Historic District Commission
MEETING AGENDA

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

Call to Order

1) Approval of the Agenda for November 12, 2024.

Old Business

1)

Application Number:	2024 - 1300 / HD 24 - 112
Applicant:	Forever Young Renovations LLC
Location:	20 N. Hanson Street - Channel Marker Inc. Tax Map 0103, Grid 0000, Parcel 1152
Zoning District:	CB
Request:	**The request for exterior alterations has been withdrawn from the November 12, 2024 Historic District Commission Agenda.**

New Business

1)

Application Number:	2024 - 1334 / HD 24 - 130
Applicant:	Harold E. DeBona and Susan P. Mortimer
Location:	11 South Street Tax Map 0104, Grid 0000, Parcel 1515
Zoning District:	R-7A
Request:	In-kind fence replacement.

2)

Application Number:	2024 - 1327 / HD 24 - 128
Applicant:	Go Permits LLC c/o Scott Doughman
Location:	117 E. Dover Street Unit 203 Tax Map 104, Grid 0000, Parcel 1188
Zoning District:	CB
Request:	In-kind window replacement.

3)

Application Number:	2024 - 1324 / HD 24 - 126
Applicant:	Kevan Full

	Location:	212 Talbot Street Tax Map 0104, Grid 00EA, Parcel 1895
	Zoning District:	R-7A
	Request:	Installation of a fence including two (2) French Gothic picket fence panels.
4)	**Application Number:**	2024 - 1323 / HD 24 - 125
	Applicant:	Kevin Pearl and Kelly Brasseau
	Location:	216 S. Aurora Street Tax Map 0105, Grid 00EA, Parcel 2180
	Zoning District:	R-7A
	Request:	Replacement of the existing vinyl fence with wooden picket fence.
5)	**Application Number:**	2024 - 1329 / HD 24 - 129
	Applicant:	Wiedemann Architects, LLC
	Location:	127 S. Harrison Street Tax Map 0104, Grid 00EA, Parcel 1968
	Zoning District:	R-7A
	Request:	Exterior alterations, new addition, and new construction of outbuildings

Discussion Item

Approval of Minutes

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

Administrative Approval

1)	**Application Number:**	2024 - 1337 / HD 24 - 131
	Applicant:	Marasun LLC
	Location:	224 S. Aurora Street Tax Map 0105, Grid 00EA, Parcel 2156
	Zoning District:	R-7A
	Request:	Partial in-kind asphalt shingle roof replacement.

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 20 N Hanson Street

Applicant: Jessica Young on behalf of Channel Marker Inc.

Application Number: 2024-1300

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposing to remove the existing cedar shingle siding and install new fiber cement lap siding on both the primary structure and the garage. There is existing wooden lap siding located under the cedar shingles that can be seen in photographs submitted by the applicant. The applicant is also proposing to install new K-style gutters around the permitter of the house (**At the 10/14/24 meeting, the applicant indicated that they were willing to amend their application to propose half-round style gutters**). Finally, the applicant is proposing to remove the existing wooden garage doors and install a new overhead garage door. The Easton Historic District Survey nots that both the primary structure and the garage are considered contributing structures.

Background Information:

This request originally appeared on the agenda at the Commission's October 14, 2024 meeting. At that time, the Commission tabled the application pending a site visit being conducted to evaluate the condition of the existing lap siding that is currently covered by cedar shakes. The Commission also expressed concerns over the style of gutters and downspouts that were originally proposed as well as the new overhead garage doors.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

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

d. Historic outbuildings, including sheds and garages, should be maintained and preserved. Avoid removing or drastically altering historic outbuildings.

Guideline 3. Make Sensitive Replacements

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

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 4. Restore Significant Historic Features

a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.

b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.

c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.

d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.

e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.

Guideline 10. Preserve Historic Outbuildings

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

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

Guideline 45. Screen, Storm, and Garage Doors

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

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

Guideline 77. Make Sensitive Replacements (Siding)

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.

d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 78. Substitute Materials for Siding

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

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

a. Contributing buildings with original wood siding are to continue with wood siding.

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

c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 79. Fiber Cement Siding

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

a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement

or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.

c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.

e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.

f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101013173	20 N HANSON ST	CHANNEL MARKER FOUNDATION, INC.

YEAR BUILT	PHYSICAL CONDITION
1926	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN INFLUENCE	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

VERY NICELY PRESERVED BUNGALOW WITH MANY CLASSIC FEATURES INCLUDING LARGE CORNICE BRACKETS, EXPOSED RAFTER ENDS VERTICAL PANE WINDOWS AND VISUALLY DOMINANT FRONT PORCH- CONTRIBUTING GARAGE

RECEIVED

SEP 23 2024

TOWN OF EASTON

HD 24 - 112

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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 20 N Hanson St Easton

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1926 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Channel Marker Inc

TELEPHONE NO.: 410 310 5763 EMAIL: mrhodes@channelmarker.org

Applicant or Agent

NAME: Jessica Young

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

Description of Proposal (include additional sheets, as necessary)

Please 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, 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 Jessica Young

Date 9/19/2024

Printed Name of Applicant or Agent Jessica Young

Revised 4.4.2022

House

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

Garage

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

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

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

Samantha Smith <ssmith@eastonmd.gov>

20 N Hanson Street Historic Application

Jessica Young <info@foreveryoungroofing.com> Thu, Oct 10, 2024 at 4:32 PM
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Samantha Smith <ssmith@eastonmd.gov>

Good afternoon!

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

Thanks!
Jessica

FOREVER • YOUNG • RENOVATIONS
Serving Maryland's Eastern Shore

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

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

[Quoted text hidden]

2 attachments

image0.jpeg
766K

image1.jpeg
747K

Samantha Smith <ssmith@eastonmd.gov>

20 N Hanson Street Historic Application

Jessica Young <info@foreveryoungroofing.com> Fri, Oct 11, 2024 at 10:24 AM
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Samantha Smith <ssmith@eastonmd.gov>

Good morning!

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

Thanks so much!
Jessica

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

[Quoted text hidden]

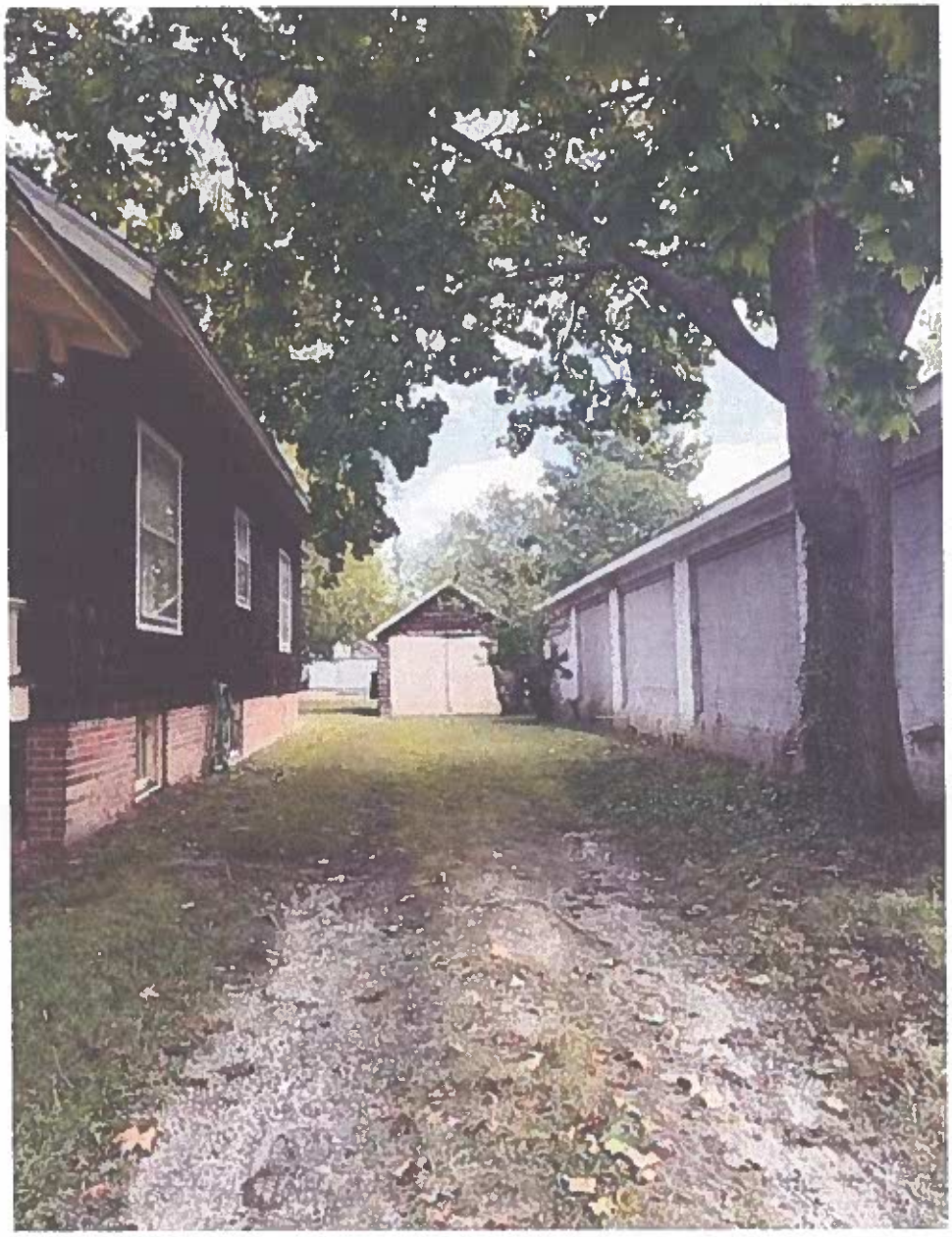
3 attachments

Outlook-pqoyzat1.png
135K

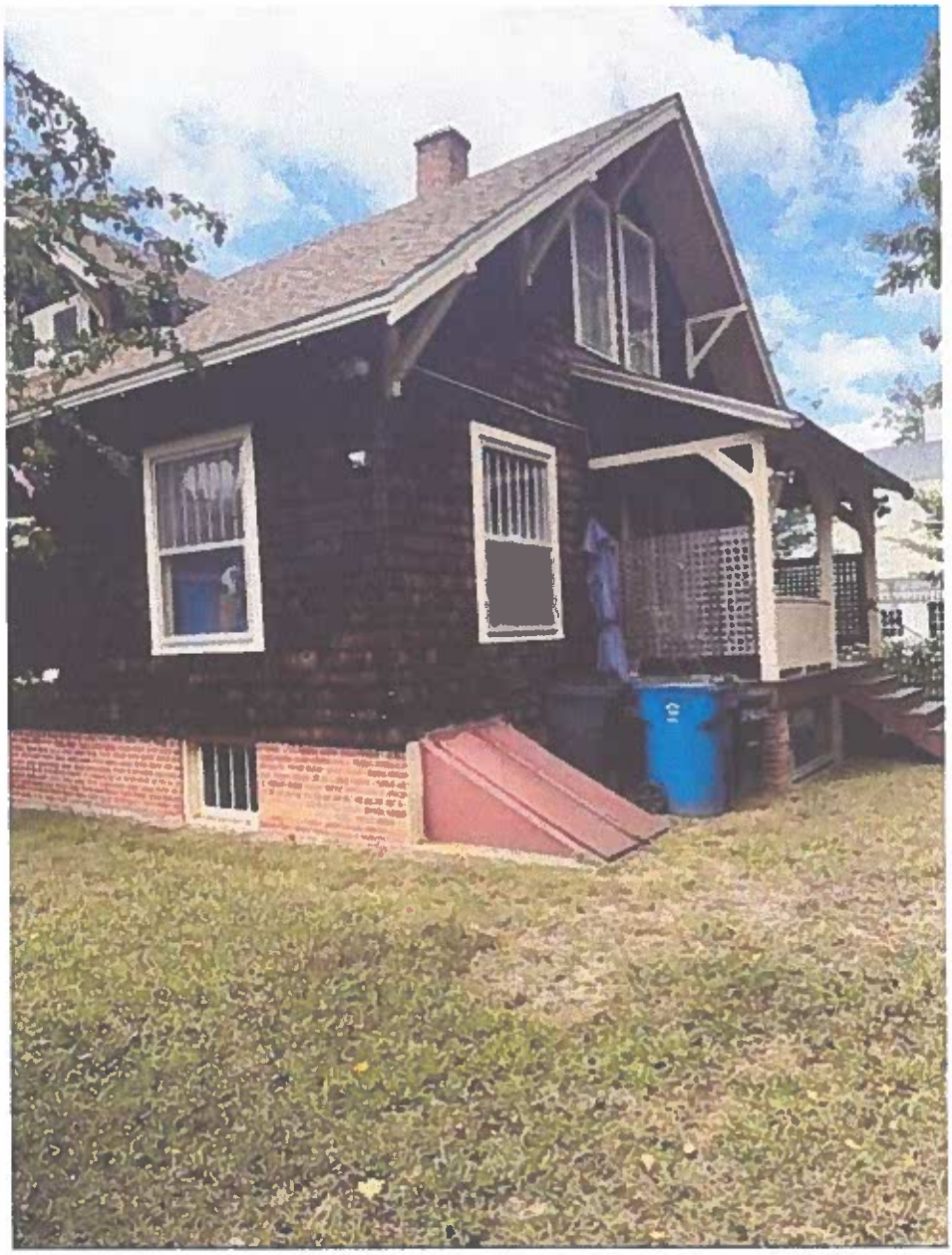
image0.jpeg
1432K

image1.jpeg
747K

Front Street Facing Elevation



Right elevation and garage in rear

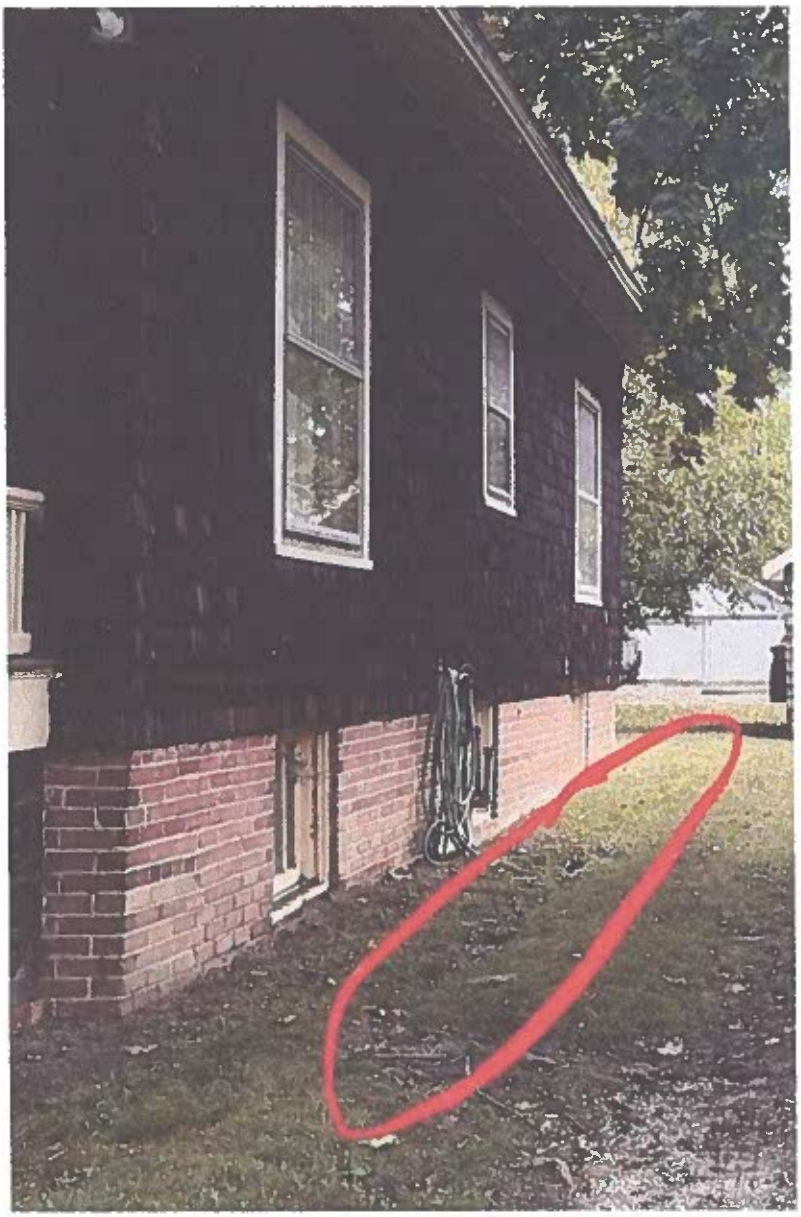


Right rear elevation

Rear elevation and gutter type 1

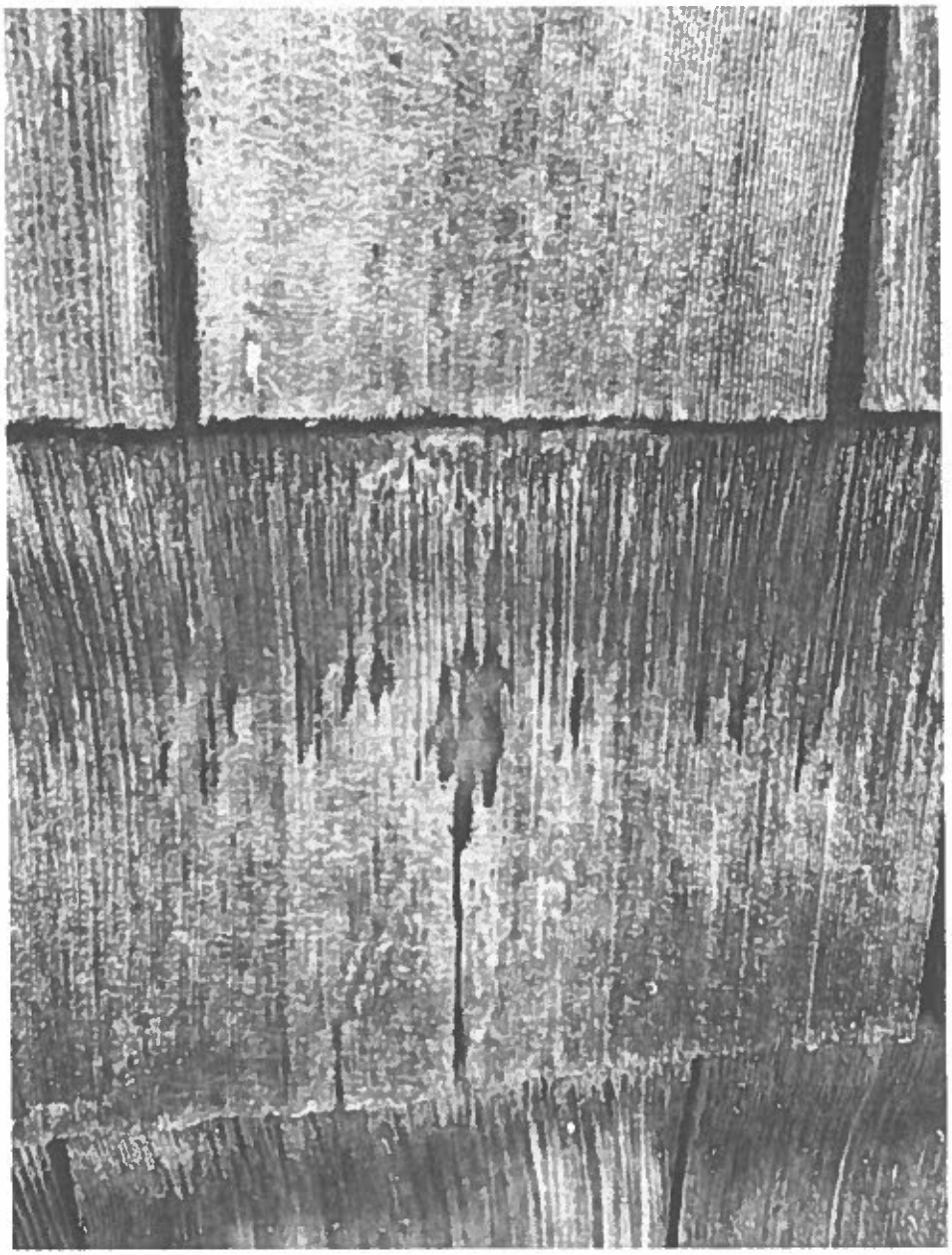
Left rear elevation and gutter type 2

Left front elevation

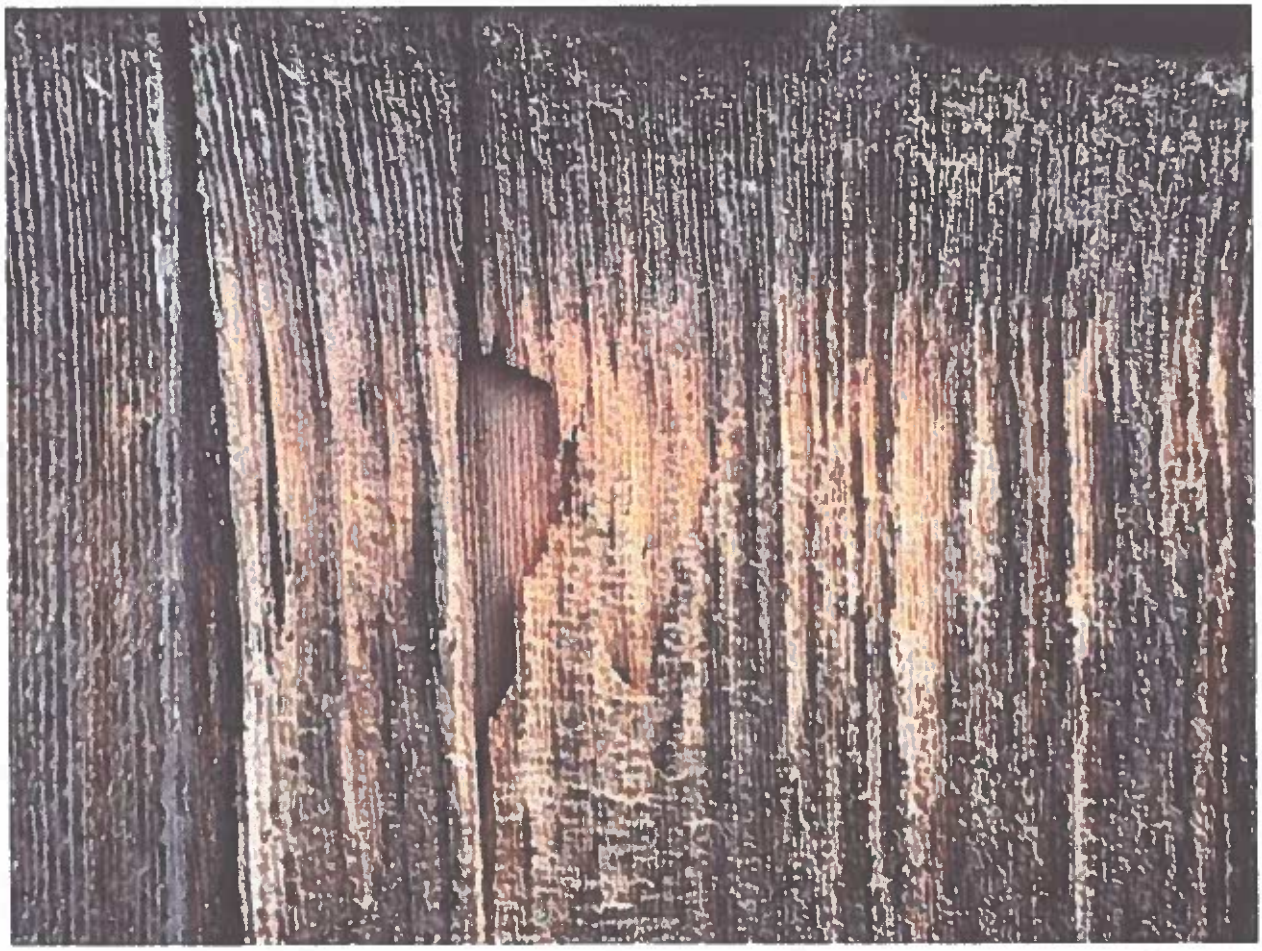


Ground impacted by need for gutters

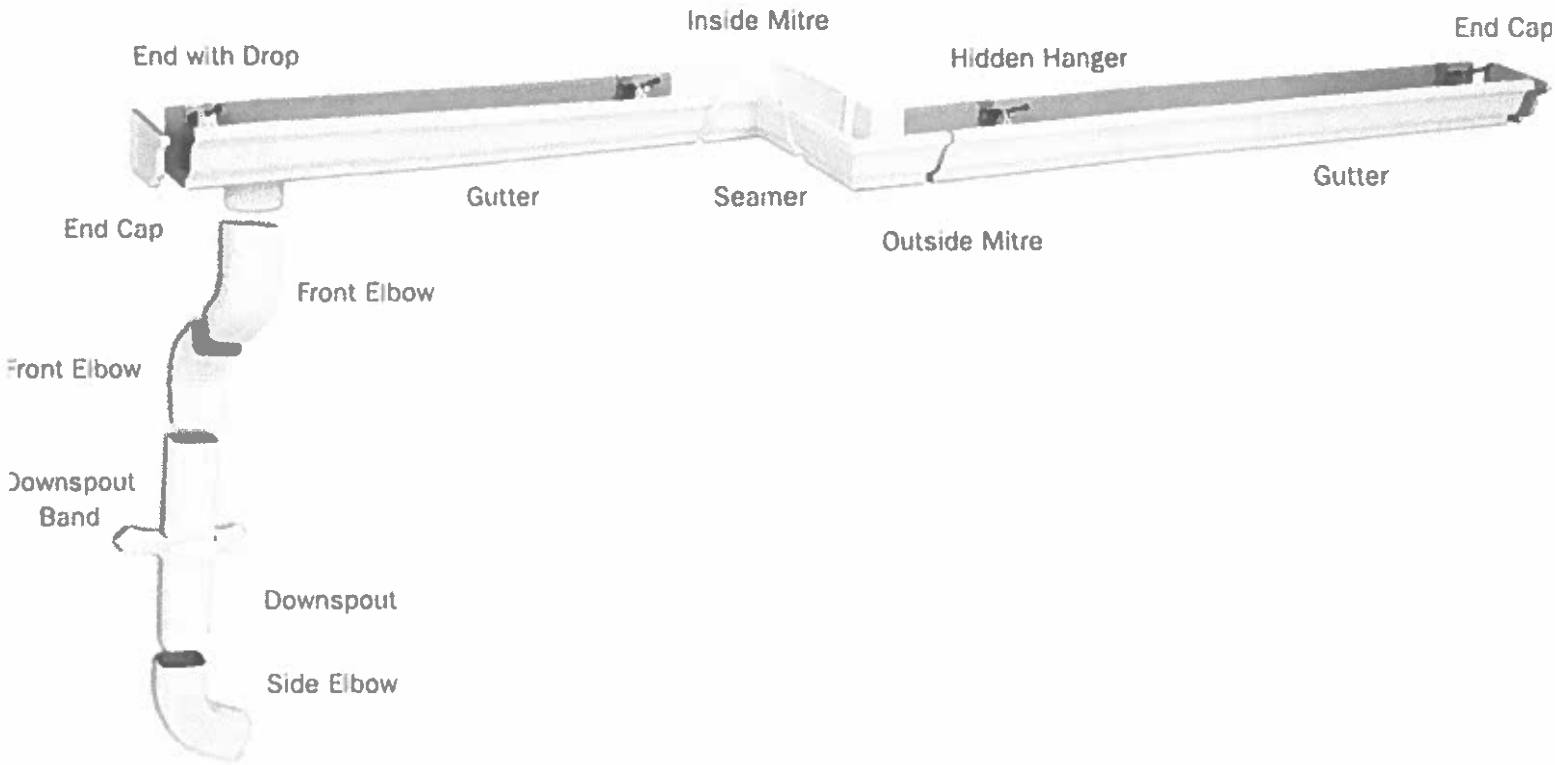
Existing worn cedar shingles (1)



Existing worn cedar shingles (2)

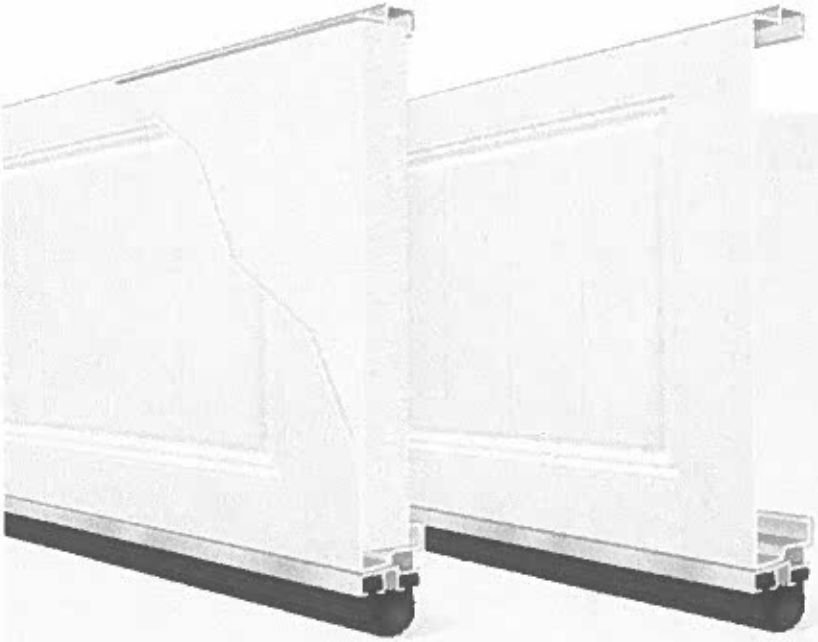


Existing worn cedar shingles (3)


Inside Mitre
End Cap
End with Drop
Hidden Hanger
Gutter
Seamer
Gutter
End Cap
Outside Mitre
Front Elbow
Front Elbow
Downspout
Band
Downspout
Side Elbow

GALLERY® STEEL
garage doors

Clopay's one and two-layer Gallery® Steel combines stylish carriage house designs at more affordable prices. Create a look that complements the overall look of your home by selecting the panel size, window or solid top section design and decorative hardware to give it that one-of-a-kind look. Available with or without insulation, it is virtually maintenance-free, so the first fabulous impression becomes a lasting impression.



2 LAYER CONSTRUCTION

R-VALUE 6.3

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

1 LAYER CONSTRUCTION

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

STYLE AND CONSTRUCTION

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

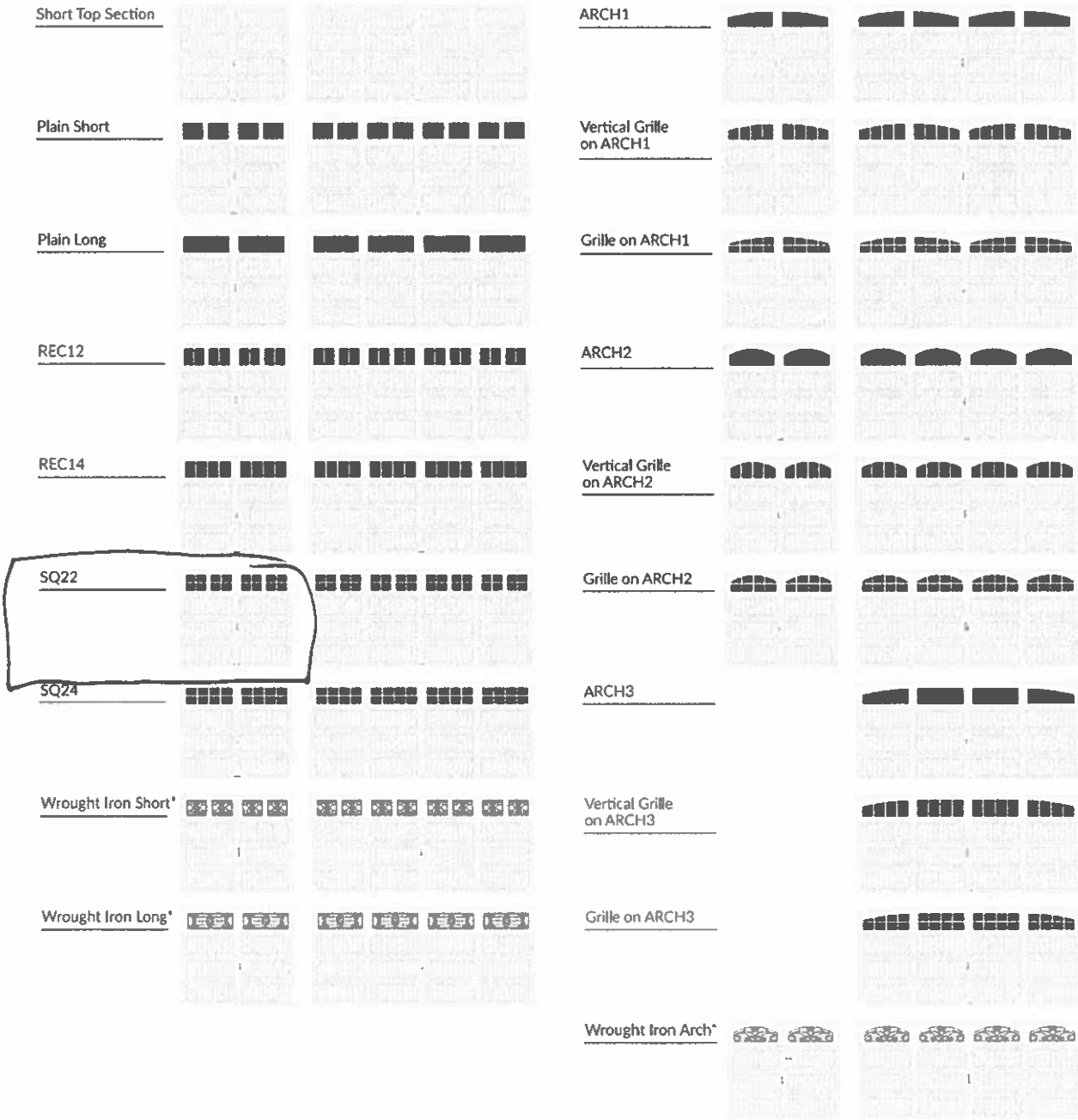
Calculated door section R-value is in accordance with DASMA TDS-163.

LONG PANEL WINDOW AND TOP SECTION OPTIONS

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

MODELS GD5L, GD5LV, GD4L AND GD4LV

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



**Acrylic*

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

WINDOW OPTIONS

GLASS

Plain Short

Plain Long

ARCH1

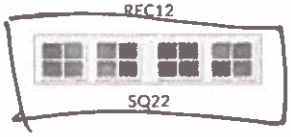
ARCH2

REC12

REC14

Vertical Grille on ARCH1

Vertical Grille on ARCH2


SQ22

SQ24

Grille on ARCH1

Grille on ARCH2

ACRYLIC

Wrought Iron Short

Wrought Iron Long

Wrought Iron Arch

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

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

Clear

Frosted

Seeded

Obscure

Rain

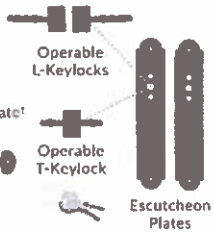
DECORATIVE HARDWARE

STANDARD

Doors come standard with color-matched lift handles.

OPTIONAL

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



Spear Strap Hinge¹*

Colonial Strap Hinge¹*

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

¹Aluminum construction.
**Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*

ADDITIONAL FEATURES

Large authentic arch window designs.

Decorative panel edging and natural embossed woodgrain texture.

ENVIRONMENTAL ASSURANCE

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

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

WARRANTIES

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

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED 15YR WARRANTY	LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY

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

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY

Clopay

MADE IN USA

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

Follow us on

START DESIGNING YOUR NEW GARAGE DOOR OPEN CAMERA AND POINT!

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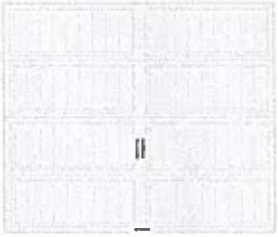
RSDR-GALLERY1-2LAYERSS-11_REV0824

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

DOOR DESIGNS

Short Panel
(GD5S, GD5SV, GD4S and GD4SV)



Long Panel
(GD5L, GD5LV, GD4L and GD4LV)

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

CUSTOM PAINT OPTION

COLOR BLAST

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

STANDARD COLORS

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

**Not available on Models GD5L, GD5LV, GD4L and GD4LV.*
**Additional charges apply. Not available on Models GD5S, GD5SV, GD5L and GD5LV.*
Due to the printing process, colors may vary.

ULTRA-GRAIN® FINISH

Ultra-Grain® Oak Walnut Finish

Ultra-Grain® Oak Slate Finish

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

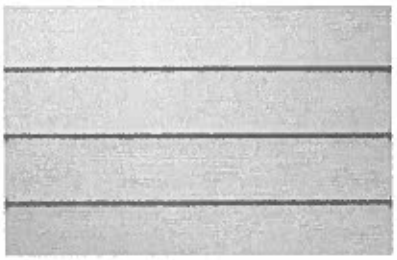
Additional charges apply.
Not available on Models GD5S, GD5SV, GD5L and GD5LV

HardiePlank® Lap Siding Product Description

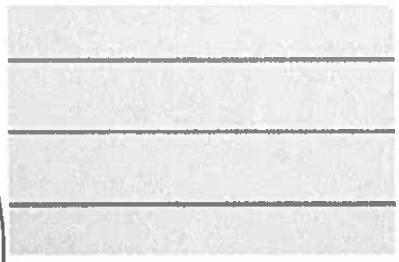
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures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

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

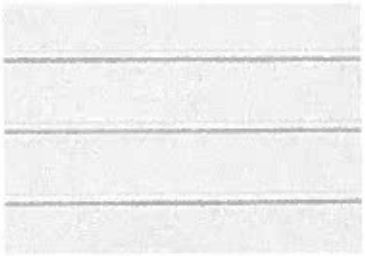
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions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



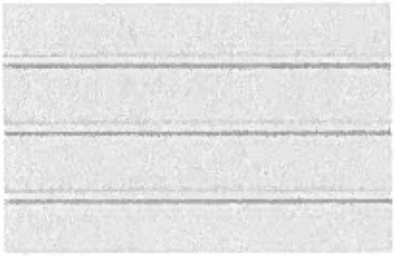
Select Cedarmill®



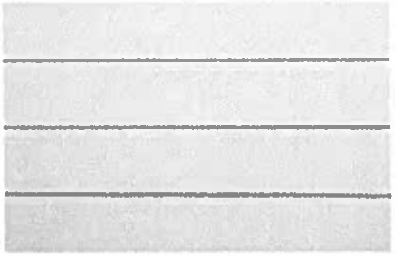
Smooth



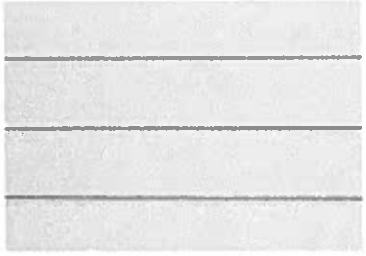
Beaded Cedarmill®



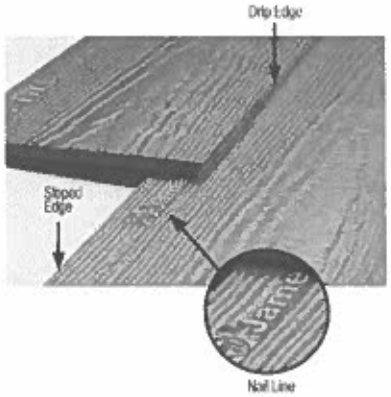
Beaded Smooth

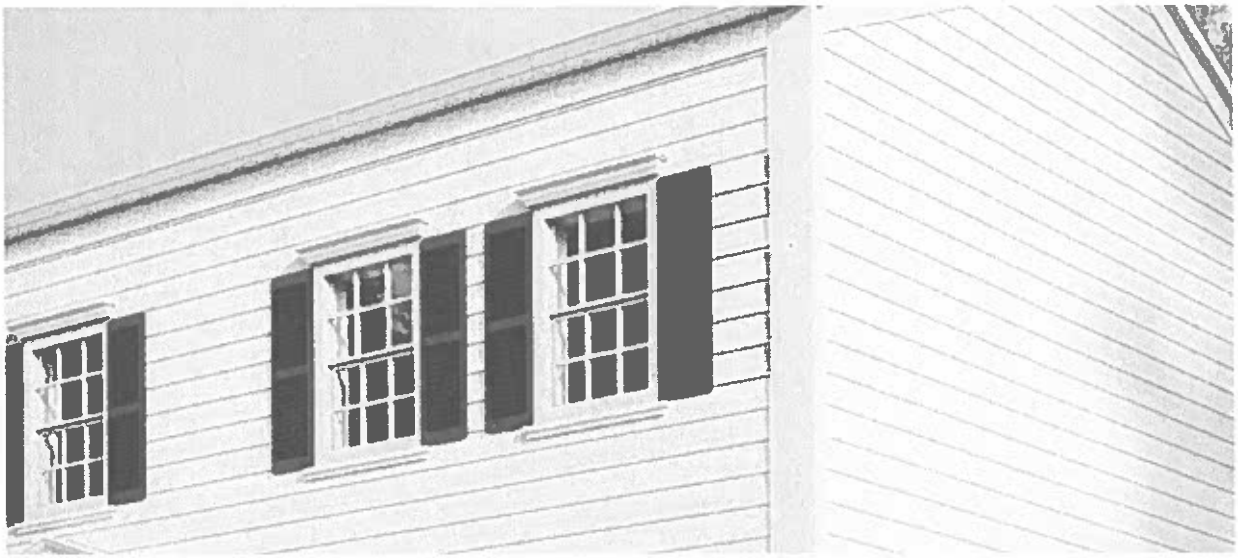


Custom Colonial Roughsawn®

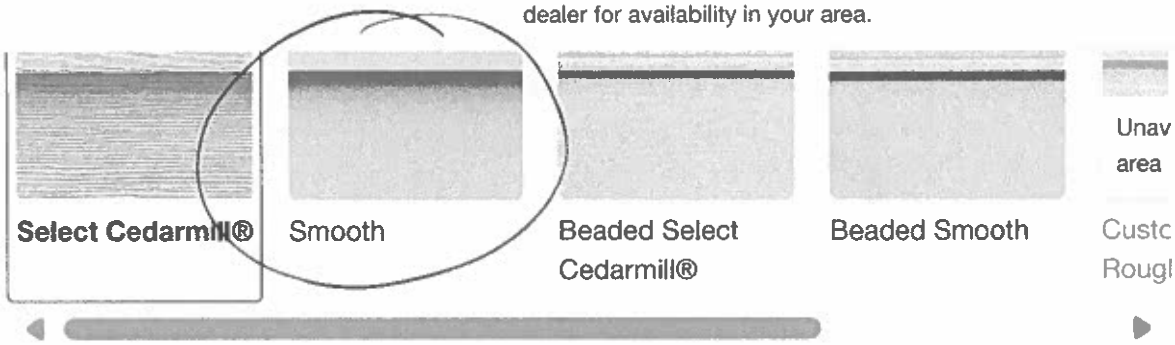


Custom Colonial Smooth®





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



Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

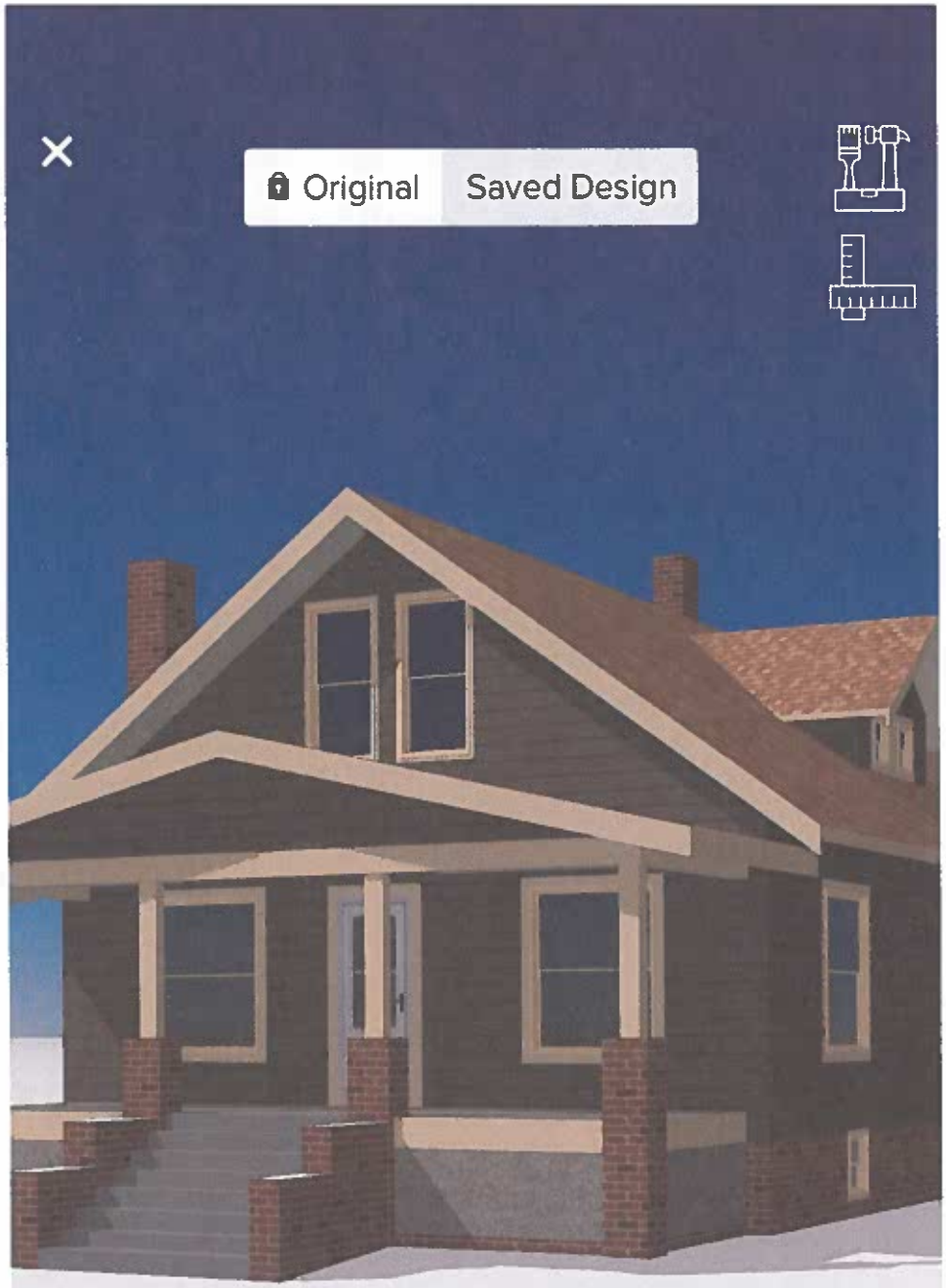
Primed for Paint

Did not find the color you're looking for? Click here.

Arctic White

Add sample to cart | Free

Visualize with Hover® →



Rendition proposed Hardie

20 North Hanson Street

Share

Original
Saved Design
20 North Hanson Street
Share

Original
Saved Design
20 North Hanson Street
Share

Original
Saved Design
20 North Hanson Street
Share

200 Goldsborough St – house to the left
Wood lap siding

14 N Hanson St - 2 doors to the right

7" Fiber cement

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 11 South Street

Applicant: Harold E DeBona and Susan Mortimer

Application Number: 2024-1327

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove and replace an existing wooden picket fence in-kind. The existing fence is located in the front yard and is 23.7 linear feet long.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The existing fence will be replaced with a wooden, picket style fence matching the existing fence which is

consistent with Guideline 14e. The proposed height and location of the fence also appears to be consistent with the Easton Zoning Ordinance.

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

Picture:

TAX ID	ADDRESS	OWNER NAME
2101017195	11 SOUTH ST	MACKENZIE, PAUL G

YEAR BUILT	PHYSICAL CONDITION
1890	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	WING IS LATER

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY 2 BAY GABLE FRONT DWELLING W/ WING. 2/2 WINDOWS. 3 LIGHT TRANSOM AND SIDELIGHTS LOW PITCH ROOF WITH PARTIAL GABLE RETURNS BRICK FOUNDATION. VINYL SIDING. CONTRIBUTING OUTBUILDING.

RECEIVED

OCT 29 2024

TOWN OF EASTON

HD 24 - 130

Application #:	2024 - 1334
Date Received:	10/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	11/12/2024
Date Property Posted:	11/05/2024

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE (FENCING) OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 11 SOUTH ST. EASTON, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1864? NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME HAROLD E. DeBONA + SUSAN P. MORTIMER

TELEPHONE NO. 434-249-0376 EMAIL susmor114@yahoo.com

Applicant or Agent

NAME HAROLD E DeBONA + SUSAN P. MORTIMER

TELEPHONE NO. 434-249-0376 EMAIL susmor114@yahoo.com

Description of Proposal (include additional sheets, as necessary)

remove white picket fence in front of house (along South St.) + Replace "in kind" Long Fence will be doing the job. (Lwhite@longfence.com New fence will be constructed using pressure treated southern pine + will be painted white following 3 month waiting period - per long fence

Specific Requirements

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

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

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

Signature of Applicant or Agent Susan P. Mortimer

Date 10/29/2024

Printed Name of Applicant or Agent SUSAN P. Mortimer

Revised 4.4.2022

N
W
E
S
South Street

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 117 E Dover Street Unit 203

Applicant: Scott Doughman on behalf of Daniela Aulie

Application Number: 2024-1327

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace five (3) existing windows on the second floor with new Fibrex® windows. Fibrex® replacement windows have previously been approved by the Commission for this structure in 2018, 2019, April of 2024, and May of 2024.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

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

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

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

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

Appendix B: Common Substitute Materials

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a

fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. Firbrex® windows have previously been approved by the HDC for replacement windows on this structure. Given that this structure is non-contributing and the proposed material matches that of other windows on the structure, staff feels that it is an appropriate replacement material.

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.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101064932	117 E DOVER ST	REYNOLDS, HUGH WILLIAM, TRUSTEE

YEAR BUILT	PHYSICAL CONDITION
1985	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				G		N	AGE

NOTES

LARGE COLONIAL REVIVAL CONDOMINIUM BUILDING

HD 24 - 128

Application #:	2024 - 1327
Date Received:	10/28/2024
Fee Paid:	$75.00
HDC Meeting Date:	11/12/2024
Date Property Posted:	11/05/2024

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

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: 117 E. Dover Street., Unit 203, Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1985 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Daniela Aulie

TELEPHONE NO.: 321.276.8318 EMAIL: daniaulie@msn.com

Applicant or Agent

NAME: Scott Doughman

TELEPHONE NO.: 860.952.4112 EMAIL: Renewalbyandersen@gopermits.org

Description of Proposal (include additional sheets, as necessary)

Remove/Replace (3) Windows, like for like with no structural changes.

Replacing Double Hung w/ insert installation (keeping interior trim intact). Keeping design consistent with HOA and Historic Easton requirements

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 10/14/2024

Printed Name of Applicant or Agent Scott Doughman

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 <u>may</u> 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.

HISTORICAL PROJECT – WINDOW REPLACEMENT

Home Owner –Daniela Aulie

117 E. Dover Street, Unit 203, Easton, MD 21601

RENEWAL BY ANDERSEN - MD

201
202
203
Side of Building

Existing Vs. Proposed Replacement
Units 201, 202 & 203

Current Existing

Proposed Replacement Simulation

Installation Package

All Units Will Be The Same Style/Specification Of Window As Shown Below

201	bedroom	34" **36"**	60" **61-1/2"**	**Window:** Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Standard Color Recessed Hand Lift **Screen:** Fiberglass, Full Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior, New Interior Trim not needed/desired. **Construction:** 1 Win - Full Tear out w/ Casing Preservation (1), Misc - Flange New Const / Alum cutout (1) **Material:** Foam Can (0.12), Caulk -White Paintable (0.15), Caulk -White Silicone (1.5), Coil - White (0.13)

WHY REPLACEMENT IS NEEDED

The homeowner is looking to update and replace 3 Windows.

The Windows are located on the side of the home. All windows are drafty, difficult to operate, and not energy efficient.

The homeowner would like to update the windows to modern standards, the ease of operation and increase the energy efficiency while maintaining the traditional look of the home.

Our goal is to keep to the original look of the home while updating the design so that the homeowners can use each room with more comfort and ease.

Our Product – Fibrex Material

Click on "Fibrex Material" to watch How Fibrex is Made

Fibrex 20 Year Durability Study

Click on "Durability Study" to watch 20 Year Durability Test

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.[1] It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH FIBREX® MATERIAL

ANDERSEN EXCLUSIVE FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.[1]

	FIBREX® MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

Our Product – Fibrex Material

Click on "Fibrex Material" to watch How Fibrex is Made

Fibrex 20 Year Durability Study

Click on "Durability Study" to watch 20 Year Durability Test

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	FIBREX® MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

Signature
SERVICE
RENEWAL BY ANDERSEN

Replace Old Expectations

We believe your Renewal by Andersen® experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen. It means we measure, we build, and we install. And it means we promise to stand by our product, today, tomorrow, and years into the future.

A Heritage That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family are making memories and celebrating moments, both big and small. We want to make sure your new windows suit your home life.

You only want to replace your windows one time, so who you choose to do your project is important. When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you – and your home – from start to finish, and beyond.

the best ***PEOPLE***

a superior ***PROCESS***

an exclusive ***PRODUCT***

From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **THAT'S RENEWAL BY ANDERSEN SIGNATURE SERVICE.**

Preserving the historic architecture visually!

PERFORMANCE RATINGS AND TEST DATA

NFRC Total Unit Performance

Renewal by Andersen® Product	High Performance Glass Type		U-Factor (BTU/(hr ft2 oF))		SHGC		VT
			Air	HP Gas Blend	Air	HP Gas Blend	
Double-Hung DG (All Frames)	Clear	Without Grilles	0.46	-	0.58	-	.82
		Full Divided Light Grilles	0.46	-	0.52	-	
	Low-E4®	Without Grilles	0.33	0.30	0.31	0.31	.72
		Full Divided Light Grilles	0.34	0.31	0.28	0.28	
	Low-E4® Sun	Without Grilles	0.33	0.30	0.20	0.19	.40
		Full Divided Light Grilles	0.35	0.31	0.18	0.17	
	Low-E4® SmartSun™	Without Grilles	0.32	0.29	0.21	0.21	.65
		Full Divided Light Grilles	0.34	0.30	0.19	0.19	
	Low-E4® SmartSun with HeatLock™	Without Grilles	0.27	0.25	0.20	0.20	.63
		Full Divided Light Grilles	0.30	0.27	0.18	0.18	

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 212 Talbot Street

Applicant: Kevan Full on behalf of 212 Talbot Street LLC

Application Number: 2024-1324

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install twenty (20) feet of new wooden fencing. The fence will be located in the rear yard and run along the western property line towards Towers Lane.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence appears to meet the Zoning Ordinance's height requirements for new fencing and is a material and style that is consistent with the Historic District Guidelines.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101021583	212 TALBOT ST	HILL, JOHN C III AND ROBBIN F

YEAR BUILT	PHYSICAL CONDITION
1920	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
BUNGALOW/CRAFTSMAN INFLUENCE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

ALTERATIONS INCLUDE ALUMINUM SIDING, REPLACEMENT WINDOWS + NEW PORCH BALUSTRADE. FRONT DOOR AND PORCH POSTS + PIERS ARE ORIGINAL. MODERN OR MUCH ALTERED SHED.

RECEIVED
OCT 23 2024
TOWN OF EASTON

HD 24 - 126

Application #:	2024 - 1324
Date Received:	10/23/2024
Fee Paid:	$75.00
HDC Meeting Date:	11/12/2024
Date Property Posted:	11/05/2024

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

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 Talbot St - Towers Lane

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920's NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: 212 Talbot St. LLC

TELEPHONE NO.: 914.525-6348 EMAIL: fullchris4@gmail.com

Applicant or Agent

NAME: Kevan Full

TELEPHONE NO.: 914.649.6081 EMAIL: kevan.full@gmail.com

Description of Proposal (include additional sheets, as necessary)

Cleaning up 212 Talbot St.'s southwest corner alleyway parking area, installing two and a portion of a third panel of 42"x8' French gothic picket fence panels, of pressure treated pine. Installed: will be a single-straight 20 foot run in length, from backyard fencing to a nearby telephone, along 212's property line with 208 Talbot St., to the west.

Specific Requirements

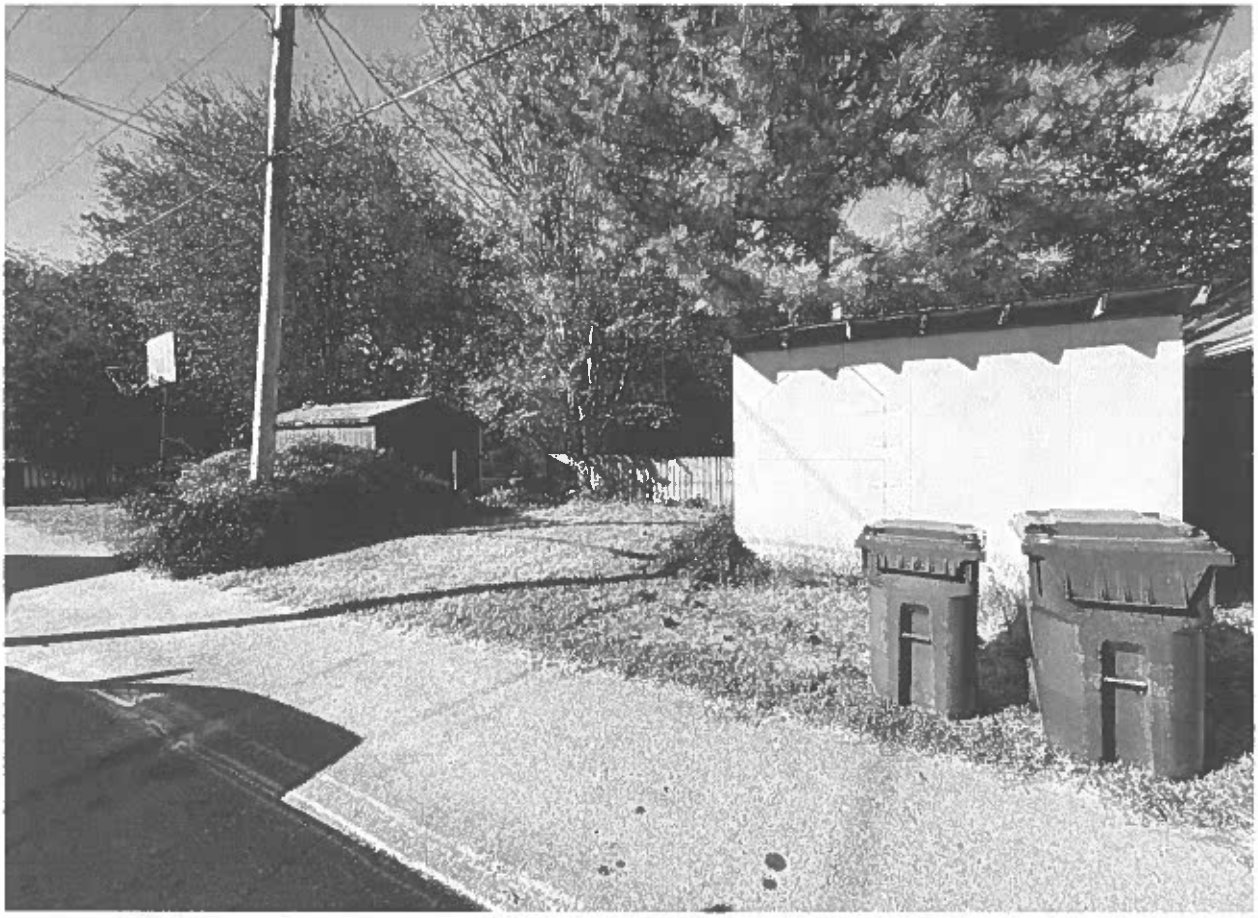
- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements 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.

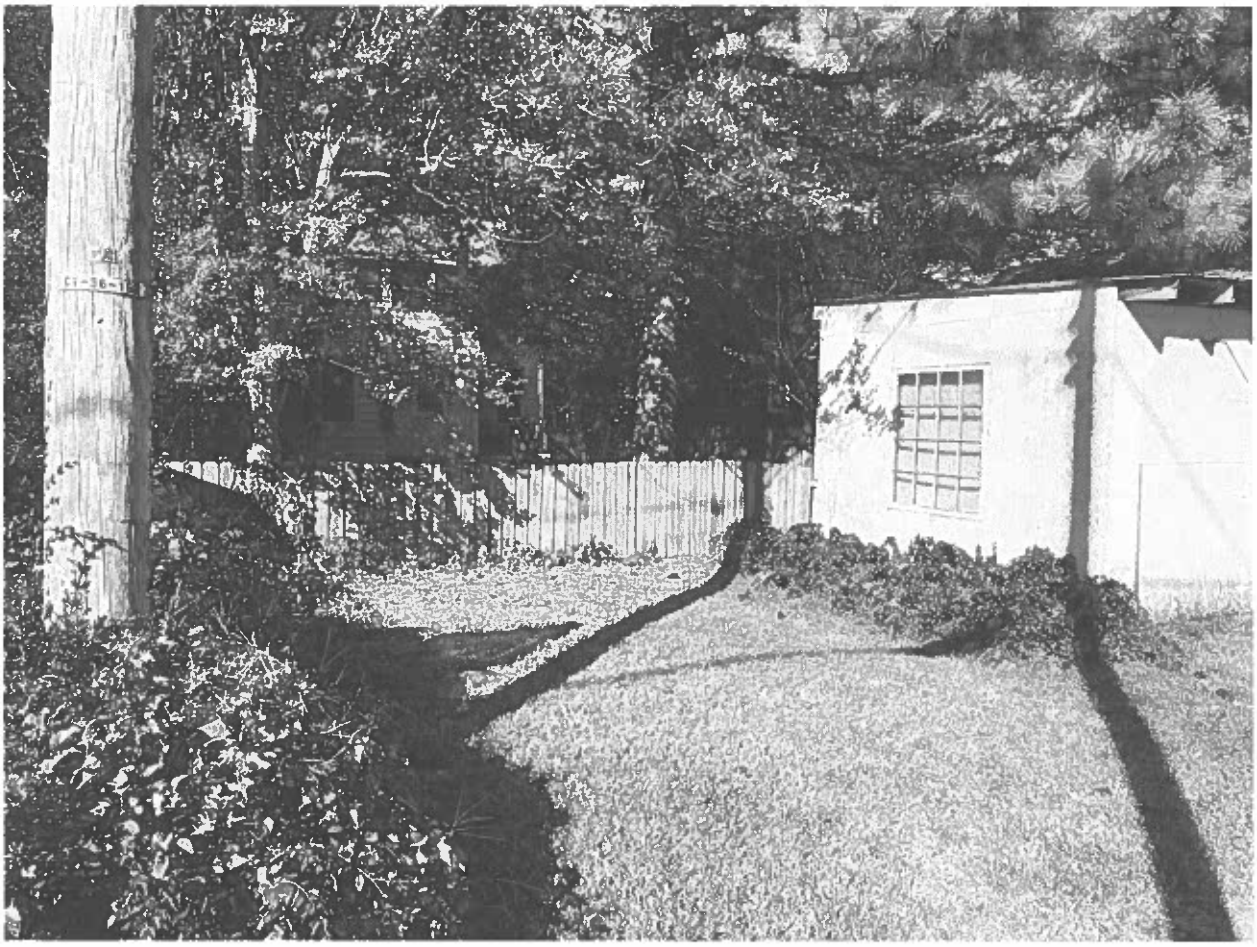
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or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

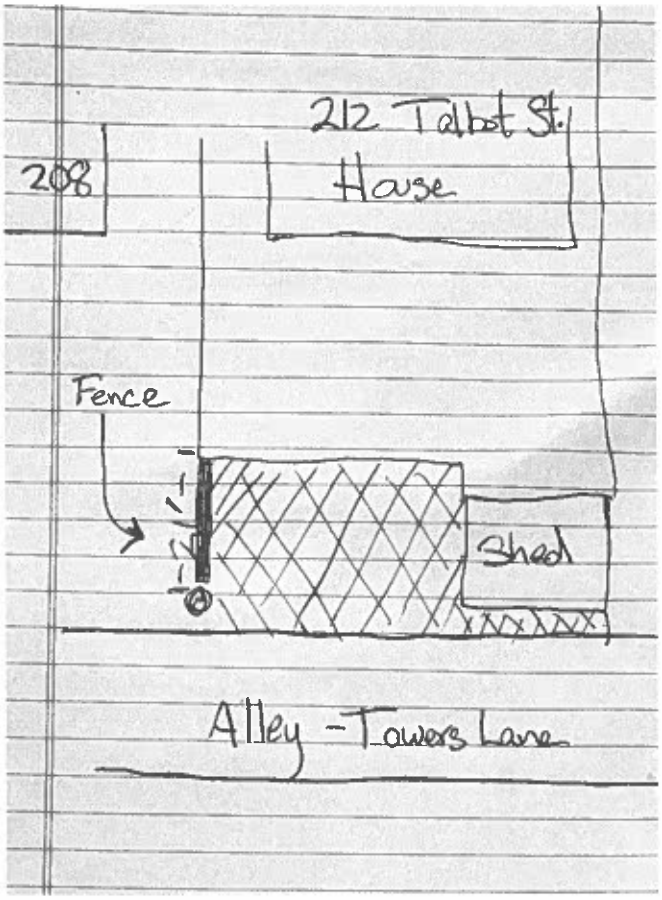
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent: Kevan K Full
Date: 10/23/24
Printed Name of Applicant or Agent: Kevan K Full

Revised 4.4.2022






212 Talbot St.
House
208
Fence
Shed
Alley - Towers Lane

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 216 S Aurora Street

Applicant: Kevin Pearl

Application Number: 2024-1323

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove and replace an existing vinyl picket style fence with a new wood picket fence. The fence will be located along the south property line and will run between the front corner of the house and the rear property corner. The applicant is also proposing to replace two light fixtures located inside the exiting screened porch.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 51. Maintain Historic Fixtures

a. Retain and maintain historic light fixtures.

b. Repair deteriorated or damaged light fixtures, keeping their historic appearance.

Guideline 52. Choose Appropriate New or Replacement Fixtures

a. Replace missing or damaged light fixtures with replacements that replicate the originals or other similar examples appropriate to the architectural character of the building.

b. Modern light fixtures may be appropriate as replacement or where light fixtures did not exist. They should be unobtrusive and not damage or obscure architectural features.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The existing vinyl fence will be replaced with a wooden, picket style fence matching the style of the existing fence which is consistent with Guideline 14e. The proposed height and location of the fence also appears to be consistent with the Easton Zoning Ordinance. The new light fixtures will be obscured from view by the existing screened porch and do not obscure any architectural features.

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.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101004549	216 S AURORA ST	WARDENSKI, JOSEPH JOHN

YEAR BUILT	PHYSICAL CONDITION
1910	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY 2 BAY GABLE FRONT DWELLING WITH PROJECTING 2 STORY SHED ROOFED SIDE BAY. FISH SCALE DIAMOND + SQUARE SHINGLES IN GABLE. PORCH REBUILT. 1/1 WINDOWS AND FRONT DOOR ARE NOT ORIGINAL. WALLS SHEATHED IN ASBESTOS SHINGLES. REAR PORCH ENCLOSED. LARGE

2 STORY OUTBUILDING DOES NOT CONTRIBUTE.

RECEIVED
OCT 22 2024
TOWN OF EASTON

HD 24 - 125

Application #:	2024 - 1323
Date Received:	10/22/2024
Fee Paid:	$75.00
HDC Meeting Date:	11/12/2024
Date Property Posted:	11/05/2024

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

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: 216 S Aurora St, Easton, MD 21601

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Kevin Pearl & Kelly Brasseau

TELEPHONE NO.: 443-221-0829 EMAIL: k_pearl@hotmail.com

Applicant or Agent

NAME: Kevin Pearl

TELEPHONE NO.: 443-221-0829 EMAIL: k_pearl@hotmail.com

Description of Proposal (include additional sheets, as necessary)

Remove existing vinyl fence, which sits along lot line between 216 S Aurora and 218
Replace with wooden picket fence of similar height, in same location

Also, replace porch lights

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.

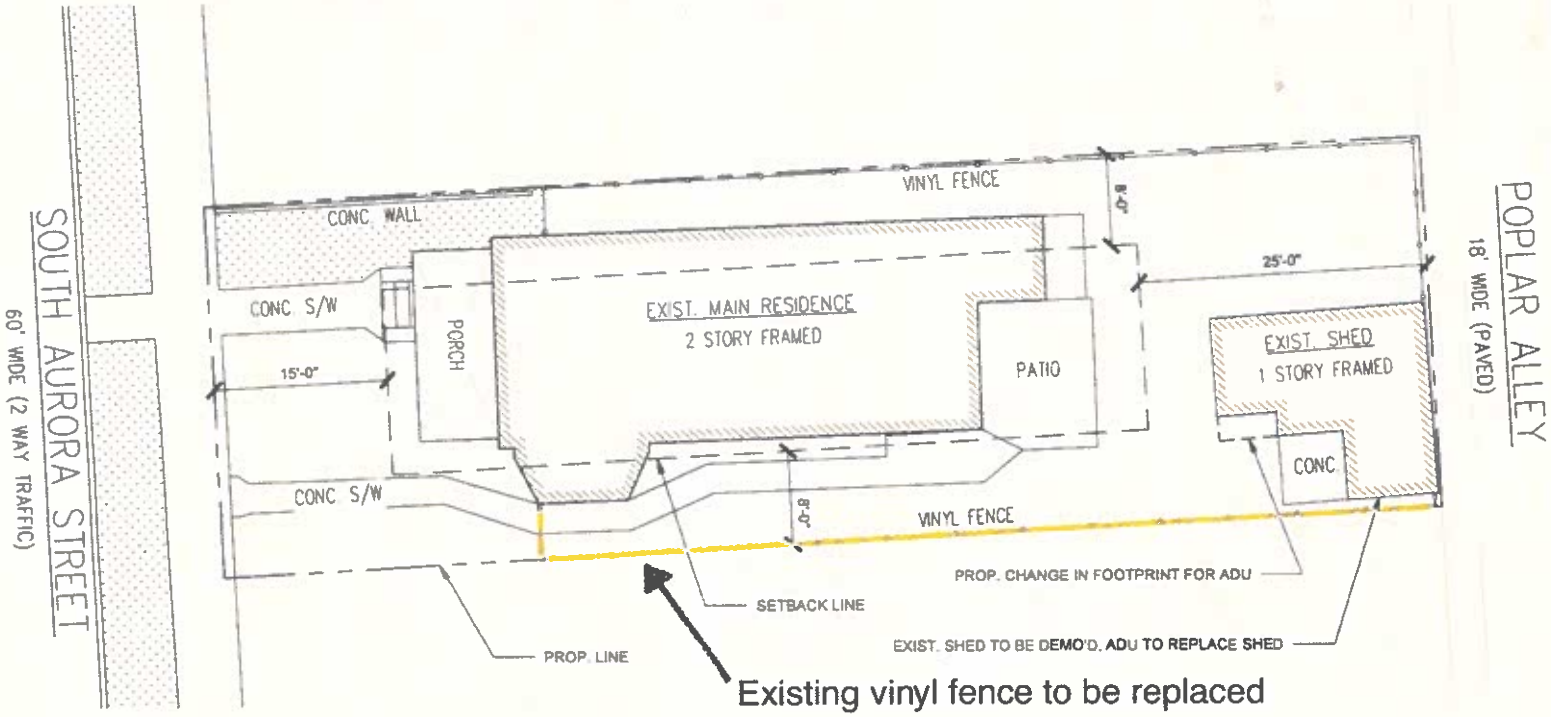
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent: KPL
Date: Oct 21, 2024
Printed Name of Applicant or Agent: Kevin Pearl

Revised 4.4.2022

ZONING ANALYSIS

ZONE:	R7A
OVERLAY ZONE:	"OLD EASTON" HISTORIC DISTRICT
SETBACKS:	
FRONT:	15'
REAR:	25'
SIDE:	8'
MAX. BLDG. HEIGHT:	35'
ACCESSORY STRUCTURES:	MAX. 50% OF REAR YARD AREA



1 SITE PLAN

A001 1" = 10'-0"

1" = 10'-0"

0' 5' 20'

2.5' 10'

N

ARCHITECT

Design Matters LLC
Licensed Architects

305 Monticello Ave
Salisbury, MD 21801
443.614.4451

DESIGN MATTERS LLC
Architecture · Interiors · Site Design

GENERAL NOTES

PROJECT ADDRESS:

216 S. AURORA ST.
EASTON, MD 21601

ISSUE

MARK	DATE	DESCRIPTION

PROJECT

SULLIVAN ADU

PROJECT PHASE

DESIGN DEVELOPMENT

SHEET NAME

SITE PLAN

SHEET NUMBER	DATE:
A001	08/24/2022
	SCALE: 1" = 10'-0"

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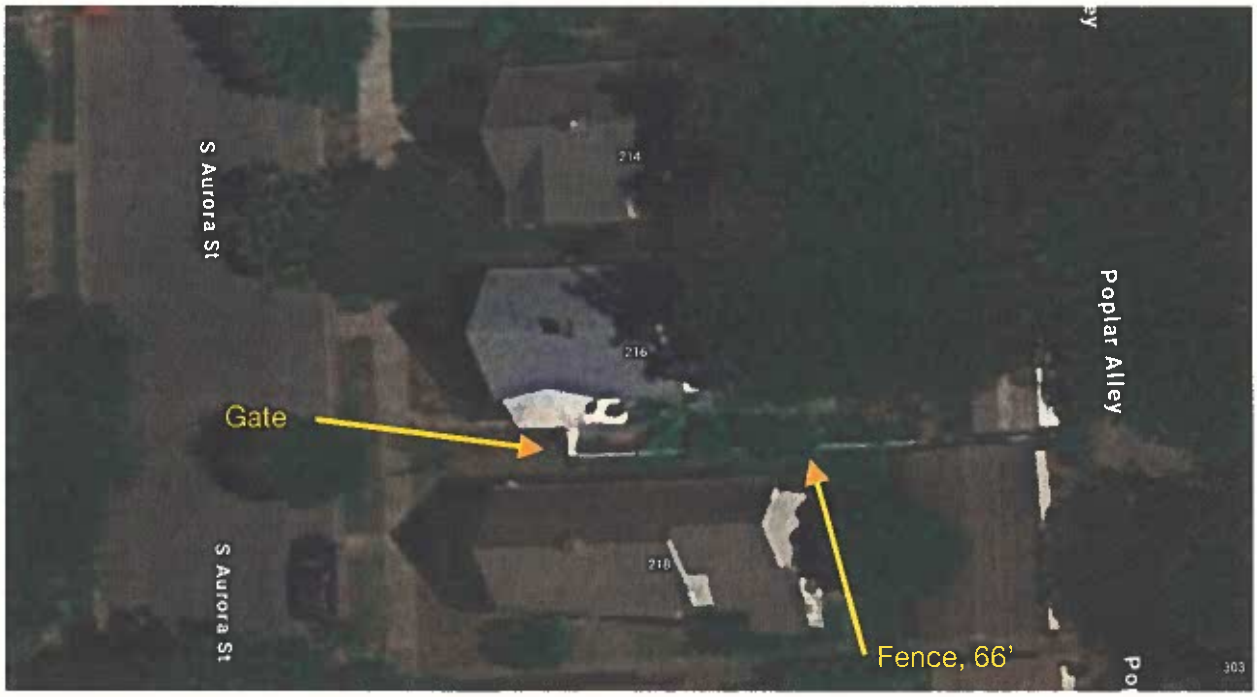


Fence occupies right side of 216 S Aurora, when viewed from the street (between 216 and 218). There is a gate at front of house, then fence extends along the lot line, to the rear of the property, and terminates adjacent to existing shed.

Plan to remove existing vinyl fence, and replace with wooden picket fence of similar height (4').

Existing vinyl gate

Existing vinyl fence

Style of proposed fence, wooden with pickets, 4'
To be erected by Brinsfield Fence Company

Existing porch light fixtures

Close up view

View from sidewalk
Fixtures are obscured from street view by screened porch

Proposed new fixtures

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

Historic District Commission Staff Report

Meeting Date: 11/12/2024

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

Property Address: 127 S Harrison Street

Applicant: Wiedemann Architects LLC on behalf of Michael Gowl

Application Number: 2024-1329

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to demolish a small portion of the existing structure in order to construct a new two-story rear addition with a wrap-around porch. The applicant states that the portion of the structure that will be demolished appears to be a later addition to the original structure. However, the Easton Historic District Survey notes that no additions are apparent (*See Appendix A*).

The proposed scope of work also includes the construction of three new outbuildings in the rear yard. These outbuildings will function as a two-car garage, a pool house, and an outdoor kitchen. All three buildings incorporate cedar shingle roofs, decorative cedar shingle gables, wood siding, and wooden windows to match the existing historic structure.

The existing contributing structure will be restored by removing non-original materials including asbestos siding, aluminum cladding, and fiberglass roof shingles. A new cedar shake roof will then be installed on the main portion of the roof and a standing seam metal roof will be installed over the porches. All new siding will be wooden siding that matches the original siding found on the front porch. The applicant has provided the Commission with two options for how to replace the existing cedar shake on the gables.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

> a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

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

Guideline 2. Repair Rather than Replace

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

a. Repair rather than replace historic features wherever possible.

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

Guideline 3. Make Sensitive Replacements

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

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

Guideline 4. Restore Significant Historic Features

a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.

b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.

c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.

d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.

e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.

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

Guideline 9. New Driveways

a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.

b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.

c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 11. Erect New Outbuildings Sensitively

a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.

b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.

c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 19. Trees and Street Plantings

a. Preserve existing shade trees.

Guideline 40. Details and Ornamentation

a .Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting

b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.

c. If a substitute material is used, it should be visually, physically, and chemically compatible with surrounding original material.

d. Missing details and ornamentation should be replaced. Their design should be based on documentary evidence. Do not add conjectural features or historically incorrect details or ornamentation to a building.

e. Avoid removing or covering details or ornamentation.

Guideline 41. Maintain Original and Historic Doors

a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements

a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.

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

c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.

d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 45. Screen, Storm, and Garage Doors

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

Guideline 48. HVAC

a. Retain and maintain existing functional, efficient HVAC systems.

b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.

c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.

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

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

Guideline 65. Make Sensitive Replacements (Porches)

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Guideline 67. New Rear Decks and Patios

a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.

b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

c. Alternate materials may be used on side or rear construction.

Guideline 68. Maintain Historic Roof Shape

a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

b. Details, ornamentation and other character-defining elements should be maintained.

c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.

d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.

e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.

f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 70. Roof Material

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

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

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

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

a. Replace deteriorated or damaged gutters and downspouts in-kind.

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

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

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

Guideline 77. Make Sensitive Replacements (Siding)

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.

d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 89. Maintain Historic Windows

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

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

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

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

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

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

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

Guideline 90. Make Sensitive Replacements (Windows)

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

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

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

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

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

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

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

Guideline 91. Shutters

a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.

b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.

c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).

d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.

Guideline 100. Rear Additions

a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.

b. Additions should not imitate earlier architectural styles.

c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Guideline 103. Materials

a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.

b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.

c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

d. Stucco surfaces are generally most appropriate for rear or side elevations.

e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed materials for both the existing structure and the new construction are consistent with the Historic

District Guidelines. The proposed outbuildings are in a location that is not easily visible from S Harrison Street and are of a style that is compatible with the existing structure. The proposed addition is set behind the historic portion of the structure and utilizes materials that are compatible with the historic structure

---

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.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101016571	127 S HARRISON ST	U'REN, WILLIAM F. H.

YEAR BUILT	PHYSICAL CONDITION
1890*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY ASYMMETRICAL ABLE FRONT DWELLING SQUARE SHINGLES AND PARTIAL CORNICE RETURNS IN GABLES; ASBESTOS SHINGLES ON 2ND STORY AND NARROW-GAUGE WEATHER BOARDS ON 1ST STORY. 1/1 WINDOWS REPLACED ORIGINAL FRONT DOOR. PORCH APPEARS ORIGINAL

HD 24 - 129

Application #:	2024-1329
Date Received:	**10/28/2024**
Fee Paid:	**$75.00**
HDC Meeting Date:	**11/12/2024**
Date Property Posted:	**11/05/2024**

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

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 127 South Harrison Street

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Michael Gowl

TELEPHONE NO. _____ EMAIL MGowl@paxserv.com

Applicant or Agent

NAME Greg Wiedemann, Wiedemann Architects, LLC

TELEPHONE NO. 301-652-4022 EMAIL gwiedemann@wiedemannarchitects.com

Description of Proposal (include additional sheets, as necessary)

See attached Description Packet and photos

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 10/28/24

Printed Name of Applicant or Agent Greg Wiedemann, Wiedemann Architects, LLC, AGENT

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

- ☑ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☑ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☑ Construction schedule MARCH 2025 START, 9-12mo Construction Estimate
- ☑ 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. See attached

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 <u>may</u> 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

-NOT APPLICABLE

- ☐ 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.

LIMITED DEMOLITION OF REAR ELEVATION, SEE DEMO PLANS & ELEVATIONS

☐ 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.

OWNER AUTHORIZATION OF AGENT

127 S Harrison Street
Gowl Residence

From: Mike Gowl <MGowl@paxserv.com>
Sent: Thursday, October 24, 2024 4:36 PM
To: Greg Wiedemann <gwiedemann@wiedemannarchitects.com>
Cc: Lindsay Field <lfield@wiedemannarchitects.com>
Subject: Re: [EXTERNAL] Gowl options

Greg –

Please allow this email to serve as confirmation that I would like you to apply for approval with the Easton Historic District Commission on my behalf for the renovations of 127 S Harrison St.

Mike Gowl

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101016571	127 S HARRISON ST	U'REN, WILLIAM F. H.

YEAR BUILT	PHYSICAL CONDITION
1890*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

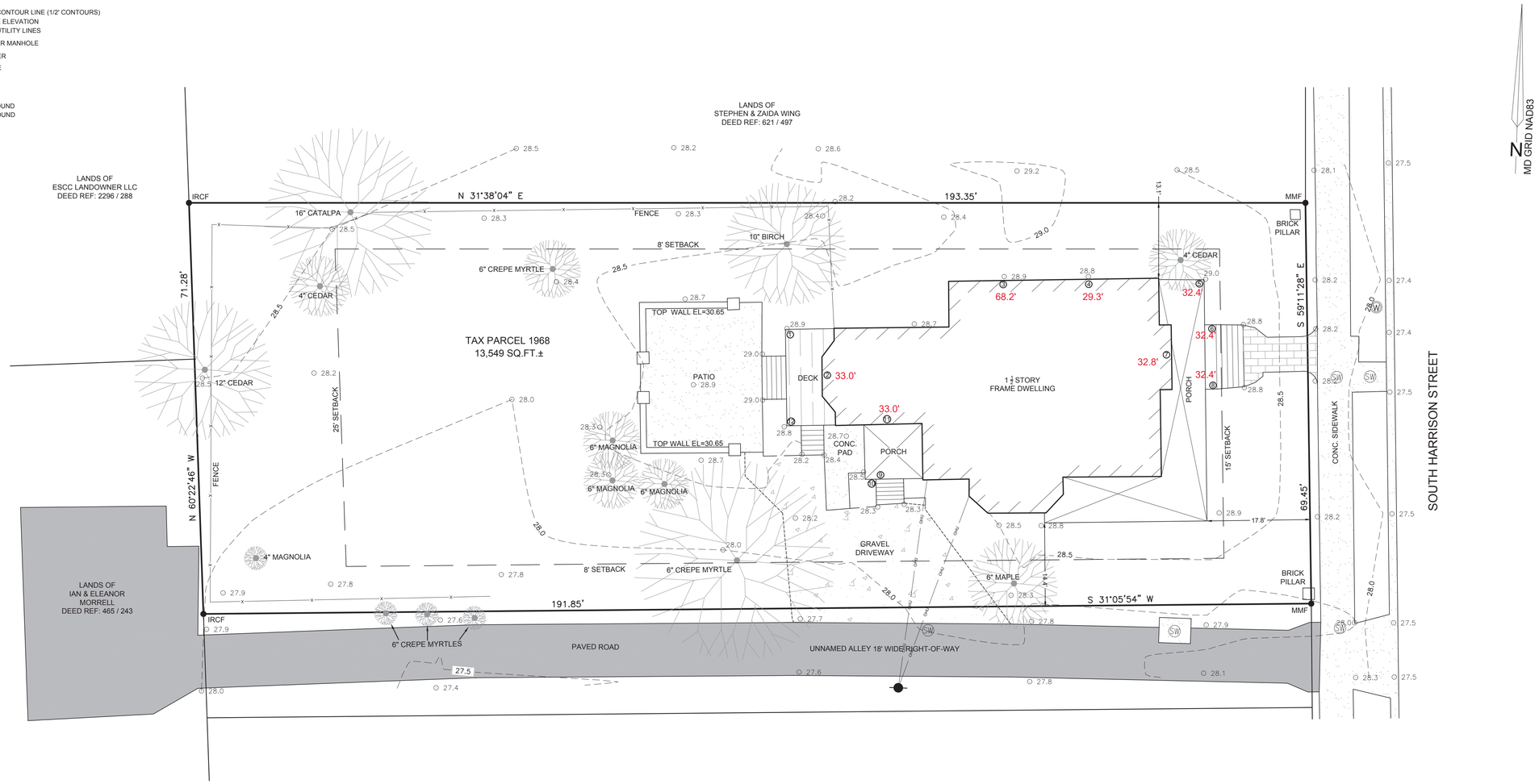
NOTES

2 1/2 STORY ASYMMETRICAL ABLE FRONT DWELLING SQUARE SHINGLES AND PARTIAL CORNICE RETURNS IN GABLES; ASBESTOS SHINGLES ON 2ND STORY AND NARROW-GAUGE WEATHER BOARDS ON 1ST STORY. 1/1 WINDOWS REPLACED ORIGINAL FRONT DOOR. PORCH APPEARS ORIGINAL

LINE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE LINE
- 28 — ELEVATION CONTOUR LINE (1/2' CONTOURS)
- 28.5 — SPOT GRADE ELEVATION
- OHU — OVERHEAD UTILITY LINES
- SW — STORMWATER MANHOLE
- W — WATER METER
- UTILITY POLE
- TREE

IRCF DENOTES IRON ROD WITH CAP FOUND
MMF DENOTES MARBLE MONUMENT FOUND



SITE DATA

1) PROPERTY: 127 S HARRISON STREET
   ADDRESS: EASTON, MD 21601
2) DEED REFERENCE: 3124 / 253
3) PLAT REFERENCE: 99 / 201
4) CURRENT ZONING: R7A
   SETBACKS:
   FRONT: 15'
   SIDES: 8'
   REAR: 25'
   BUILDING HEIGHT: 35'
5) THE LAND SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE X PER F.I.R.M. PANEL 24041C0189D EFF. 07/20/16.
6) THE LAND SHOWN HEREON APPEARS TO LIE ENTIRELY OUTSIDE THE CHESAPEAKE BAY CRITICAL AREA.

BUILDING ELEVATIONS

SPOT #	DESCRIPTION	ELEVATION
1	PORCH	32.6'
2	DOOR SILL	33.0'
3	ROOF PEAK	68.2'
4	DOOR SILL	29.3'
5	PORCH	32.4'
6	PORCH	32.4'
7	FINISHED FLOOR	32.8'
8	PORCH	32.4'
9	PORCH	32.2'
10	TOP STEP	31.6'
11	DOOR SILL	33.0'
12	PORCH	32.6'

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2025.

9/18/24

CHRISTOPHER D. WATERS — DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

STATE OF MARYLAND — CHRISTOPHER D. WATERS — No. 11052 — REGISTERED PROFESSIONAL LAND SURVEYOR

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

PLAT SHOWING

THE LANDS OF
127 SOUTH HARRISON LLC
TAX MAP: 104, GRID: EA, PARCEL: 1968
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

Date: 9/18/24
Scale: 1"=10'
Dwn.By: J. MILLS
Proj.No.: 3544

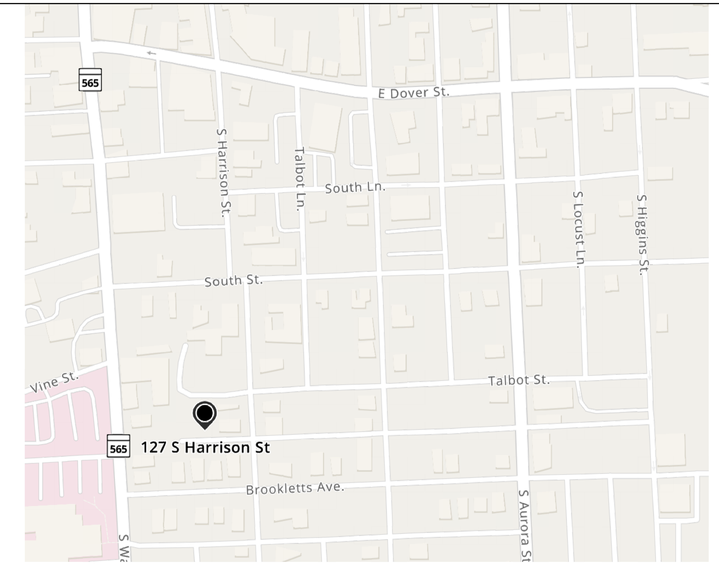
Dwg.No.: **V-001**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2022

S:\35\3544 Mike Gowal\A02\3544-V-001-127 S HARRISON.dwg Sep 18 , 2024 - 11:54am MILJ

DRAWING LIST

C1.0	COVER SHEET
C1.1	SITE PLAN
D0.1	DEMO SITE PLAN
D1.0	DEMO BASEMENT PLAN
D1.1	DEMO FIRST FLOOR PLAN
D1.2	DEMO SECOND FLOOR PLAN
D1.3	DEMO THIRD FLOOR PLAN
D1.4	DEMO ROOF FLOOR PLAN
D2.1	DEMO EAST ELEVATION
D2.2	DEMO SOUTH ELEVATION
D2.3	DEMO WEST ELEVATION
D2.4	DEMO NORTH ELEVATION
A1.0	BASEMENT/ CRAWL SPACE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.0	SITE ELEVATIONS
A2.1	EAST ELEVATION
A2.2	SOUTH ELEVATION
A2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A2.5	POOL HOUSE ELEVATIONS
A2.6	GARAGE ELEVATIONS
A2.7	OUTDOOR KITCHEN ELEVATIONS
A3.1	EAST/ WEST BUILDING SECTION



1 C1.0 LOCI MAP
SCALE: N.T.S.

2 C1.0 127 SOUTH HARRISON ST
SCALE: N.T.S.

WIEDEMANN ARCHITECTS

WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
OCTOBER 28, 2024

PRELIMINARY
NOT FOR CONSTRUCTION

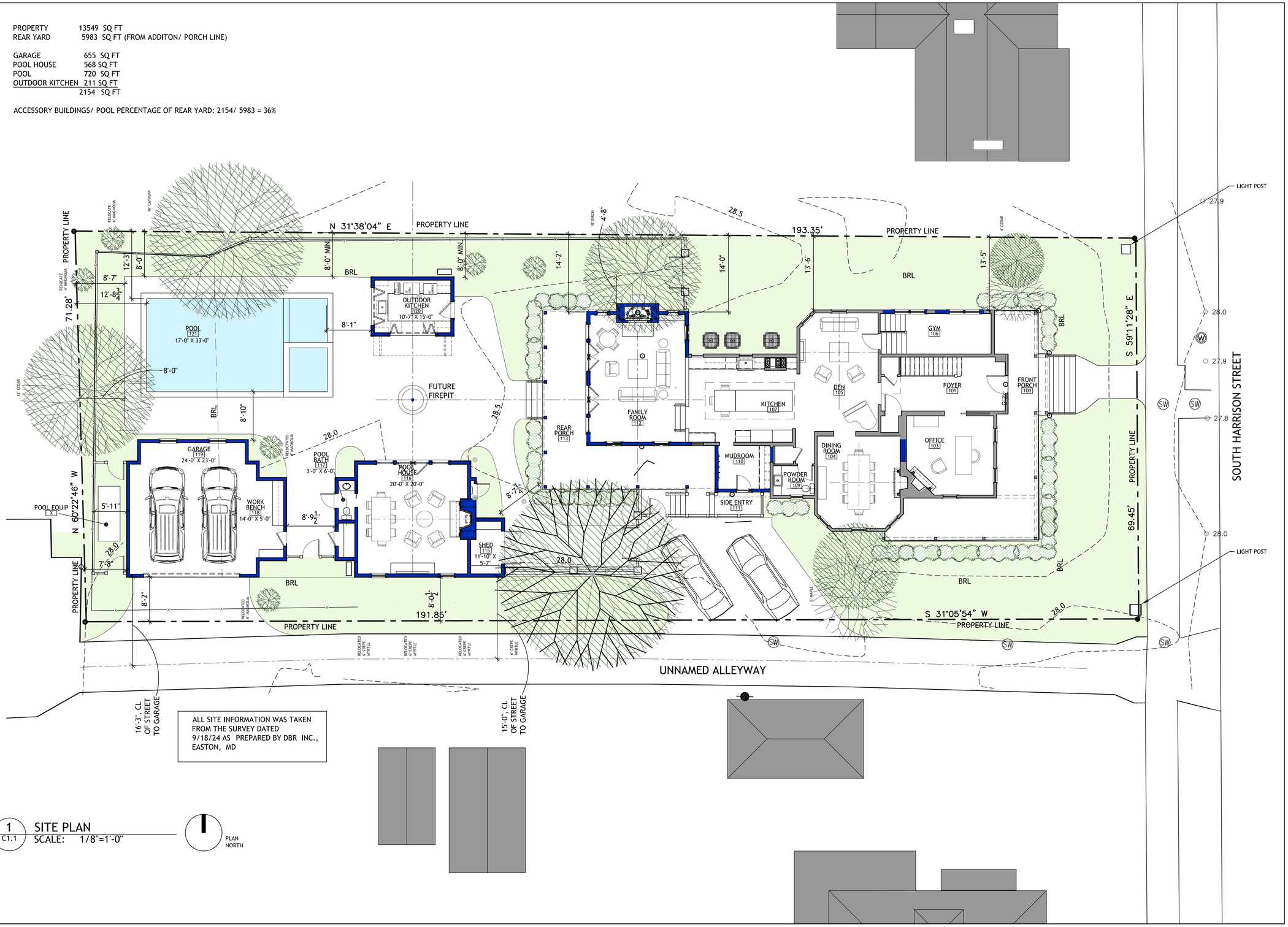
SHEET

C1.0

PROPERTY 13549 SQ FT
REAR YARD 5983 SQ FT (FROM ADDITON/ PORCH LINE)

GARAGE 655 SQ FT
POOL HOUSE 568 SQ FT
POOL 720 SQ FT
OUTDOOR KITCHEN 211 SQ FT
2154 SQ FT

ACCESSORY BUILDINGS/ POOL PERCENTAGE OF REAR YARD: 2154/ 5983 = 36%



ALL SITE INFORMATION WAS TAKEN FROM THE SURVEY DATED 9/18/24 AS PREPARED BY DBR INC., EASTON, MD

1 C1.1 SITE PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH

WIEDEMANN ARCHITECTS

WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
OCTOBER 28, 2024

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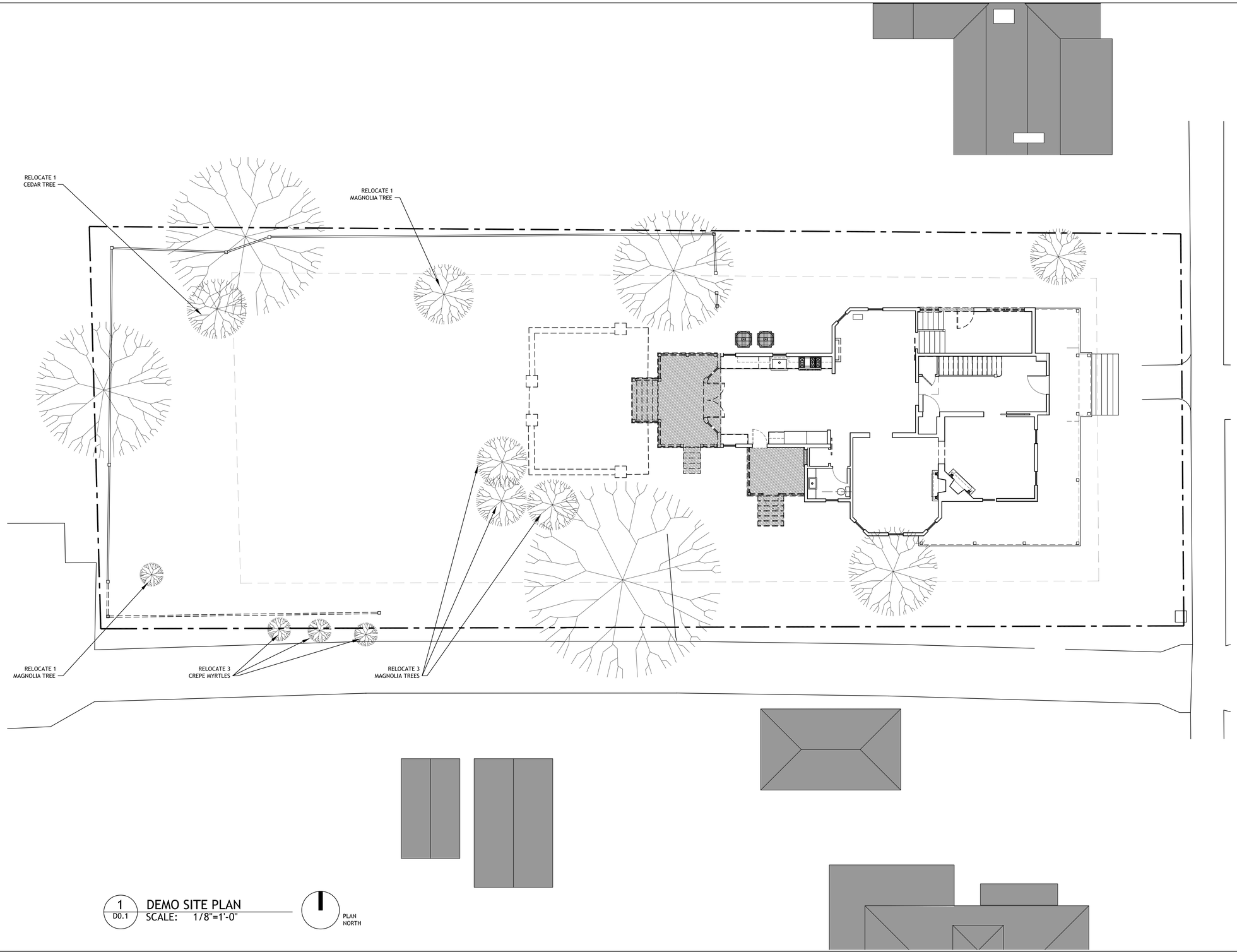
NOT FOR CONSTRUCTION

SHEET

C1.1



1 D0.1 DEMO SITE PLAN
SCALE: 1/8"=1'-0"

WIEDEMANN ARCHITECTS LLC
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PROJECT

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127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

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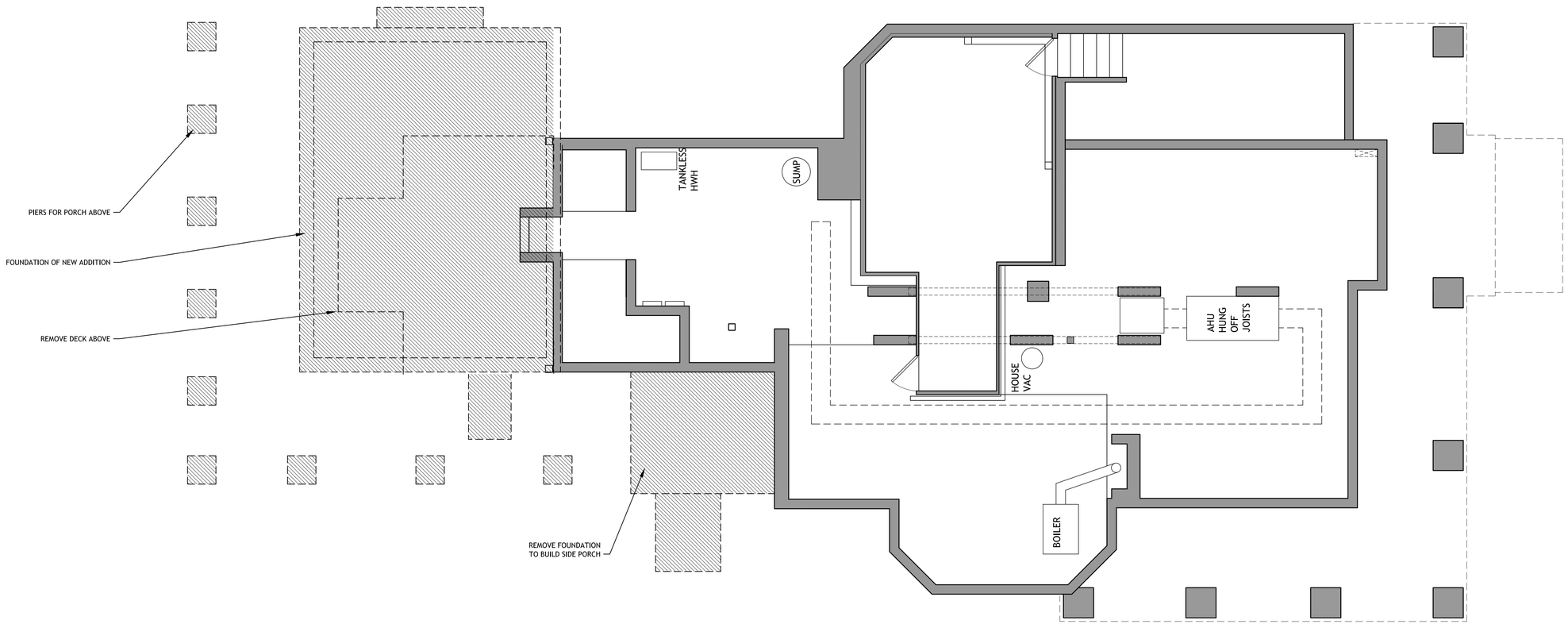
OCTOBER 28, 2024

P R E L I M I N A R Y
NOT FOR CONSTRUCTION

SHEET

D0.1
SITE



GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1 / D1.0 DEMO BASEMENT FLR PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

DEMOLITION KEY

WALL TO DEMOLITION

WALL

WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

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OCTOBER 28, 2024

PRELIMINARY
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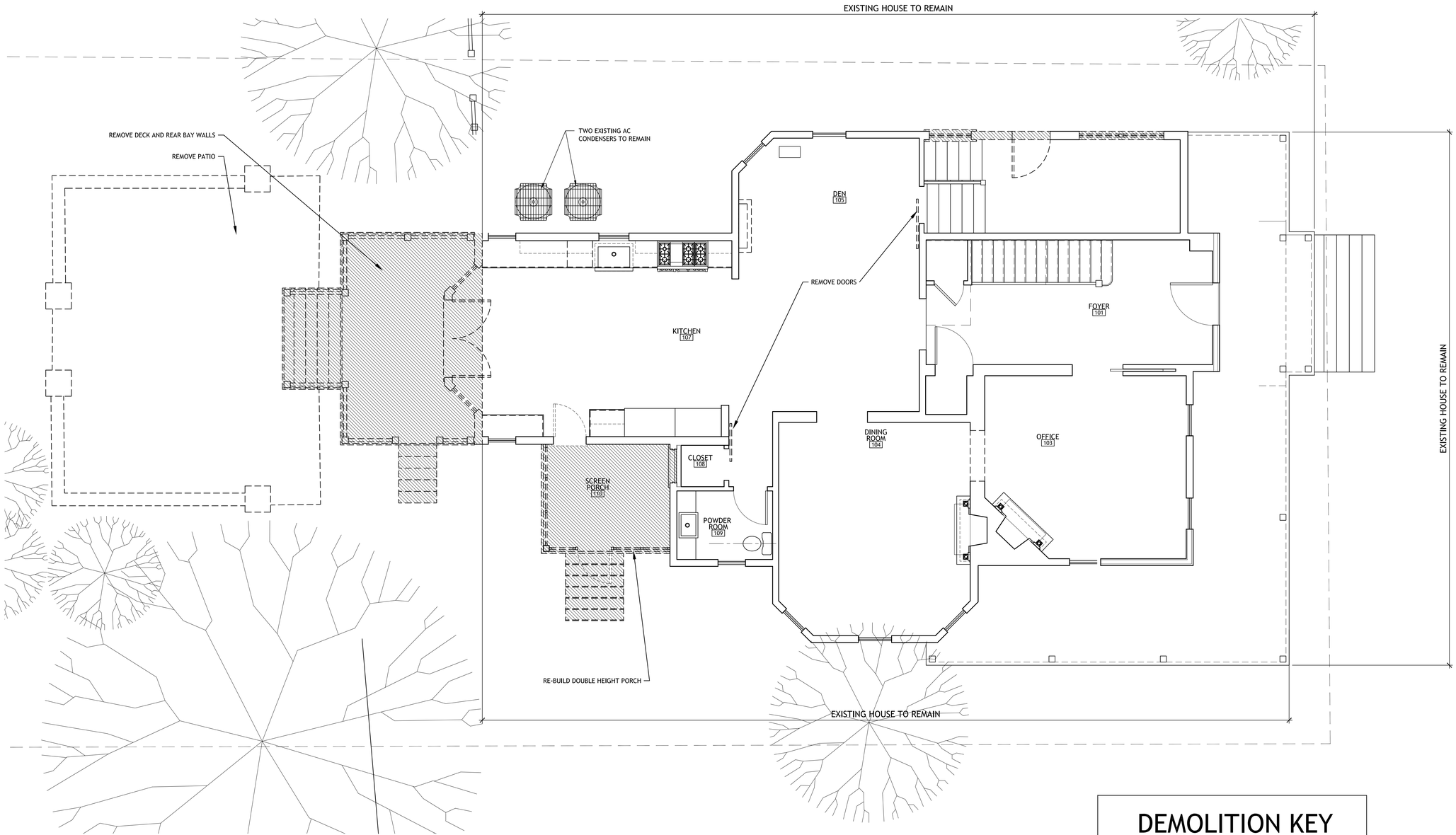
SHEET

D1.0



GENERAL DEMOLITION NOTES:

- PROTECT ALL PORTIONS OF EXISTING BUILDING NOT SCHEDULED FOR DEMOLITION
- ALL DEMOLITION WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LAWS AND REGULATIONS OF THE STATE OF MARYLAND.
- PROTECT ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN
- REMOVE ALL ASBESTOS SIDING
- REMOVE ALL GUTTERS AND DOWNSPOUTS
- REMOVE ASPHALT ROOFING
- SALVAGE REMOVED ITEMS NOTED FOR RELOCATION OR REUSE AS INDICATED IN THE PROPOSED DWGS & SCHEDULES
- EXISTING WINDOWS, SHUTTERS, WOOD SCREENS, AND ORIGINAL SIDING, TRIM, AND FASCIA TO REMAIN.

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

PLAN NORTH

DEMOLITION KEY

WALL TO DEMOLITION

WALL

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ISSUED

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PRELIMINARY
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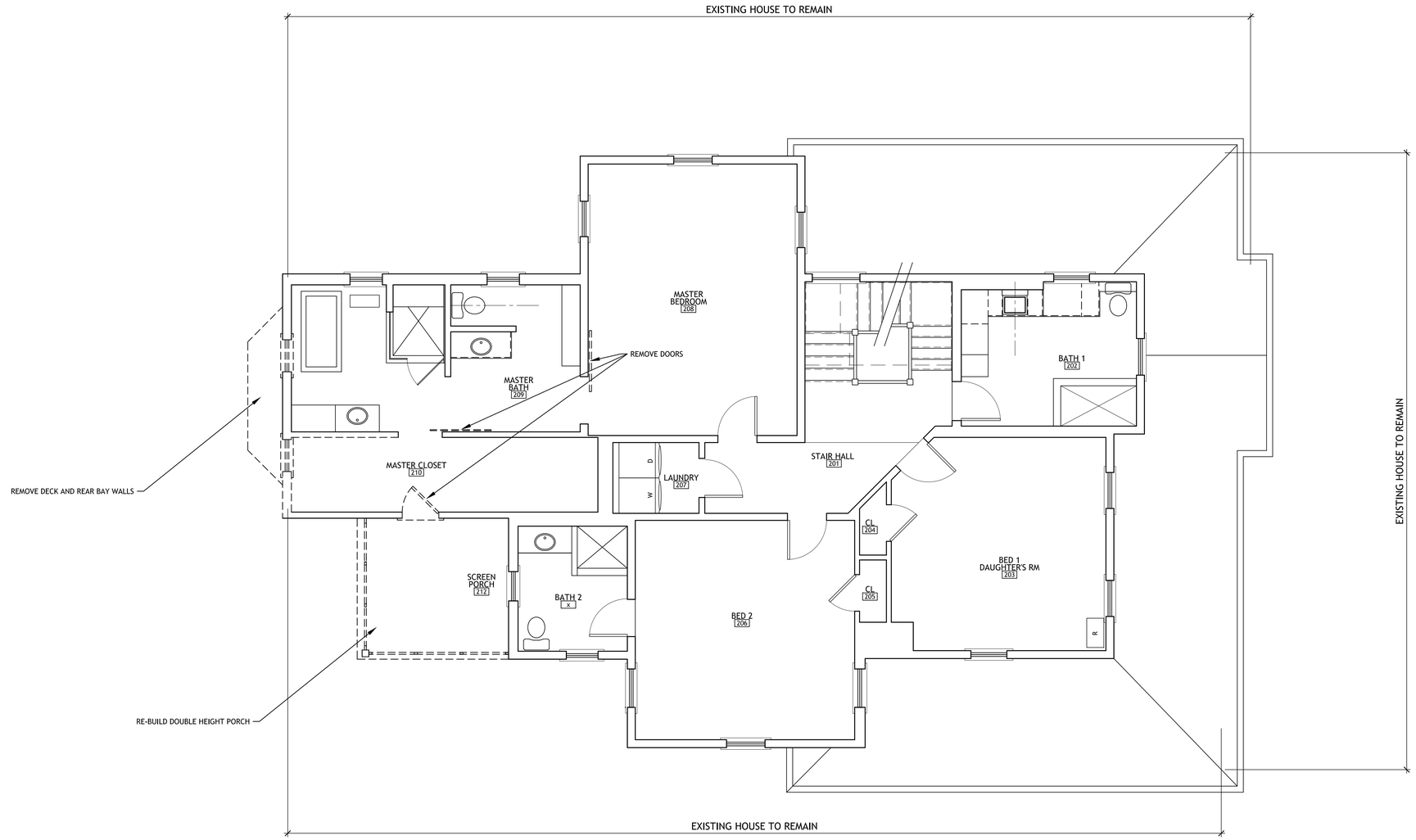
SHEET

D1.1



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

PLAN NORTH

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

DEMOLITION KEY

WALL TO DEMOLITION

WALL

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P R E L I M I N A R Y
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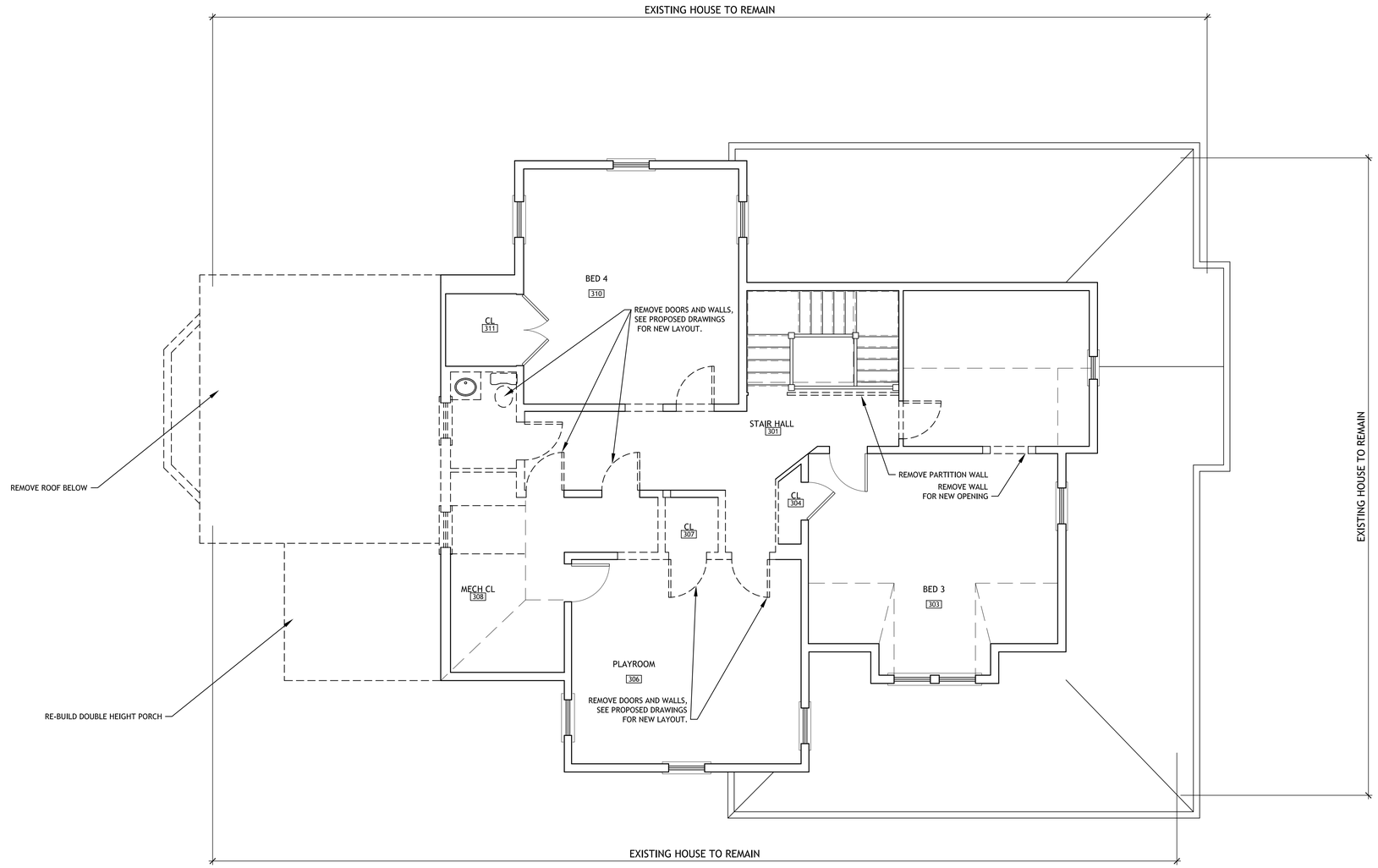
SHEET

D1.2



GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1 / D1.3 DEMO THIRD FLR PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

DEMOLITION KEY

WALL TO DEMOLITION

WALL

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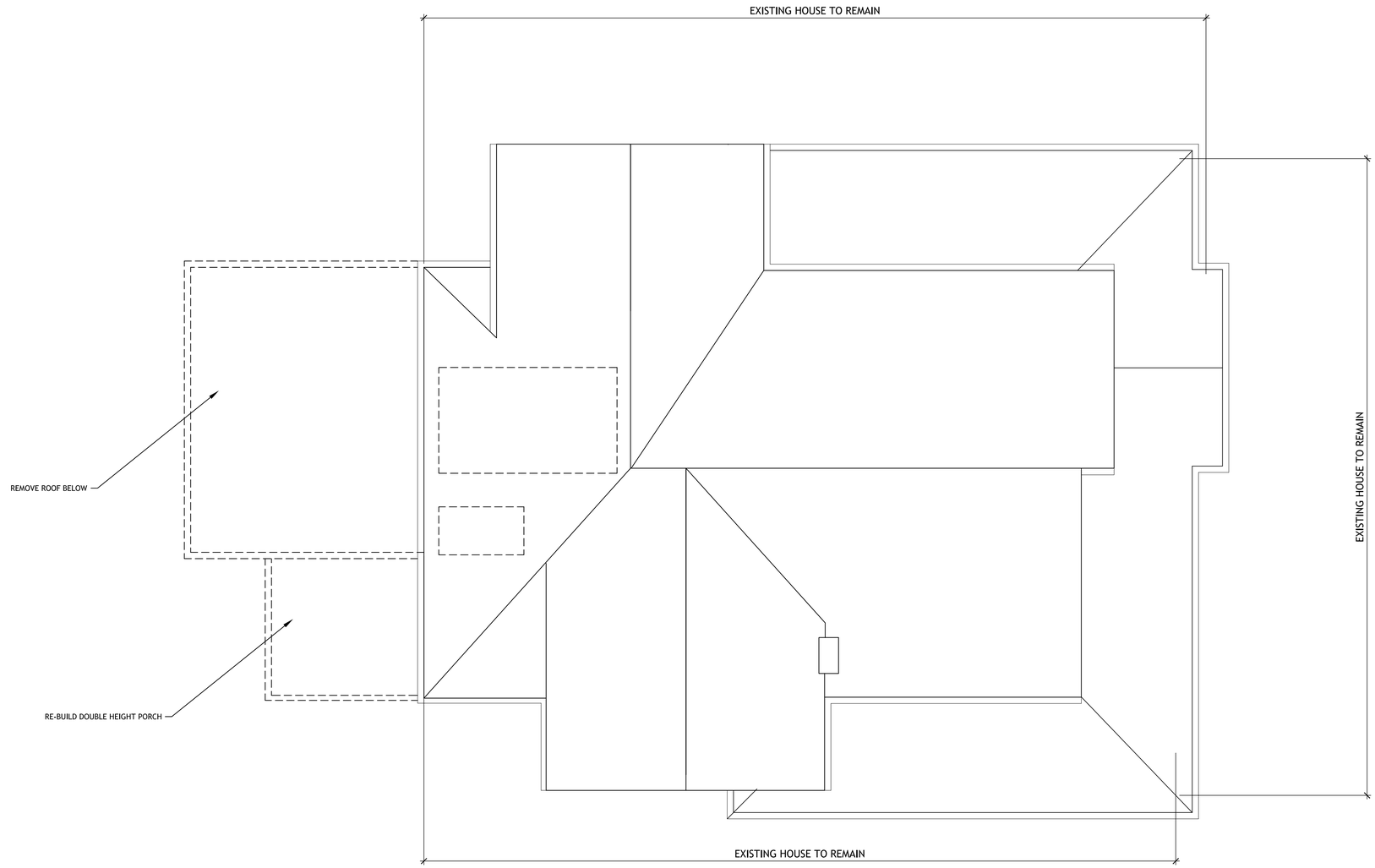
SHEET

D1.3



GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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

PLAN NORTH

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D1.4

1 / D2.1 DEMO EAST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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D2.1

1 / D2.2 DEMO SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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D2.2

1 / D2.3 DEMO WEST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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D2.3

1 / D2.4 DEMO NORTH ELEVATION
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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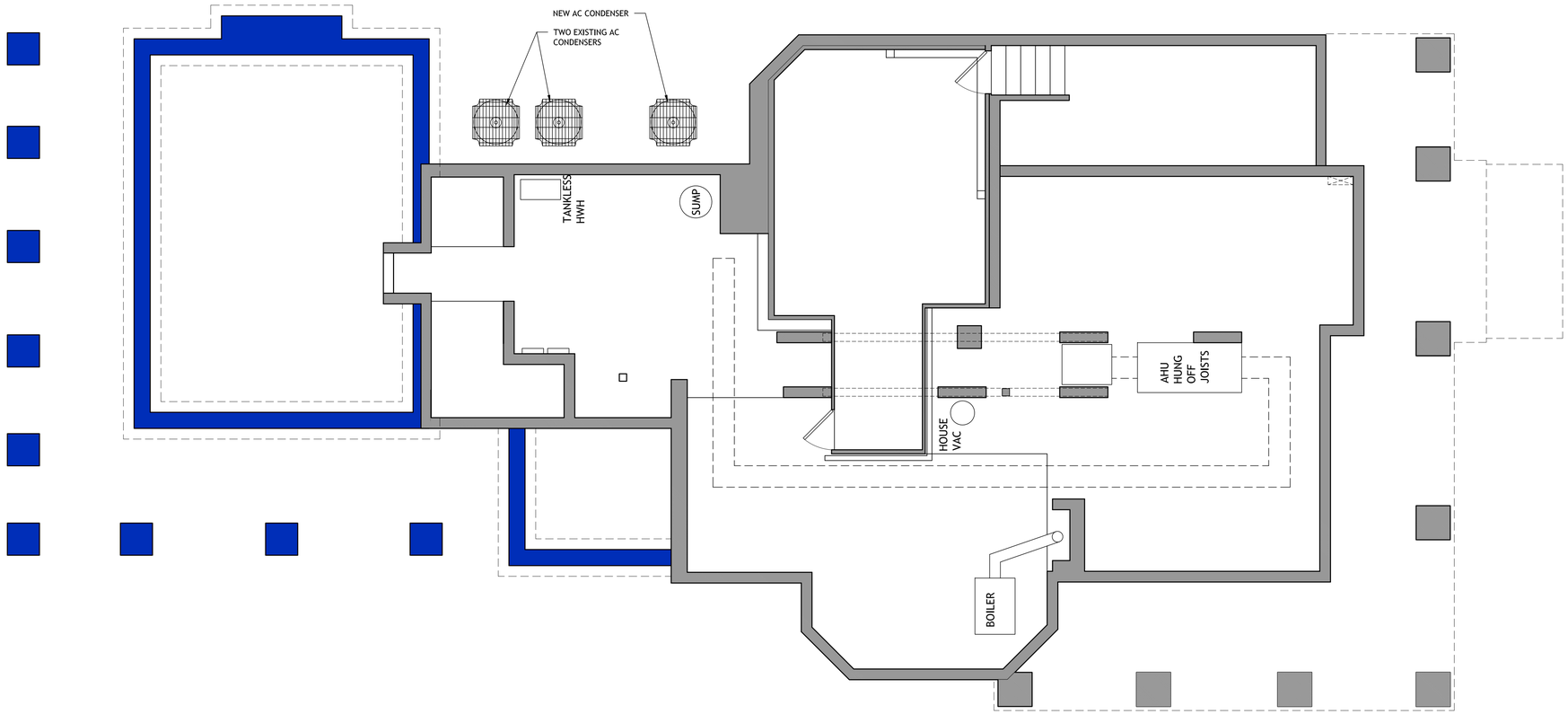
D2.4



1 A1.0 BASEMENT PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

WALL KEY

NEW WALL

EXISTING WALL

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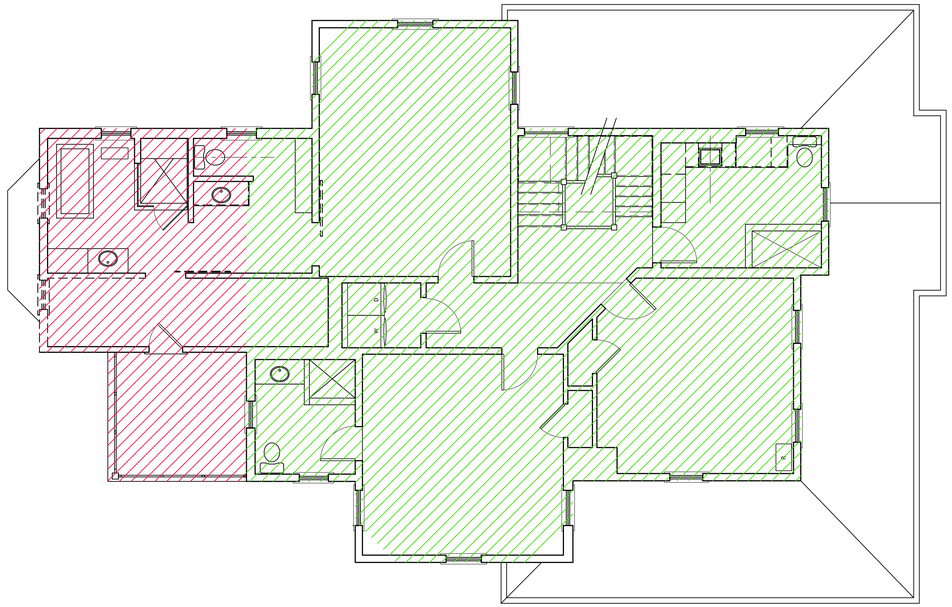
A1.0



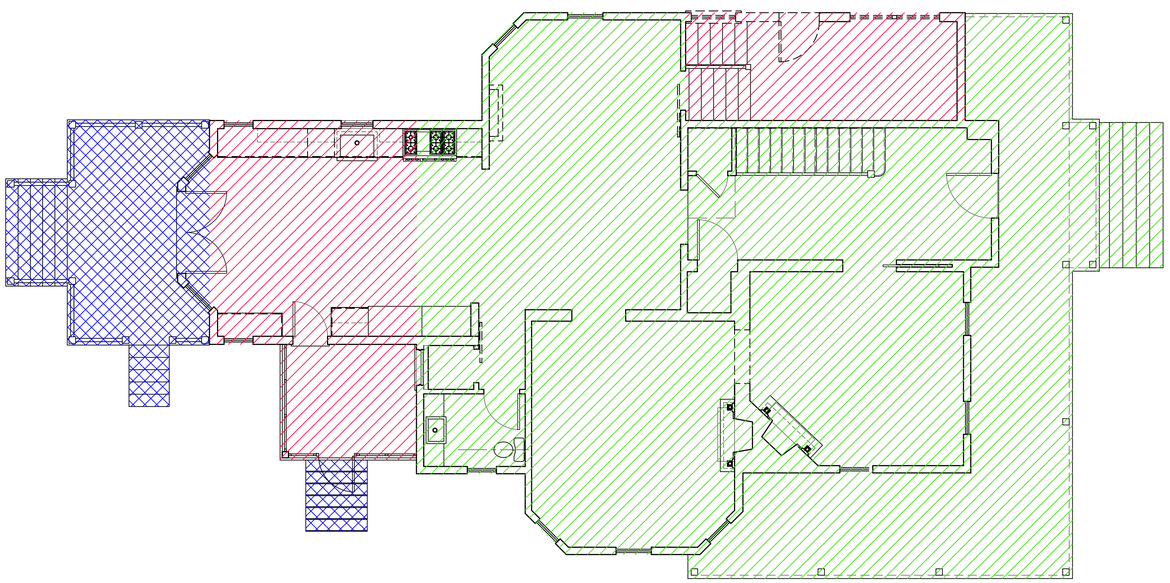
1 EX1.1A SECOND FLR HISTORICAL DIAGRAM
SCALE: 3/16"=1'-0"

PLAN NORTH

ORIGINAL 1890 VICTORIAN HOUSE EXTERIOR TO BE RESTORED

AREA OF PRIOR ADDITION

RECENT ADDITION



1 EX1.1A FIRST FLR HISTORICAL DIAGRAM
SCALE: 3/16"=1'-0"

PLAN NORTH

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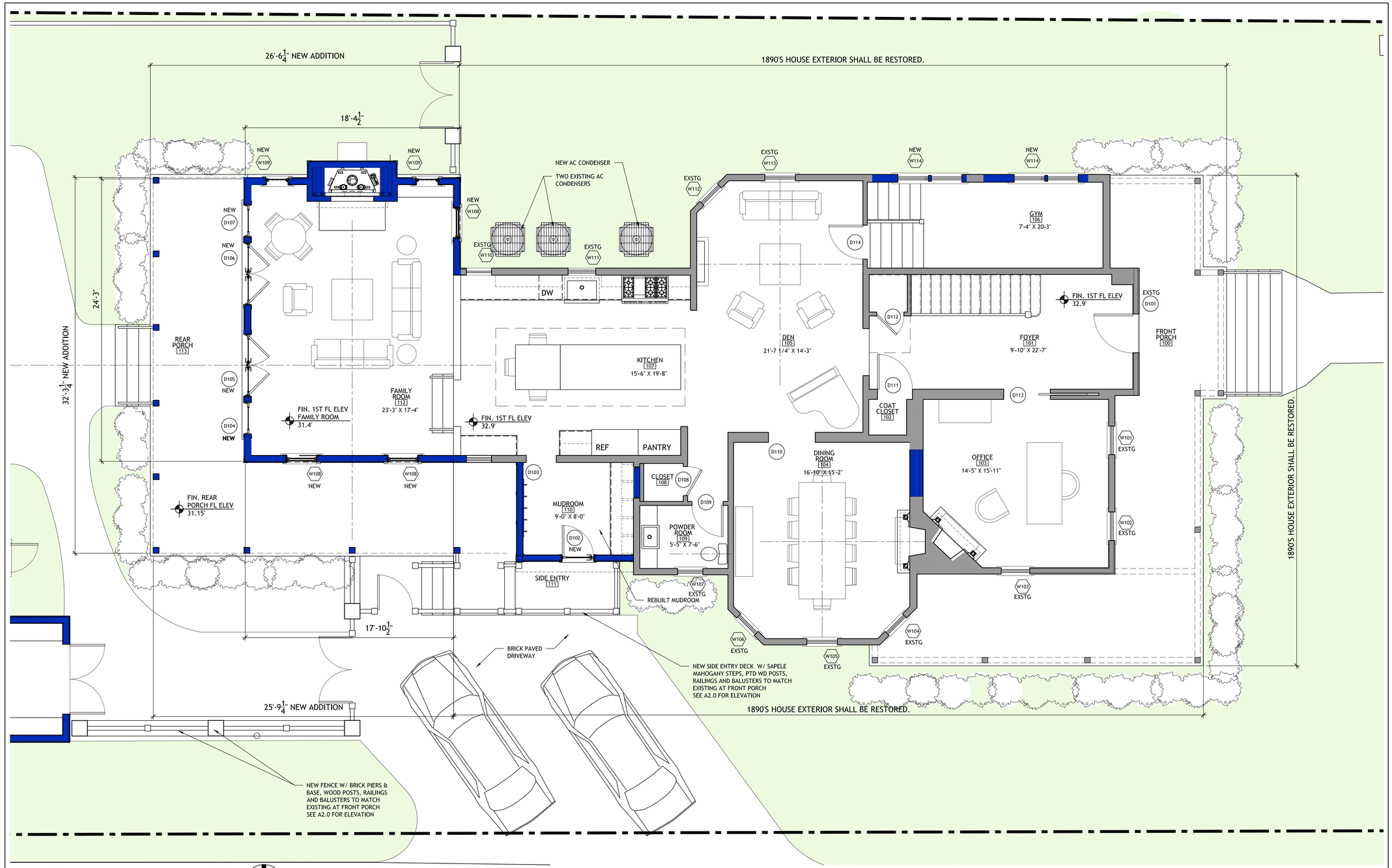
EX1.1A



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

PLAN NORTH

WALL KEY

NEW WALL

EXISTING WALL

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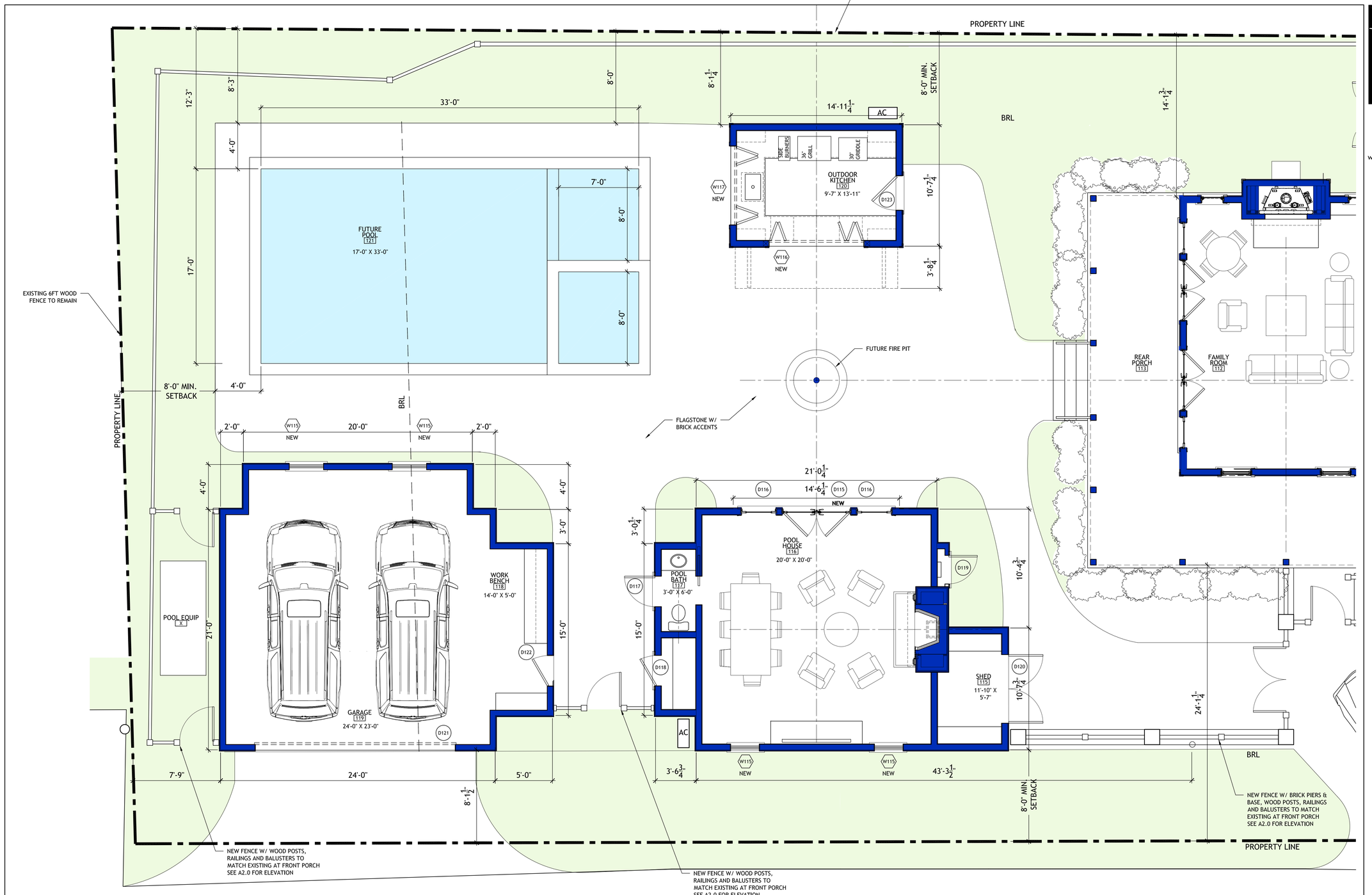

1 / A1.1A REAR YARD FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

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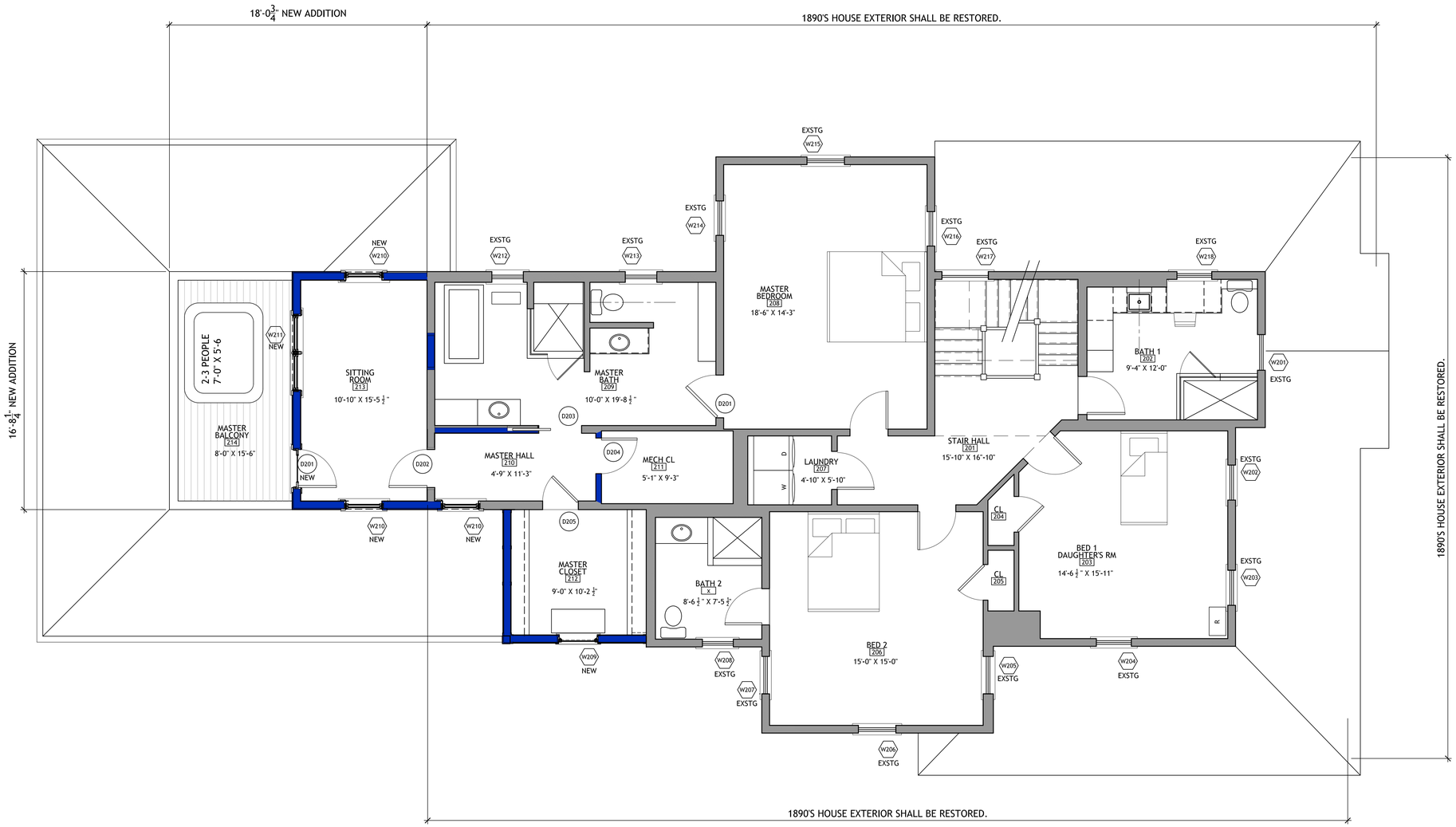
A1.1A



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

PLAN NORTH

WALL KEY

NEW WALL

EXISTING WALL

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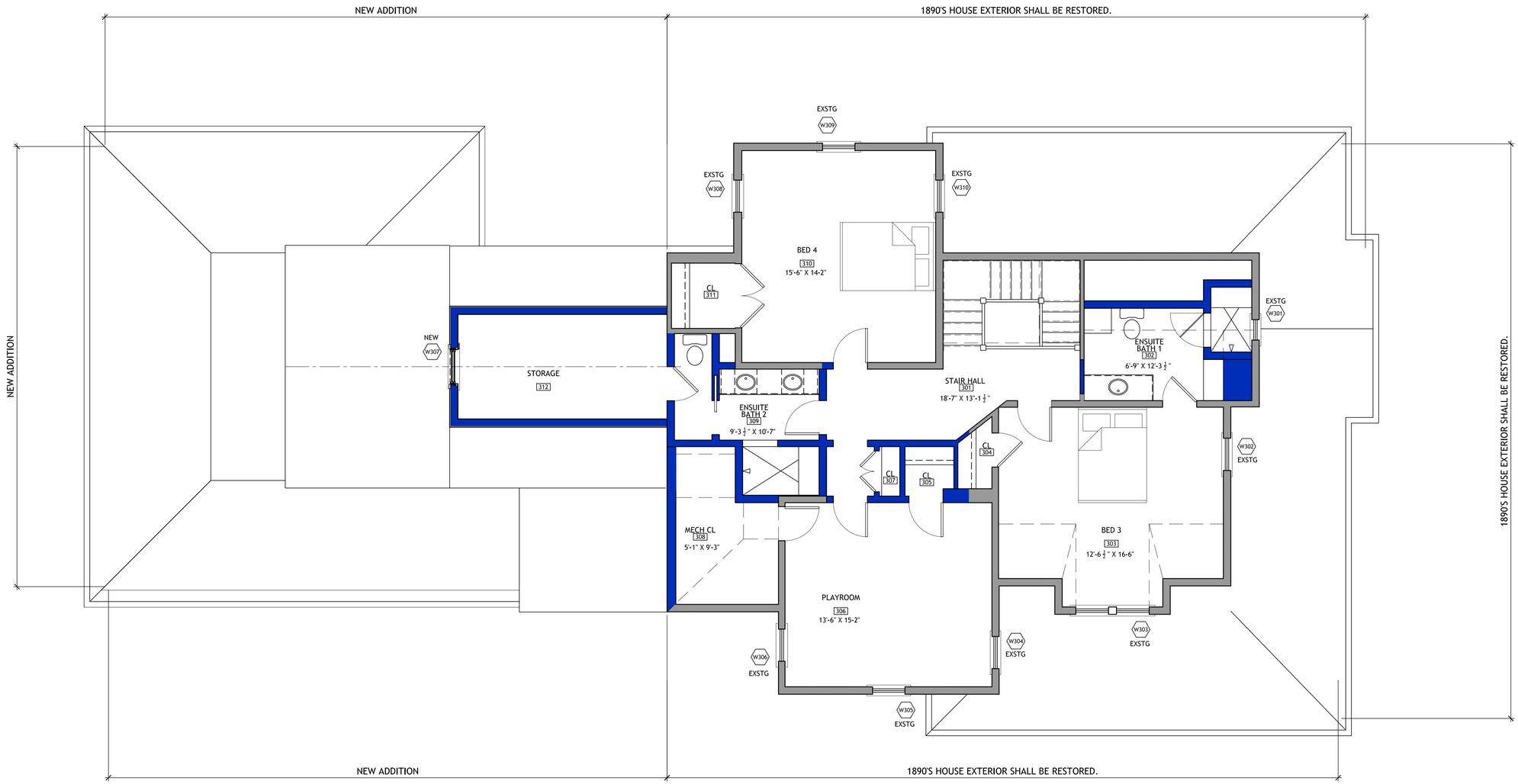
A1.2



1 A1.3 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

WALL KEY

NEW WALL

EXISTING WALL

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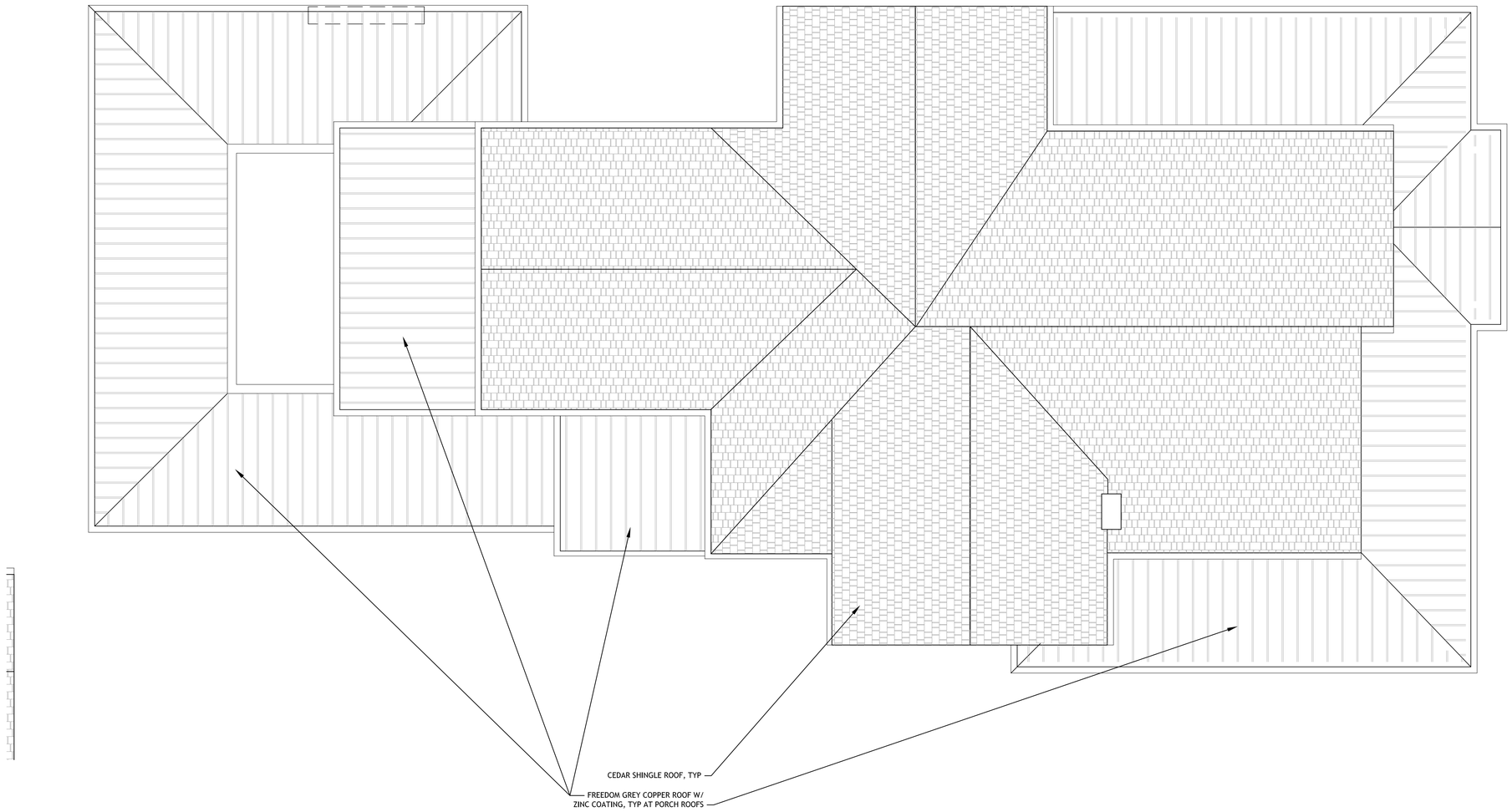
A1.3



1 A1.4 ROOF PLAN
SCALE: 1/4"=1'-0"

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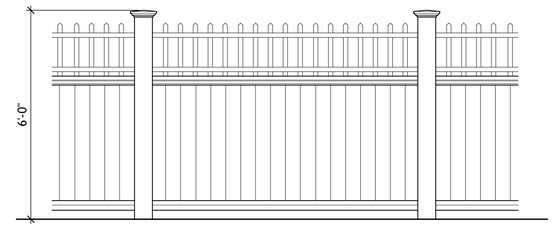
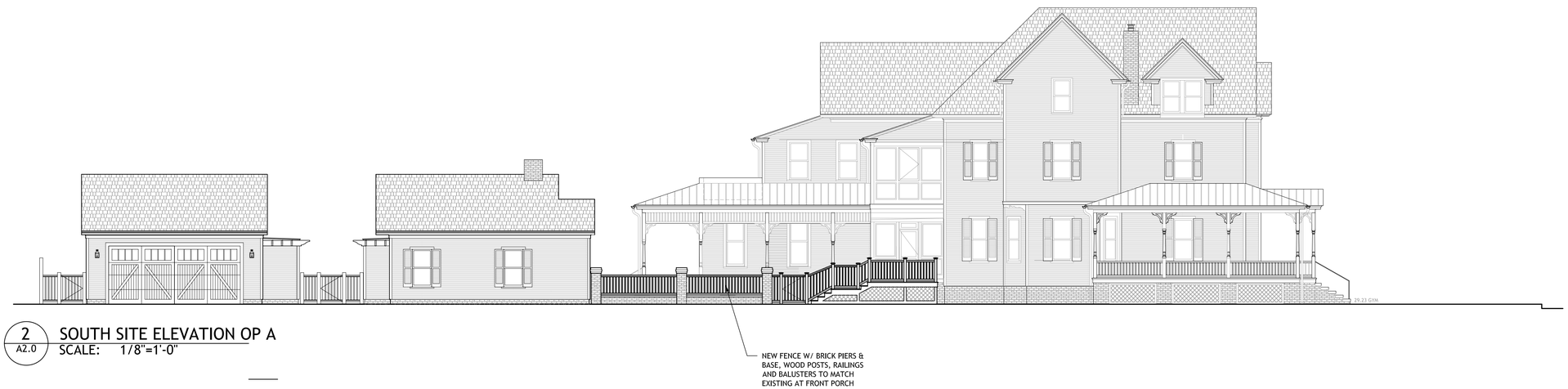
A1.4

3 A2.0 SOUTH FENCE DETAIL AT DRIVEWAY
SCALE: 1/4"=1'-0"



2 A2.3 PERIMETER FENCE DETAIL
SCALE: 1/2"=1'-0"



2 A2.0 SOUTH SITE ELEVATION OP A
SCALE: 1/8"=1'-0"

1 A2.0 NORTH SITE ELEVATION OP A
SCALE: 1/8"=1'-0"

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A2.0
OP A

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 A2.1 EAST ELEVATION OP A
SCALE: 3/8"=1'-0"

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A2.1
OP A

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.2 SOUTH ELEVATION OP A
SCALE: 1/4"=1'-0"

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A2.2
OP A

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.3 WEST ELEVATION OP A
SCALE: 1/4"=1'-0"

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A2.3A

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.4 NORTH ELEVATION OP A
SCALE: 1/4"=1'-0"

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A2.4
OP A

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.1 EAST ELEVATION OP B
SCALE: 3/8"=1'-0"

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A2.1
OP B

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.2 SOUTH ELEVATION OP B
SCALE: 1/4"=1'-0"

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A2.2
OP B

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.3 WEST ELEVATION OP B
SCALE: 1/4"=1'-0"

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A2.3
OP B

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING

1 / A2.4 NORTH ELEVATION OP B
SCALE: 1/4"=1'-0"

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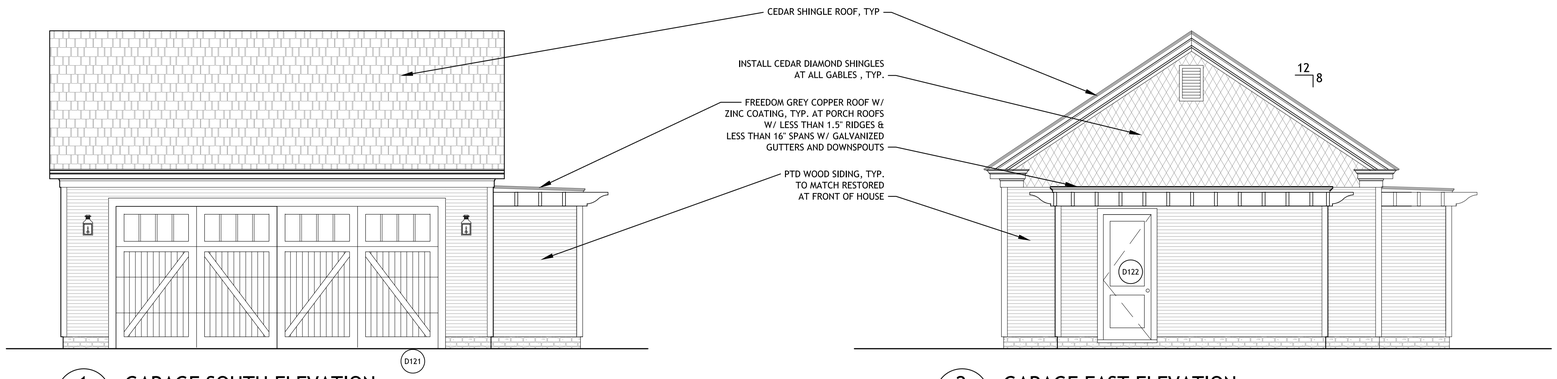
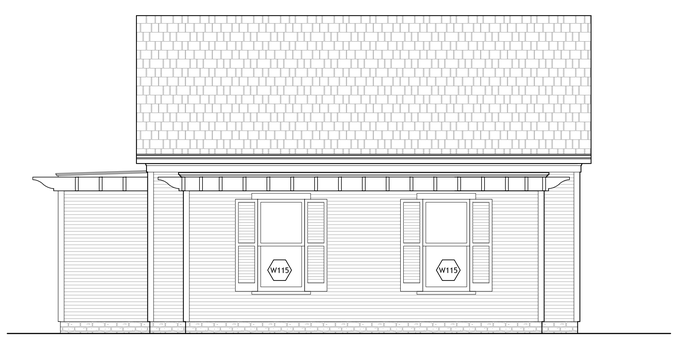
A2.4
OP B

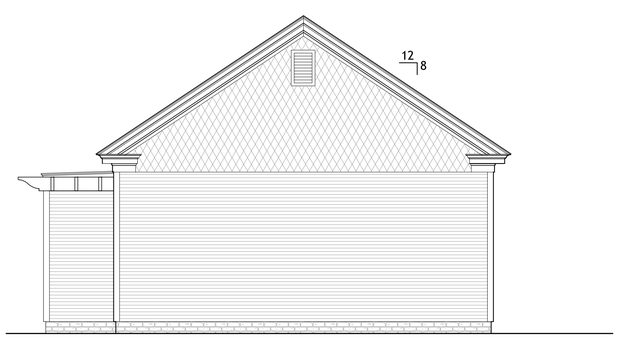


1 A2.6 GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 A2.6 GARAGE EAST ELEVATION
SCALE: 1/4"=1'-0"



3 A2.6 GARAGE NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 A2.6 GARAGE WEST ELEVATION
SCALE: 1/4"=1'-0"

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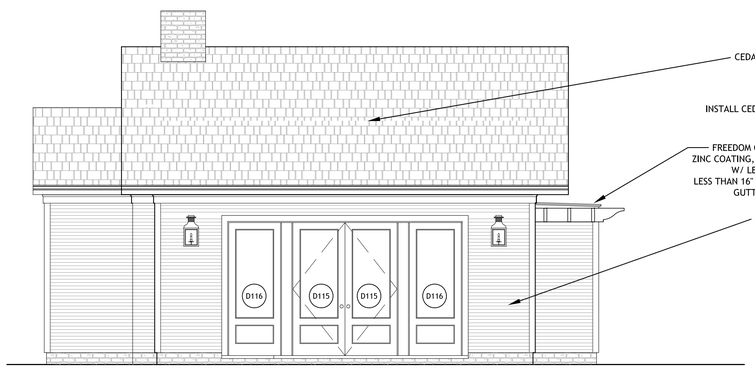
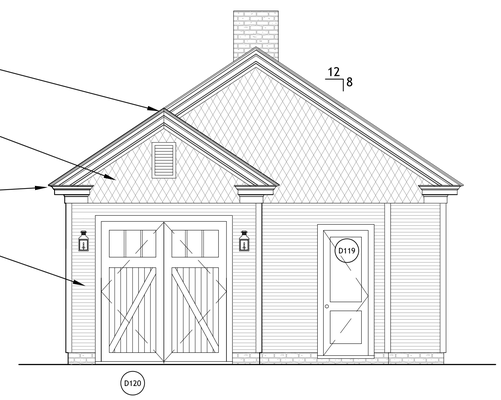
A2.5



1 A2.6 POOL HOUSE NORTH ELEVATION
SCALE: 1/4"=1'-0"



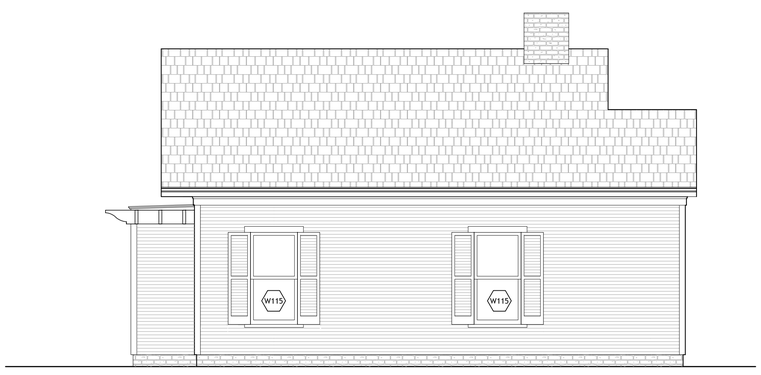
2 A2.6 POOL HOUSE WEST ELEVATION
SCALE: 1/4"=1'-0"

CEDAR SHINGLE ROOF, TYP

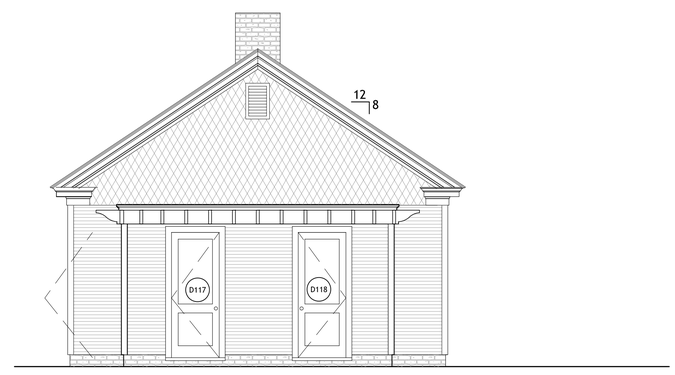
INSTALL CEDAR DIAMOND SHINGLES AT ALL GABLES , TYP.

FREEDOM GREY COPPER ROOF W/ ZINC COATING, TYP. AT PORCH ROOFS W/ LESS THAN 1.5" RIDGES & LESS THAN 16' SPANS W/ GALVANIZED GUTTERS AND DOWNSPOUTS

PTD WOOD SIDING TYP. TO MATCH RESTORED AT FRONT OF HOUSE



3 A2.6 POOL HOUSE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 A2.6 POOL HOUSE EAST ELEVATION
SCALE: 1/4"=1'-0"

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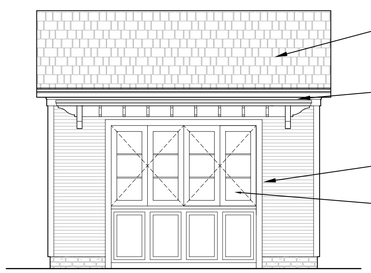
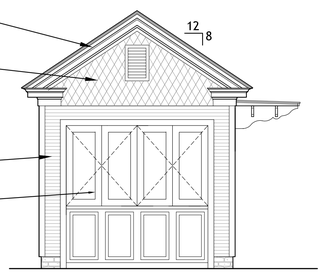
A2.6





CEDAR SHINGLE ROOF, TYP

INSTALL CEDAR DIAMOND SHINGLES AT ALL GABLES , TYP.

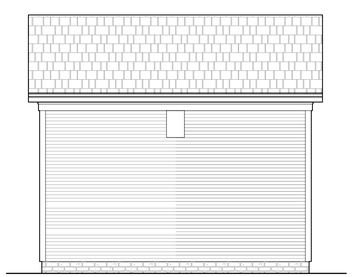
FREEDOM GREY COPPER ROOF W/ ZINC COATING, TYP. AT PORCH ROOFS W/ LESS THAN 1.5" RIDGES & LESS THAN 16" SPANS W/ GALVANIZED GUTTERS AND DOWNSPOUTS

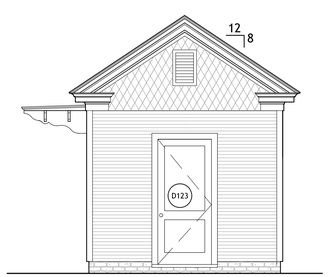
PTD WOOD SIDING, TYP. TO MATCH RESTORED AT FRONT OF HOUSE

W116 WINDOWS W117

1 / A2.7 OUTDOOR KITCHEN SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 / A2.7 OUTDOOR KITCHEN WEST ELEVATION
SCALE: 1/4"=1'-0"





3 / A2.7 OUTDOOR KITCHEN NORTH ELEVATION
SCALE: 1/4"=1'-0"

4 / A2.7 OUTDOOR KITCHEN EAST ELEVATION
SCALE: 1/4"=1'-0"

WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
OCTOBER 28, 2024

P R E L I M I N A R Y
NOT FOR CONSTRUCTION

SHEET

A2.7

1
A3.1
SECTION AA
SCALE: 1/4"=1'-0"

WIEDEMANN ARCHITECTS

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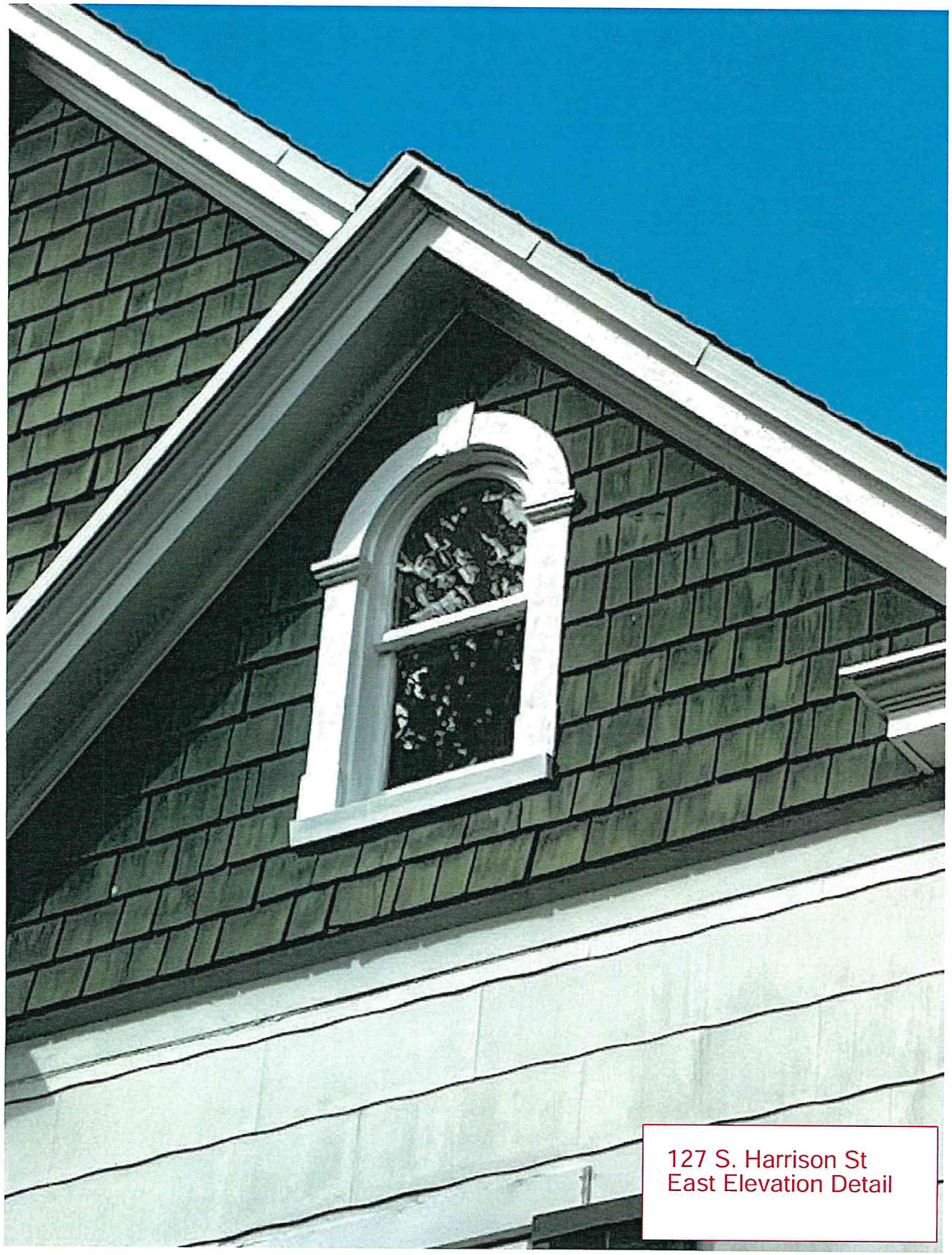
P R E L I M I N A R Y
NOT FOR CONSTRUCTION

SHEET

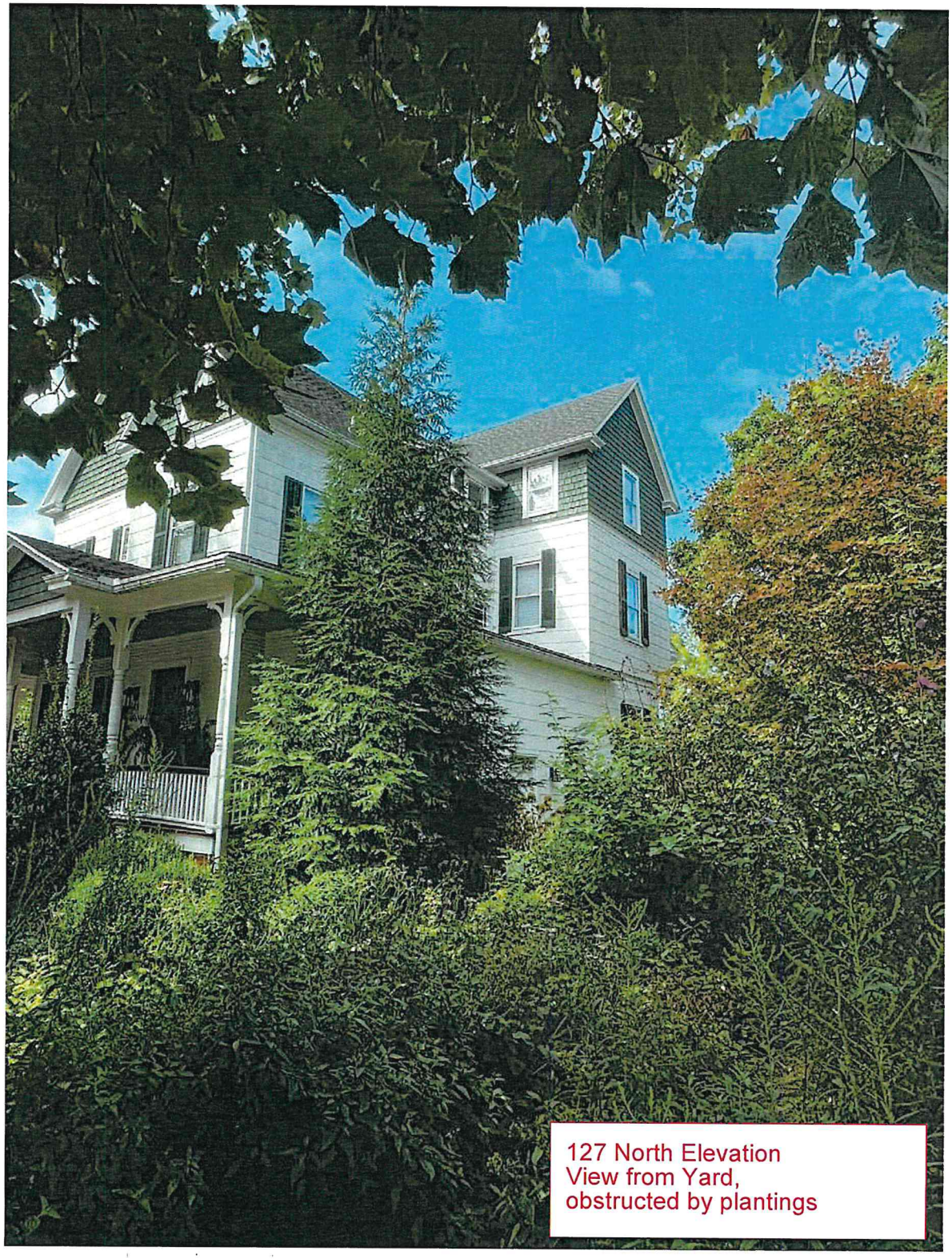
A3.1

127 S. Harrison St
East Elevation



127 S. Harrison St
East Elevation Detail

127 North Elevation
View from Sidewalk,
obstructed by plantings



127 North Elevation
View from Yard,
obstructed by plantings

127 North Elevation
View from Yard,
obstructed by plantings

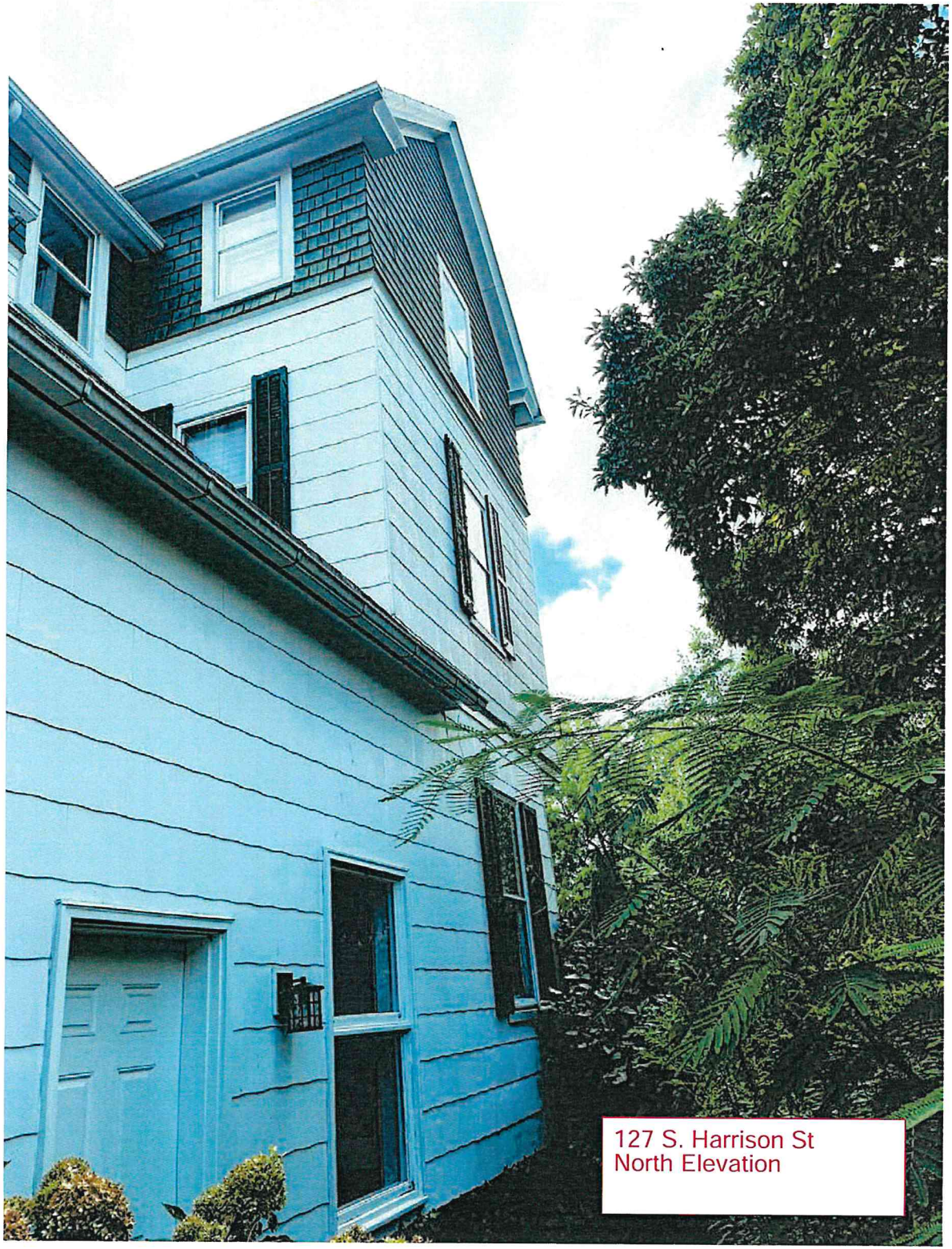
127 North Elevation

View next to House at Gym

127 North Elevation

Condenser locations,
NW corner

127 S. Harrison St
Northeast Elevation


127 S. Harrison St
North Elevation

127 S. Harrison St
Southeast Elevation

127 S. Harrison St
South Elevation

127 S. Harrison St
Southwest Elevation

127 S. Harrison St
West Elevation

127 S. Harrison St
West Elevation

127 S. Harrison St
West Elevation

Alley @ Harrison Street
East elevation
House right side

Alley @ Harrison Street
South Elevation,
House right side

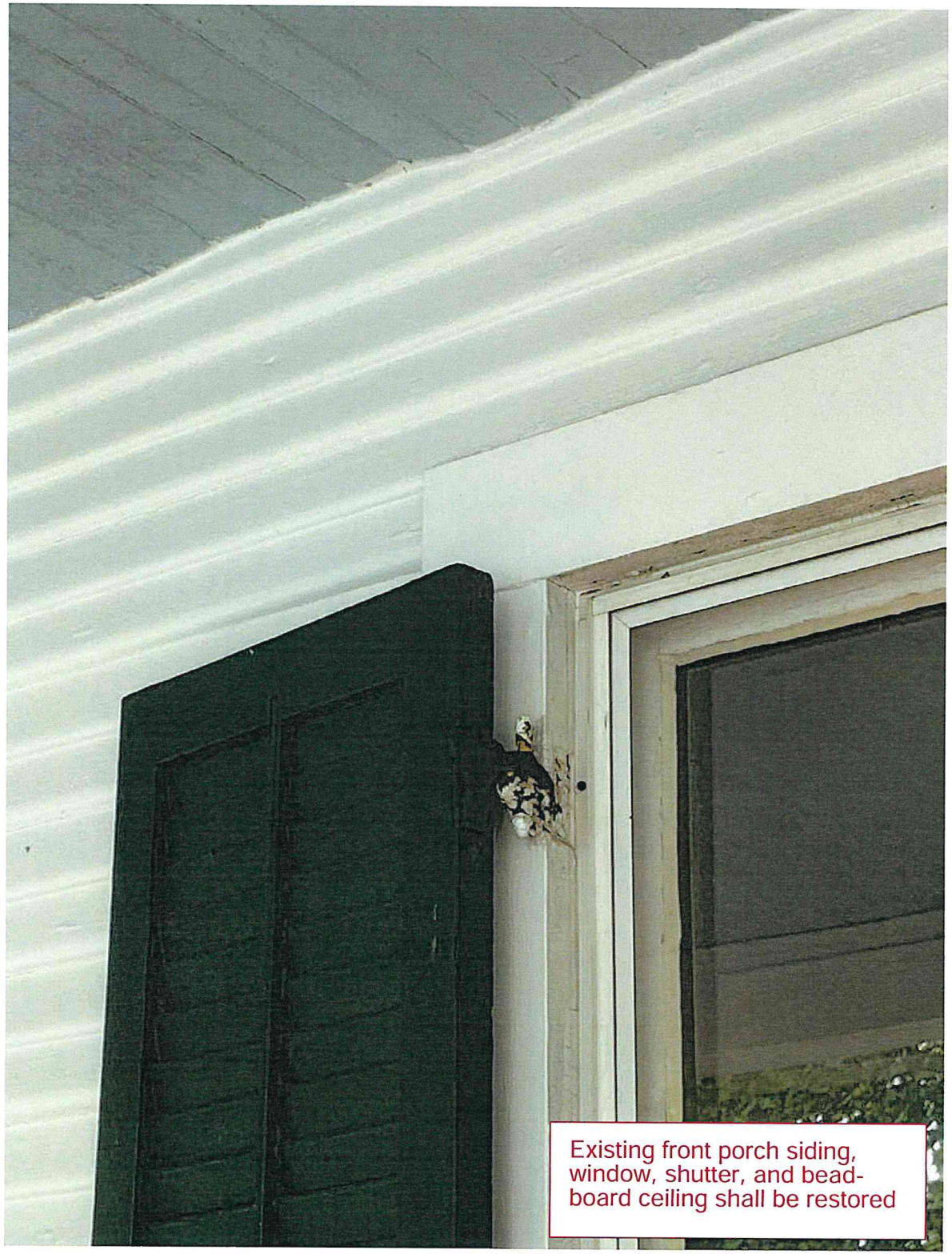
Alley
West View
House right side

Alley
East View
House left side

Alley
East View
House left side

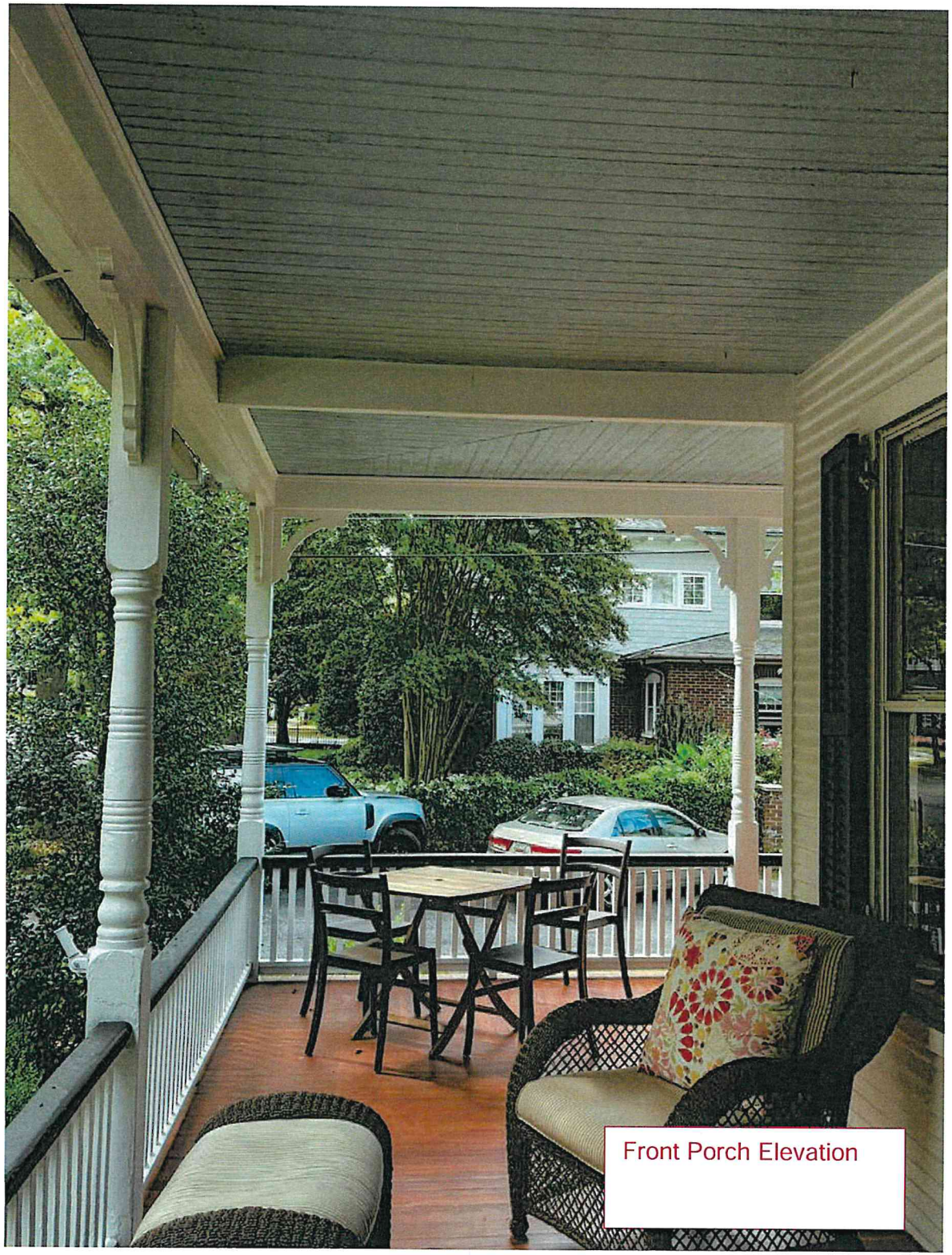
Alley
Northeast View
Rear SW corner

Alley
Northeast View
Rear SW corner



Existing front porch siding, window, shutter, and bead-board ceiling shall be restored

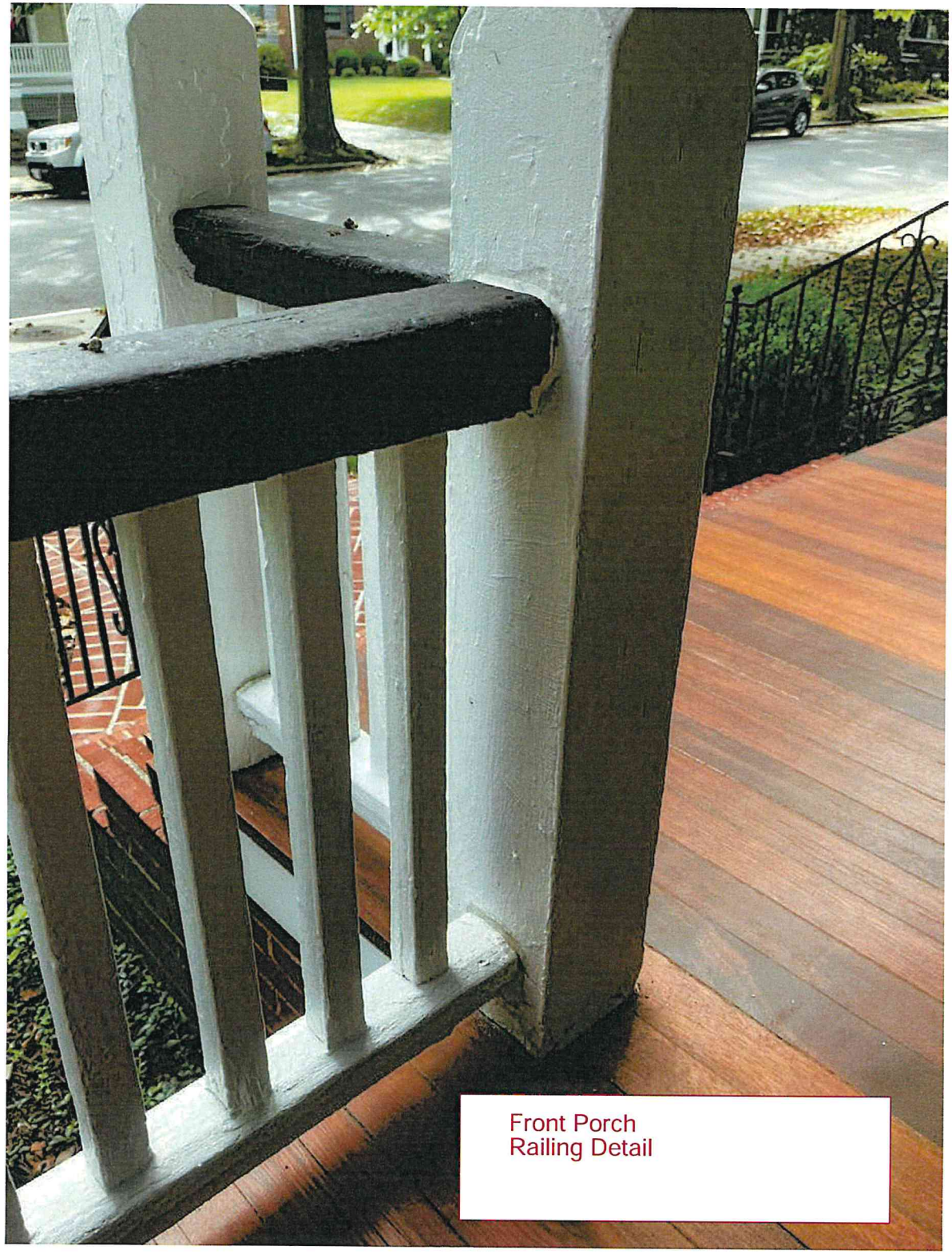
Existing asphalt shingle roof, asbestos shingles, and aluminum trim covers to be removed. Materials shall be restored to original character.



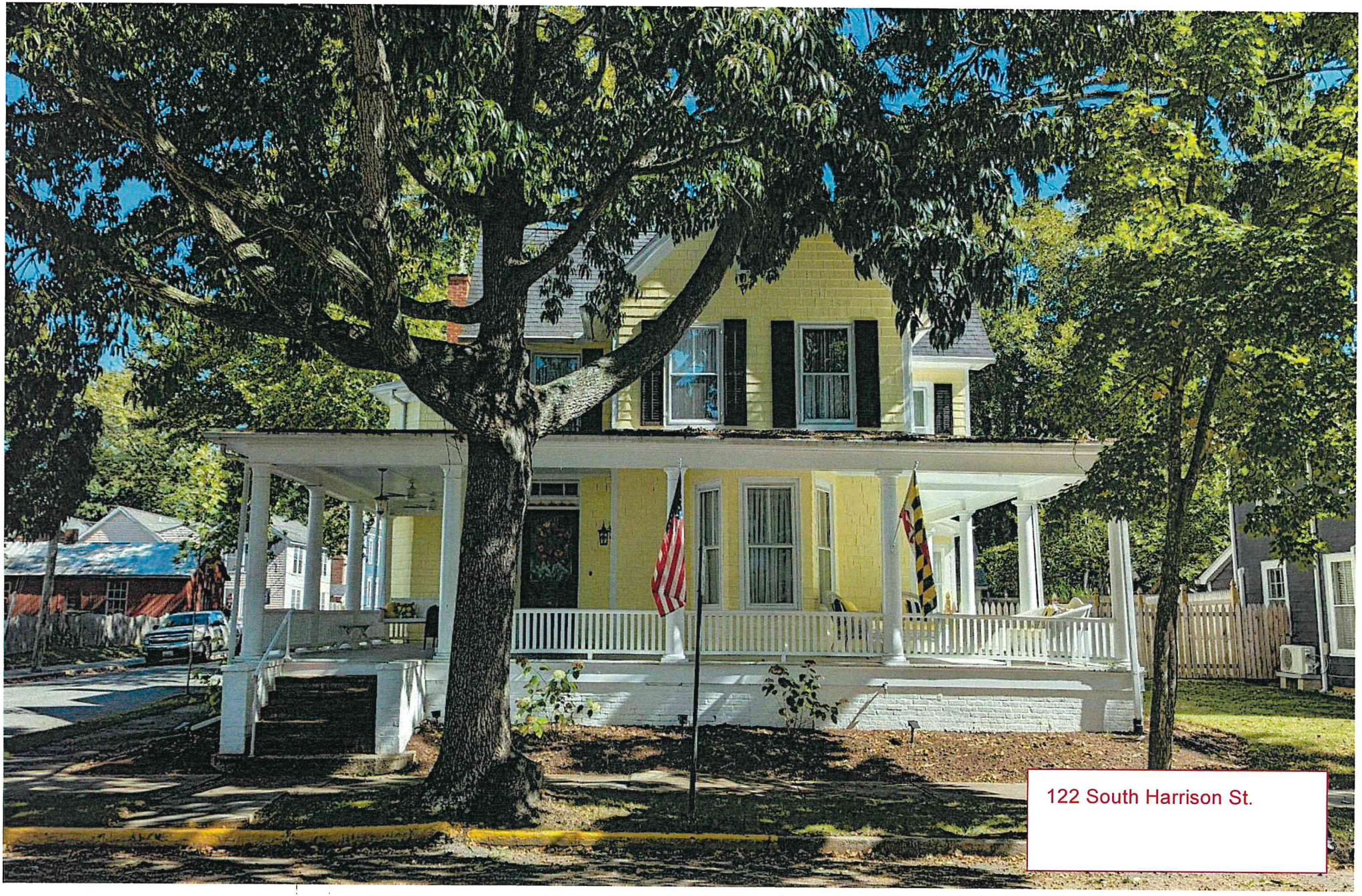
Front Porch Elevation

Front Porch Elevation

Front Porch Detail



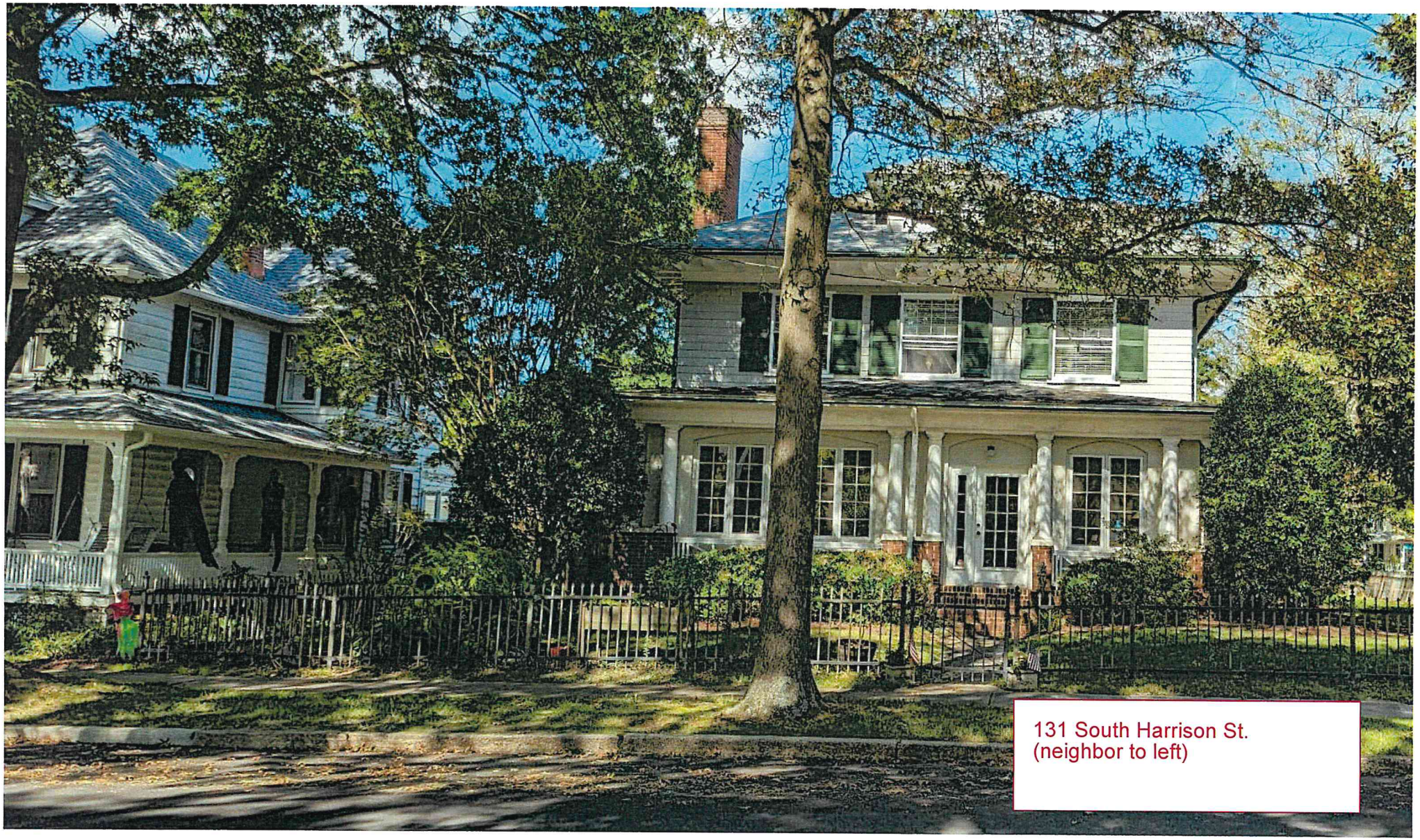
Front Porch
Railing Detail


122 South Harrison St.

122 South Harrison St.

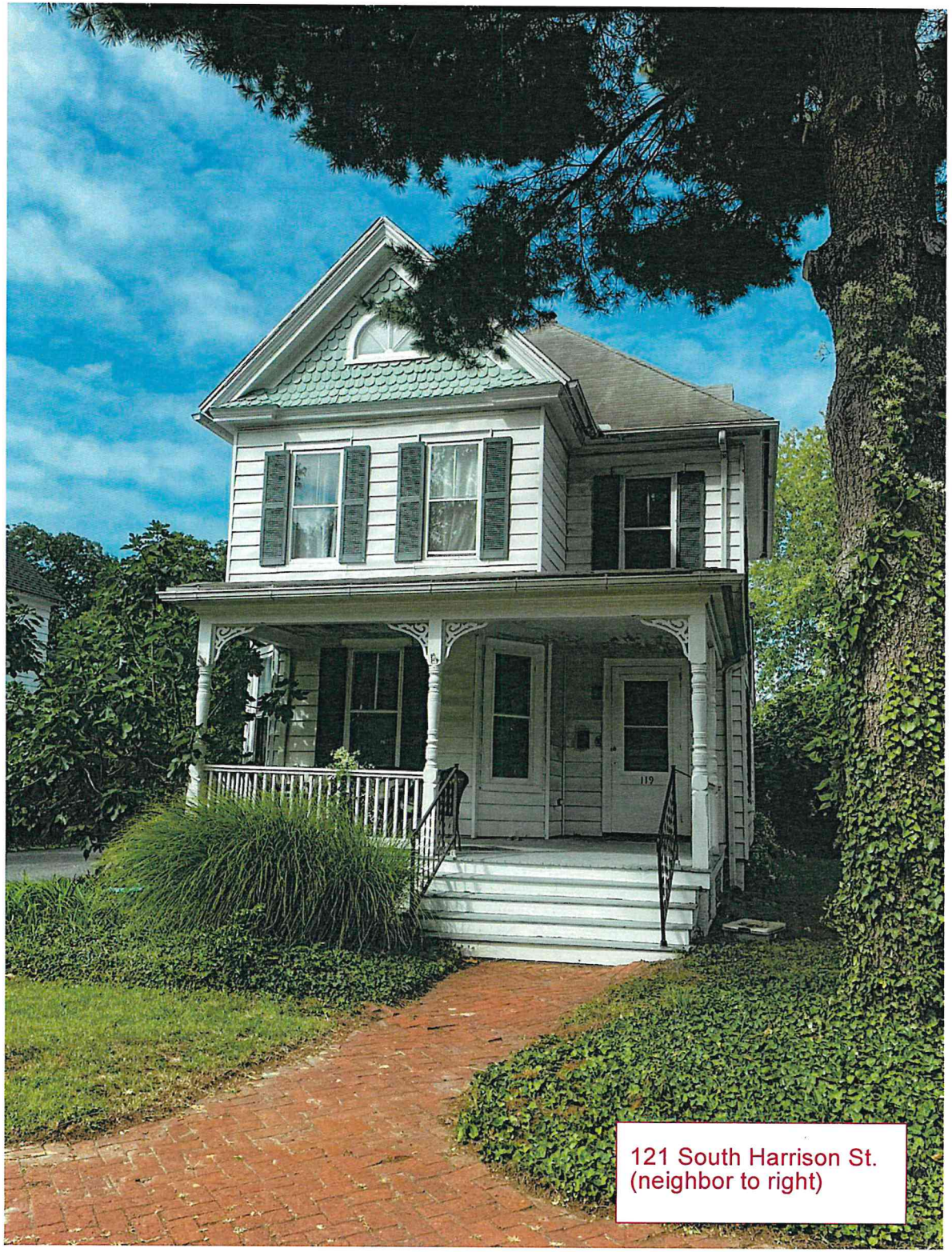
132 South Harrison St.

200 South Harrison St.


131 South Harrison St.
(neighbor to left)

11 Brookletts St.

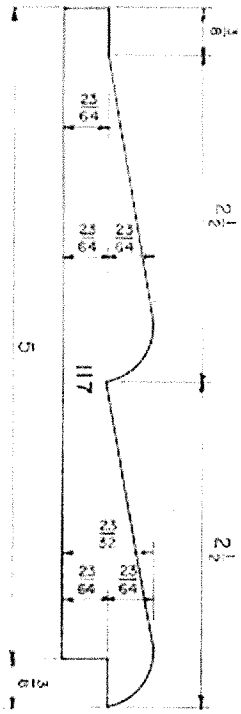
146 South Washington St.
(Brookletts St View)



121 South Harrison St.
(neighbor to right)

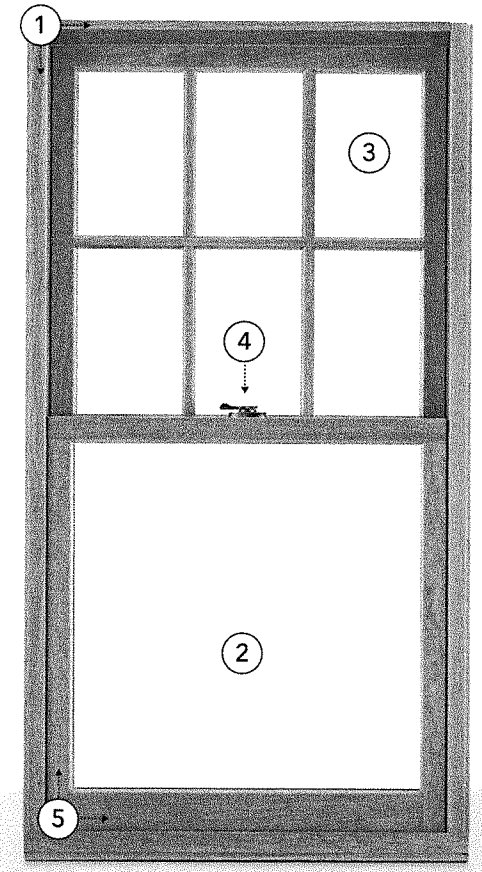
121 South Harrison St.
(neighbor to right)

114 & 116 South Harrison St.



Existing Siding similar to #117, New Siding shall match existing at house.

WINDOW TERMS + DEFINITIONS



1. FRAME
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

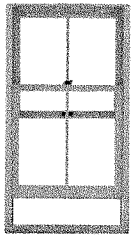
2. GLAZING
The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

3. LITE
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

4. HARDWARE
Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

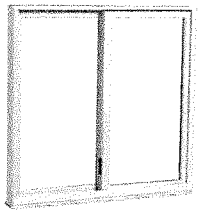
5. SASH
The sash–operating or stationary–is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

WINDOW OPERATING STYLES



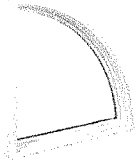
DOUBLE HUNG
Double hung windows have two movable sashes which operate vertically.

CASEMENT
A window that is hinged to its frame at the side and opens like a door.



GLIDER
A window with a sash that slides horizontally to open and close.

AWNING
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



FIXED OR PICTURE
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.

Double Hung G2 windows and Sliding French door in Bronze

Photo: Laurey Glenn

ULTIMATE DOUBLE HUNG G2

g G2 windows in White with Oil Rubbed Bronze hardware

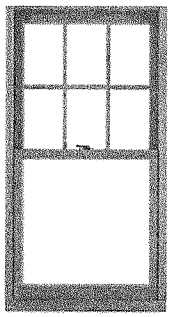
NATURE COLLECTION

Photo: Laurey W. Glenn

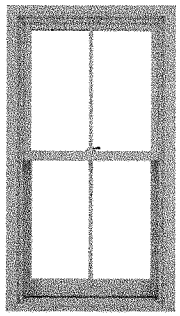
Double Hung G2 windows in White with Oil Rubbed Bronze hardware

ULTIMATE DOUBLE HUNG G2

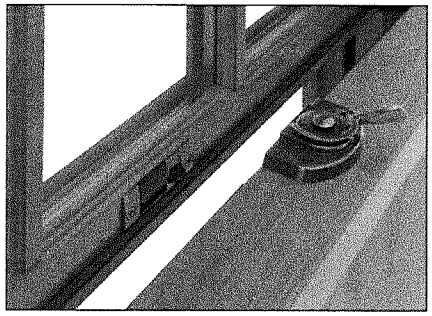
The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is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



INTERIOR



EXTERIOR



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

ULTIMATE DOUBLE HUNG G2

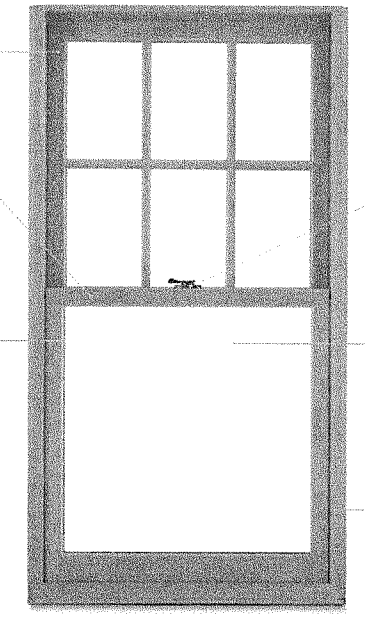
Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts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

INTERIOR FEATURES AND PERFORMANCE

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

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

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



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

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

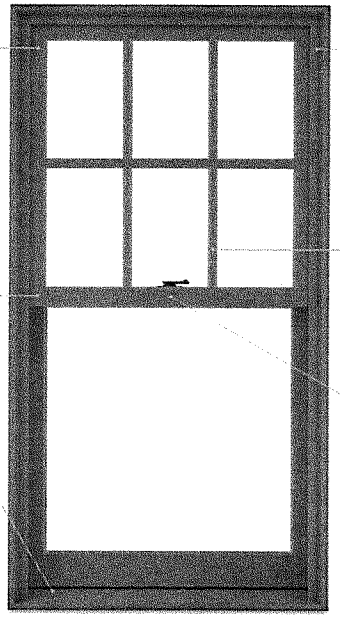
SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

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

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

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

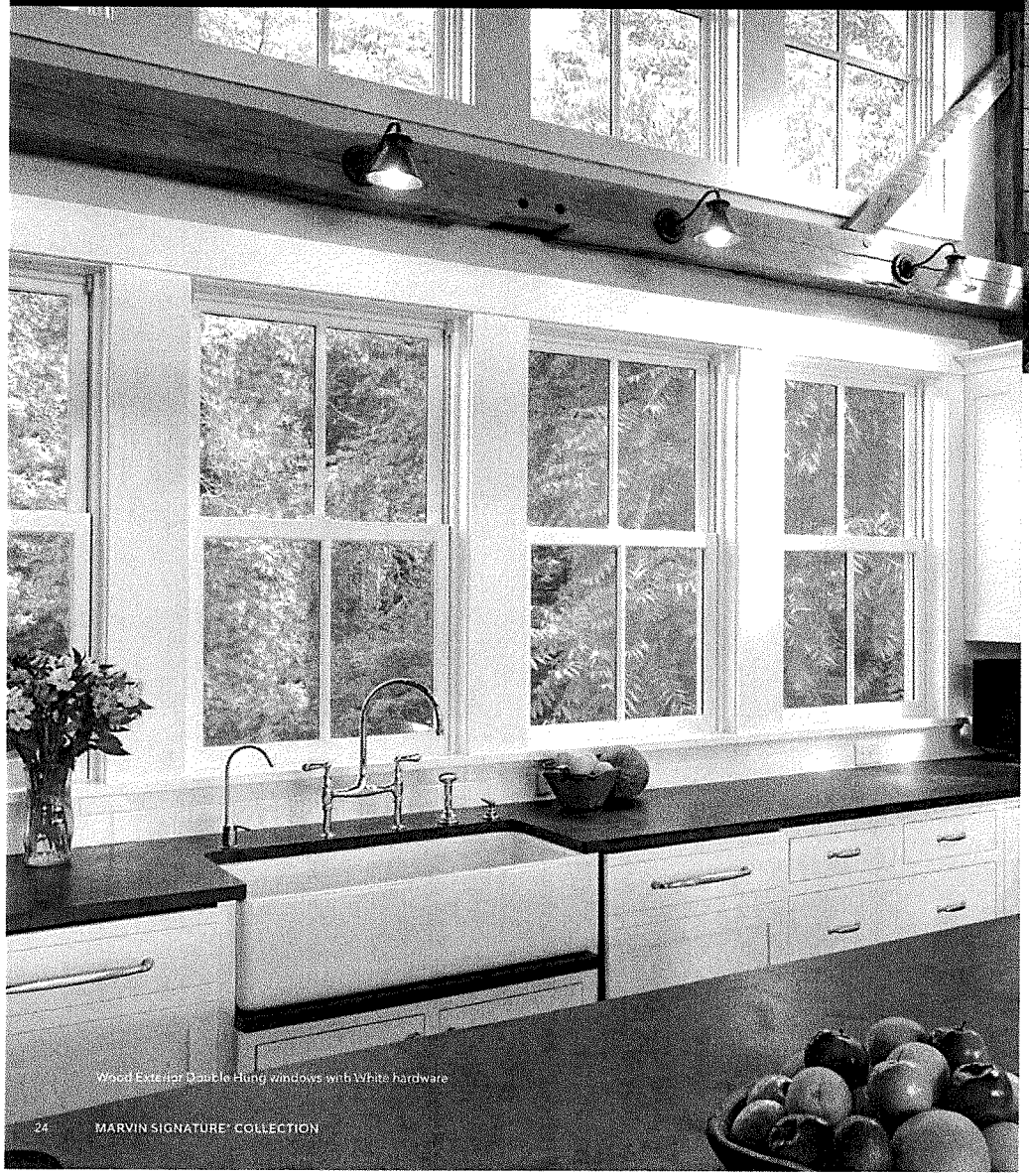


SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

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

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

WOOD EXTERIOR DOUBLE HUNG WINDOWS

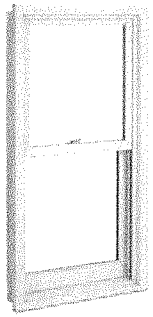


Wood Exterior Double Hung windows with White hardware

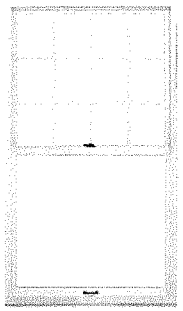
Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

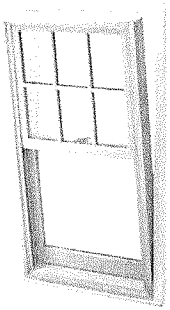
The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows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



WOOD DOUBLE/SINGLE HUNG EXTERIOR

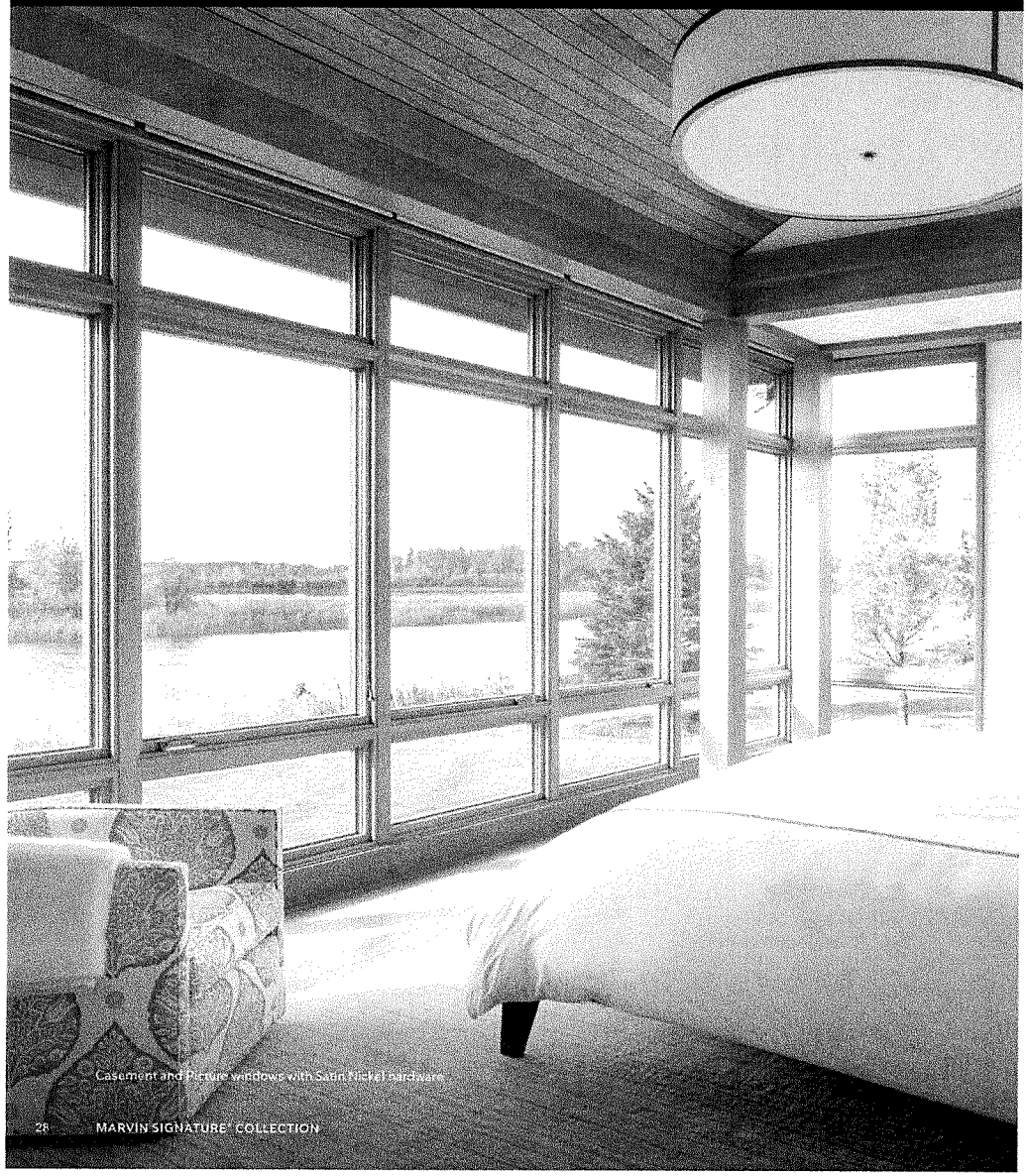


WOOD DOUBLE HUNG MAGNUM INTERIOR



DOUBLE HUNG INSERT EXTERIOR

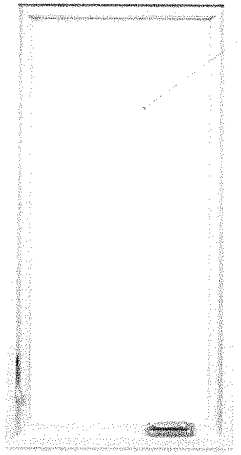
ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

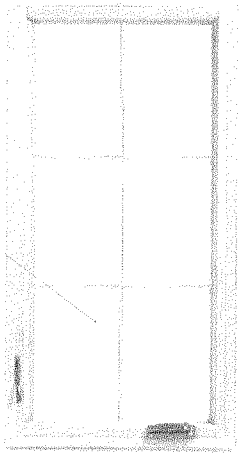
FULL FRAME OR NARROW FRAME

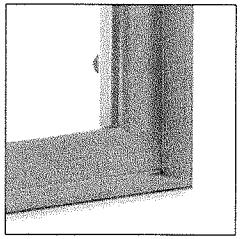
The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.

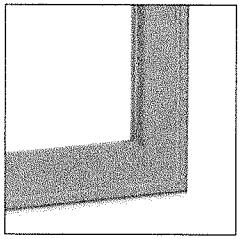
ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.





ULTIMATE CASEMENT EXTERIOR WITH 4 9/16" FULL JAMB

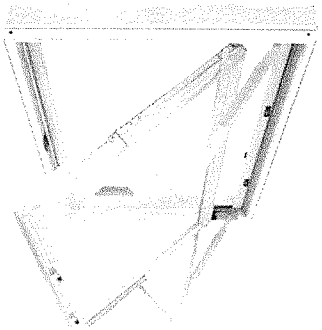
JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 5/16" NARROW JAMB

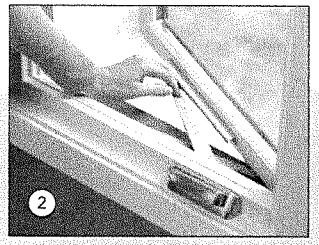
ULTIMATE CASEMENT EASY WASH MODE

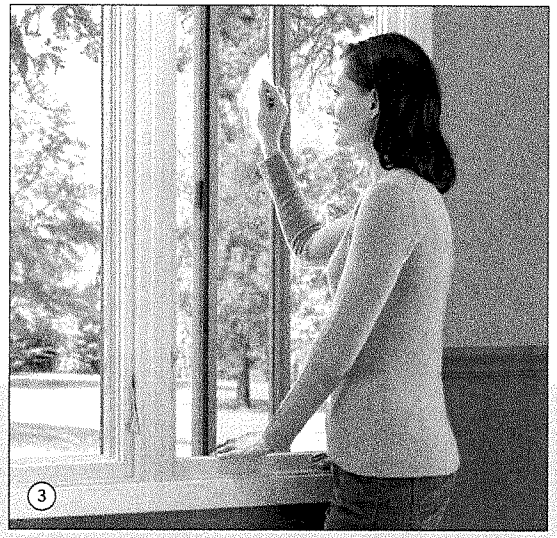
Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stress- and ladder-free.



REVOLUTIONARY WASH MODE

1. Crank the handle twice.
2. Push down on the hardware arm, and push the window away. Then crank the arm back.
3. Swing the window all the way open, pulling it across toward the lock for accessibility to exterior glass.



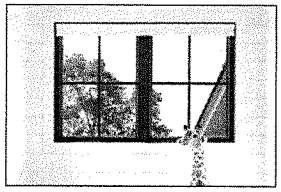


Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.

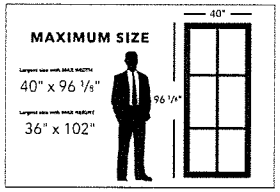
ULTIMATE CASEMENT FEATURES + OPTIONS

MULTI-POINT LOCKING SYSTEM
Multi-point locking mechanisms enhance performance and make large casements easy to operate.

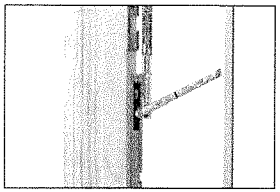
ENDLESS DESIGN OPTIONS
A variety of divided lite patterns, including a double hung look make energy-efficient casements the perfect replacement window in older homes.



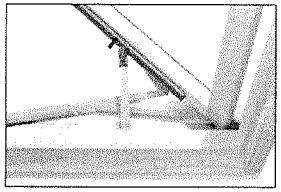
LOCK STATUS SENSOR
Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



LARGE SIZES OPEN WITH EASE
We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.

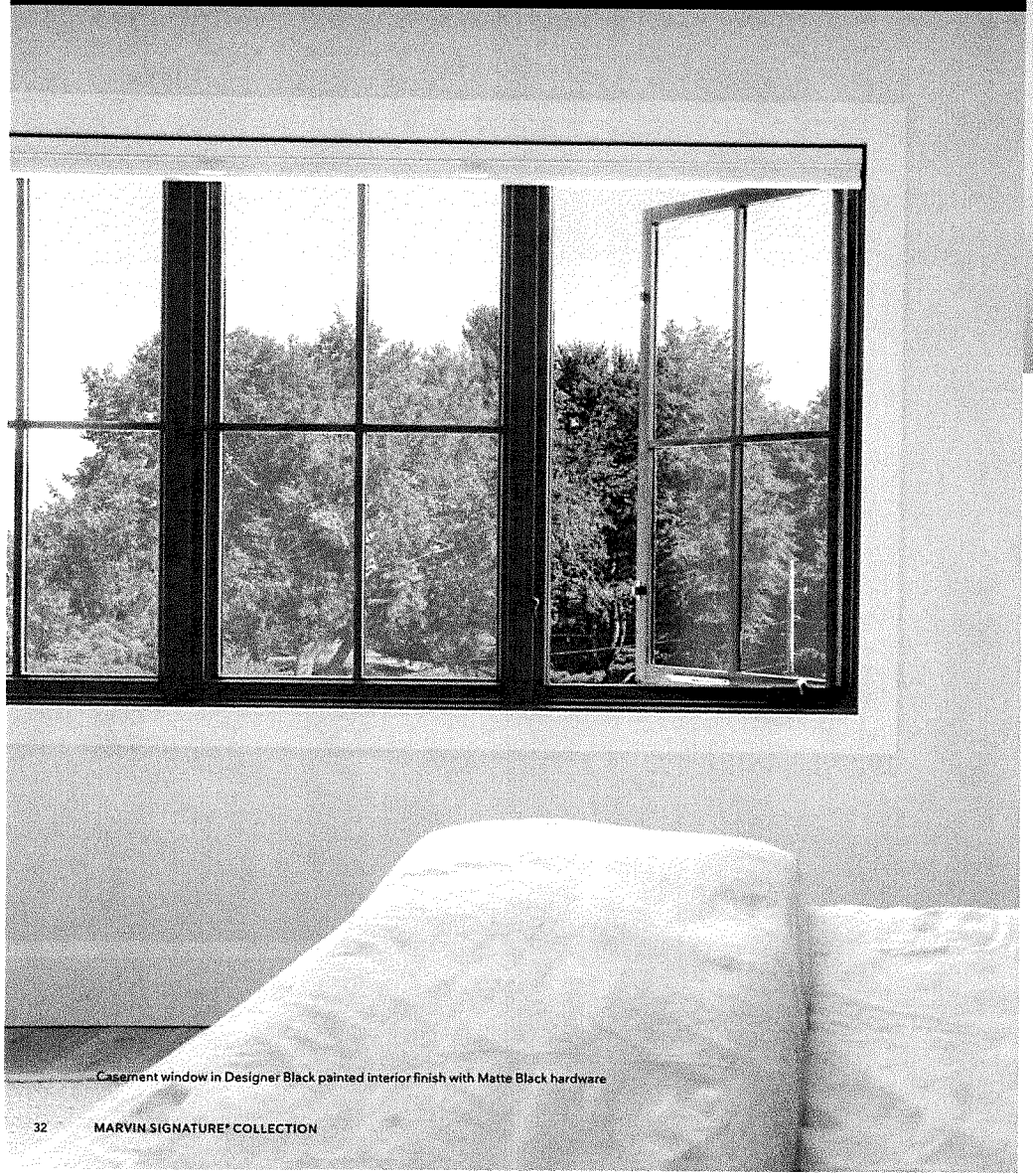


WINDOW OPENING CONTROL DEVICE
Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the ASTM F2090-21 standard.



FRICTION LIMITER
Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.

ULTIMATE CASEMENT



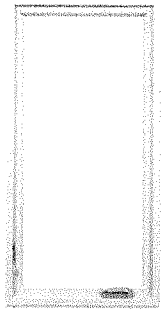
Casement window in Designer Black painted interior finish with Matte Black hardware

Photographer: Sara Tramp

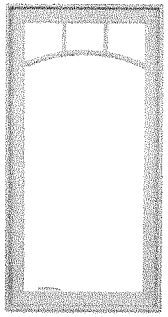
Casement windows with Matte Black hardware

ULTIMATE CASEMENT

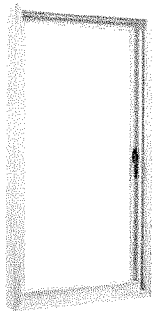
The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning–even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

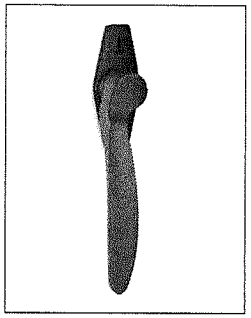


CASEMENT INTERIOR WITH FOLDING HANDLE



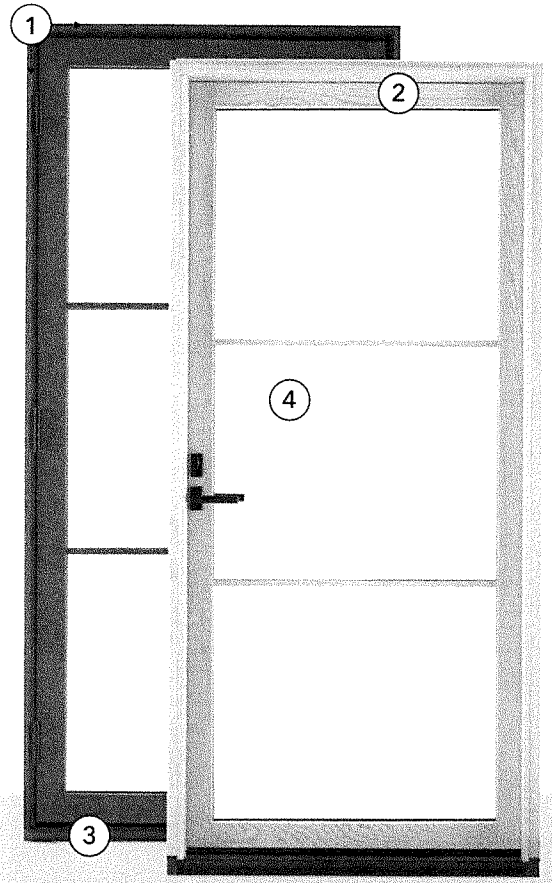
CASEMENT EXTERIOR WITH FOLDING HANDLE





CASEMENT INTERIOR WITH HANDLE IN MATTE BLACK

DOOR TERMS + DEFINITIONS



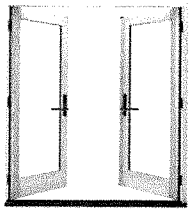
1. FRAME
The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS
The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

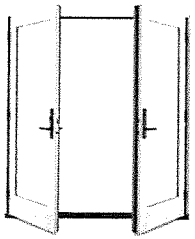
3. SILL
Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS
In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.

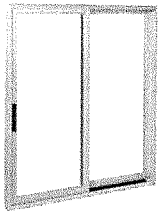
DOOR OPERATING STYLES



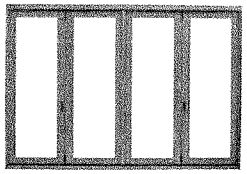
OUTSWING DOOR
Single or double swinging doors open to the exterior.



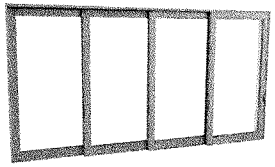
INSWING DOOR
Single or double swinging doors open to the interior.



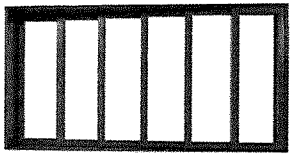
SLIDING DOOR
Save space with a door panel that operates by sliding along a track.



BI-FOLD DOOR
This door folds open and closed like an accordion and can include up to 16 panels.



LIFT AND SLIDE DOOR
For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.



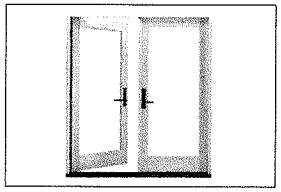
MULTI-SLIDE DOOR
Another option to blend interior and outdoor living with a modular frame system.

MAKE EVERY ENTRANCE GRAND

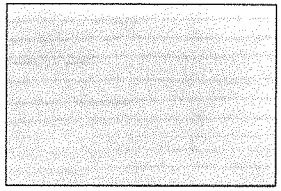
Marvin doors are designed to maximize the potential of any opening, view, and living space.

Sliding French Door in Ebony

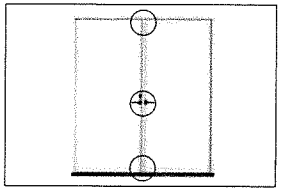
DOOR FEATURES + OPTIONS



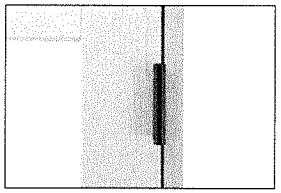
BEAUTY WITH PERFORMANCE
Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



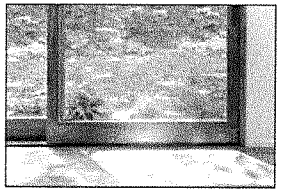
SOLID WOOD PANELS + FRAMES
The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*



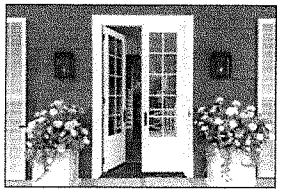
MULTI-POINT LOCKING SYSTEM
Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.



ADJUSTABLE HINGE
Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.



LOW PROFILE SILL
This innovative sill option on select door types provides for a smooth transition between exterior and interior living spaces.



RAISED AND FLAT PANELS
Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.

* Standard in 1 3/4" and available in 2 1/4" panel thickness.

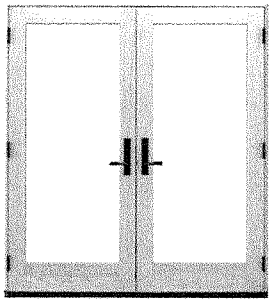
ULTIMATE SWINGING FRENCH DOOR G2

Inswing French door G2 with Oil Rubbed Bronze hardware

Inswing French door G2 and Elevate Direct Glaze window in White with Simulated Divided Lites

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ⅛ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.

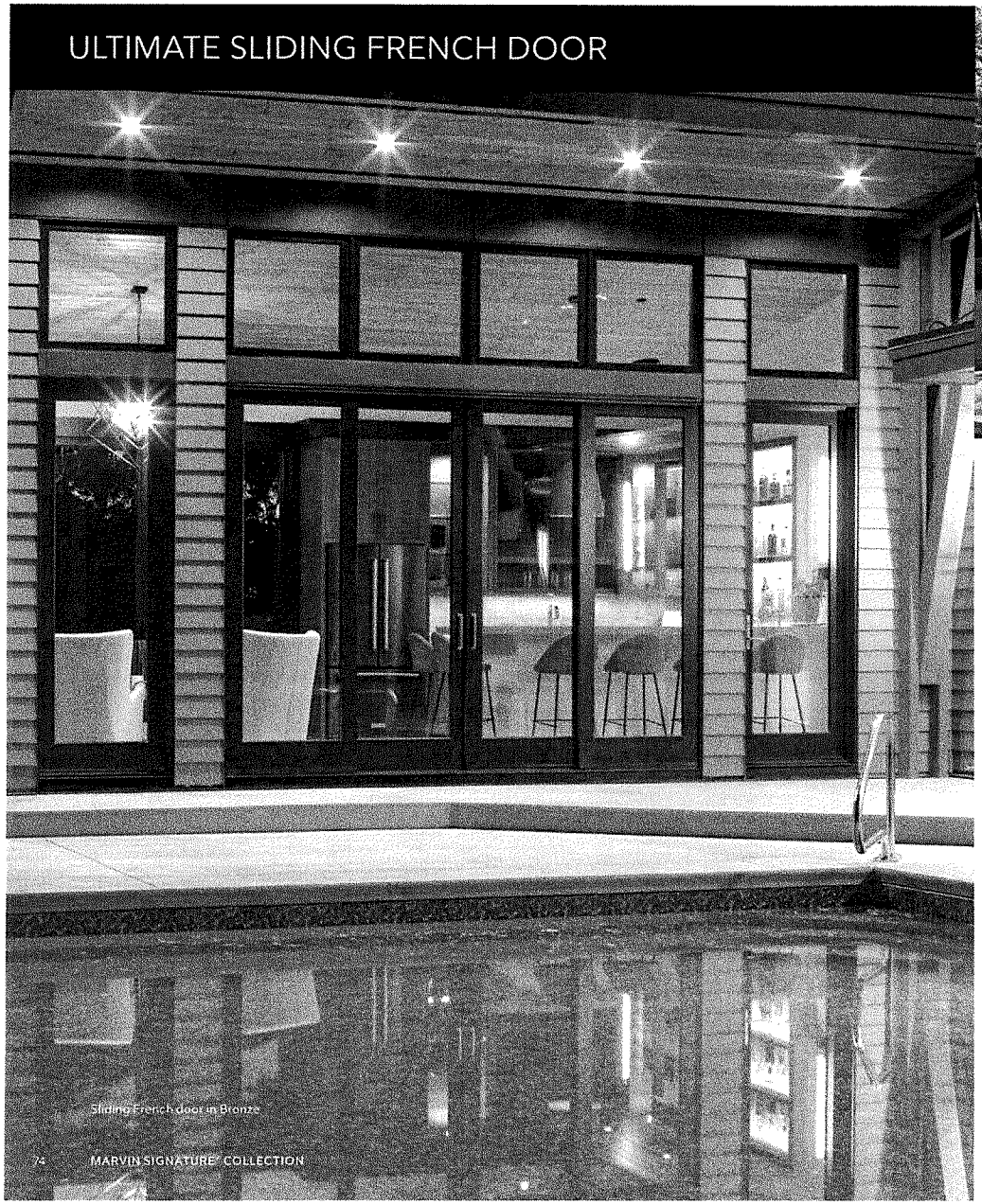


INSWING
INTERIOR

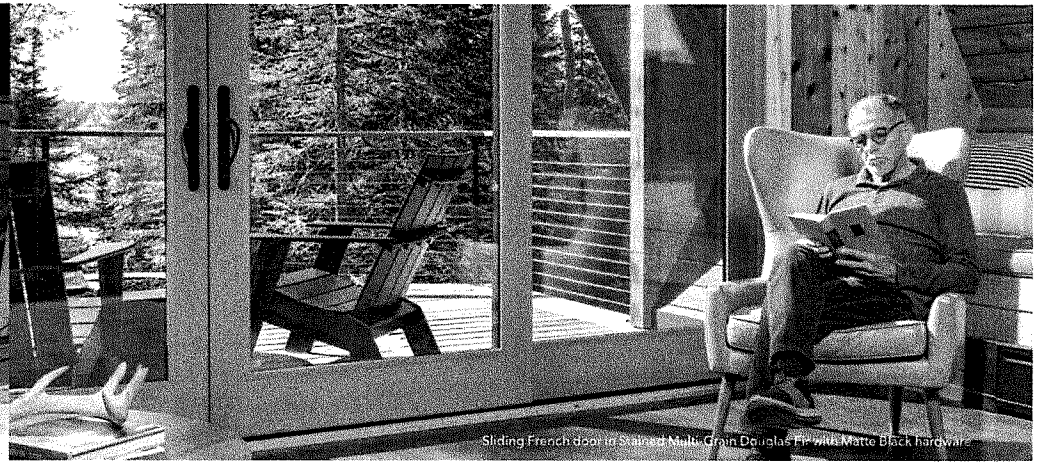
INSWING
EXTERIOR

Available with IZ3

ULTIMATE SLIDING FRENCH DOOR



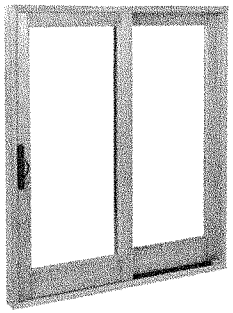
Sliding French door in Bronze



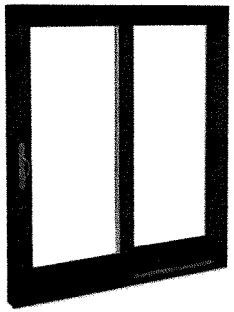
Sliding French door in Stained Multi-Grain Douglas Fir with Matte Black hardware

ULTIMATE SLIDING FRENCH DOOR

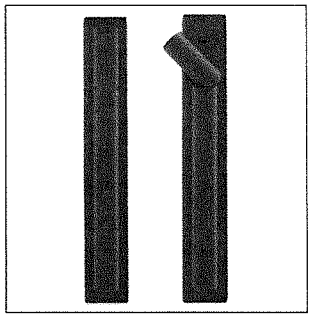
For the classic elegance of the French door with smooth, space-saving operation, our Ultimate Sliding French door is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16 feet wide and standard heights up to 9 feet, this door offers a view with a grand entrance while conserving space for traffic flow or furniture layout. Available transom and stationary panels further enhance the view, flooding the room with daylight.



INTERIOR



EXTERIOR



INTERIOR LOCKED AND UNLOCKED CONTEMPORARY SLIDING HANDLE IN MATTE BLACK

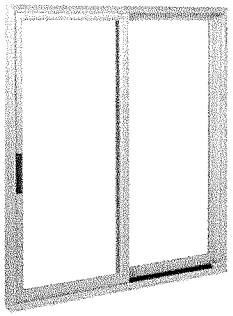
ULTIMATE SLIDING PATIO DOOR

Sliding Patio door in Designer Black painted interior finish with Matte Black hardware

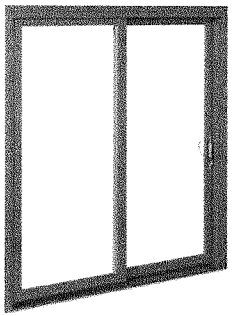
Sliding Patio door in Vertical Grain Douglas Fir with Matte Black hardware

ULTIMATE SLIDING PATIO DOOR

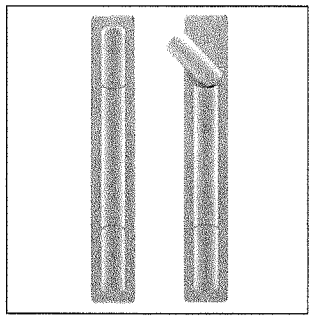
Dependable Ultimate Sliding Patio doors are created for smooth operation, performance, and amazing durability. Our tough Ultrex® fiberglass sill withstands traffic and seasonal changes, contributing to both the door's energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the two-point lock system enhances performance.



INTERIOR



EXTERIOR



INTERIOR LOCKED AND UNLOCKED CONTEMPORARY SLIDING HANDLE IN SATIN NICKEL

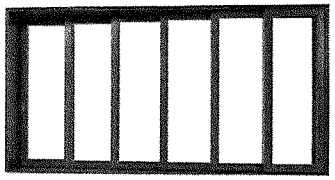
ULTIMATE MULTI-SLIDE DOOR

Multi-Slide door with Matte Black hardware

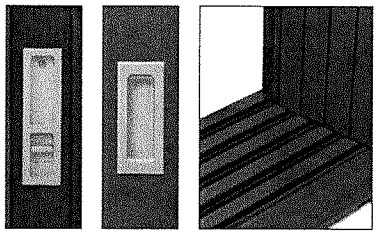
Multi-Slide door with Satin Nickel hardware

ULTIMATE MULTI-SLIDE DOOR

The Ultimate Multi-Slide door is an ideal option to blend indoor and outdoor living, and the performance ratings of these doors match the exceptional views they frame. They're available in styles up to 6 panels uni-directional or 10 panels bi-parting. Both pocket and stacked designs are available with an optional scenic door Ultimate Sliding Screen.

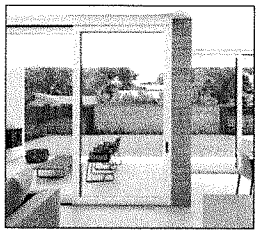


EXTERIOR



HARDWARE AND SILL FEATURES
Pull and latch hardware provides easy operation and squared-off corners for a clean, contemporary look.

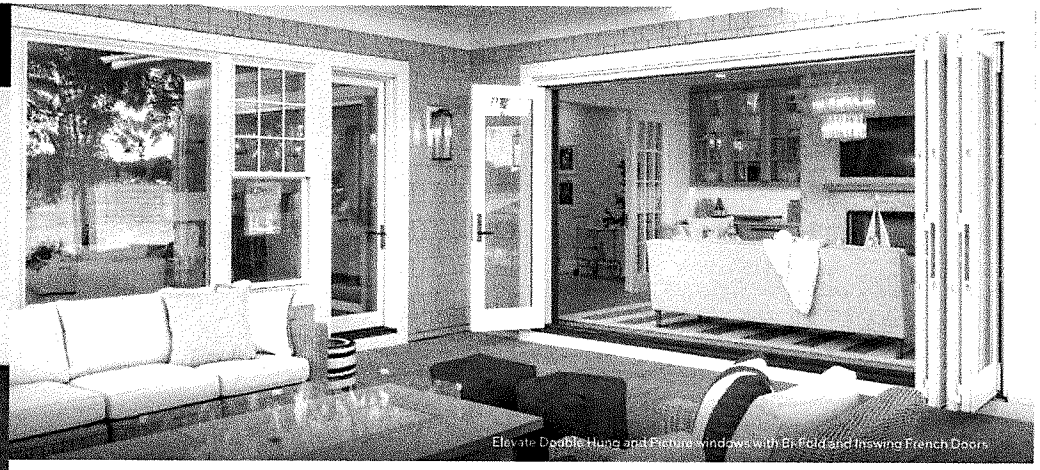
Available with IZ3



DESIGN FLEXIBILITY
Available in pocket or stacked configurations for openings up to 56 feet wide and 12 feet high. Pocketing configuration shown above.

ULTIMATE BI-FOLD DOOR

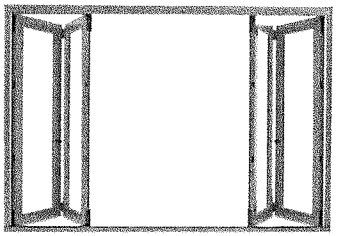
Bi-Fold door



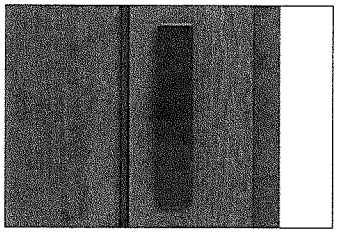
Elevate Double Hung and Picture windows with Bi-Fold and Inswing French Doors

ULTIMATE BI-FOLD DOOR

The Ultimate Bi-Fold door provides big glass and clean design aesthetics to give homeowners more flexibility and a deep indoor-outdoor connection. Spanning 55 feet in width, the Ultimate Bi-Fold door is one of the widest panel doors in the industry. Without question, the Bi-Fold door is a simple, elegant solution for adjoining interior spaces or connecting to the outdoors. Available with a wood or clad exterior.



EXTERIOR



INTERIOR PANEL HANDLE
The interior panel handle features a minimalist design that smoothly operates folding panels with a 90-degree twist and latches at the head and sill.

Available with IZ3

ULTIMATE LIFT AND SLIDE DOOR

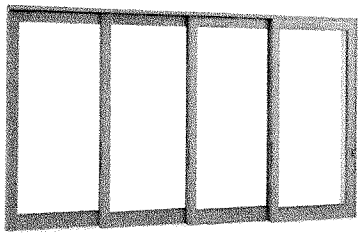
Lift and Slide door in Honduran Mahogany with Satin Nickel hardware

Photo Courtesy of Dwell, Turkel Design and 22 Waves Creative

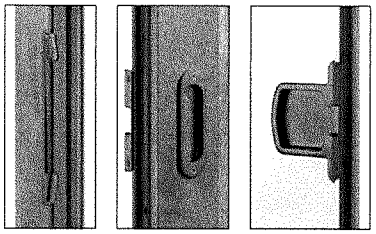
Lift and Slide door in Honduran Mahogany

ULTIMATE LIFT AND SLIDE DOOR

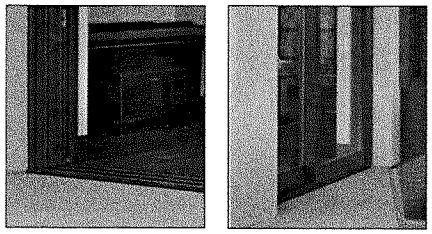
With openings up to 48 feet wide and 12 feet high, now you can add acres to your floor plan. Available with pocketing panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from inside to out. Both are available with exclusive flush-mount handles and exterior finger pulls that virtually disappear when not in use.



INTERIOR



HARDWARE OPTIONS
Available with exclusive flush-mount hardware, interior finger pull, and optional exterior finger pull.



POCKET AND STACKED CONFIGURATION
When open, panels either slide into the wall cavity or stack neatly into the wall cavity. They glide on the inconspicuous 3/16 inch high exposed track.

INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN
DOUGLAS FIR

MIXED GRAIN
DOUGLAS FIR

CHERRY

WHITE OAK

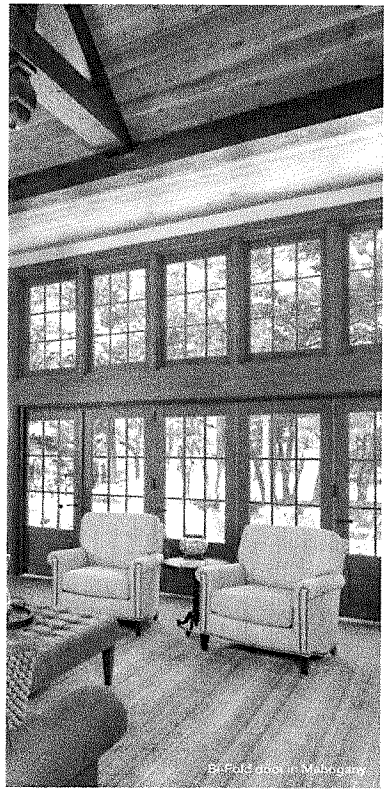
HONDURAN MAHOGANY

MAPLE
Custom option

BLACK WALNUT
Custom option

WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of our Ultimate windows and doors. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high-quality wood.



BiFold door in Mahogany

STAIN + PAINT

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our finishing processes.

Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our painted interior finish option on any Marvin windows and doors with a wood or clad exterior for a factory-painted option that arrives ready to install.

CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

Stain colors shown on Pine. To see more about finishes visit Marvin.com.

DESIGNER BLACK

WHITE

PRIMED WHITE

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

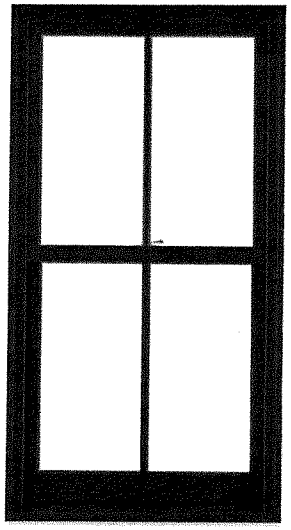
We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

PINE

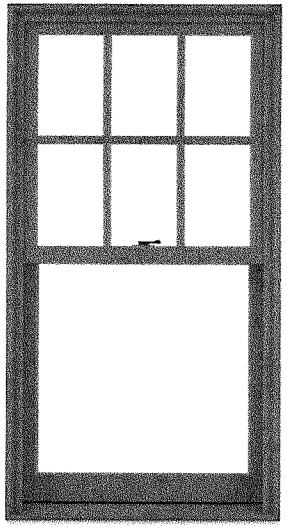
VERTICAL GRAIN DOUGLAS FIR

MAHOGANY

WESTERN RED CEDAR
Exterior trim package only

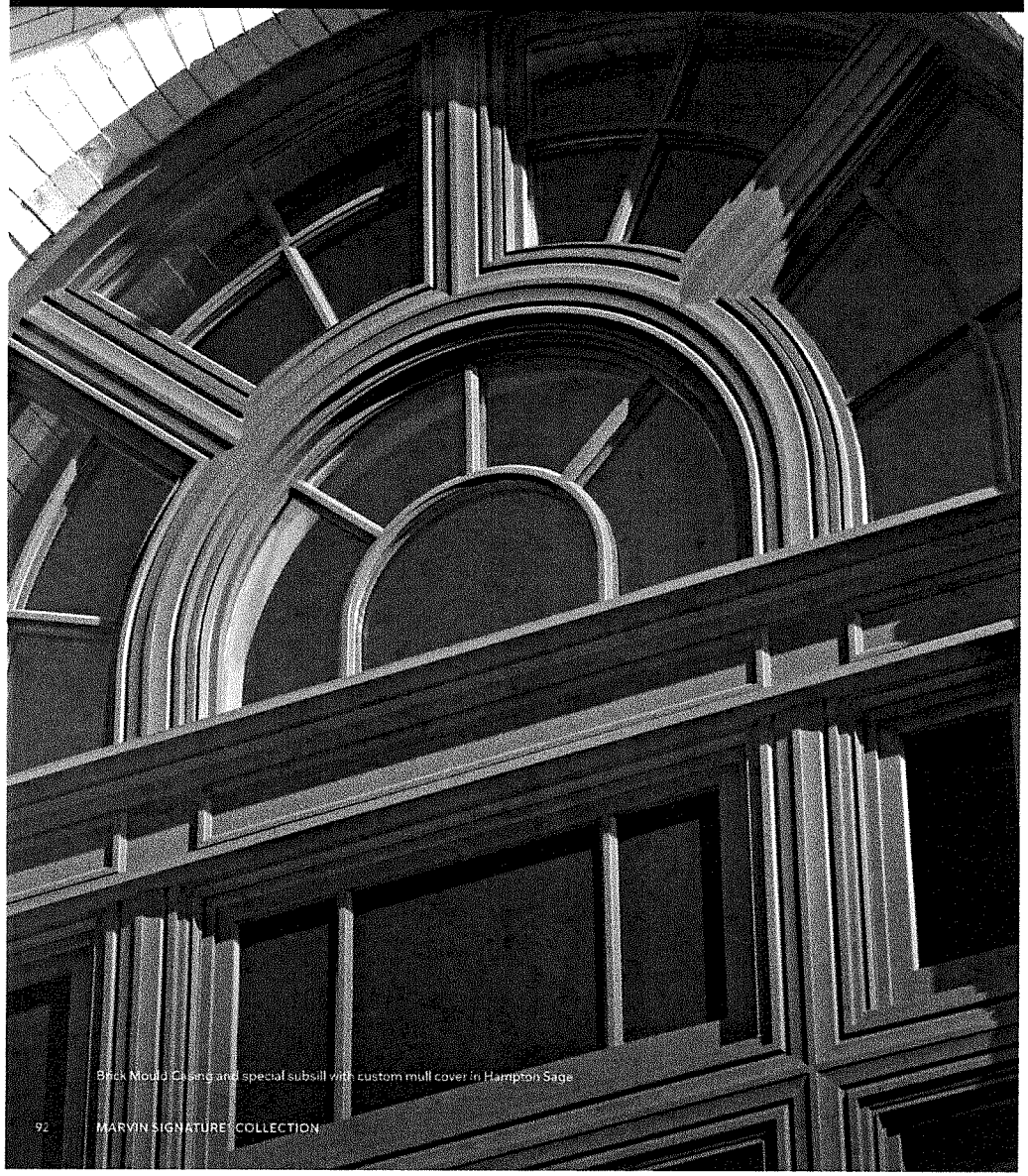


Double Hung G2 window in Ebony



Double Hung G2 window in Suede

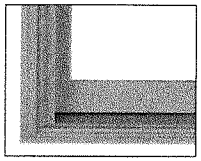
EXTERIOR CASINGS + SUBSILLS



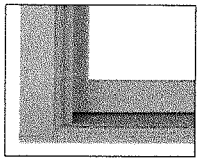
Brick Mould Casing and special subsill with custom mull cover in Hampton Sage

EXTERIOR CASINGS + SUBSILLS

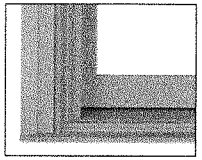
Adding Marvin extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



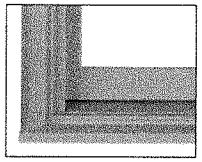
BRICK MOULD CASING
WITH A246 SUBSILL



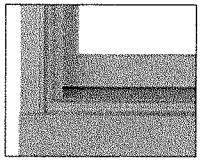
FLAT CASING
WITH A246 SUBSILL



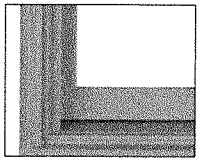
COLUMBUS CASING
WITH A1450 SUBSILL



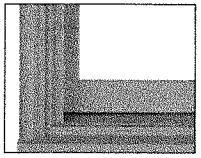
RIDGELAND CASING
WITH A1453 SUBSILL



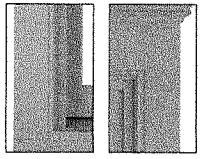
GRAYSON CASING
WITH A1451 SUBSILL



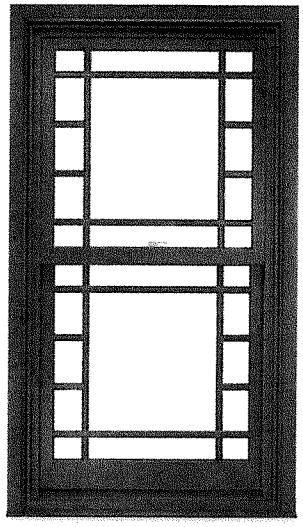
THORTON CASING
WITH A1450 SUBSILL



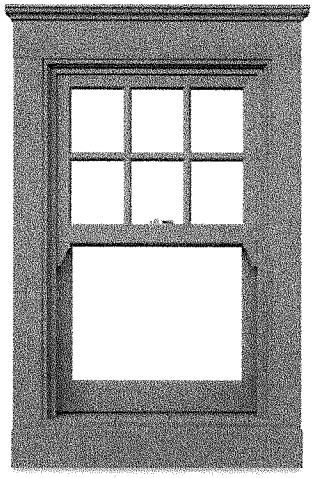
STRATTON CASING
WITH A1453 SUBSILL



POTTER CASING
WITH A217 SUBSILL



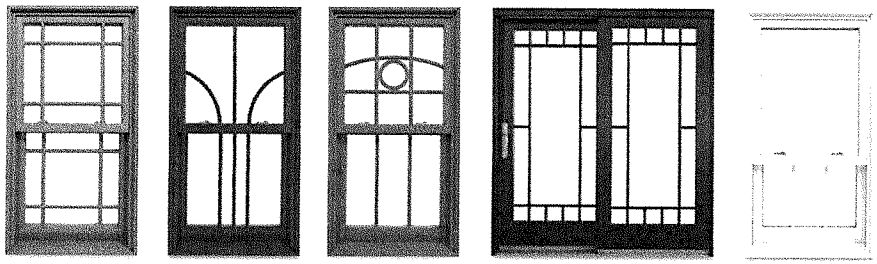
Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue

DIVIDED LITES

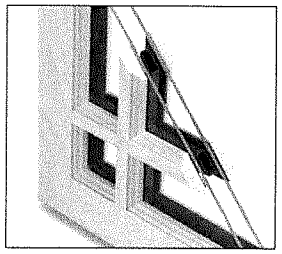
Inswing French Door G2 and Round Top Window with Custom Simulated Divided Lites



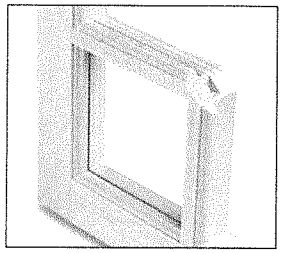
DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

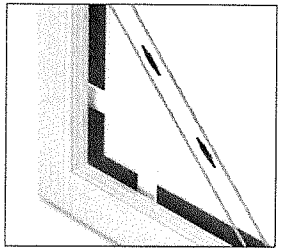
Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



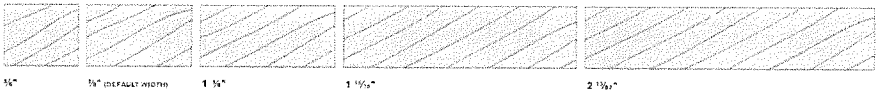
AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS

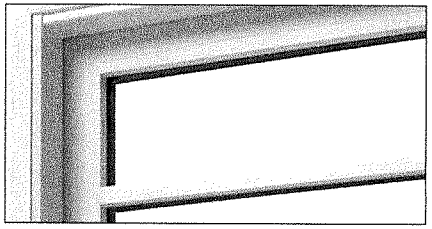
SQUARE STICKING



STICKING AND PROFILES
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.

OGEE

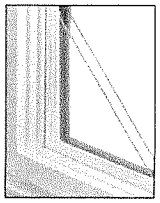
SQUARE



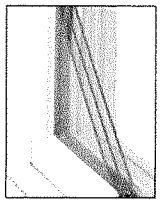
SQUARE STICKING

GLASS + GLAZING

Awning and Picture windows and Inswing French door in Pebble Gray.



DUAL PANE GLAZING
Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas-filled insulating space between the glass layers.



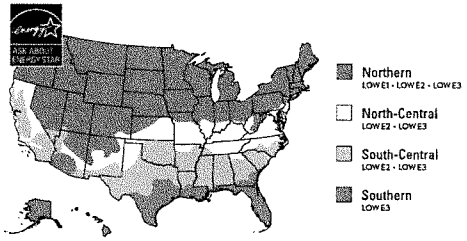
TRIPLE PANE GLAZING
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾ inch.

GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and extruded aluminum clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



LOW E1
Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

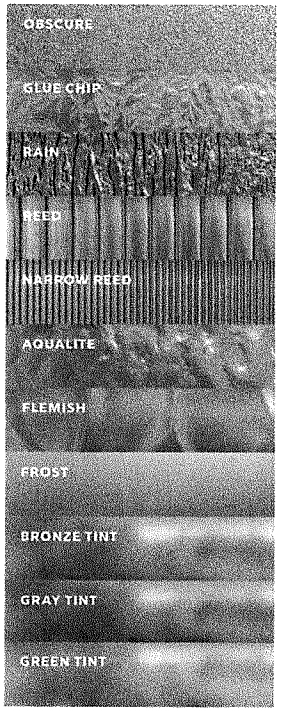
LOW E2
The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

LOW E3
Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

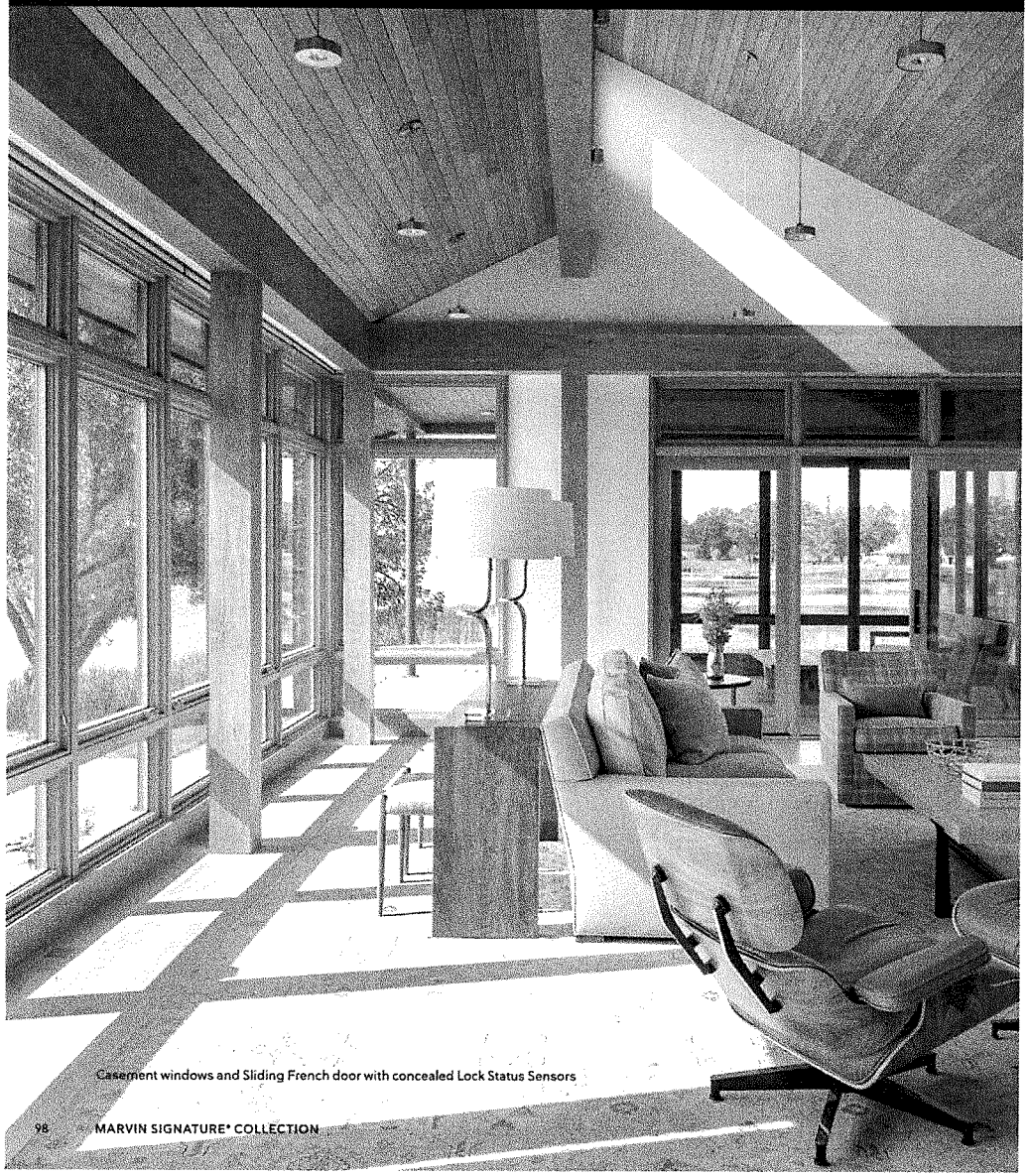
SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



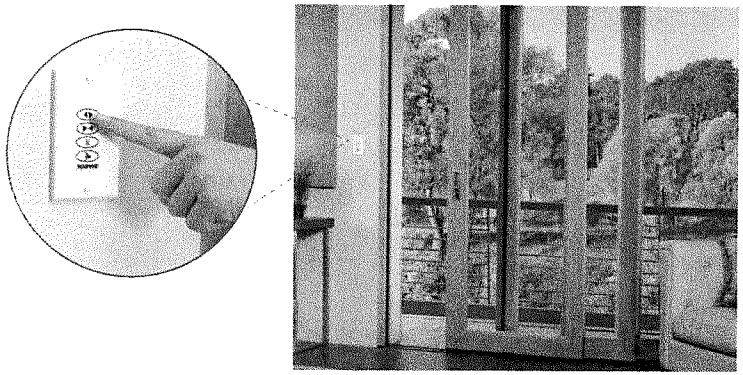
HOME AUTOMATION



Casement windows and Sliding French door with concealed Lock Status Sensors

SLIDING DOOR AUTOMATIC CONTROL

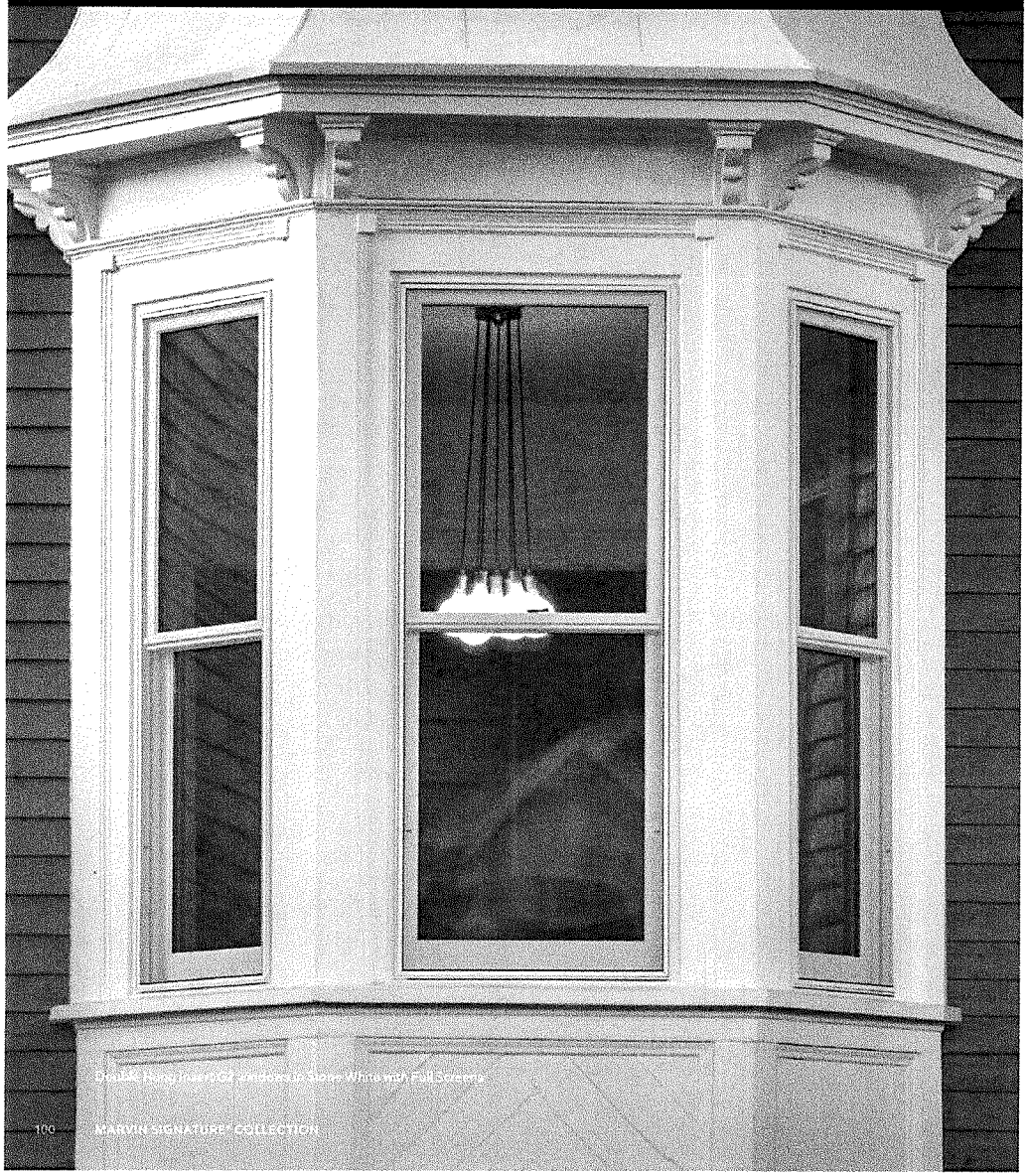
Even though a large Ultimate Multi-Slide door slides open or closed with surprising ease, Marvin offers an option for automated operation. The quiet, motorized system works with touchpad controls and can easily be adapted to interface with home automation systems and smart phone technologies.



LOCK STATUS SENSOR

Our Lock Status Sensor brings smart home capabilities to Marvin windows and doors. This affordable solution is installed in the factory and fully concealed–meaning no unsightly sensors attached on the exterior or interior and no additional modification of your product once installed. The sensor can be wired or wirelessly connected, working in tandem with your smart home security system to indicate if windows and doors are closed and locked and providing peace of mind when security is a concern.

SCREENS

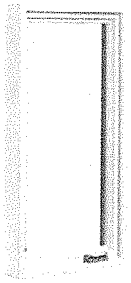


Shown: Ring Mullion Casement Windows in Alpine White with Full Screens

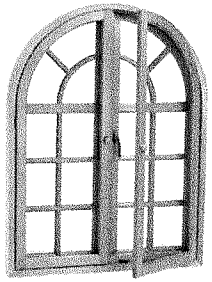
SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens now come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

CASEMENT SCREEN OPTIONS

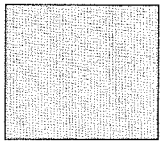


WOOD SCREEN SURROUND
The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.

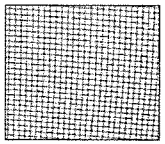


INSWING CASEMENT SCREEN
The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and awning windows.

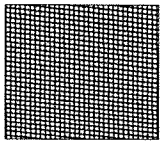
SCREEN MESH OPTIONS



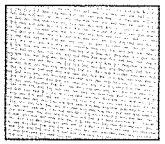
MARVIN BRIGHT VIEW™



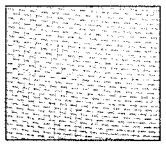
CHARCOAL ALUMINUM WIRE



BLACK ALUMINUM WIRE

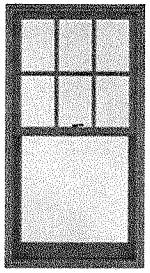


BRIGHT ALUMINUM WIRE



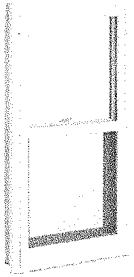
BRIGHT BRONZE WIRE

DOUBLE HUNG SCREEN OPTIONS

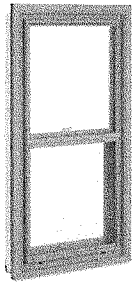


FULL OR HALF SCREEN
Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

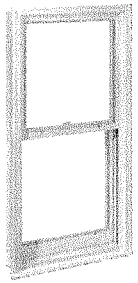
DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN
A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only for wood windows.

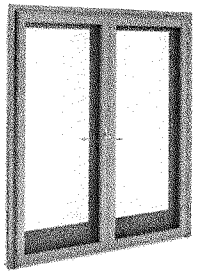


STORM AND SCREEN COMBINATIONS
A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.

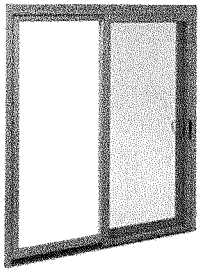


ENERGY PANEL
Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

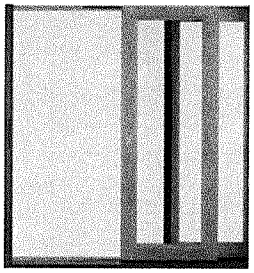
DOOR SCREEN OPTIONS



ULTIMATE SWINGING SCREEN DOOR
With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges



ULTIMATE SLIDING SCREEN DOOR
Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation.

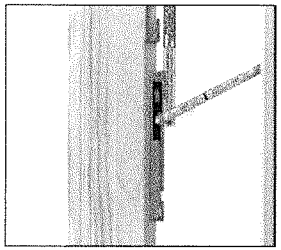


SCENIC DOOR SLIDING SCREEN
The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15 feet wide and up to 10 feet high uni-directional or up to 29.5 feet wide bi-parting.

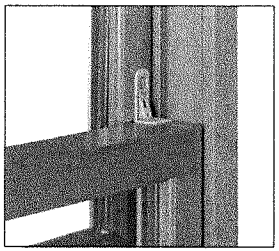
Marvin window and door screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

WINDOW OPENING CONTROL DEVICES

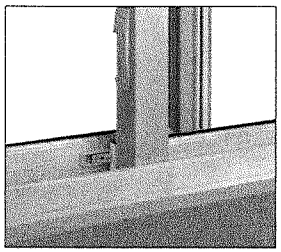
Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4 inches (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4 inches upon re-opening.



ULTIMATE CASEMENT

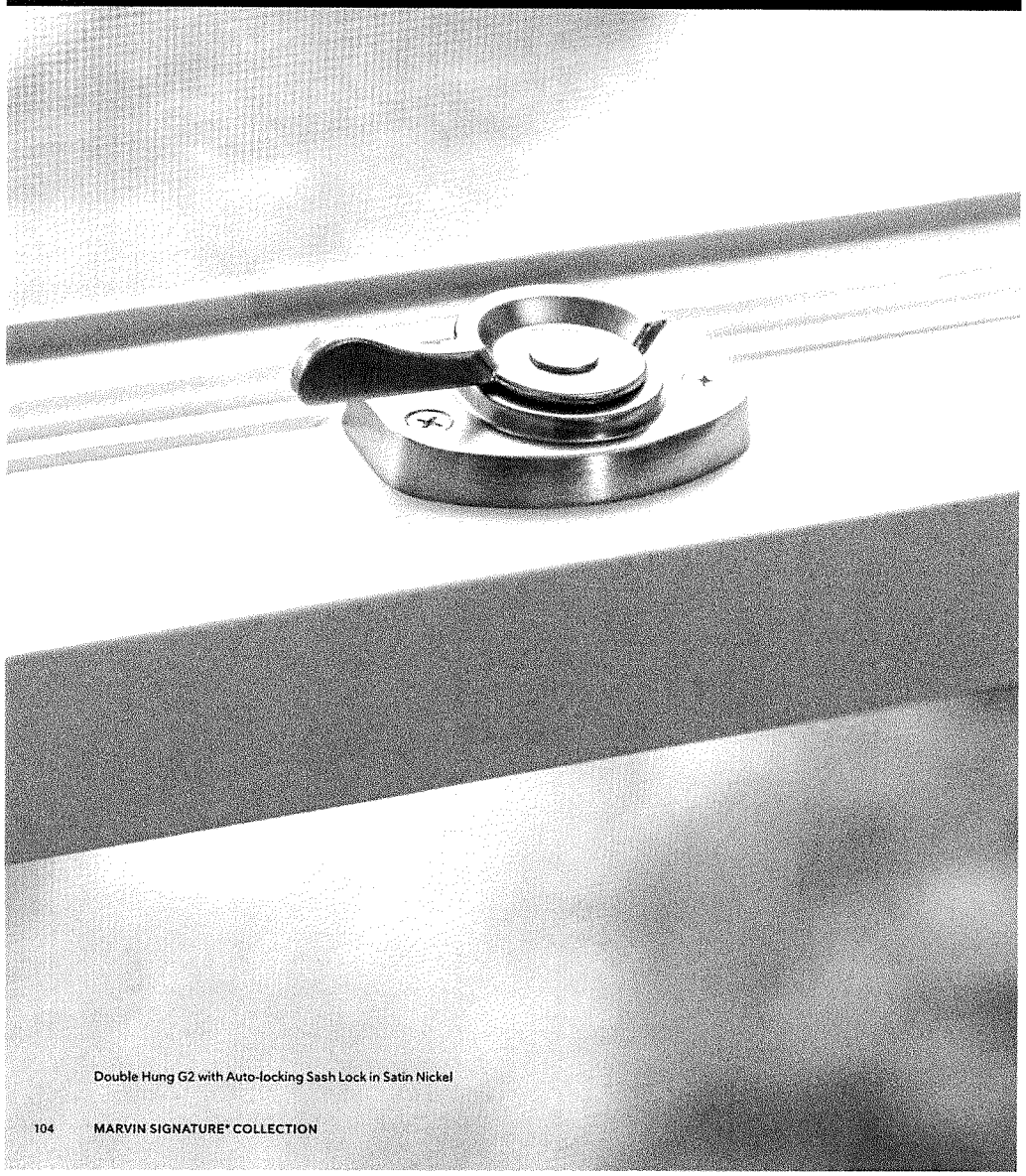


ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

WINDOW HARDWARE



Double Hung G2 with Auto-locking Sash Lock in Satin Nickel

WINDOW HARDWARE

Ultimate's durable and elegant hardware is engineered for reliability and to harmonize with any décor. Choose a finish to complement your architectural style. Durable painted finishes in Matte Black, Satin Taupe, Bronze, and White mimic the look of metal. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.

AUTO-LOCKING HARDWARE SYSTEM

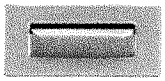
PRODUCTS:
Ultimate Double Hung G2
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome

TRADITIONAL LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



CONTEMPORARY LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Satin Taupe • White
Satin Nickel • Brass • Satin Chrome

FOLDING HANDLE

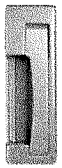
PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome

PUSH OUT HANDLE*

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • White
Antique Brass • Oil Rubbed Bronze
Satin Nickel



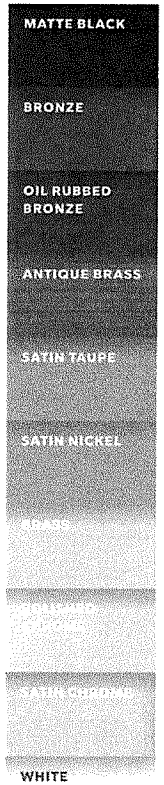
FOLDING HANDLE

PRODUCTS:
Ultimate Glider

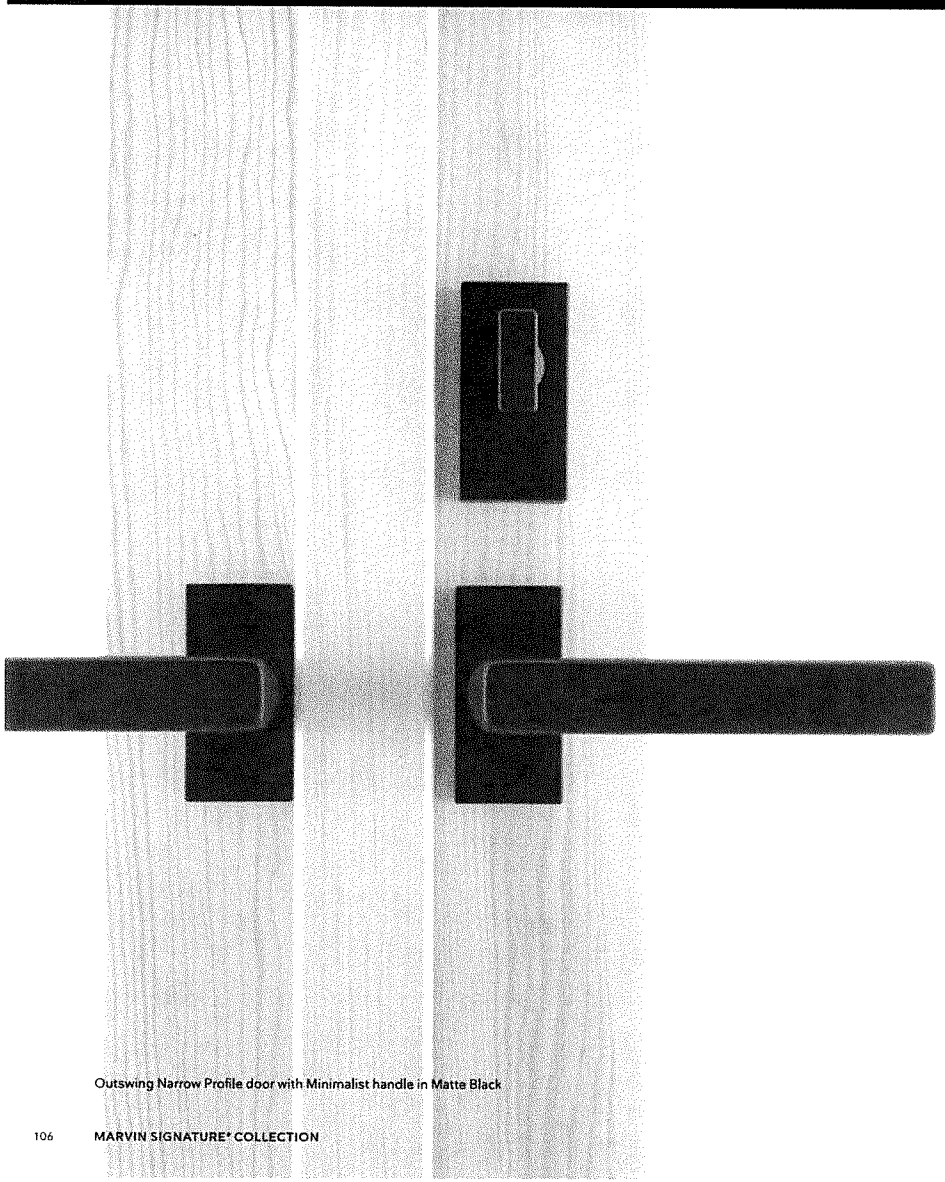
AVAILABLE FINISHES:
Matte Black • Brass • Satin Chrome
Satin Nickel • Bronze • White • Satin Taupe
Antique Brass • Oil Rubbed Bronze

* Satin Taupe not available, Oil Rubbed Bronze is standard.

FINISHES



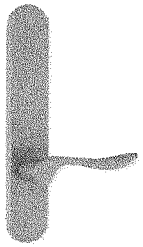
DOOR HARDWARE



Outswing Narrow Profile door with Minimalist handle in Matte Black

DOOR HARDWARE

Ultimate door hardware is engineered for durability, ergonomics, and to be a beautiful complement to your Marvin door. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



TRADITIONAL SWINGING FRENCH

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome

PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze

TRADITIONAL SLIDING FRENCH

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome

PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze

TRADITIONAL SLIDING PATIO

AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Oil Rubbed Bronze
Polished Chrome

PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze

ADJUSTABLE HINGE

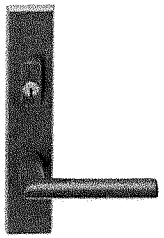
AVAILABLE FINISHES:
Matte Black • Satin Taupe
Dark Bronze • White
Antique Brass • Satin Chrome
Polished Chrome
Oil Rubbed Bronze
Goldtone • Silver Frost

PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze

CONTEMPORARY SLIDING

AVAILABLE FINISHES:
Matte Black • Dark Bronze

PVD FINISHES:
Satin Nickel • Brass
Oil Rubbed Bronze



CONTEMPORARY SWINGING

AVAILABLE FINISHES:
Matte Black • Dark Bronze

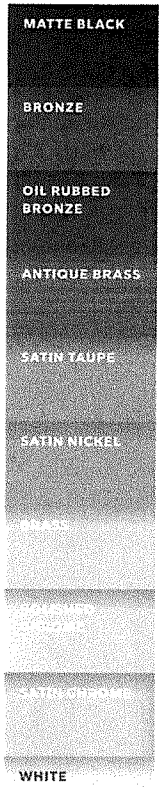
PVD FINISHES:
Satin Nickel
Oil Rubbed Bronze

MINIMALIST SWINGING

AVAILABLE FINISHES:
Matte Black • Dark Bronze

PVD FINISHES:
Satin Nickel
Oil Rubbed Bronze

FINISHES



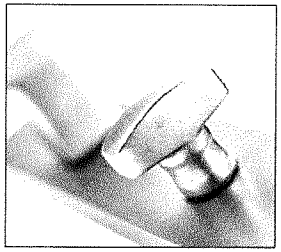
GALLERY HARDWARE

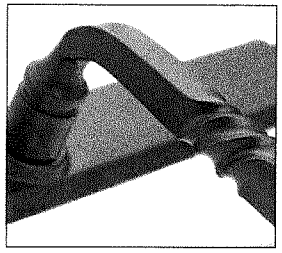
Rocky Mountain Hardware with Edge Escutcheon, Shift Lever, and Wire Texture in Silicon Bronze Medium

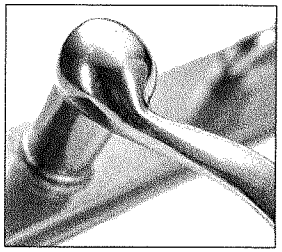
GALLERY HARDWARE

Marvin Gallery Hardware is a curation of door hardware from three renowned manufacturers. Each set chosen meets Marvin's high standards for aesthetics, quality, and craftsmanship.

This hardware collection makes it easy for you to find the hardware choice that perfectly reflects your unique design sensibilities, vision, and personality. From contemporary to traditional, each beautiful piece heightens the aesthetics of any Marvin door.







ASHLEY NORTON
Established in 1987, Ashley Norton is one of the leading designers of fine architectural hardware. With a broad range of designs to suit any architectural style and an abundance of finish options. Ashley Norton solid brass and bronze hardware is built by the most talented craftsman for the most discerning customers.

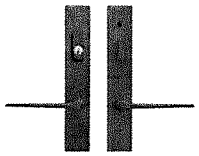
BOUVET
Founded in 1884 in France by famed ironworker Gustave Bouvet. Metal Style Bouvet combines traditional French ironwork craftsmanship and materials with modern technology to create distinctive hardware for equally distinctive doors. Metal Style Bouvet represents the finest of decorative French-inspired hardware.

ROCKY MOUNTAIN HARDWARE
Rocky Mountain Hardware is expertly crafted in America using only the finest art-grade bronze and precision mechanisms. With over three decades of experience, Rocky Mountain Hardware continues to set itself apart with inimitable style, boundless capabilities, and exceptional quality guaranteed to stand the test of time.

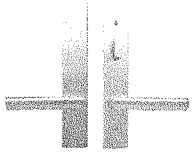
Ashley Norton | bouvet | ROCKY MOUNTAIN

GALLERY HARDWARE

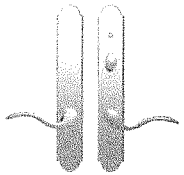
ASHLEY NORTON



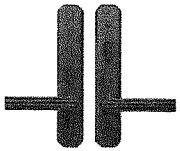
URBAN ESCUTCHEON
CLAROS LEVER
DARK BRONZE FINISH



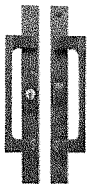
URBAN ESCUTCHEON
ATLAS LEVER
SATIN CHROME FINISH



ARCH ESCUTCHEON
CHESTER LEVER
POLISHED BRASS FINISH

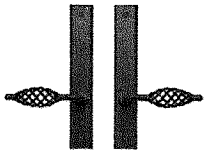


ANGULAR ESCUTCHEON
ADONIS LEVER
DARK BONZE FINISH

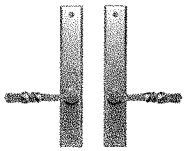


DUNN PULL
DARK BRONZE FINISH

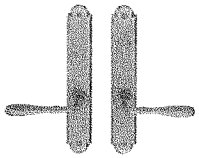
BOUVET



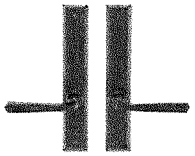
RECTANGULAR
ESCUTCHEON
BIRDCAGE 1054 LEVER
BLACK FINISH



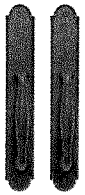
RECTANGULAR
ESCUTCHEON
TWISTED 1055 LEVER
PEWTER FINISH



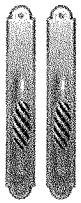
ARCH ESCUTCHEON
CLASSIC 1052 LEVER
PEWTER FINISH



RECTANGULAR
ESCUTCHEON
SQUARE 1051 LEVER
BLACK FINISH



ARCH ESCUTCHEON
ARRONDIE LEVER
BLACK FINISH

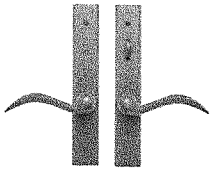


ARCH ESCUTCHEON
BIRDCAGE LEVER
PEWTER FINISH

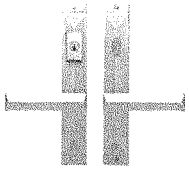
ROCKY MOUNTAIN HARDWARE

CURVED E539 ESCUTCHEON
HOOK L104 LEVER
WHITE BRONZE
MEDIUM FINISH

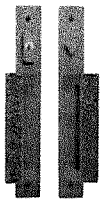
STEPPED ESCUTCHEON
LEGACY L109 LEVER
SILICON BRONZE
DARK FINISH



STEPPED ESCUTCHEON
SQUIRREL TAIL L102 LEVER
SILICON BRONZE FINISH

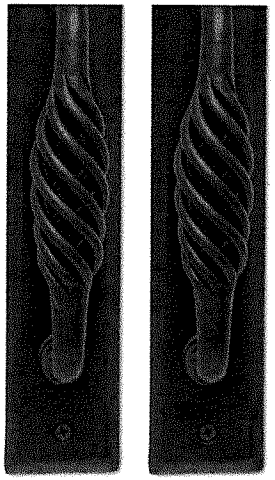


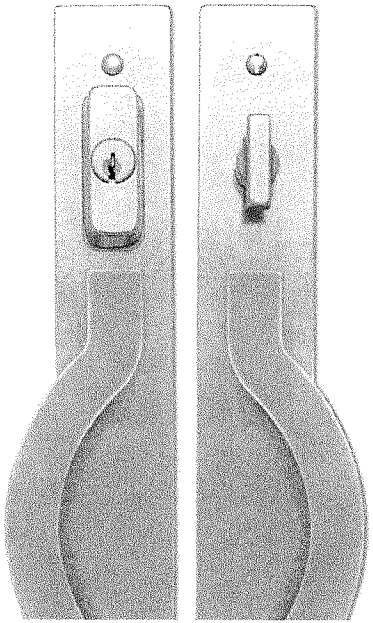
MACK ESCUTCHEON
EMILE L21005 LEVER
WHITE BRONZE
BRUSHED FINISH



TROUSDALE ESCUTCHEON
OFFSET TROUSDALE
GRIP G30300
SILICON BRONZE DARK
LUSTRE FINISH

EDGE ESCUTCHEON
OFFSET D GRIP SDP6
SILICON BRONZE
LIGHT FINISH
BASIC TEXTURE





MARVIN®

Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

MARVIN.COM

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Part #19980958. October 2022. [REG]

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

Clopay®

CANYON RIDGE®

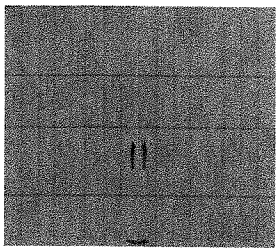
garage doors

CARRIAGE HOUSE ▪ ELEMENTS ▪ CHEVRON ▪ LOUVER ▪ MODERN

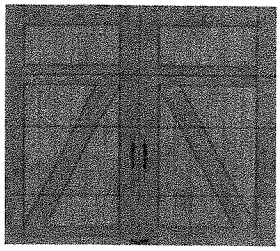
CARRIAGE HOUSE
5-LAYER CONSTRUCTION

- 5-layer, faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 29 for details.

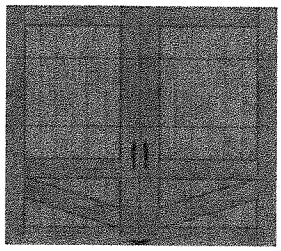
Doors designs shown in Dark Finish with Clear Cypress cladding and Clear Cypress overlay. Design 01 does not have an overlay.



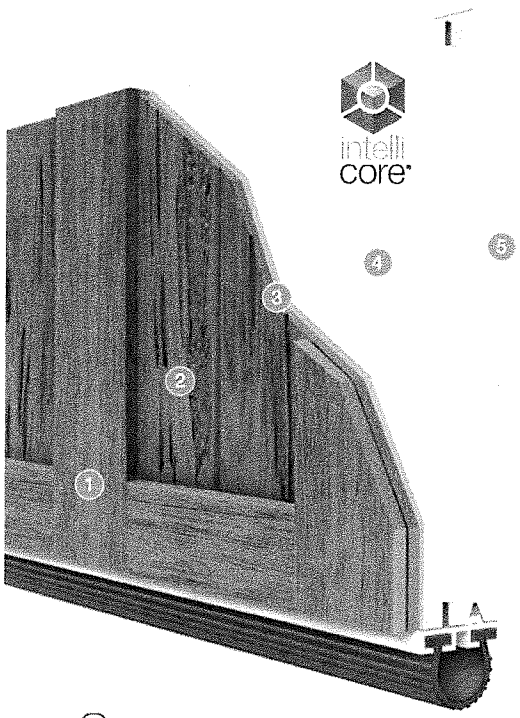
Design 01



Design 22



Design 34



5 LAYER CONSTRUCTION

1. COMPOSITE OVERLAY
2. COMPOSITE CLADDING
3. STEEL
4. 2" INTELLICORE® POLYURETHANE INSULATION
5. STEEL

2" POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION LIMITED 5YR WARRANTY

R-VALUE 20.4

HARDWARE LIMITED 5YR WARRANTY

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

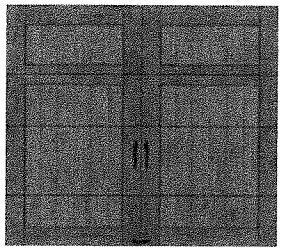
COLORS

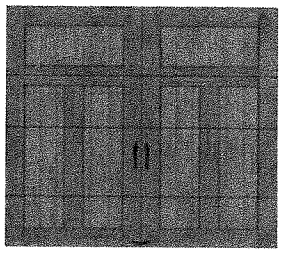
Medium Finish	Dark Finish	Walnut Finish
Slate Finish	Bronze Finish*	Charcoal Finish*
Black Finish*	White Finish*	Primed (No Finish)

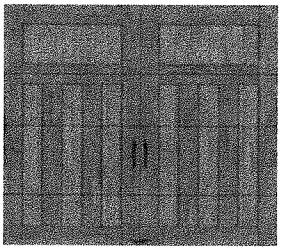
**Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays.*
Two-tone doors are available. To see all available options go to: dis.clopay.com.
Doors can be ordered primed for those homeowners wishing to custom paint or stain their doors.
Door stain color will vary slightly within a door due to finishing process.
Due to the printing process, above colors may vary.
To request a color sample, visit www.clopaydoor.com/requestcolorsamples.

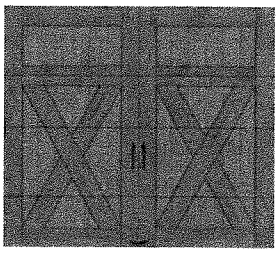
COLOR BLAST®

Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.


Design 11


Design 12


Design 13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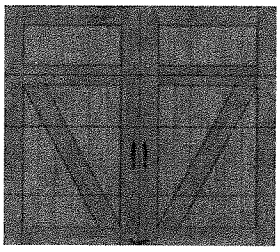
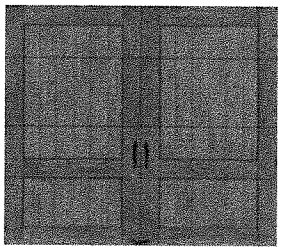
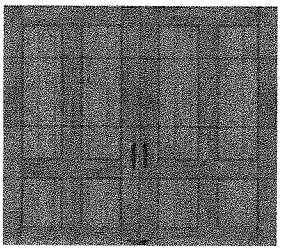
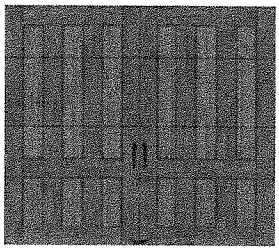
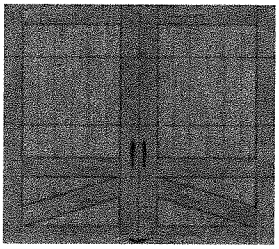

Design 23


Design 31


Design 32


Design 33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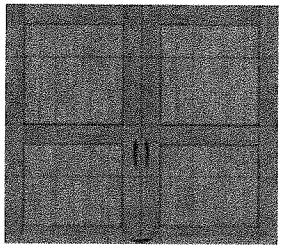
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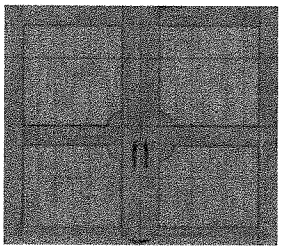
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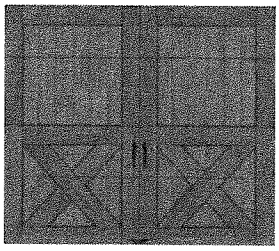
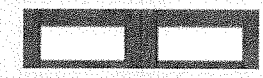
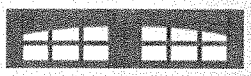

Design 38

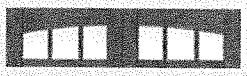
WINDOW/TOP SECTIONS

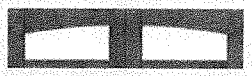

REC11

REC13

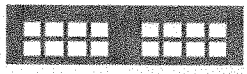
SQ23


ARCH3

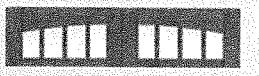

ARCH13


ARCH1

REC14

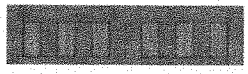

SQ24

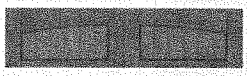
ARCH4


ARCH14

TOP11

TOP12

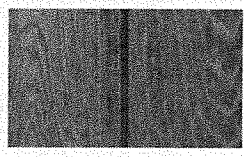

TOP13


ARCH1

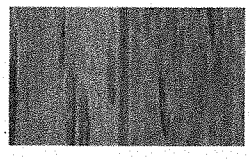
Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.
Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

MATERIAL DESIGN OPTIONS

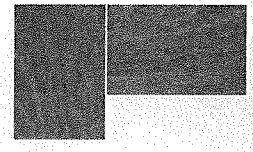
COMPOSITE CLADDING MATERIALS

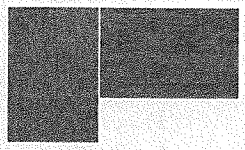

Clear Cypress (C)

Mahogany (M)


Pecky Cypress (P)

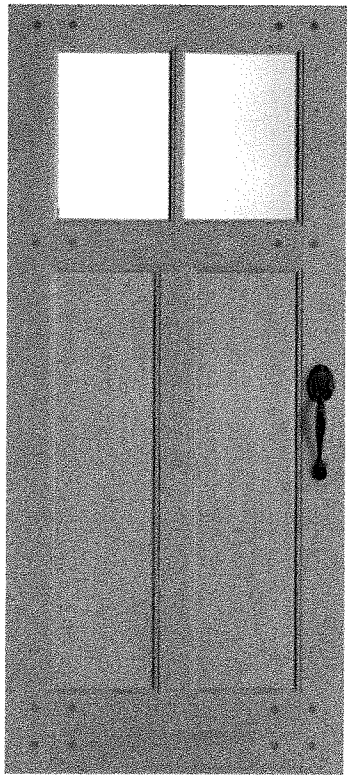
COMPOSITE OVERLAY MATERIALS


Clear Cypress (C)


Mahogany (M)

***Note:** Cladding and overlay material options may be mixed and matched.*

Simpson® Door Company



76802 NANTUCKET

DOOR SPECIFICATIONS (AS SHOWN):

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Use my location to provide accurate pricing

STANDARD OPTIONS

Quantity 1 Change Quantity

Change Door Shape

No Face-Pin Option? ○ Yes ◉ No
view more

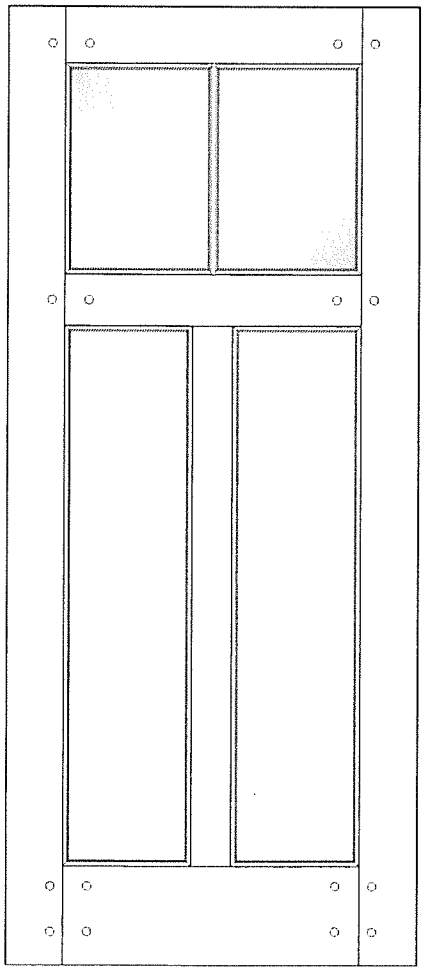
Planning to Stain or Paint? ○ Stain ◉ Paint
view more

	Feet	Inches	Fraction
Original Slab Width view more	3	0	0
Original Slab Height view more	7	0	0

Thickness view more	1 3/4"
IG Glass, Option 1 view more	Clear
Add Low-E	◉ Yes ○ No
Sticking Profile	Ovolo Sticking
Bar Type view more	7/8" Ovolo SDL
Panel Type	3/4" FP
Groove Type	None
Stile Width view more	5-1/2"

FINISHING TOUCHES

Priming view more	◉ Yes ○ No



Simpson® Door Company

77281 NANTUCKET

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Use my location to provide accurate pricing

STANDARD OPTIONS

Quantity 1 Change Quantity

Change Door Shape

No Face-Pin Option? ○ Yes ◉ No
view more

Planning to Stain or Paint? ◉ Stain ○ Paint
view more

Wood Species Fir

Original Slab Width
view more

Feet	Inches	Fraction
3	0	0

Original Slab Height
view more

6 | 8 | 0

Thickness
view more

1 3/4"

Sticking Profile

Ovolo Sticking

Panel Type

3/4" FP

Groove Type

None

Stile Width
view more

5-1/2"

DESIGN AND CONSTRUCTION ALTERATIONS

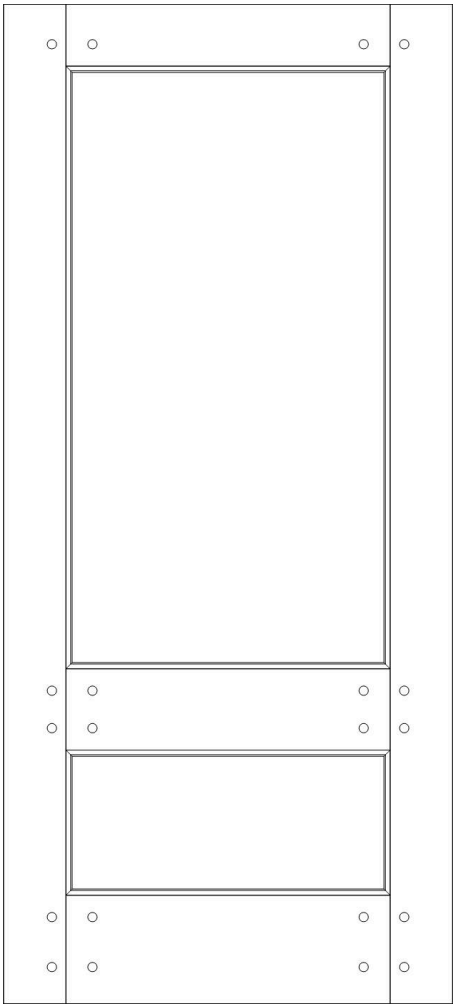
Dutch

None

FINISHING TOUCHES

Priming
view more

○ Yes ◉ No



Town of Easton Historic District Commission
Draft Decision Summary
Monday, October 28, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Kevin Bateman
Dudley Greer
Michael Stuart

Absent:

Commission Members:
Maria Brophy, Vice Chairperson
Emily Carey

Staff:
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official

Staff:
Miguel Salinas, Planning and Zoning Director

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

2. **Agenda Summary Review** —

   Commissioner Stuart moved to approve the October 28, 2024 Agenda Summary. Commissioner Greer seconded the motion.

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

3. **Old Business —**

   a. **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 proposing the installation of three (3) wall signs to be located on the north and east facades. The first 120 square foot PVC sign will be placed on the northern façade, while the second sign will be painted onto the painted masonry in a 75 square foot area. The third sign will be located on the eastern courtyard facing façade and will be 24 square feet in area.

Historic District Guideline references:

i. Guideline 23. Murals
ii. Guideline 25. General Guidelines for Signage
iii. Guideline 35. Wall Signs

Staff Presentation:
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 as submitted. Commissioner Stuart seconded the motion.

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

b. File No.: 2023 - 1032 / HD 23 - 109
Applicant: Paquin Design - Build
% Erin Aguilar
Location: 123 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1987
Zoning: CB

Request: The applicant is proposing to demolish an existing single-story, non contributing 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.

Background: At their September 25, 2023 meeting, the Historic District Commission granted a Certificate of Appropriateness (Application 2023 - 1032)

for the demolition and new construction with the condition that the siding shall be smooth Hardie Plank. On November 16, 2023, the Town of Easton Planning Commission granted Sketch Site Plan approval (Application 2023 - 1032) to construct a 11,400 square foot Live/Work building with first floor commercial use, and six (6) residential units on the second and third floors subject to the condition that additional landscaping was planted on the West Street frontage. On October 7, 2024 the Town Council passed Resolution No. 6198, a Right of Way License Agreement to allow the awnings, light fixtures, and balcony to encroach into the Washington Street right of way. A building permit was not issued in the duration of this time, and the Historic District Certificate of Appropriateness lapsed after six (6) months from the September 25, 2023 meeting.

Historic District Guideline references:

Demolition Guidelines

- *i) Guideline 128. Avoid Demolition*

New Construction

- *ii) Guideline 94. Style*
- *iii) Guideline 95. Siting*
- *iv) Guideline 96. Orientation, Alignment, and Setback*
- *v) Guideline 97. Form, Massing, Height and Scale*
- *vi) Guideline 103. Materials*
- *vii) Guideline 105. Exterior Color*
- *viii) Guideline 106. Details and Ornamentation*
- *ix) Guideline 107. Placement (Doors)*
- *x) Guideline 108. Design (Doors)*
- *xi) Guideline 109. Energy and Sustainability*
- *xii) Guideline 110. Exterior Lighting*
- *xiii) Guideline 112. Proportion*
- *xiv) Guideline 113. Façade Rhythm*
- *xv) Guideline 115. Roof Form*
- *xvi) Guideline 116. Roof Material*
- *xvii) Guideline 117. Gutters and Downspouts*
- *xviii) Guideline 118. Layout*
- *xix) Guideline 119. Glazing Systems*
- *xx) Guideline 120. Entryways*
- *xxi) Guideline 126. Arrangement (Windows)*
- *xxii) Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Tom Diem, Building Code Official

Applicant Presentation:

Brendan S. Mullaney, *Esq*., McAllister, DeTar, Showalter & Walker LLC

Public Comment — None
Public Comment Written — None

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

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

c. File No.: 2024 - 1172 / HD 24 - 41
Applicant: John Hutchison Architecture and GRT Architects
Location: 106, 108 and 110 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcels 1948, 1949 & 1951
Zoning: R-7A

Request: The applicant is proposing an amendment to a Certificate of Appropriateness (Application 2024 - 1172) that was granted on April 8, 2024 for the restoration of the contributing structure located at 106 Talbot Lane, and the construction of a 3,640 square foot addition. Amendments to the original application include minor changes to the proposed materials such as the substitution of corrugated metal siding from the previously approved concrete cladding on the rear elevation; the removal of a door from the rear elevation, the addition of a door to the southern façade, and the addition of a ramp and pathway connecting to the rear of the building to Talbot Lane.

Background: On November 15, 2022, the Town of Easton's Board of Zoning Appeals granted a Special Exception (SE - 836 / SE 22 - 16) for the use of a museum within the existing property subject to the condition that all adequate screening requirements are met. On September 24, 2024, the Town of Easton Planning Commission granted Sketch Site Plan and architectural approval (Application 2024 - 1264) for the renovation and expansion of the structure. A building permit was not issued in the duration of this time, and the Historic District Certificate of Appropriateness lapsed after six (6) months from the April 8, 2024 meeting.

Historic District Guideline references:

i. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
ii. *Guideline 103. Materials*
iii. *Guideline 107. Placement (Doors)*
iv. *Guideline 108. Design (Doors)*
v. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
John Hutchison, John Hutchison Architecture

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the Applicant shall submit a cutsheet for the corrugated metal siding to staff for the Chairperson's review. Commissioner Stuart seconded the motion.

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

4. New Business —

a. File No.: **2024 - 1318 / HD 24 - 122**
Applicant: **Crosby & Associates, AIA, LLC**
% Timothy F. Crosby
Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1463, Lot 2
Zoning: CB

Request: The applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The 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. This is a contributing/non contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 12. Universal Guidance for Parking Lots*
ii. *Guideline 13. New Parking Lots*
iii. *Guideline 19. Trees and Street Plantings*
iv. *Guideline 23. Vacant Lots*
v. *Guideline 94. Style*
vi. *Guideline 95. Siting*

vii. *Guideline 96. Orientation, Alignment, and Setback*
viii. *Guideline 97. Form, Massing, Height, and Scale*
ix. *Guideline 98. Street Rhythm*
x. *Guideline 99. ADA Ramps for New Construction and Additions*
xi. *Guideline 103. Materials*
xii. *Guideline 105. Exterior Color*
xiii. *Guideline 106. Details and Ornamentation*
xiv. *Guideline 107. Placement*
xv. *Guideline 108. Design*
xvi. *Guideline 109. Energy and Sustainability*
xvii. *Guideline 110. Exterior Lighting*
xviii. *Guideline 112. Proportion*
xix. *Guideline 113. Façade Rhythm*
xx. *Guideline 114. Landscape Features*
xxi. *Guideline 115. Roof Form*
xxii. *Guideline 116. Roof Material*
xxiii. *Guideline 117. Gutters and Downspouts*
xxiv. *Guideline 121. General Guidelines for Utilities for New Construction*
xxv. *Guideline 122. Trash and Refuse Containers*
xxvi. *Guideline 123. Mechanical Equipment*
xxvii. *Guideline 126. Arrangement*
xxviii. *Guideline 127. Window Type*

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Timothy F. Crosby, Crosby & Associates, AIA, LLC
Kesha Haithe, Foundation of HOPE, Inc.

Public Comment — None
Public Comment Written — None

The Applicant amended their application to reflect the use of half-round gutters and downspouts.

Commissioner Stuart moved to approve the amended application subject to the following conditions: 1) A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42" in height; 2) all 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 receptacles shall be screened from view using opaque fencing; 4) Half-round gutters and downspouts shall be utilized; and 6) 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 Chairperson and/or Vice Chairperson of the Commission. Commissioner Bateman seconded the motion.

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

b. File No.: 2024 - 1318 / HD 24 - 122
Applicant: Kyle Edward Fine Jewelry
Location: 27 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1522
Zoning: CB

Request: The applicant is seeking to install an 8.9 square foot wall sign to be located on the front façade, above the bay window. This is a contributing structure to the Historic District.

Background: The existing hanging sign was approved by the Commission at their September 26, 2022 meeting as part of Certificate of Appropriateness for the renovation of this structure.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage
ii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
None

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

5. Discussion Item —

a. The Monday, November 11, 2024 (Meeting 1) Historic District Commission meeting has been canceled, and has been rescheduled for Tuesday, November 12, 2024 at 6:00 pm at the Easton Town Office 14. S Harrison Street (2nd floor). This meeting will be live streamed, and all agenda and application items will be available one week prior to the November 12th meeting date via the Town's website.

b. Mr. Nicholas Johnson provided an update on the ongoing efforts to revitalize the East End Small Area Plan. The East End Small Area Project is an effort to update the existing East End Housing and Neighborhood Revitalization Plan approved by the Town of Easton in September 1997. A 5-day design Charrette is being held at the Easton Church of God - Family Life Center at 1009 N. Washington Street from October 24th through October 28th in a collaborative effort to generate ideas, solve problems, and develop creative solutions and improvements to be included in the East End Small Area Plan.

6. Decision Summary Review —

Commissioner Bateman moved to approve the October 15, 2024 Decision Summary. Commissioner Greer seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket

a. **File No.:** **2024 - 1322 / HD 24 - 124**
Applicant: **Marasun LLC**
Location: 212 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2142
Zoning: R-7A

Request: Approval for an emergency in-kind roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Commissioner Greer moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:02 p.m.

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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date:	**November 8, 2024**
Application Number:	**HD-24-1337**
Location:	**224 S Aurora Street**
Applicant:	**John A. Marrah on behalf of Susan Bohaker**
Request:	**In-kind asphalt shingle roof replacement**

The applicant, John A. Marrah, requested approval for an in-kind asphalt shingle roof replacement at 224 S Aurora Street. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is **approved subject to the following condition:**

1. Any existing trim, fascia, soffit, and gutters shall remain.

Historic District Guideline references: 68 and 70

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

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

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

Nicholas Johnson
Representative, Historic District Commission

11/8/2024
Date

RECEIVED
NOV 08 2024
TOWN OF EASTON

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

Application #:	2024 - 1337
Date Received:	11/08/2024
Fee Paid:	$25.00
HDC Meeting Date:	11/12/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 224 S AURORA ST

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

PROPERTY INFORMATION

OWNER NAME: BOHAKER SUSAN

TELEPHONE NO.: 410-310-9347 EMAIL: susanbohaker@gmail.com

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 ** FRONT AND BACK PORCH**
ASPHALT SHINGLE ROOF INSTALLATION IN KIND ROOF REPLACEMENT
We are NOT replacing any soffit fascia or gutter

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: John A Marrah
Date: 11/07/24
Printed Name of Applicant or Agent: John A. Marrah

Revised 4.4.2022

224 SOUTH AURORA ST: PARTIAL ROOF REPLACEMENT

SEP 05, 2024

Project #21808489604

MARASUN
roofing | siding | windows | gutters | solar

SUSAN LAMOTTE

(410)310-9347

224 South Aurora Street
Easton, MD
21601

INTRODUCTION

Hi Susan,

Thank you for allowing MARASUN the opportunity to provide this quote for partial roof replacement on your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

- Remove and disposal of all old materials: We will strip your house down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will replaced rotted wood at $75 per sheet, installed. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground.
- Supply and install new materials: We will install the Owens Corning TruDefinition Duration shingle system or the GAF Timberline HDZ System as shown in your proposal. We will work with you to do a brand and color match to the shingles on the main roof. Both are highly rated shingles.
- Clean up of entire work area: We will clean during and after the installation to maintain a clean worksite and we pay special attention to any nails.
- MARASUN is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the $1.000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.
- We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for MARASUN.
- We provide a Workmanship Warranty as defined in your proposal.

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

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

CR Consumer Reports™

ARCHITECTURAL / LAMINATED SHINGLES (9)

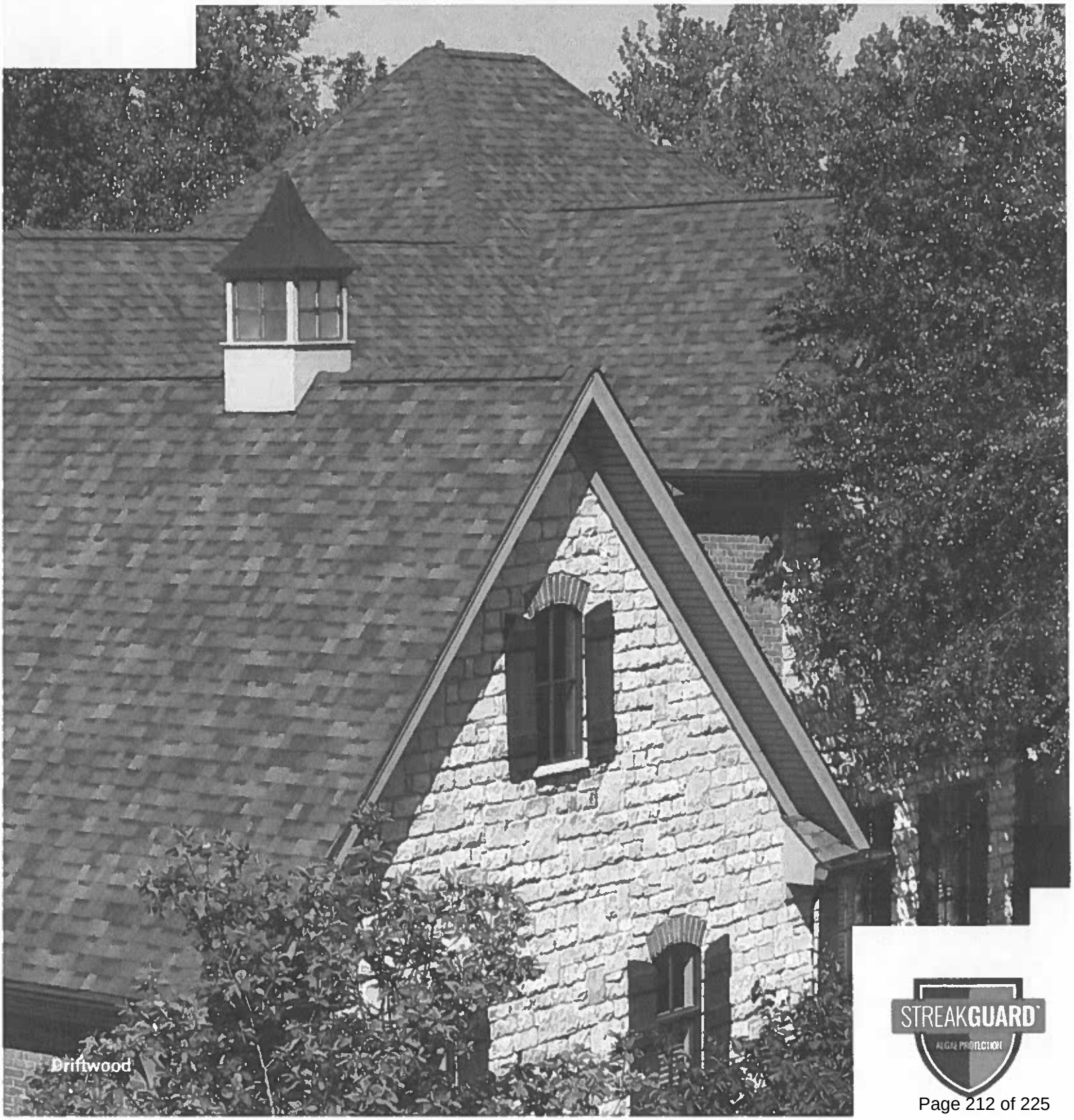
		Overall Score	Strength	Wind	Nailing	Impact
CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES **Owens Corning Duration** $95.00		64	3/5	4/5	5/5	4/5
CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES **GAF Timberline HDZ** $110.00		61	3/5	5/5	3/5	3/5
CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES **Tamko Heritage** $90.00		60	3/5	4/5	4/5	4/5
CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES **GAF Timberline Natural Shadow** $104.00		60	3/5	5/5	4/5	3/5
CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES **Atlas Pinnacle Pristine** $95.00		60	3/5	3/5	4/5	4/5
ARCHITECTURAL / LAMINATED SHINGLES **IKO Cambridge** $90.00		58	2/5	5/5	3/5	4/5
ARCHITECTURAL / LAMINATED SHINGLES **Owens Corning Oakridge** $90.00		54	3/5	4/5	4/5	3/5
ARCHITECTURAL / LAMINATED SHINGLES **CertainTeed Landmark Premium** $110.00		54	3/5	4/5	3/5	2/5
ARCHITECTURAL / LAMINATED SHINGLES **CertainTeed Landmark** $95.00		53	3/5	4/5	3/5	2/5

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



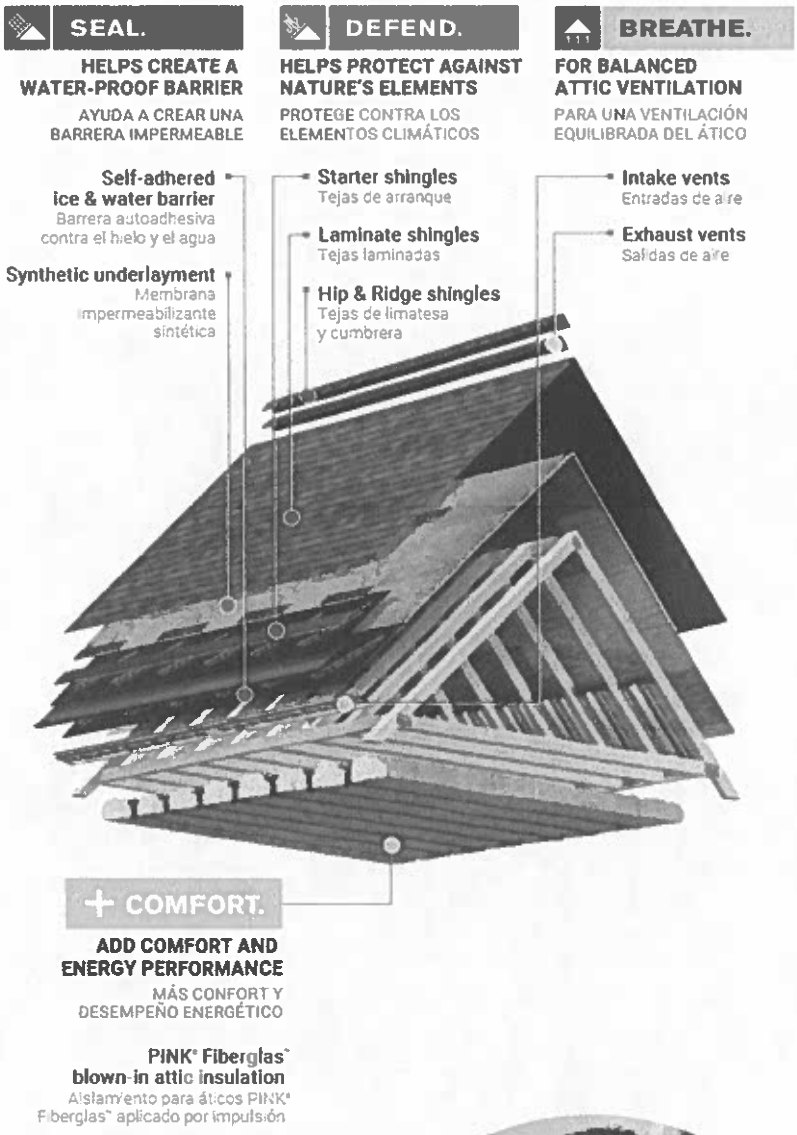
TOTAL PROTECTION ROOFING | SYSTEM

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,§]

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,§]

STREAKGUARD

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®

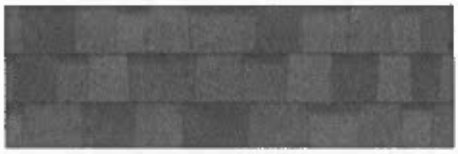
Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®

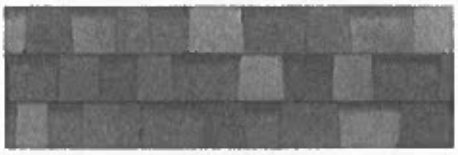
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

Brownwood



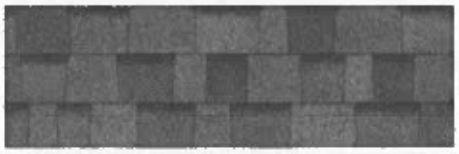
Chateau Green



Colonial Slate

Desert Rose

Driftwood



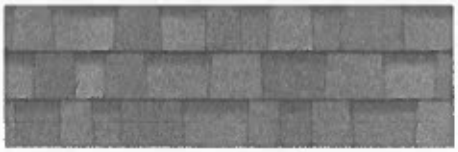
Estate Gray

Harbor Blue

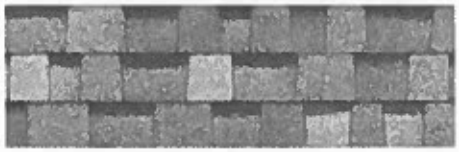
Midnight Plum

Onyx Black

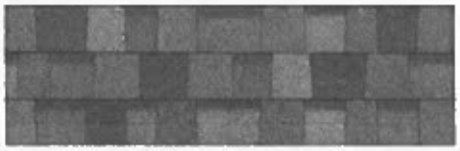
Peppercorn



Sand Castle



Sierra Gray



Slatestone Gray

Teak

Terra Cotta

Williamsburg Gray

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™

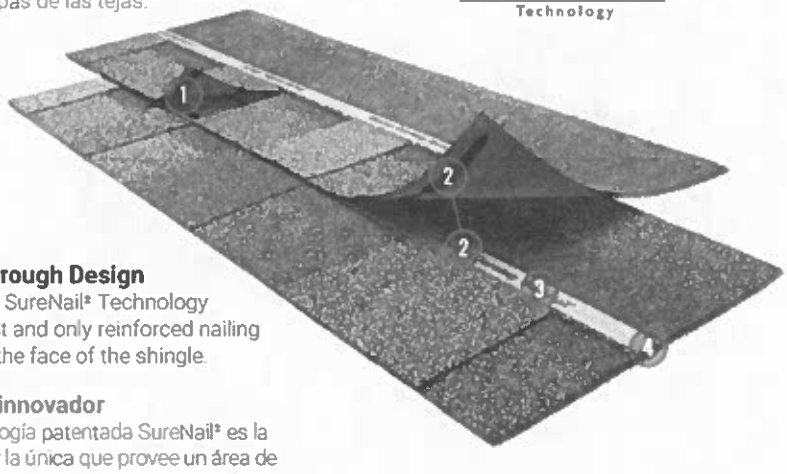
Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.

SureNail Technology



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).

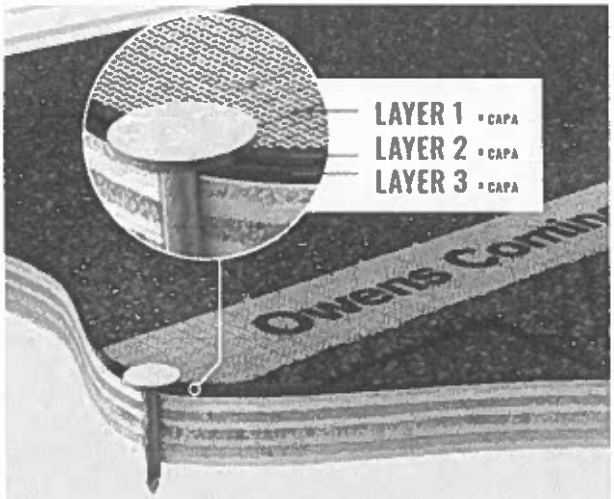
4

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 39⅜"
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 Approval²

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 × 39⅜ 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-Dade²

* 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.

† 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.

‡ 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.

† 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.

‡ 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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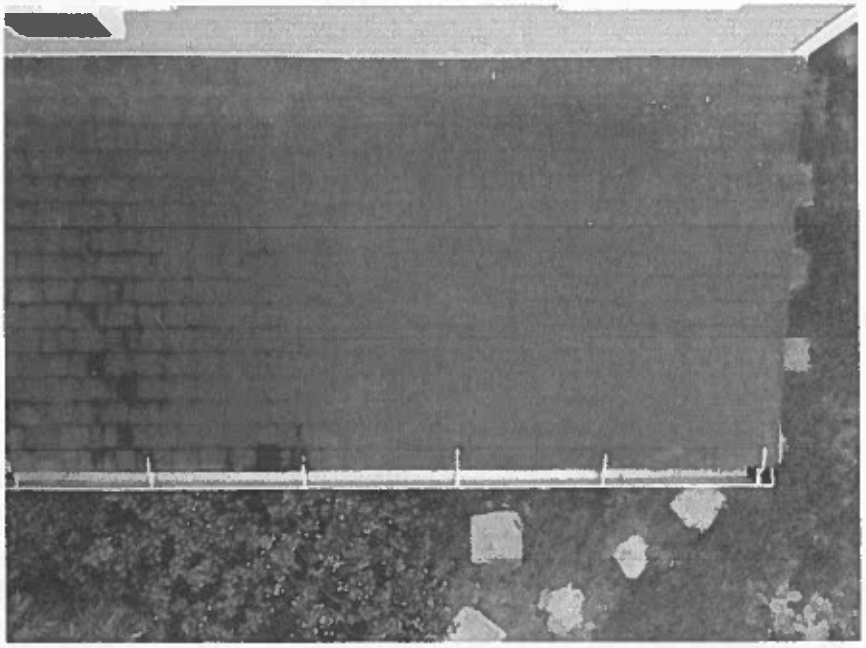
(Kearny)

INSPECTION

MARASUN was called out to your home to inspect the roofing on the front and back porch.

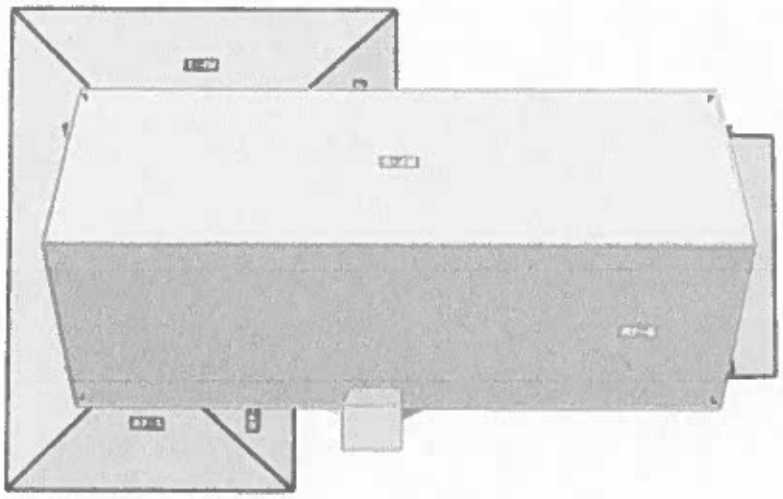
The existing shingles (on the front and back porch) have lived a full life!



They are beyond the point of recommended repair.

There are also existing gutter straps that will need removed and replaced.

PROPOSED SOLUTION



FOR THE FRONT & BACK PORCH (HIGHLIGHTED TO THE LEFT IN BLUE):

- We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of $75 per sheet, including labor.
- We will install Ice and Watershield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.
- We will then install drip edge on the rakes and eaves of the house.
- We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.
- We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.
- We will then install the Owens Corning TruDefinition Duration or GAF Timberline HDZ Shingle System.
- We will replace all Pipe Boots.
- After the shingles are installed, we will install Hip and Ridge Shingles.

OWENS CORNING DURATION ROOFING SYSTEM

Description	Qty
Material	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	20
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	2
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	2
MARASUN COMPOUND: ICE AND WATER SHIELD	3
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 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.	1
ROOFING ACCESSORIES	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	1
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	1
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS	
TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	1
TRIM & FLASHING MATERIALS	

DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	14
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	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	7
SMALL ROOF CHARGE Labor for small roofs	1
GUTTER STRAP REMOVAL AND REPLACEMENT	105
ROOFING SERVICES	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	6
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT (DAY): Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	1
WARRANTIES	
OWENS CORNING SYSTEM PROTECTION WARRANTY	6

Lifetime Limited Warranty
Includes all Owens Corning shingles and components
TRU PROtection period of 50 years
no proration of system value
includes tear off and disposal if required
Materials only coverage after 50 years
Blow Off Coverage - 15 Years
StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 3 OC Components
Must be installed by an OC Preferred Contractor. Marasun is an Owens Corning Certified Contractor.

Marasun offers a Limited Lifetime Workmanship Warranty.

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

AUTHORIZATION PAGE

☑ Owens Corning Duration Roofing System

☐ GAF Timberline HDZ Shingle System

Project: 21808489604

Name: Susan LaMotte

Address: 224 South Aurora Street, Easton, MD

Marasun offers a price match guarantee. If you provide a competitive quote from a local, licensed and insured roofing contractor, we will match or beat the price. If we are unable to do so, we will send you a check for $100.

Upgrades and Options

	Description	Qty	Unit price	Line total
☐	UPGRADE - LIFETIME ULTIMATE PIPE FLASHING:	1		

Final Price

Customer Comments / Notes

My Product Selections

Shingle Color

DriftWood

Drip Edge Color

White