



Historic District Commission MEETING AGENDA

Monday, November 25, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for November 25, 2024.

Old Business

New Business

- 1) **Application Number:** 2024 - 1326 / HD 24 - 127
Applicant: Thomas F. Kicklighter
Location: 221 S. Hanson Street
Tax Map 0105, Grid 0000, Parcel 2124
Zoning District: R-10A
Request: In-kind fence replacement.
- 2) **Application Number:** 2024 - 1338 / HD 24 - 132
Applicant: Hector Argandona
Location: 306 North Street
Tax Map 0103, Grid 00EA, Parcel 0737
Zoning District: R-7A
Request: In-kind siding replacement.
- 3) **Application Number:** 2024 - 1342 / HD 24 - 133
Applicant: Michael Allen
Location: 605 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0767
Zoning District: R-7A
Request: Porch replacement.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the October 28, 2024 meeting.
- 2) Approval of the Draft Decision Summary from the November 12, 2024 meeting.

Administrative Approval

- 1) **Application Number:** 2024 - 1344 / HD 24 - 134
 Applicant: Marasun LLC
 Location: 633 Goldsborough Street
 Tax Map 0103, Grid 00EA, Parcel 0777

 Zoning District: R-7A
 Request: 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: 11/25/2024

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

Property Address: 221 S Hanson Street

Applicant: Thomas Kicklighter

Application Number: 2024-1326

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install 45 linear feet of new four (4) foot tall wooden picket fencing in the rear yard.

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 is traditional in style and is similar to other fencing recently approved by the Commission.



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

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101015656		221 S HANSON ST		BOLLMAN, ROGER A AND JANE H			
YEAR BUILT		PHYSICAL CONDITION					
1938		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT. REAR ELL SEEMS ORIGINAL.			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WINDOWS ARE NOT ORIGINAL. DOOR MAY BE LATER AS WELL. OTHERWISE VERY NICE AND WELL-PRESERVED EXAMPLE OF TYPE. SLATE ROOF. HISTORIC ALTERED GARAGE.							



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

Application #:	2024 - 1326
Date Received:	11/05/2024
Fee Paid:	\$75.00
HDC Meeting Date:	11/28/2024
Date Property Posted:	11/17/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 221 South Hanson St. Easton, MD, 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1938 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Thomas F. Kicklighter
TELEPHONE NO. 410-263-2095 EMAIL tfk.options@gmail.com

Applicant or Agent

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Install 45' of pressure treated picket fence
Along marked property line from back corner
of my garage to existing fence line at
boundary marker outside neighbor garage
Fence panels are 4' height x 8' width

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 Thomas Kicklighter
Date 11.5.2024
Printed Name of Applicant or Agent Thomas Kicklighter

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

N/A

- ☐ 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

N/A

- ☐ 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

N/A

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

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

Roofing

N/A

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

N/A

- ☐ 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

N/A

- ☐ 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

N/A

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.



HOMELAND

TITLE & ESCROW, LTD

Protecting your investment

Special Thanks to:
Wendy Trebbe
Douglas Realty, LLC

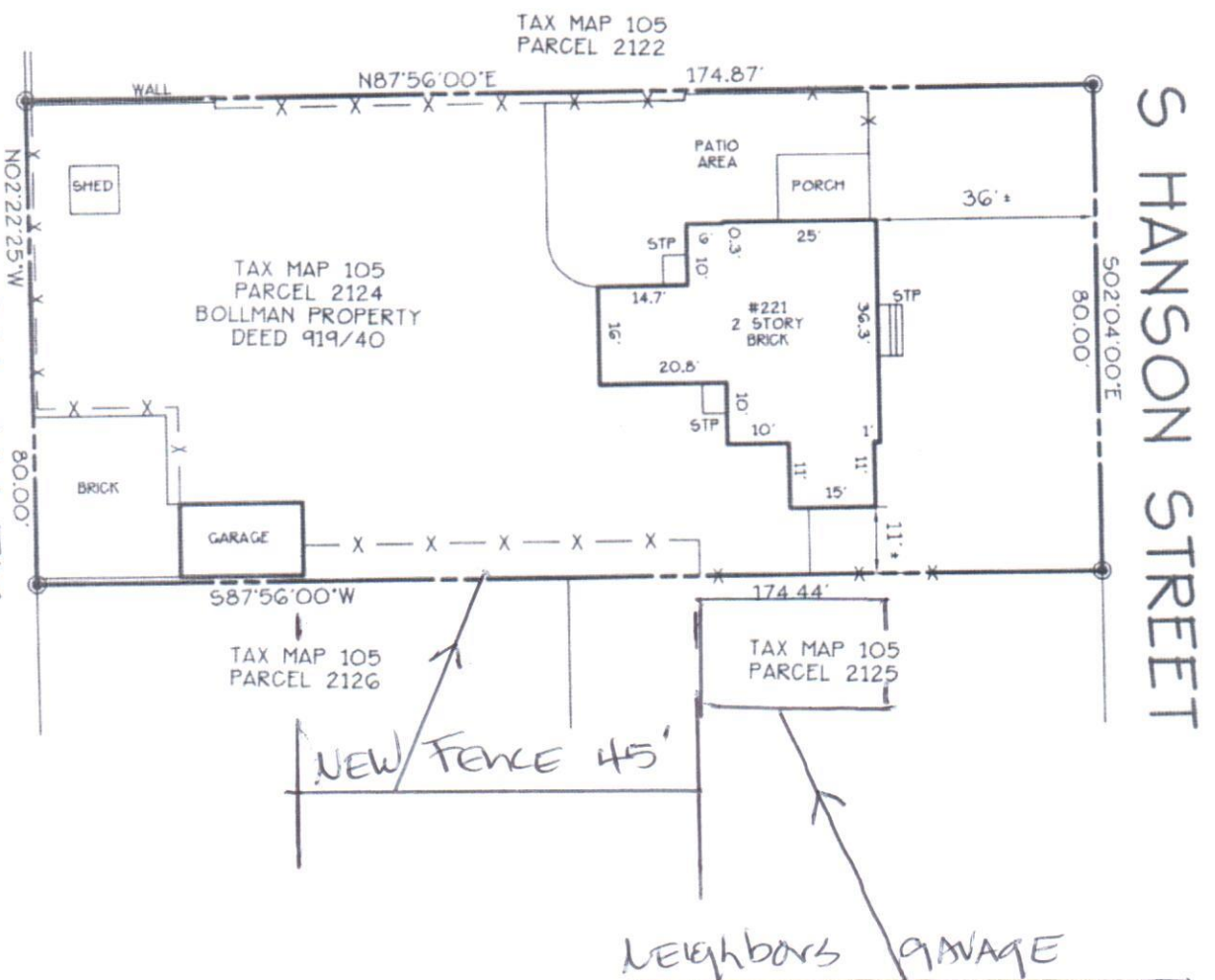


SHEET 1 OF 2

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



WILSON ALLEY



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.



George A. Parrish IV

GEORGE A. PARRISH IV PROP.LS#577 01/19/21
LICENSE EXPIRATION DATE 03/24/21

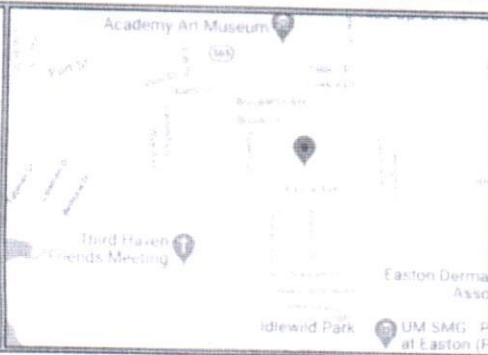
221 S HANSON STREET DEED 919/40

LOCATION DRAWING
TAX MAP 105 PARCEL 2124

**ROGER A. & JANE H.
BOLLMAN PROPERTY**

FIRST DISTRICT
TALBOT COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 2021

PROJECT#61329
F/N: BOLLMAN-P2124
DRAWN BY: BTG



EXAMPLE

221 S. Hanson Street









PROPERTY LINE









JOB ORDER AGREEMENT

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

Date 10-29-24 Job No. _____

By (name): Tom Kicklighter

Concerning property located on 221 S. Hanson Street Easton Md Tax Map 105 Grid EA, Parcel 2124

And owned by Tom Kicklighter

I will render the following services: We will remark the four corners for the above referenced property – fieldwork only – no plat

At an estimated cost of \$ _____ (or) at a lump sum cost of \$ \$500

Changes in scope or extent of the work by the client or their representative(s), or due to incomplete or inaccurate information provided, or other information or requirements subsequently discovered, are not included in the above. No guarantee or warranty is made regarding the accuracy or completeness of information provided by others, or for obtaining approvals or permits for the project from any regulatory authority.

If you find the above fee acceptable, please submit a check made payable to “Davis, Bowen, & Friedel, Inc.” for fifty percent (50%) of the fee/cost along with the executed agreement for work to commence.

Invoices will be rendered monthly and are payable upon receipt. Payments are to be made as invoiced, and are not contingent on your receiving funding from any bank, partner, clients, government agency, or any other funding source. Payments are not contingent on receiving permits or approvals from any government authority. All invoices must be paid in full prior to the release to you or to any third party of any project deliverables, such as plans, specifications, permit applications, drawings, or any other project document. All invoices outstanding on the 30th of each month will be assessed a late charge of 1.5% per month until paid. We reserve the right to suspend work if any invoice remains unpaid for a period of forty-five days or longer. If the work is so suspended, our fee and/or estimate will be subject to adjustment accordingly. In addition, if it is necessary for Davis, Bowen & Friedel, Inc. to enforce collection of any amount due under this agreement, we shall be reimbursed for all legal and other reasonable costs related thereto, including attorney’s fees, court costs, administrative time and other collection costs. The extent of our liability for any errors or omissions shall be limited to the project fee.

Christopher Waters

-ACCEPTED JOINTLY AND SEVERALLY

(Signature): Thomas Kicklighter (Client)

(Printed or Typed): Thomas Kicklighter Date 10-29-2024

Name

Date

Mailing Address:

221 S Hanson Street
Easton, MD 21601

Phone # (home/cell):

443-1699-6269

Email Address:

TFK.options@gmail.com

□ 601 E. MAIN STREET, SUITE 100, SALISBURY, MD 21804-5021 • 410.543.9091
□ 1 PARK AVENUE, MILFORD, DE 19963 • 302.424.1441
□ 106 NORTH WASHINGTON ST, SUITE 103, EASTON, MD 21601 • 410.770.4744
www.dbfinc.com



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

Historic District Commission Staff Report

Meeting Date: 11/25/2024

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

Property Address: 306 North Street

Applicant: Hector Argandona on behalf of Gaylord and Elizabeth Leonard

Application Number: 2024-1338

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove the existing wood siding from the west façade and from two gables on the south façade. Zip sheathing will then be added as the existing siding is attached directly to the framing of the house, and new wood siding will be installed. The new wood siding will match the dimensions of the existing siding.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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

Guideline 2. Repair Rather than Replace

a. Repair rather than replace historic features wherever possible.

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 76. Preserve Historic Wood Siding

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

Guideline 77. Make Sensitive Replacements (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.

Draft Motions:

1. I move that the Historic District Commission approve the application as submitted
- OR
2. I move that the Historic District Commission deny the application based on the following findings...
- OR
3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101019368		306 NORTH ST		306 NORTH STREET LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				1 STORY SECTION BEHIND ELL			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
HEAVILY BUT APPROPRIATELY RESTORED							

RECEIVED

NOV 12 2024

HD 24 - 132



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

Application #: 2024 - 1338
Date Received: 11/12/2024
Fee Paid: \$75.00
HDC Meeting Date: 11/25/2024
Date Property Posted: 11/18/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 306 NORTH STREET EASTON, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME CAYLOR AND ELIZABETH LEONARD
TELEPHONE NO. 203-451-3816 EMAIL ARIK PROPERTIES20@AOL.COM

Applicant or Agent

NAME HECTOR ARGANDONA
TELEPHONE NO. 410-725-4671 EMAIL HEA.DONA@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

SCOPE OF WORK:
REMOVE AND REPLACE THE EXISTING SIDING IN KIND
ON THE LEFT HAND (WEST SIDE) AND TWO TRIANGULAR
WALLS SECTION ON THE BACK OF THE HOUSE (SOUTH SIDE)

Specific Requirements

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

NOV 11, 2024
HECTOR ARGANDONA MHIC # 101457

Revised 4.4.2022

304 North Street Easton, MD

Scope of Work: Remove and replace the existing siding, in kind, on the right-hand side or (west side) of the home and two triangular walls section on the back of the house (south side)

Easton utilities and Russ Electric will remove and set the electric service temporarily while work is being done.

We will be removing the existing siding, which is fastened directly to framing, and repairing or replacing the insulation as necessary. After the insulation work, we will make any necessary framing repairs and install “Zip” sheathing and then install the new wood siding we are going to follow the same measurements of the existing siding. This process will mimic the previous work done and complete the exterior siding replacement. Once the siding is replaced and painted Russ Electric and Easton Utilities will install the electrical service as it was prior to this work being done.

EXISTING MATERIAL
ON THE RIGHT
AND NEW
MATERIAL ON
THE LEFT

Bevel Siding Instructions

Install Bevel Siding

Start at the bottom and use a turning ship to support the lower edge. Position and nail each layer as shown (see diagram). Required overlap depends upon nominal width.

Nominal width of siding	4"	6"	8"	10"	12"
Overlap	1"	1"	1" to 1 1/2"	1" to 1 1/2"	1" to 2"

Caulk Joints To Prevent Moisture Damage

Thoroughly caulk all joints, including butt joints and where siding contacts openings and trim. Use only non-hardening caulks such as polyurethane, polysulfide, or latex-silicone. Pure silicone caulks are not recommended.

Finish and Maintenance of Cedar Siding

Apply desired finish. Properly applied cedar siding is maintenance free for years.

REAL CEDAR



Paneling Instructions

Install Tongue and Groove Paneling

Tongue and Groove paneling can be installed horizontally or vertically. In horizontal applications, start at the bottom with the groove edge facing downwards. Position and nail each layer as shown (see diagram). In vertical applications, start at one corner with the grooved edge toward the adjacent wall. Use a plumbline or level to ensure the first board is straight. Position and nail to horizontal blocking studs or furring strips installed between studs.

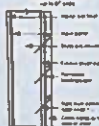
Caulk Joints To Prevent Moisture Damage

(interior use only)

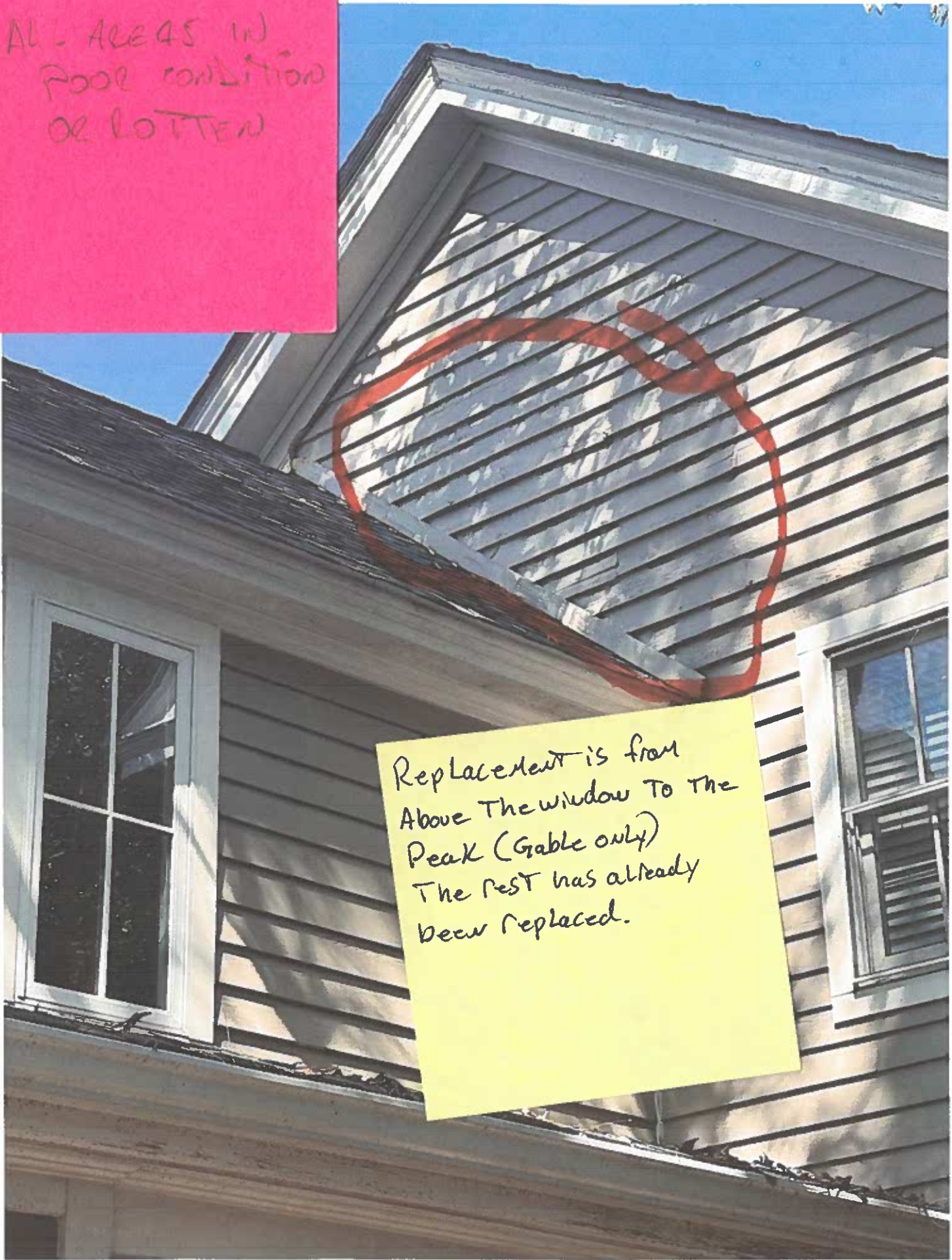
Thoroughly caulk all joints, including butt joints and where paneling contacts openings and trim. Use only non-hardening caulks such as polyurethane, polysulfide, or latex-silicone. Pure silicone caulks are not recommended.

Finish and Maintenance of Cedar Paneling

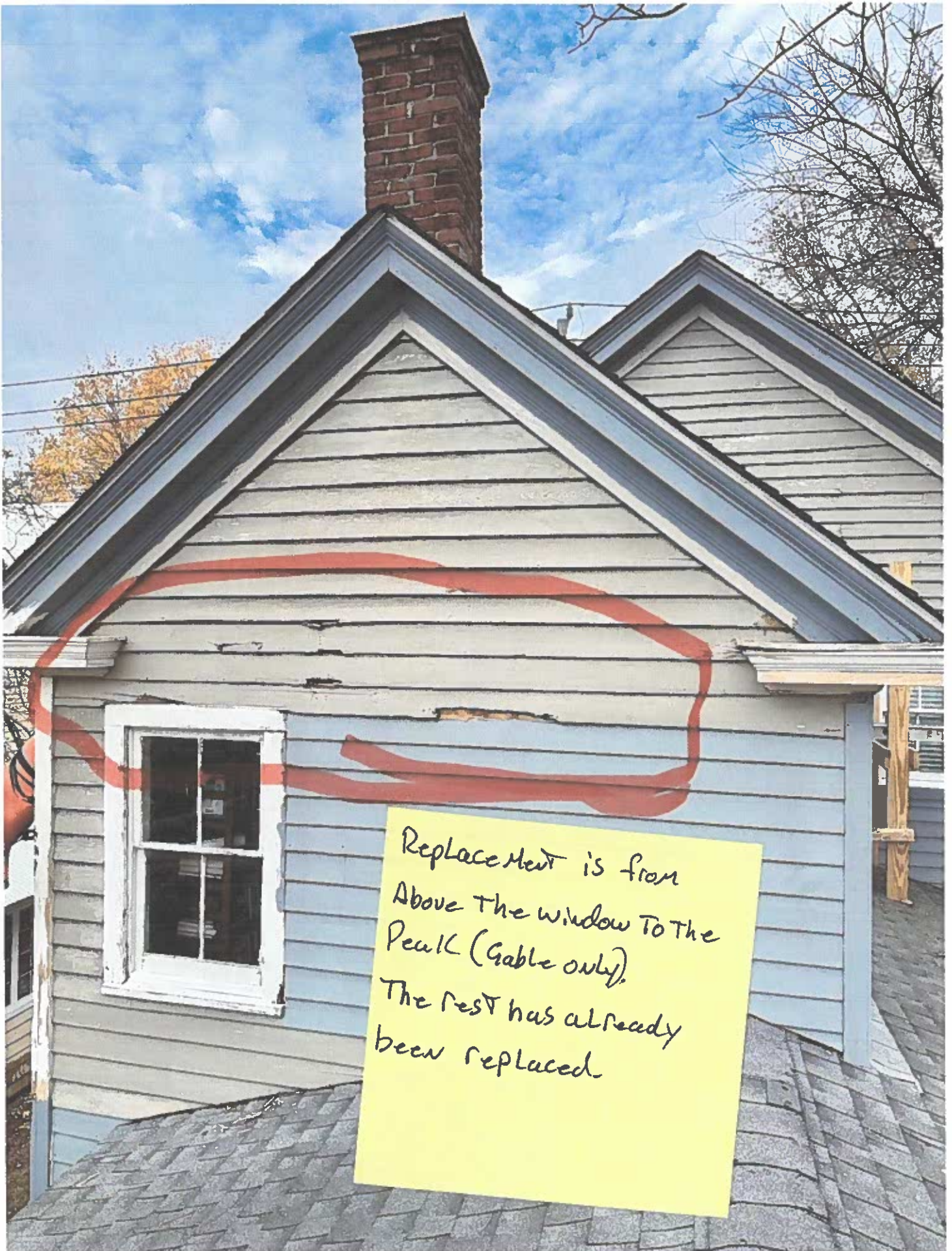
Apply desired finish. Properly applied cedar paneling is maintenance free for years.

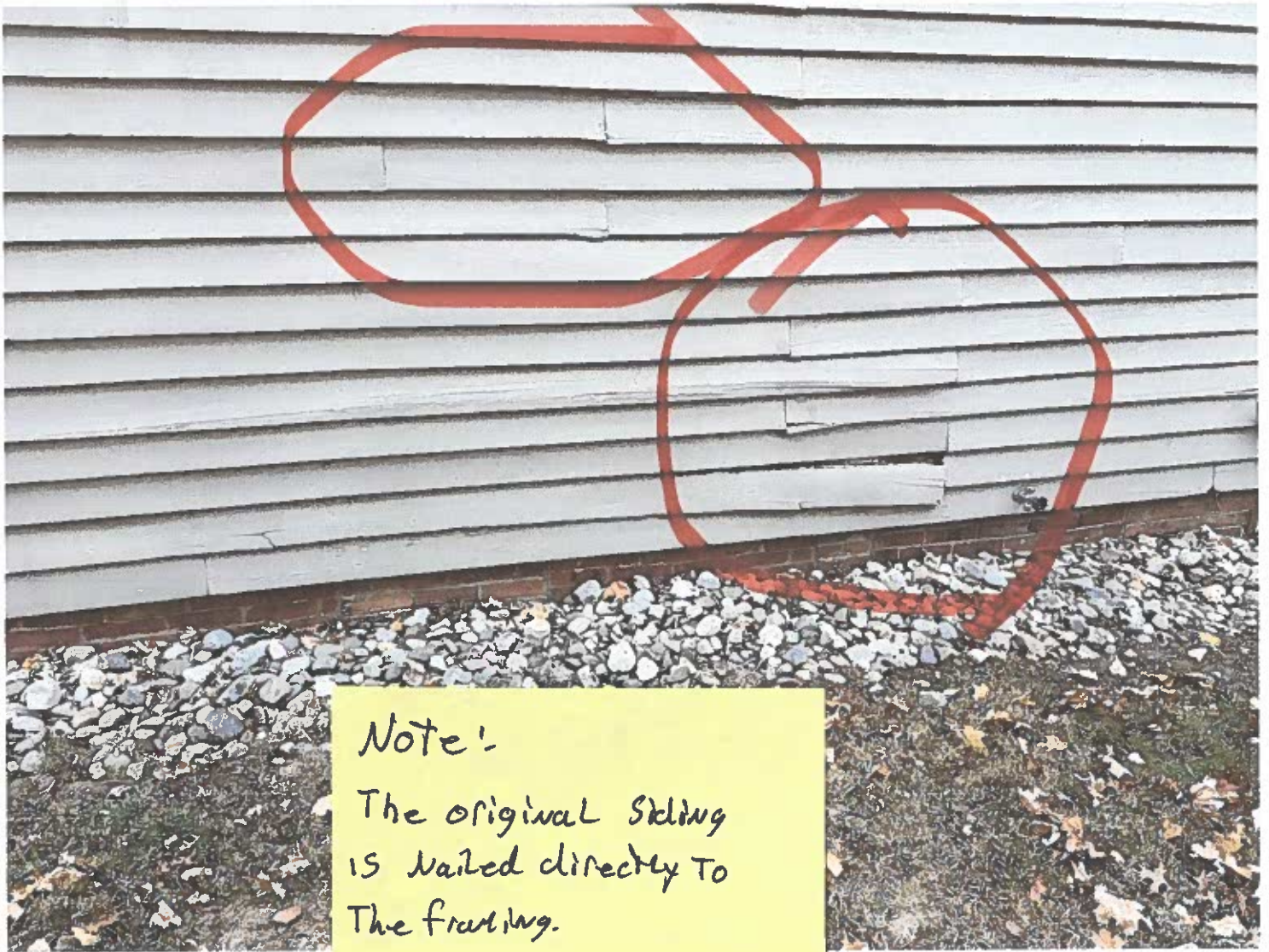


ALL AREAS IN
POOR CONDITION
OR ROTTEN

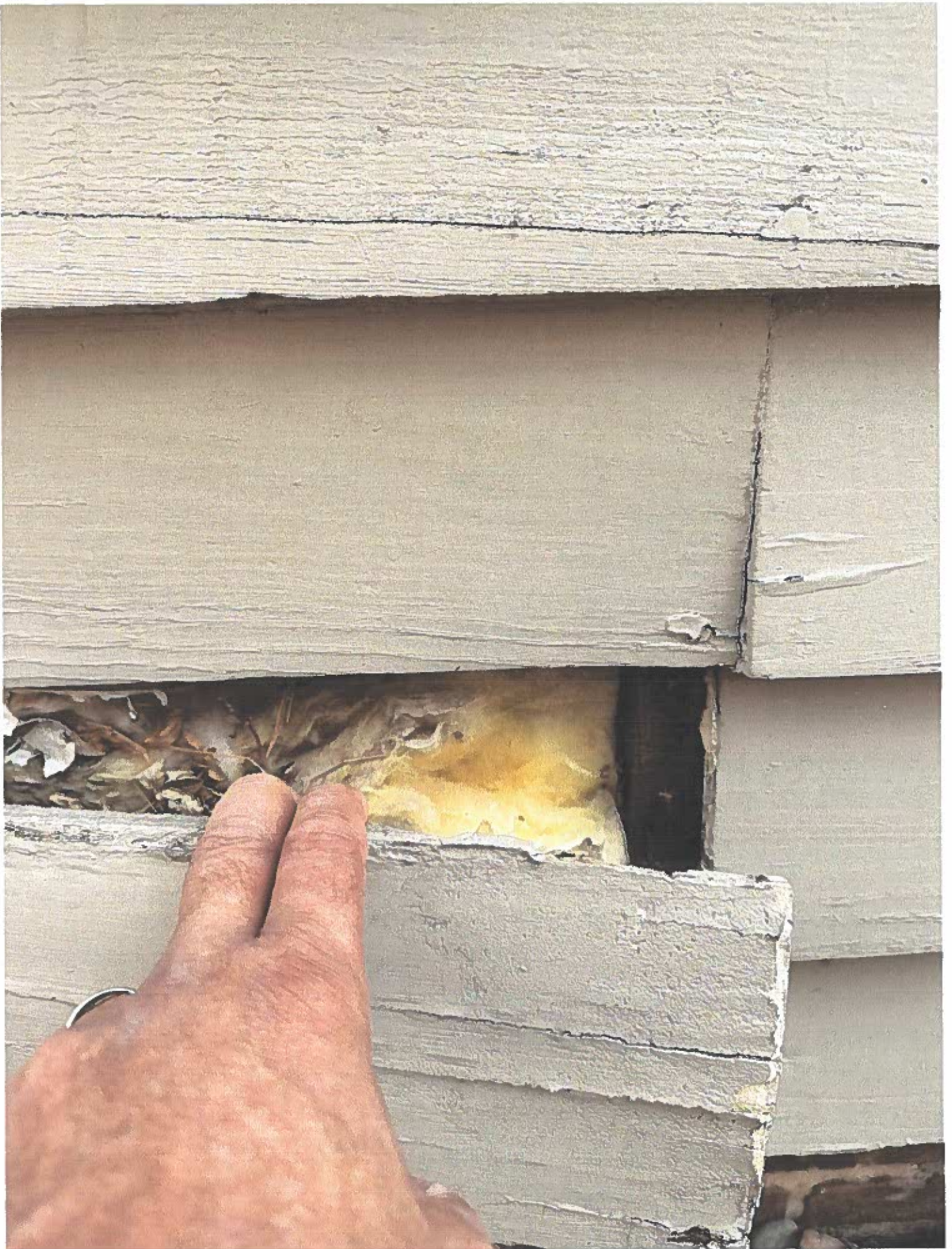


Replacement is from
Above The window To The
Peak (Gable only)
The rest has already
been replaced.

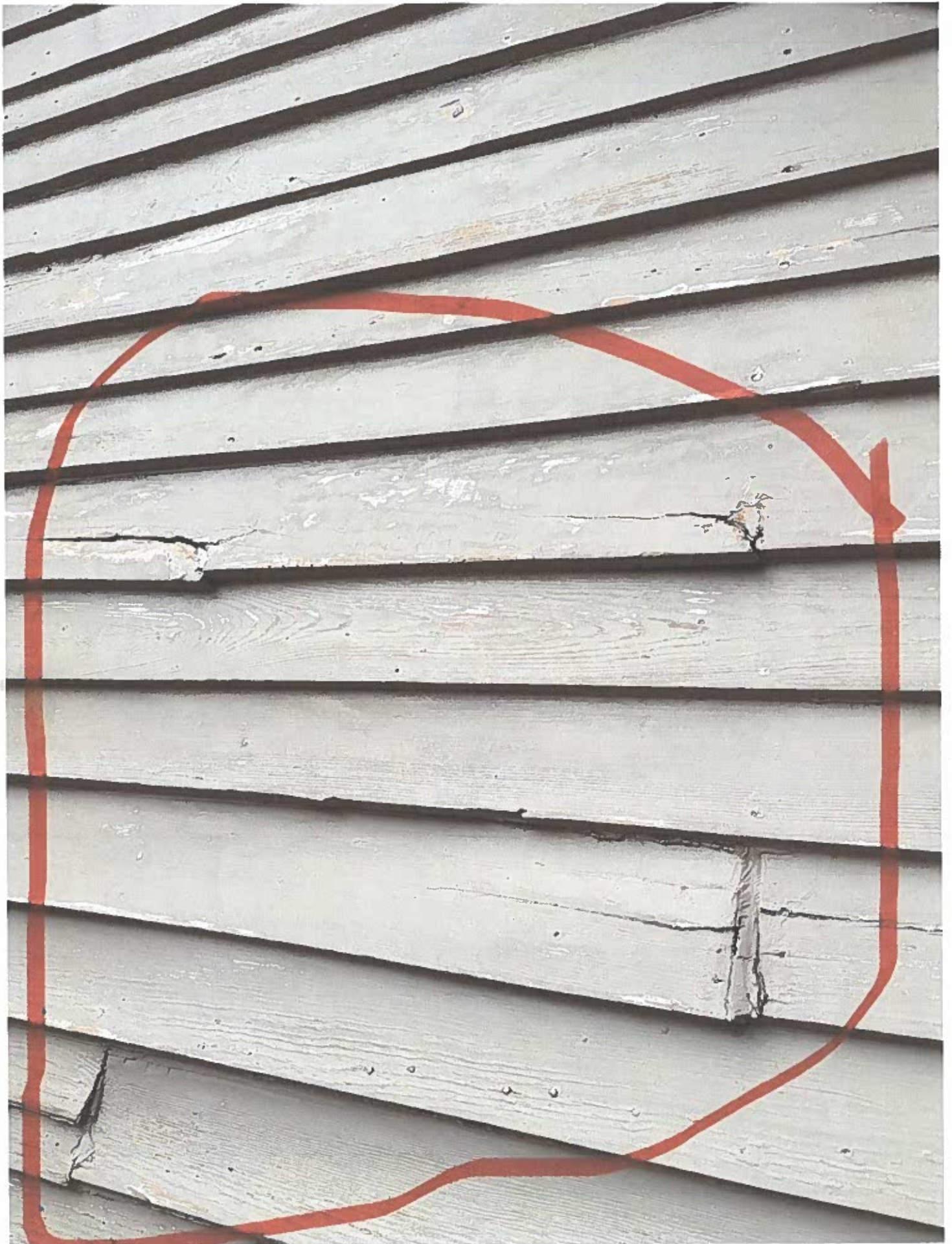




Note!
The original Siding
is Nailed directly To
The framing.







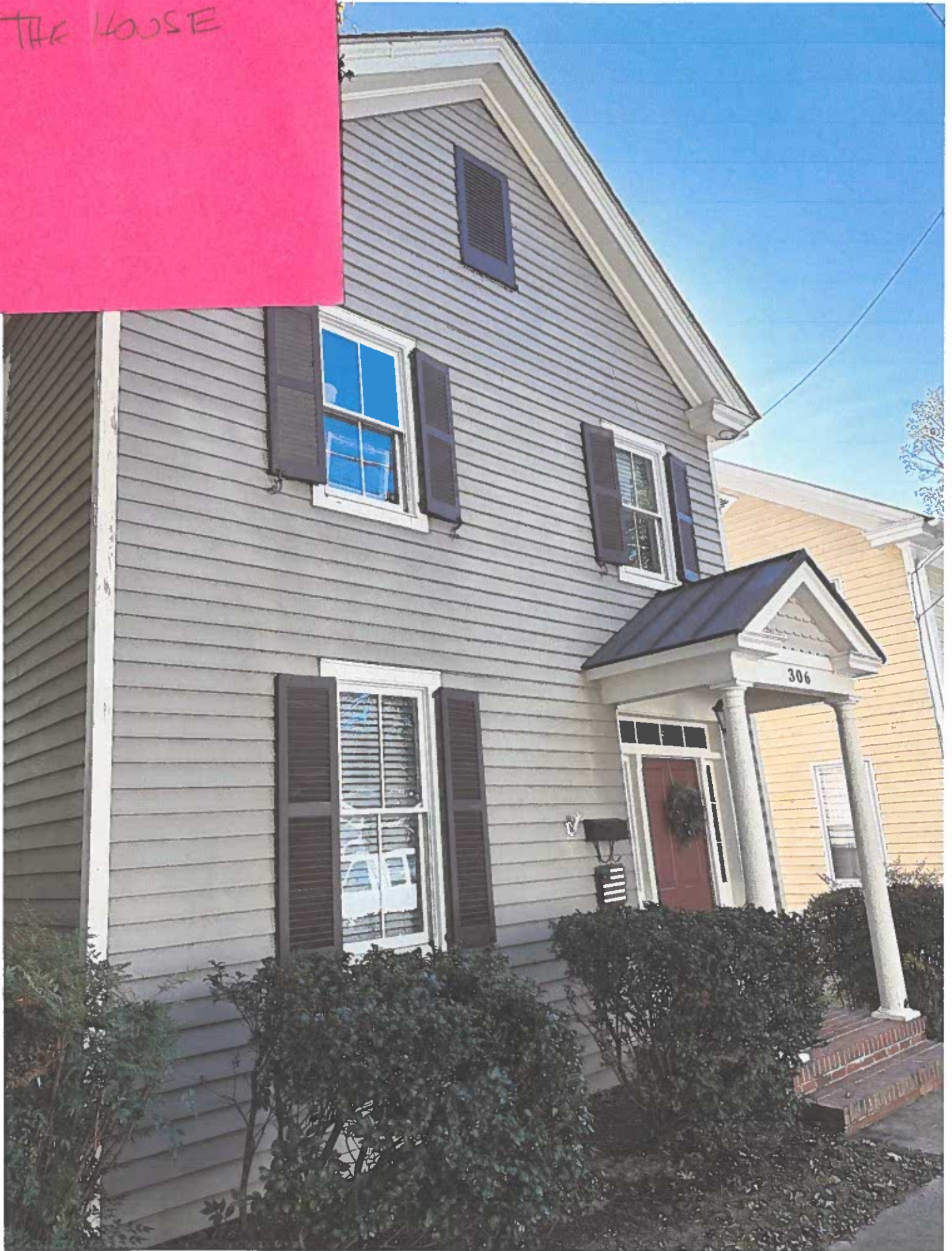






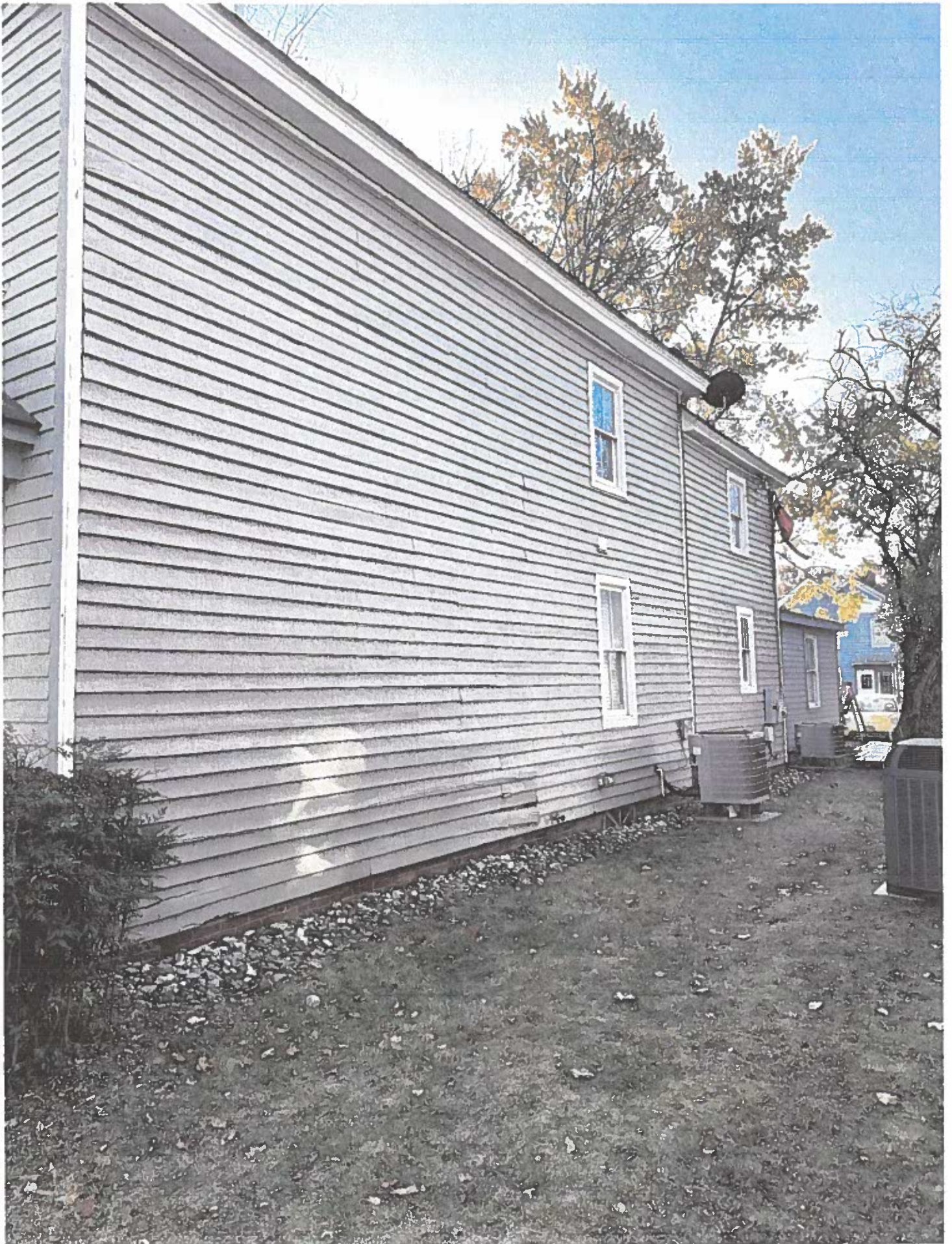


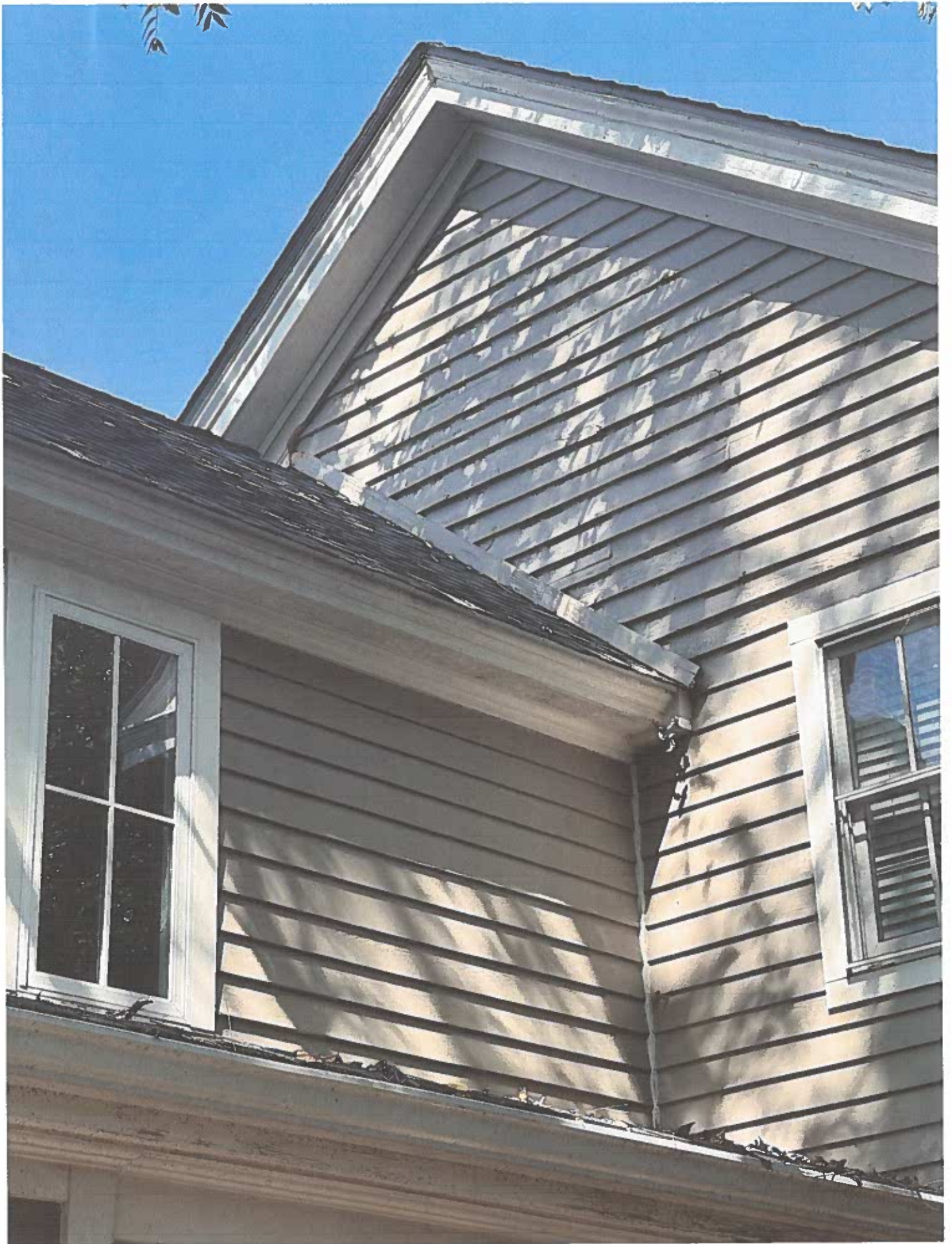
FOUR SIDE OF
THE HOUSE













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

Historic District Commission Staff Report

Meeting Date: 11/25/2024

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

Property Address: 605 Goldsborough Street

Applicant: Michael Allen

Application Number: 2024-1342

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace the entirety of the existing front porch decking “in-kind” with new tongue-and-groove wood.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

- 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.



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

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted if the Commission finds that the existing porch decking has deteriorated to the beyond repair. If the Commission finds that there are portions of the existing decking that can be preserved, staff supports a requirement that only the deteriorated portions of the decking be replaced.

Draft Motions:

1. I move that the Historic District Commission **approve the application as submitted**
OR
2. I move that the Historic District Commission deny the application based on the following findings...

OR
3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101011383		605 GOLDSBOROUGH ST		SADLER, DELLIE J III			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				REAR ATTACHED CARPORT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ONE IN A ROW OF 7 HOUSES. ORIGINAL FABRIC INCLUDES RAISED MOLDED FRONT DOOR; GINGER BREAD IN FRONT GABLE + PORCH WINDOWS ARE REPLACED. WALL SHINGLES ARE IN POOR CONDITION. NO OUTBUILDINGS VISIBLE.							



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

RECEIVED

NOV 15 2024

HD 24 - 133

Application #:	2024 - 1342
Date Received:	11/15/2024
Fee Paid:	\$75.00
HDC Meeting Date:	11/24/2024
Date Property Posted:	11/18/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 605 Goldsborough St. Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME Michael Allen
TELEPHONE NO. 410-924-9902 EMAIL Michael.allen368@gmail.com

Applicant or Agent

NAME Michael Allen
TELEPHONE NO. 410-924-9902 EMAIL Michael.allen368@gmail.com

Description of Proposal (Include additional sheets, as necessary)

In-kind replacement of porch flooring. Painting of porch railing/decking/ceiling in same existing color scheme.
Materials: 1x4 porch flooring tongue and groove to be painted to match existing color.

Specific Requirements

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

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

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

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

Michael Allen
11/10/24
Michael Allen

Revised 4.4.2022





**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](https://www.eastonmd.gov)
 [\(eastonmd.gov\)](https://www.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.**

<u>Vote</u>	<u>4 - 0 - 2</u>
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.

<u>Vote</u>	<u>4 - 0 - 2</u>
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.

<u>Vote</u>	<u>4 - 0 - 2</u>
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

332
333 **5. Discussion Item —**
334

- 335 a. The Monday, November 11, 2024 (Meeting 1) Historic District Commission
336 meeting has been canceled, and has been rescheduled for Tuesday, November 12,
337 2024 at 6:00 pm at the Easton Town Office 14. S Harrison Street (2nd floor). This
338 meeting will be live streamed, and all agenda and application items will be
339 available one week prior to the November 12th meeting date via the Town's
340 website.
341
342 b. Mr. Nicholas Johnson provided an update on the ongoing efforts to revitalize the
343 East End Small Area Plan. The East End Small Area Project is an effort to update
344 the existing East End Housing and Neighborhood Revitalization Plan approved by
345 the Town of Easton in September 1997. A 5-day design Charrette is being held at
346 the Easton Church of God - Family Life Center at 1009 N. Washington Street
347 from October 24th through October 28th in a collaborative effort to generate
348 ideas, solve problems, and develop creative solutions and improvements to be
349 included in the East End Small Area Plan.
350

351 **6. Decision Summary Review —**
352

353 **Commissioner Bateman moved to approve the October 15, 2024 Decision Summary.**
354 **Commissioner Greer seconded the motion.**
355

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

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363 **7. Administrative Approval — None**
364
365

366 **8. Consent Docket**
367

- 368 a. **File No.:** **2024 - 1322 / HD 24 - 124**
369 **Applicant:** **Marasun LLC**
370 **Location:** 212 Brookletts Avenue, Easton, MD 21601
371 Tax Map 0105, Grid 00EA, Parcel 2142
372 **Zoning:** R-7A
373
374 **Request:** Approval for an emergency in-kind roof replacement as per the
375 Historic District Commission Chairperson. This is a contributing structure to the
376 Historic District.

377
378
379
380

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



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

Tuesday, November 12, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Kevin Bateman
Emily Carey

Staff:

Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official

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

2. Agenda Summary Review —

Vice Chairperson Brophy moved to approve the November 12, 2024 Agenda Summary with the proposed amendment. Commissioner Greer seconded the motion.

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

3. Old Business —

a. File No.: 2024 - 1300 / HD 24 - 112
Applicant: Forever Young Renovations LLC
Location: 20 N. Hanson Street, Easton, MD 21601

Tax Map 0103, Parcel 1152
Zoning: CB

Request: The request for exterior alterations has been withdrawn from the November 12, 2024 Historic District Commission agenda.

4. New Business —

a. File No.: 2024 - 1334 / HD 24 - 130
Applicant: Harold E. DeBona and Susan P. Mortimer
Location: 11 South Street, Easton, MD 21601
Tax Map 0104, Parcel 1515
Zoning: R-7A

Request: The Applicant is proposing to remove and replace the existing front yard fence (23.7 linear feet long) in-kind. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Susan P. Mortimer

Public Comment — None

Public Comment Written — None

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

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

b. File No.: 2024 - 1327 / HD 24 - 128
Applicant: Go Permits LLC
% Scott Doughman
Location: 117 E. Dover Street, Unit 203, Easton, MD 21601
Tax Map 0104, Parcel 1188
Zoning: CB

Request: The Applicant is proposing to replace three (3) of the existing second floor windows with new Fibrex® windows. This is a non contributing structure to the Historic District.

Background: 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 Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

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

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

- c. **File No.:** 2024 - 1324 / HD 24 - 126
- Applicant:** Kevan Full
- Location:** 212 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1895
- Zoning:** R-7A

Request: The Applicant is proposing to install twenty (20) feet of new wooden fencing in the rear yard and along the western property line. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14 Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Kevan Full

Public Comment — None

Public Comment Written — None

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

Vote 4 - 0 - 2

FOR: 4 - Demby, Brophy, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 2 - Bateman, Carey

d. File No.: 2024 - 1323 / HD 24 - 125

Applicant: Kevin Pearl and Kelly Brasseau

Location: 216 S. Aurora Street, Easton, MD 21601

Tax Map 0105, Grid 00EA, Parcel 2180

Zoning: R-7A

Request: The Applicant is proposing to remove the existing vinyl picket style fence to be replaced with a new wooden picket fence. The fence will be located along the southern property line, and will run between the front corner of the house, and the rear property corner. The Applicant is also requesting to replace two (2) light fixtures inside the existing screened porch. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14 Perimeter Walls and Fences*

ii. *Guideline 51. Maintain Historic Fixtures*

iii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Kevin Pearl and Kelly Brasseau

Public Comment — None

Public Comment Written — None

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

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

- e. **File No.:** 2024 - 1329 / HD 24 - 129
Applicant: Wiedemann Architects, LLC
Location: 127 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1968
Zoning: R-7A

Request: The Applicant is requesting the demolition of a small portion of the existing structure to construct a new two-story rear addition with a wrap-around porch. The scope of work also includes the construction of three (3) new rear yard outbuildings to function as a two-car garage, a pool house, and an outdoor kitchen. The new additions will incorporate cedar shingle roofs, decorative cedar shingle gables (*Elevation Options A and B*), wood siding, and wooden windows to match the existing structure. Restoration to the existing structure will include the replacement of the asbestos siding with wood siding, a new cedar shake roof to be installed on the main portion of the roof, and a standing seam metal roof to be installed over the porches. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes no apparent additions to the structure (*See Appendix A*).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 4. Restore Significant Historic Features*
- v. *Guideline 9. New Driveways*
- vi. *Guideline 11. Erect New Outbuildings Sensitively*
- vii. *Guideline 14. Perimeter Walls and Fences*
- viii. *Guideline 19. Trees and Street Plantings*
- ix. *Guideline 40. Details and Ornamentation*
- x. *Guideline 41. Maintain Original and Historic Doors*
- xi. *Guideline 42. Make Sensitive Replacements (Doors)*
- xii. *Guideline 45. Screen, Storm, and Garage Doors*
- xiii. *Guideline 48. HVAC*
- xiv. *Guideline 64. Preserve Historic Porches*
- xv. *Guideline 65. Make Sensitive Replacements (Porches)*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*

- xix. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
xx. *Guideline 76. Preserve Historic Wood Siding*
xxi. *Guideline 77. Make Sensitive Replacements (Siding)*
xxii. *Guideline 89. Maintain Historic Windows*
xxiii. *Guideline 90. Make Sensitive Replacements (Windows)*
xxiv. *Guideline 91. Shutters*
xxv. *Guideline 100. Rear Additions*
xxvi. *Guideline 103. Materials*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Greg Wiedemann, Wiedemann Architects, LLC

Public Comment — None

Public Comment Written — None

Commissioner Greer moved to approve the application as submitted. The Commission indicated their preference for Elevation Option B (with decorative shingles). Vice Chairperson Brophy seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review — In the absence of a quorum, the approval of the October 28, 2024 Draft Decision Summary was tabled to the November 25, 2024 meeting.

7. Administrative Approval

- a. **File No.:** 2024 - 1337 / HD 24 - 131
Applicant: Marasun LLC
Location: 224 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2156
Zoning: R-7A

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

Historic District Guideline references:

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

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Greer seconded the motion. The meeting was adjourned at 6:37 p.m.



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

RECEIVED

NOV 18 2024

HD 24 - 134

Application #: 2024 - 1344
Date Received: 11/18/2024
Fee Paid: \$25.00
HDC Meeting Date: 11/25/2024
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: 633 GOLDSBOROUGH ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: WALES TREASA KIRBY
TELEPHONE NO.: 410-829-2095 EMAIL: practicingsweetness@gmail.com

Applicant or Agent

NAME: John Marrah
TELEPHONE NO.: 443-746-3597 EMAIL: production@marasun.com

Description of Proposal (include additional sheets, as necessary)

Asphalt shingle roof replacement in kind, We will match what is existing on the house

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Jonh A Marrah	
11/18/24	
John A Marrah	

Revised 4.4.2022



Treasa Lednum



Treasa Lednum

LEDNUM: 633 GOLDSBOROUGH ST PROPOSAL

DEC 28, 2023

Project #16593471265

MARASUN
roofing | siding | windows | gutters | solar



TREASA LEDNUM

practicingsweetness@gmail.com

410-829-2095

633 Golsborough St
Easton, MD
21601



We can help you with

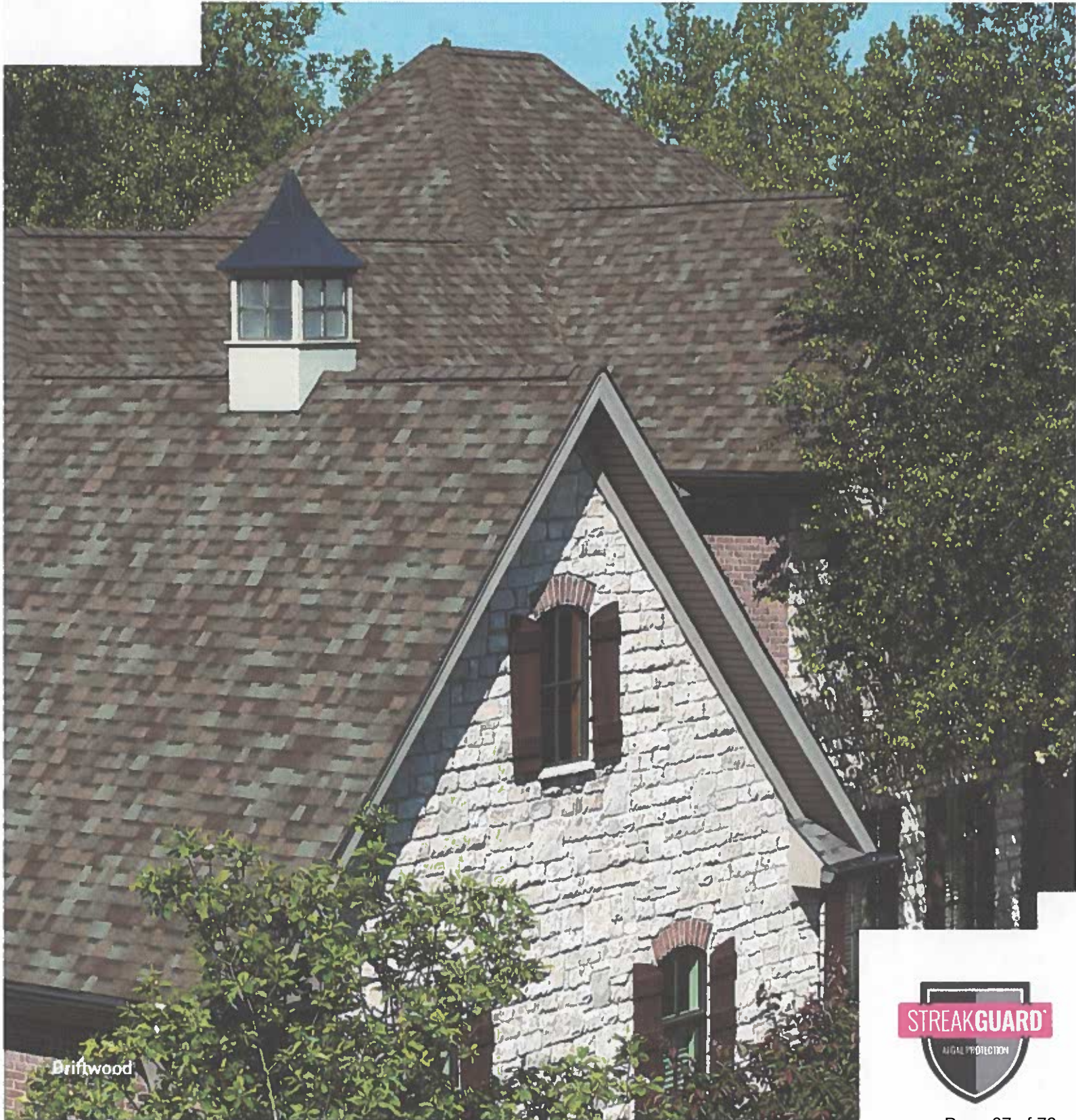
Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-6212



TruDefinition®
DURATION®

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



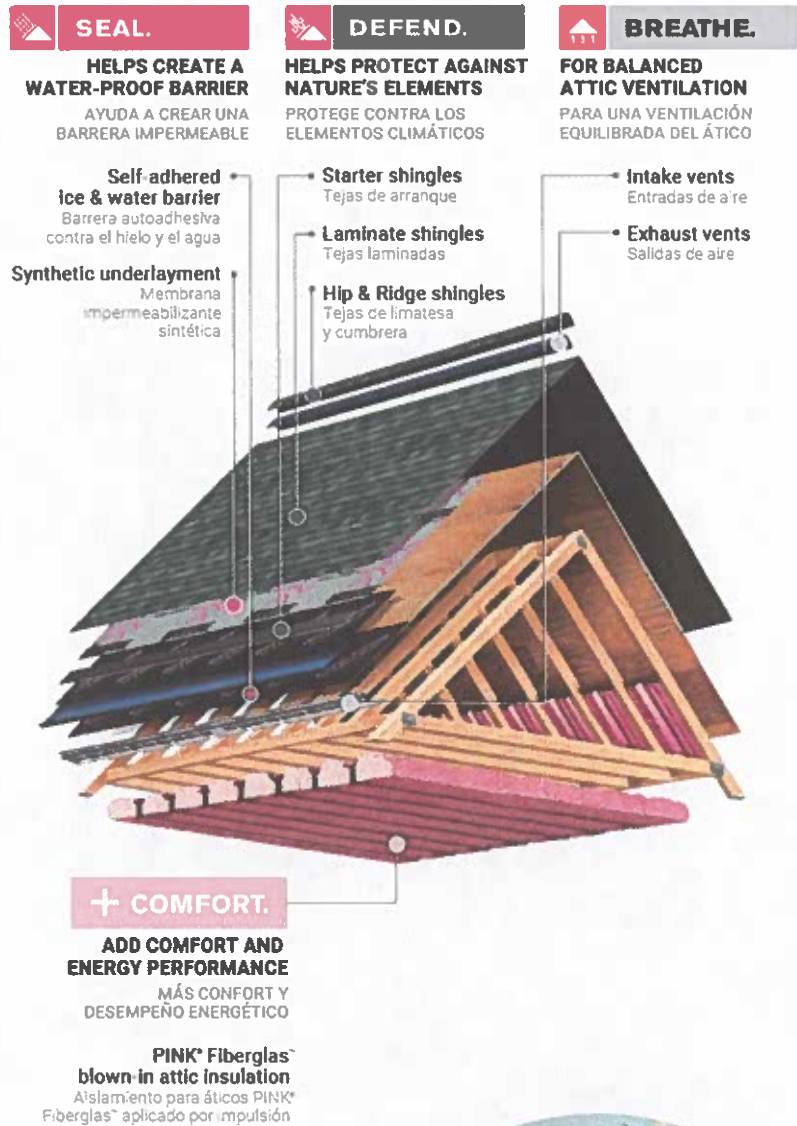


TOTAL PROTECTION SIMPLIFIED™

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA™

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



**SCAN TO REGISTER
YOUR WARRANTY**

Escanee para registrar
su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty* for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty^{3/5}

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida* mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard™ con una garantía limitada de 25 años de resistencia a las algas ^{3/5}



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*

THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

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



TruDefinition®

DURATION®

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



Brownwood



Chateau Green



Colonial Slate



Desert Rose



Driftwood



Estate Gray



Harbor Blue



Midnight Plum



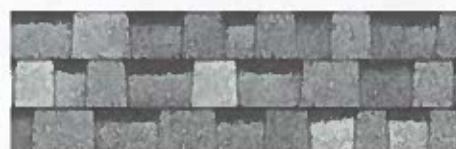
Onyx Black



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.

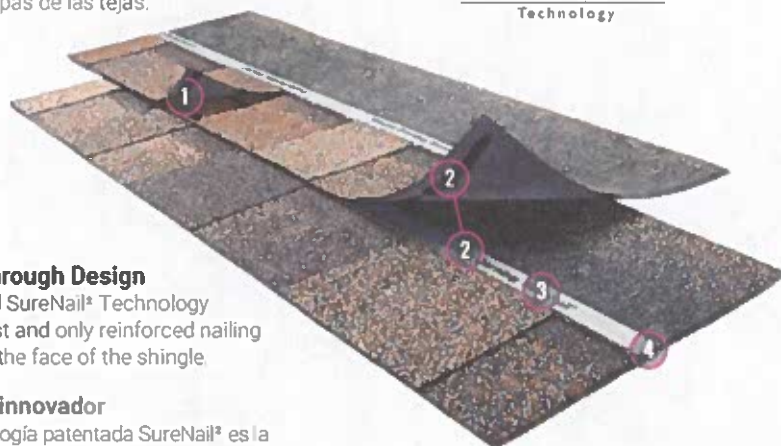
1

Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.



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[®]

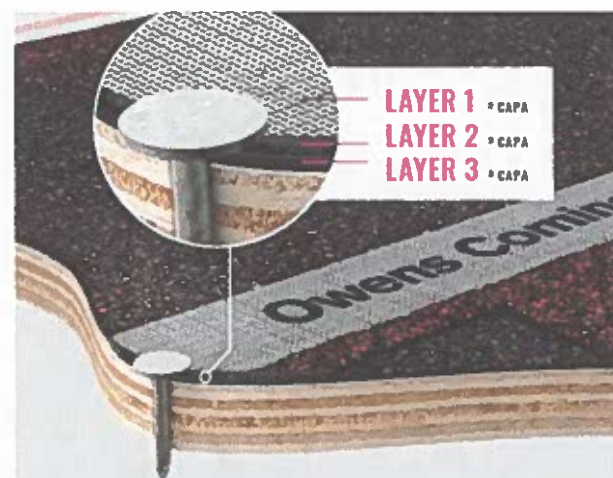
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

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



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



TruDefinition® Duration® Shingles Product Specifications

Size	13⅝" x 39⅝"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438*

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval†

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 x 100 cm (13⅝ x 39⅝ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438*

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade†

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

• Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

• Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

• The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

• International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

• Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 2 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

4 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.

4 Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbre 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

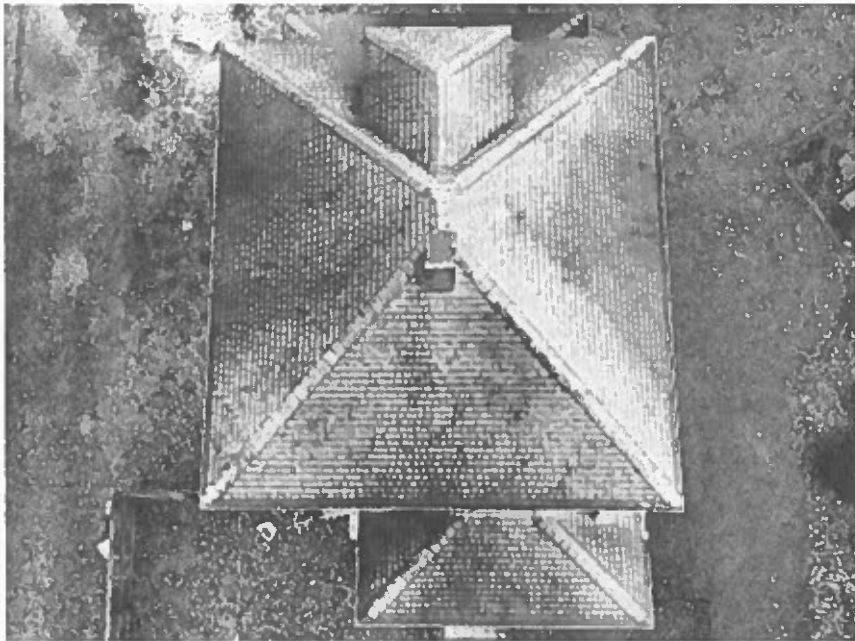
1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024201. Printed in U.S.A. September 2022.
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(Kearny)

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THE PINK PANTHER® y © 1964–2022 Metro-Goldwyn-Mayer Studios Inc.
Todos los derechos reservados. El color PINK es una marca registrada de
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INSPECTION



Your roof has lived a full life!

Your shingles are showing signs of significant aging and granule loss.



As your shingles have aged, they lost their oils and granules.

Once the shingles dried out, they became brittle and began to crack and break.

Once your shingles have lost their granules, the underside of the roofing system becomes exposed to the elements.

A complex geometric diagram consisting of several interconnected shapes, primarily squares and triangles, outlined in blue. The diagram includes labels such as "10-10", "8-10", "6-7", "9-9", "10-7", and "10-10". A central square is divided into four triangles by its diagonals. Other shapes are attached to the sides and corners of this central figure, creating a symmetrical, star-like pattern.

After the shingles are installed, we will install Hip and Ridge Shingles.

ROOF REPLACEMENT

Description	Qty
Material	
OWENS CORNING TRUDEFINITION DURATION SHINGLES:	47
Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	
OWENS CORNING PROEDGE HIP AND RIDGE:	6
ProEdge® Hip & Ridge shingles provide a clean and consistent look.	
OWENS CORNING STARTER STRIP:	3
Starter strip shingles provide increased wind resistance to the overall shingle system.	
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ	6
Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT	2
10 sq 42" X 286' Long	
A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	
ROOFING ACCESSORIES	
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:	1.01
Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	
TRI BUILT 1 1/4" COIL NAILS:	1
Electro galvanized nails used to fasten down the roofing system	
TRI-BUILT ELASTOMERIC SEALANT	1
Clear	
TRI BUILT ROOF ACCESSORY PAINT:	1
is used to paint flashings and penetrations to match the roof.	
PIPE BOOTS	
GARRDAL SPLIT PIPE FLASHING	1
TRIM & FLASHING MATERIALS	

DRIP EDGE - TRI ODE 2":	25
Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	
TRI BUILT ALUMINUM TRIM COIL 24" X 50':	.5
Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	
TRI BUILT PRE-BENT ALUMINUM STEP FLASHING:	1.01
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.	
ATTIC AND BATHROOM VENTILATION	
TRI-BUILT RESIN SLANT BACK ROOF VENT	2
Sonically welded, leakproof bond with 62 sq in of net free ventilation area.	
DIMENSIONAL LUMBER	
1/2" CDX PLYWOOD SHEET:	49
Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	
SAMPSON STRONG TIE PLYWOOD CLIPS 1/2" (BOX OF 250):	2
ROOF REPLACEMENT LABOR	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12:	16
tearing off your old roofing materials down to the decking and installing all-new asphalt roofing component	
CEDAR EXTRA LAYER:	14
Covers the additional cost of labor for an extra cedar layer.	
SERVICE- INSTALL SLANT BACK VENTS	2
CHIMNEY AND CUPOLA LABOR	
CHIMNEY FLASHING:	1
A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	
DIMENSIONAL LUMBER LABOR	
DECKING INSTALL:	49
Covers the cost of time and labor to install plywood/HD Board and use plywood as property protection.	
ROOFING SERVICES	
WASTE DISPOSAL FEE:	53
Dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	1
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	

AUTHORIZATION PAGE

- ☒ Roof Replacement
- ☐ House Soft Wash
- ☐ Siding Repair

Project: 16593471265
Name: Treasa Lednum
Address: 633 Golsborough St, 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.

Final Price

Customer Comments / Notes

4108292095

My Product Selections

Shingle Color

Slatestone gray

Chimney Flashing Color

Your discretion

Drip Edge Color

Your discretion

Treasa Lednum:

Treasa Kirby Lednum

Date: 11/14/2024

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

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

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

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

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

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

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

FINAL AUTHORIZATION SUMMARY

Status: Signed

Agreement Completed: Thu, 14 Nov 2024 19:51:47 GMT

- Document emailed for signature: Thu, 14 Nov 2024 14:12:21 GMT

Document e-signed by: Treasa Lednum (practicingsweetness@gmail.com)

Signature date: Thu, 14 Nov 2024 19:51:47 GMT

IP address: 216.103.158.32