / 5 WIND  4 / 5 NAILING  4 / 5 IMPACT  4 / 5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES GAF Timberline Natural Shadow \$104.00 ¹	OVERALL SCORE 60	STRENGTH  3 / 5 WIND  5 / 5 NAILING  4 / 5 IMPACT  3 / 5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Atlas Pinnacle Pristine \$95.00 ¹	OVERALL SCORE 60	STRENGTH  3 / 5 WIND  3 / 5 NAILING  4 / 5 IMPACT  4 / 5
+		ARCHITECTURAL / LAMINATED SHINGLES IKO Cambridge \$90.00 ¹	OVERALL SCORE 58	STRENGTH  2 / 5 WIND  5 / 5 NAILING  3 / 5 IMPACT  4 / 5
+		ARCHITECTURAL / LAMINATED SHINGLES Owens Corning Oakridge \$90.00 ¹	OVERALL SCORE 54	STRENGTH  3 / 5 WIND  4 / 5 NAILING  4 / 5 IMPACT  3 / 5
+		ARCHITECTURAL / LAMINATED SHINGLES CertainTeed Landmark Premium \$110.00 ¹	OVERALL SCORE 54	STRENGTH  3 / 5 WIND  4 / 5 NAILING  3 / 5 IMPACT  2 / 5
+		ARCHITECTURAL / LAMINATED SHINGLES CertainTeed Landmark \$95.00 ¹	OVERALL SCORE 53	STRENGTH  3 / 5 WIND  4 / 5 NAILING  3 / 5 IMPACT  2 / 5



TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology
Tejas con tecnología patentada SureNail®



Driftwood®



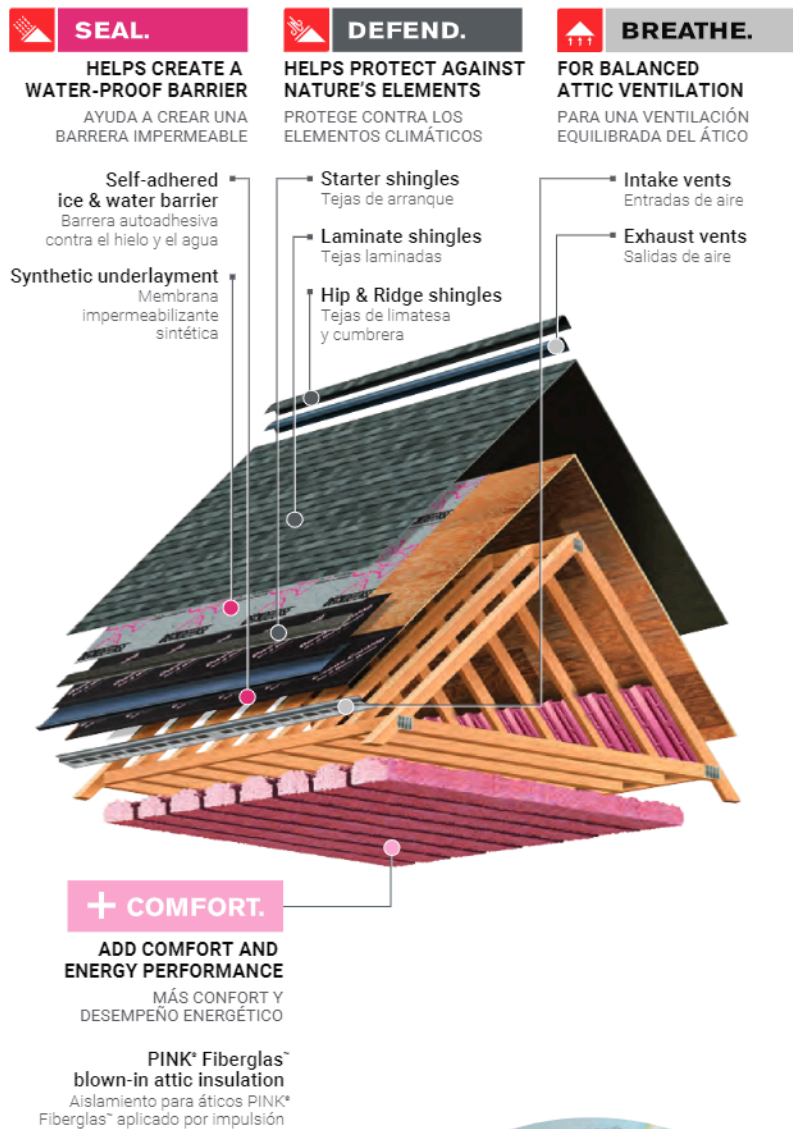


TOTAL PROTECTION SIMPLIFIED™

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA™

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



**SCAN TO REGISTER
YOUR WARRANTY**

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty* for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty^{3/5}

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida* mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard™ con una garantía limitada de 25 años de resistencia a las algas^{3/5}



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

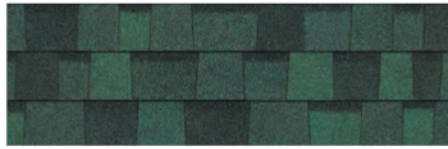
Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



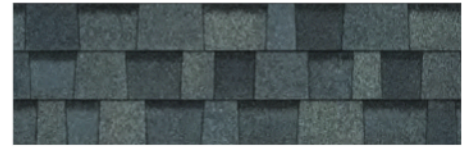
Colonial Slate¹



Desert Rose¹



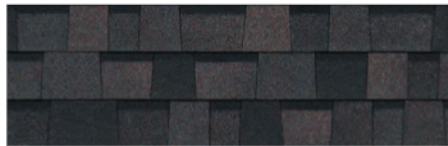
Driftwood¹



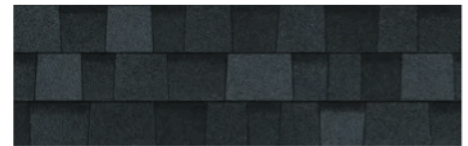
Estate Gray¹



Harbor Blue¹



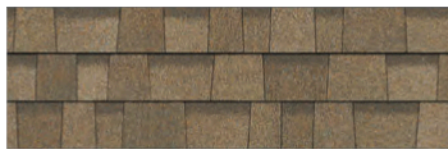
Midnight Plum¹



Onyx Black¹



Peppercorn¹



Sand Castle¹



Sierra Gray¹



Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.

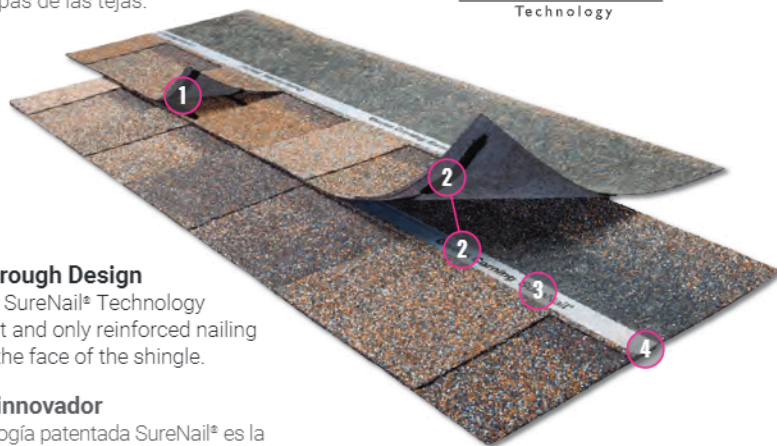
1

Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design

Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador

La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip

The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional

La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

4

Triple Layer Protection®*

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®*

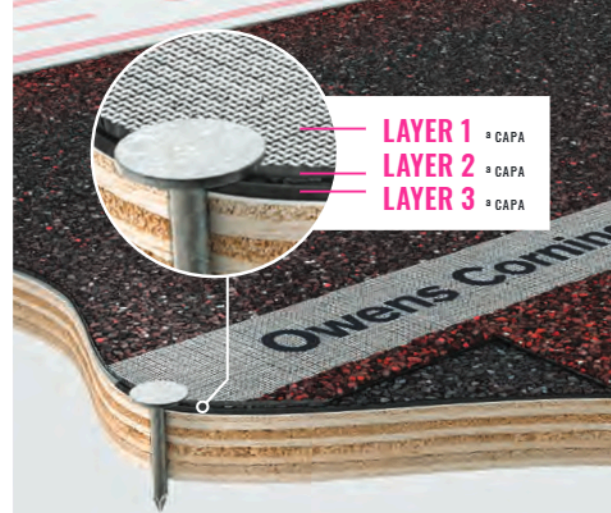
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

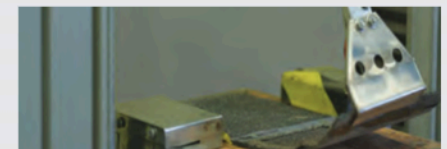
Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5
VECES MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9
VECES MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2
VECES MEJOR
RESISTENCIA A LA DELAMINACIÓN

Product Attributes

Warranty Length*

Limited Lifetime[‡]
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*[§]

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅝"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438[#]

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval[‡]

Características del producto

Período de garantía*

Garantía limitada de por vida[‡]
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*[§]

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅝ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438[#]

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade[‡]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

+ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 2 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

For Patent information, please visit owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

4 Owens Corning® Black Sable shingle includes a patented design.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

+ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 2.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

Para información sobre la patente, visite www.owenscorning.com/patents.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

4 Las tejas Black Sable de Owens Corning® incluyen un diseño patentado.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

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(Kearny)

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OWENS CORNING DURATION ROOFING SYSTEM

Description	Qty
Material	
OWENS CORNING TRUDEFINITION DURATION SHINGLES:	21
Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	
OWENS CORNING PROEDGE HIP AND RIDGE:	2
ProEdge® Hip & Ridge shingles provide a clean and consistent look.	
OWENS CORNING STARTER STRIP:	1
Starter strip shingles provide increased wind resistance to the overall shingle system.	
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ	1
Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT	1
10 sq 42" X 286' Long	
A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	
ROOFING ACCESSORIES	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:	1
Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	
MARASUN COMPOUND: 1 1/4" COIL NAILS:	1
Electro galvanized nails used to fasten down the roofing system	
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2":	5
Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	
MARASUN COMPOUND: ALUMINUM STEP FLASHING is a rectangular piece of flashing bent 90 degrees in the center. It is used for roof to wall flashing. Multiple pieces of the flashing will be installed in layers with shingles to ensure the water flows away from the wall.	1
ROOF REPLACEMENT LABOR	