Historic District Commission
MEETING AGENDA

Monday, January 13, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Old Business

New Business

1)
Application Number: 2024 - 1367 / HD 24 - 146
Applicant: Jennifer Read Van West
Location: 23 N. Hanson Street
Tax Map 0103, Grid 00EA, Parcel 1149
Zoning District: CB
Request: In-kind fence replacement.

2)
Application Number: 2024 - 1352 / HD 24 - 138
Applicant: Yingling Renovations LLC
Location: 516 August Street
Tax Map 0104, Grid 0000, Parcel 1045
Zoning District: CB
Request: Roof replacement.

3)
Application Number: 2024 - 1368 / HD 24 - 147
Applicant: Jay Corvan Architect, LLC
Location: 5 South Street
Tax Map 0104, Grid 00EA, Parcel 1512
Zoning District: CB
Request: Installation of emergency egress fire escape.

4)
Application Number: 2024 - 1358 / HD 24 - 142
Applicant: Chesapeake Community Development LLC
Location: 521 August Street (the Laura House)
Tax Map 0103, Grid 00EA, Parcel 1039
Zoning District: CB
Request: New Construction and Tree Removal (Healthy).

5)
Application Number: 2024 - 1360 / HD 24 - 143

Applicant: Marasun LLC
Location: 308 Needwood Avenue
Tax Map 0105, Grid 00EA, Parcel 2221
Zoning District: R-7A
Request: Full roof and railing replacement.

6) **Application Number:** 2024 - 1365 / HD 24 - 144
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street (Framptom Funeral Home)
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning District: CB
Request: Signage and fencing installation.

7) **Application Number:** 2024 - 1366 / HD 24 - 145
Applicant: TLL LLC
Location: 122 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 0645
Zoning District: CB
Request: Window replacement.

8) **Application Number:** 2024 - 1351 / HD 24 - 137
Applicant: Sandra C. Flores
Location: 309 Brookletts Avenue
Tax Map 0104, Grid 00EA, Parcel 1882
Zoning District: R-7A
Request: Replacement of 12 windows and placement of storage shed.

9) Annual Election for Chair and Vice-Chair.

Discussion Item

1) Enforcement of Demolition by Neglect.

Approval of Minutes

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

Administrative Approval

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 23 N Hanson Street

Applicant: Jenny Van West

Application Number: 2024-1367

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is to remove and replace 181 linear feet of four-foot-tall wooden picket fencing in-kind.

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 consistent with other fencing approved by the Commission for

use within the Historic District. 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
2101005480	23 N HANSON ST	ROTHGABER, ROBERT G.

YEAR BUILT	PHYSICAL CONDITION
1800-1860*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NONE	BOARD +BETTEN SECTION + REAR SHED ARE SEPARATE BUILDING EPISODES.

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-31	Y	

NOTES

BOARD + BATTEN WING HAS LEANING FRONT WALL NICE DECORATIVE DOOR HOOD AND TRANSOM ON MAIN SECTION ALSO COMPLEX WINDOW ARCHITRAVE.

RECEIVED

DEC 30 2024

TOWN OF EASTON

HD 24 - 146

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

Application #:	2024 - 1367
Date Received:	12/30/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	01/06/2025

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 23 North Hanson St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1735 NATIONAL REGISTAR # I-410

PROPERTY INFORMATION

OWNER NAME Jenny Van West
TELEPHONE NO. 207332 6217 EMAIL redsnapdragon@gmail.com

Applicant or Agent

NAME S/A
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove derelict fence in back yard and replace with identical styla (gothic picket, spaced, 4' high) in exactly the same locations.

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 12/29/24
Printed Name of Applicant or Agent Jennifer Read Van West

Revised 4.4.2022

Application for Fences, Swimming Pools & Spas

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

Revised Dec. 2023

Town of Easton
Building Inspection Division
14 S Harrison St
Easton, MD 21601
Phone 410-822-1520
Fax 410-822-8738

Office Use Only
Received Date ____ / ____ / ____
Building Permit Number _____
Total Permit Fees $ _____

Part 1: Project Information

12/29/2024 — Project Application Date

23 N. HANSON ST. — Project's Address
Project's Subdivision (if any)
EASTON, MD 21601 — Project's City, State and Zip Code

☐ Tax Map
☐ Grid
☐ Parcel
☐ Lot
☐ Zoning

Confirm the Project Work Area in Square Footage

☒ Fence 3415 sf. (approx)
☐ In-Ground Swimming Pool
☐ Above Ground Swimming Pool
☐ Spa or Hot Tub

Part 2: Owner - Tenant Information

Owner

Jennifer Van West — Name
82 Westminster Ave — Address
Portland, ME 04103 — City, State and Zip Code
redsnapdragon@gmail.com — Email Address and Phone Number
207 332 6217

Tenant Information
For a Multi-use Occupancy Building provide tenants information by attaching additional sheets

SA — Name
Address
City, State and Zip Code
Email Address and Phone Number
Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing the application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."
The applicant further certifies if a permit is issued as follows: (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Signature of Applicant

Jennifer Read Van West
Printed Name of Applicant

207 332 6217
Telephone Number

redsnapdragon@gmail.com
Email Address

Self
Connection with Application

82 Westminster Ave. Portland ME 04103
Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Scott T. Baker / Brinsfield Fencing	Name
POB 391	Address
Oxford MD 21654	City, State and Zip Code
brinsfieldfence@icloud.com	Email Address and Phone Number
156487 (410)-226-6560	Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Contractor's or MHIC License Numbers

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Talbot County Electrical Registration Number

Part 5: Permit Information

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

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

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

Part 6: Description of Proposed Work

Remove derelict fence in back yard and replace with identical 4' spaced gothic picket fence (pressure treated pine) in exact same locations.

Part 7: Total Project Information

Estimated Start Date	Estimated Finish Date	Estimated Project Value	FEMA Flood Plain
2/1/24	2/10/24	$ 5K	Y or (N)

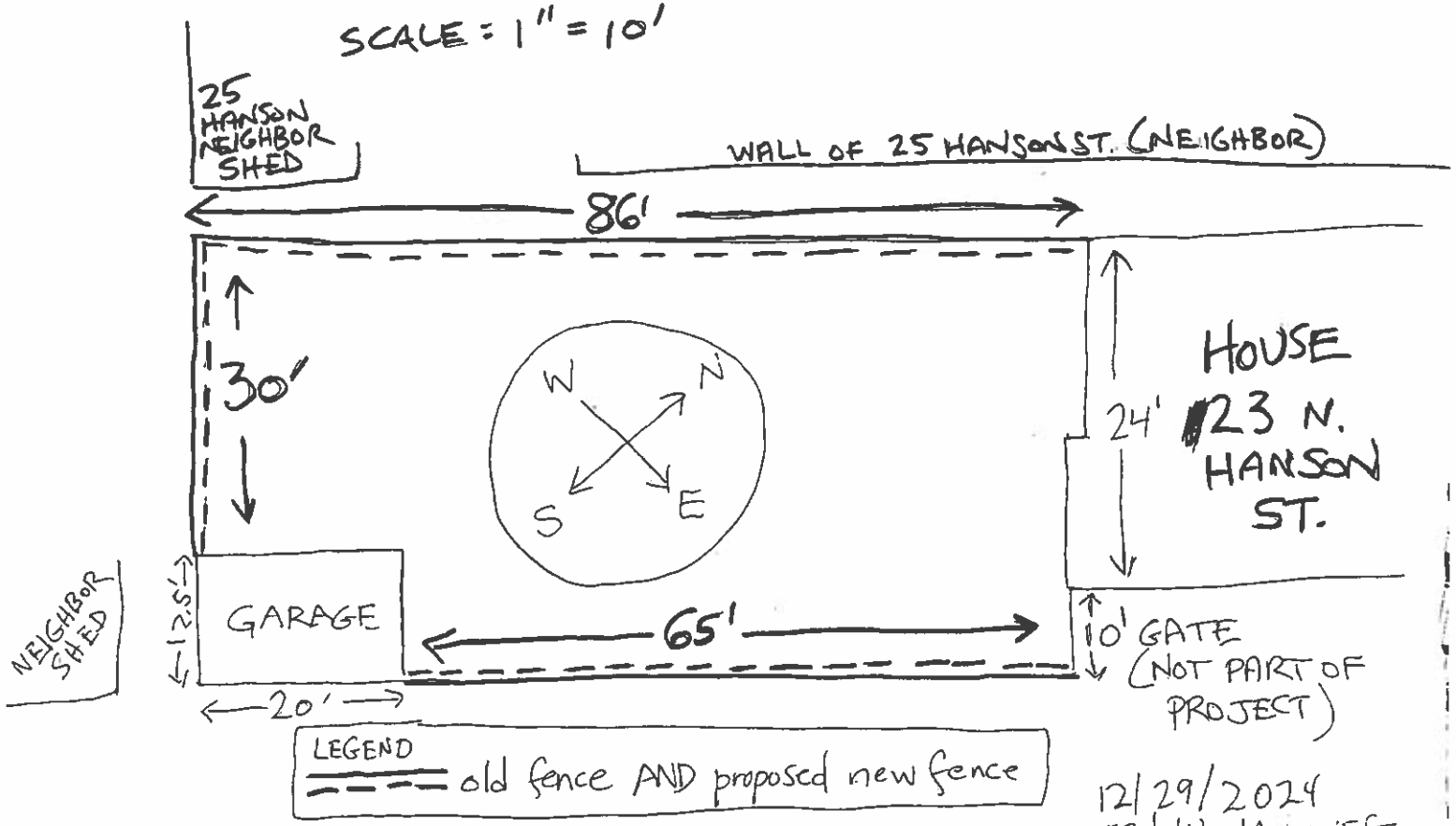
Office Use Only

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

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

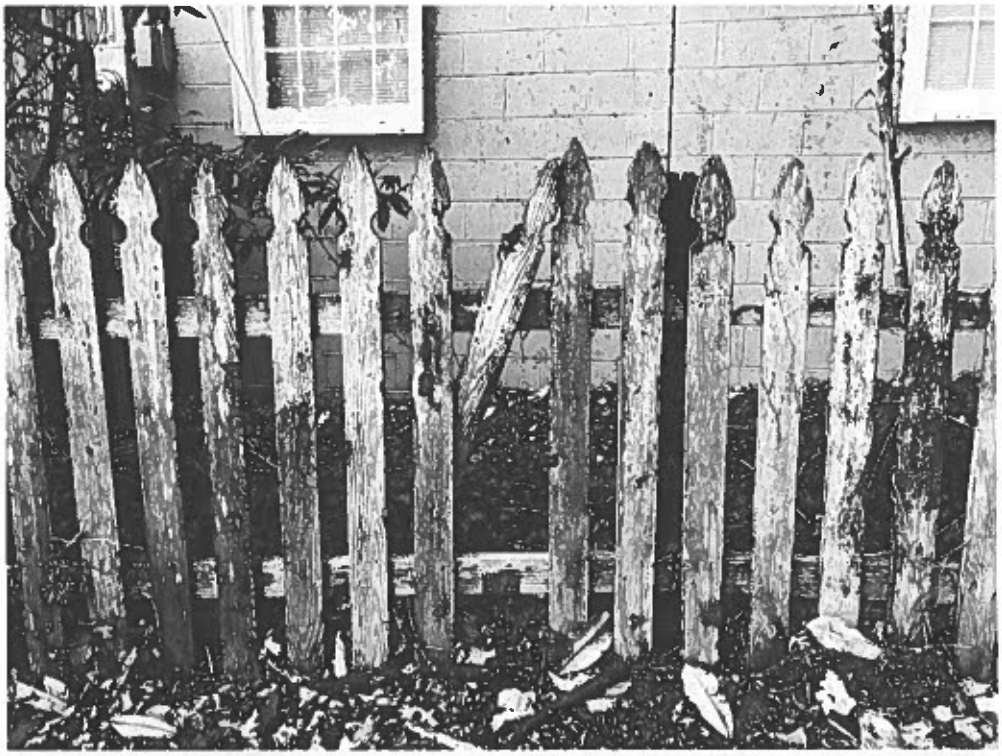
Revised Dec. 2023

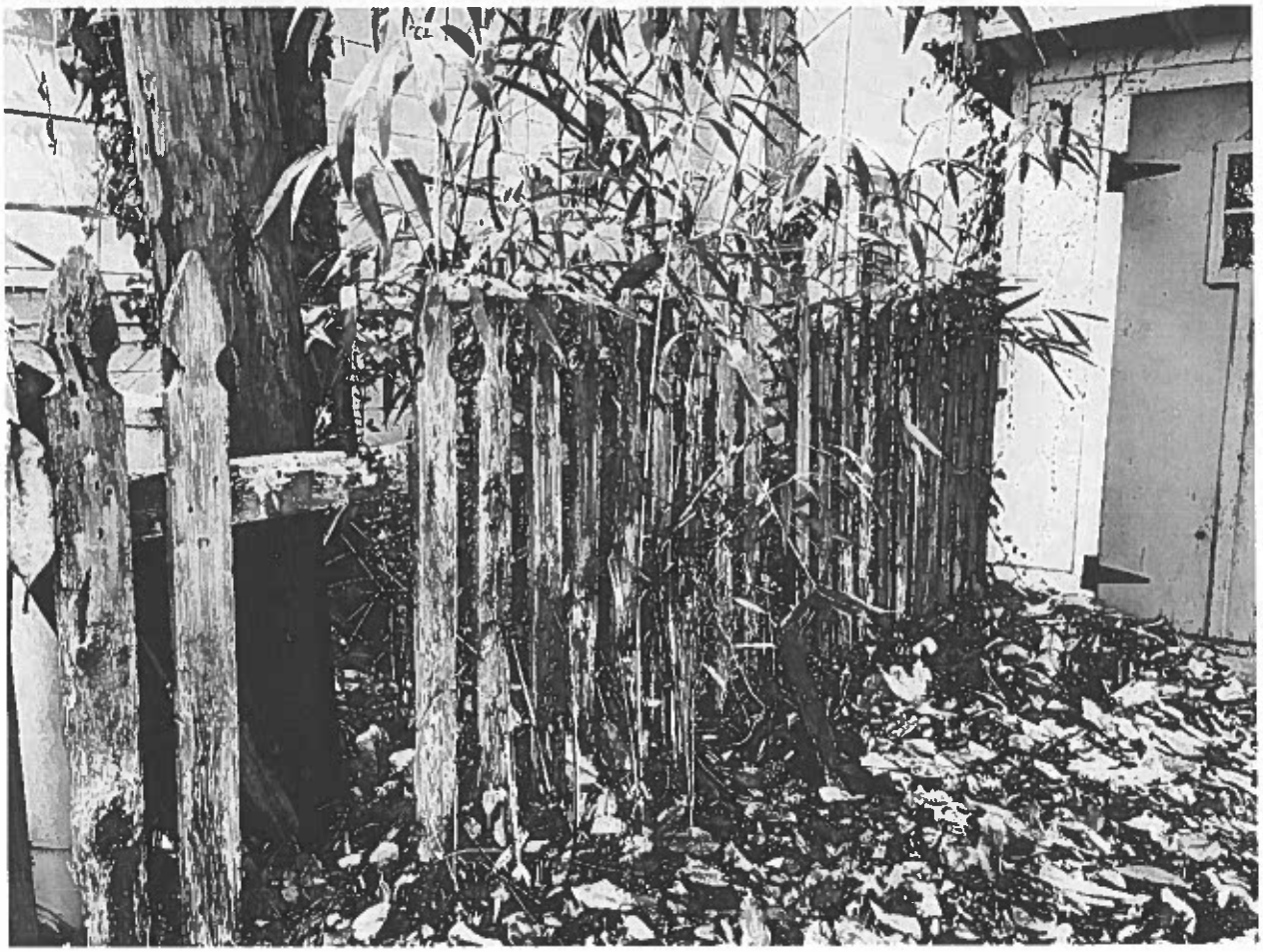
23 NORTH HANSON ST., EASTON, MD
BACK YARD FENCING REPLACEMENT
SCALE: 1" = 10'

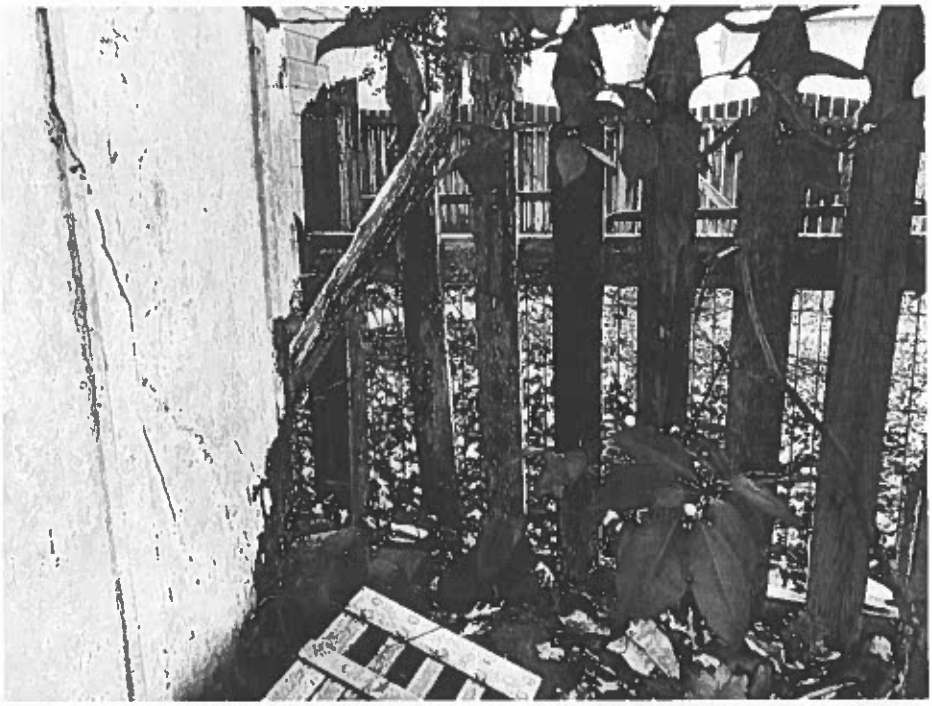


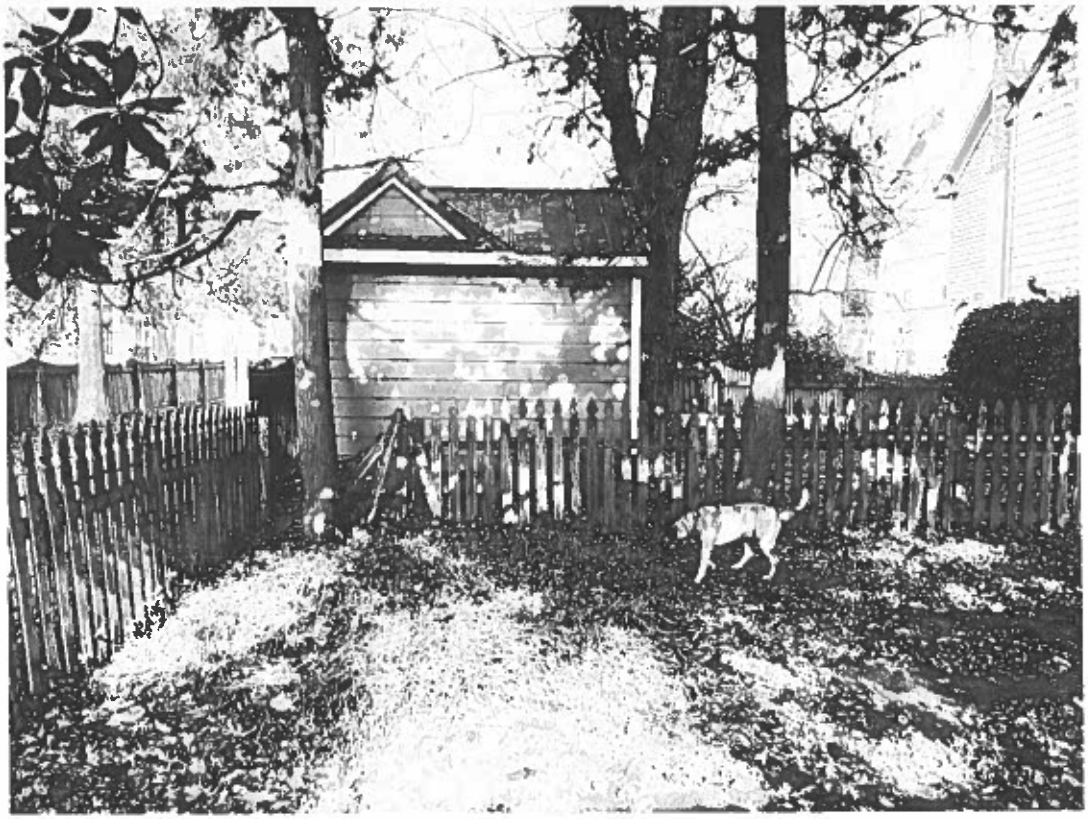
12/29/2024
JENNY VAN WEST
207-332-6217



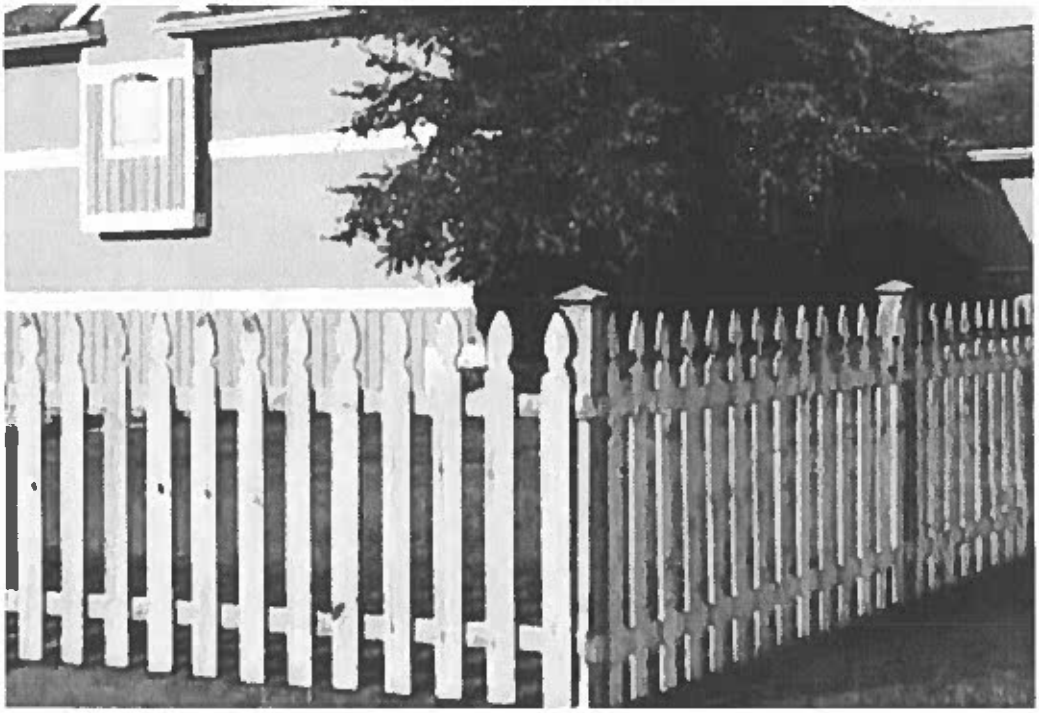












TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 516 August Street

Applicant: Chad Yingling on behalf of Rick Parker

Application Number: 2024-1352

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace the flat portion of the roof on this structure with an EPDM roofing system. The applicant is also proposing to replace the sloped asphalt shingle roofing, both on the mansard roof and the rear addition, with new asphalt shingles. This is considered a contributing structure to Easton's Historic District.

Historic District Guidelines:

Second Empire Style (1860-1900)

The signature feature of the Second Empire style is the mansard roof, whose nearly vertical pitch allowed for more usable attic space than more steeply pitched roof types. Other hallmarks of the style include polychrome patterned slate shingles, prominent cornices, roof cresting, and rounded dormers. While Easton does not have any true Second Empire Style buildings, a few of Easton's homes incorporate Second Empire elements such as mansard roofs. Mansard roofs were often used in buildings with eclectic details from a mix of styles, including the Italianate and Queen Anne.

Guideline 68. Maintain Historic Roof Shape

Roof shape is a major component of building form and is a major character-defining feature. Certain roof types have close association with architectural styles and are integral to a building's design.

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.

Guideline 69. Perform Regular Roof Maintenance

b. Coat and seal flat roofs per the manufacturer's recommendation, typically every five years.

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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.

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
2101021532	516 AUGUST ST	WATER'S EDGE MANAGEMENT, LLC

YEAR BUILT	PHYSICAL CONDITION
1890	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
2ND EMPIRE	NONE APPARENT

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

NOTES

UNUSUAL EXAMPLE OF 1 1/2 STORY 2ND EMPIRE DWELLING. RETAINS BASIC FENESTRATION PATTERN + FORM BUT HAS INAPPROPRIATELY SCALED PORCH AND MODERN SIDING. ORIGINAL FRONT PAIRED DOORS. HISTORIC OUTBUILDING-BARN?

RECEIVED
DEC 03 2024
TOWN OF EASTON

HD 24 - 137

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

Application #:	2024 - 1352
Date Received:	12/03/2024
Fee Paid:	$25.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	01/06/2025

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 516 August St Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Rick Parker
TELEPHONE NO. _____ EMAIL rickp0605@gmail.com

Applicant or Agent

NAME Chad Yingling
TELEPHONE NO. 443-243-3229 EMAIL cbyremodeling@gmail.com

Description of Proposal (include additional sheets, as necessary)

Flat Roof Replacement 12 SQUARES EPDM 60 MIL
Mansard Roof Asphalt 22 SQUARES CertainTeed Landmark
All new underlayment, flashing, starter shingle, any and all rotten wood replaced with 1/2" CDX plywood.
Replacement of only the Drip Edge, No Soffit

Specific Requirements

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

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

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

Signature of Applicant or Agent Chad Yingling
Date 12/3/24
Printed Name of Applicant or Agent Chad Yingling

Revised 4.4.2022



VIEW 3D MODEL

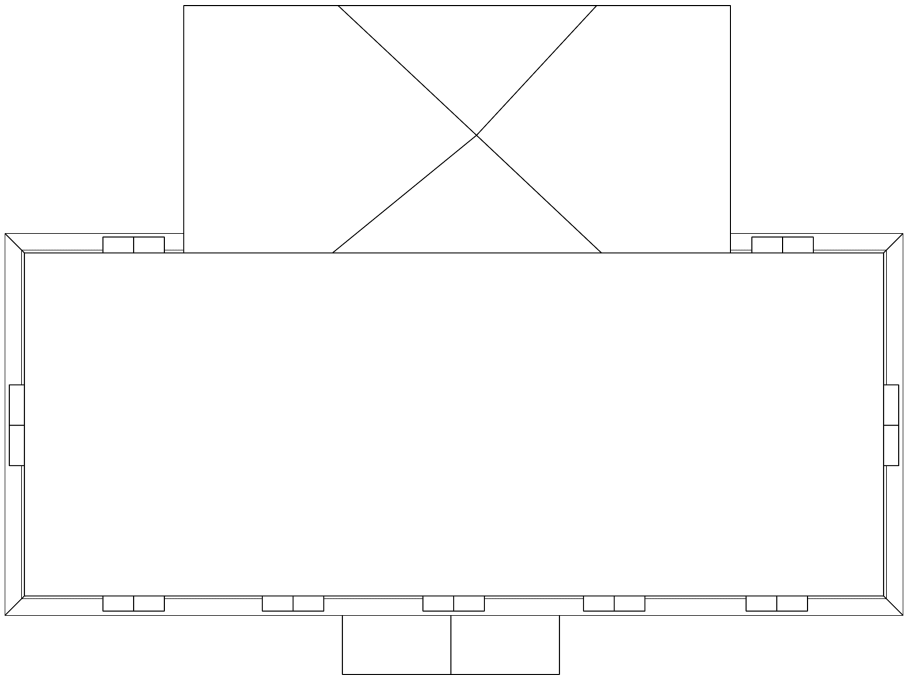
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Roof	Area	Total	Length
Roof Facets	2826 ft²	67	-
Ridges / Hips	-	26	98′ 10″
Valleys	-	40	57′ 7″
Rakes	-	22	76′ 7″
Eaves	-	33	341′
Flashing	-	9	31′ 1″
Step Flashing	-	42	102′ 7″
Drip Edge/Perimeter	-	-	417′ 6″

Roof Pitch*	Area	Percentage
0 / 12	1190 ft²	42.11%
4 / 12	649 ft²	22.97%
52 / 12	505 ft²	17.87%
90 / 12	249 ft²	8.81%

* Only top 4 values shown. Reference Roof Pitch page for all values.



Example Waste Factor Calculations

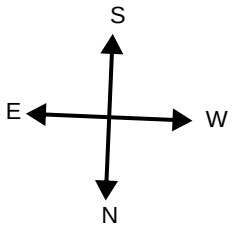
	Zero Waste	+5%	+10%	+15%	+20%
Area	2826 ft²	2967 ft²	3109 ft²	3250 ft²	3391 ft²
Squares	28⅓	30	31⅓	32⅔	34

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

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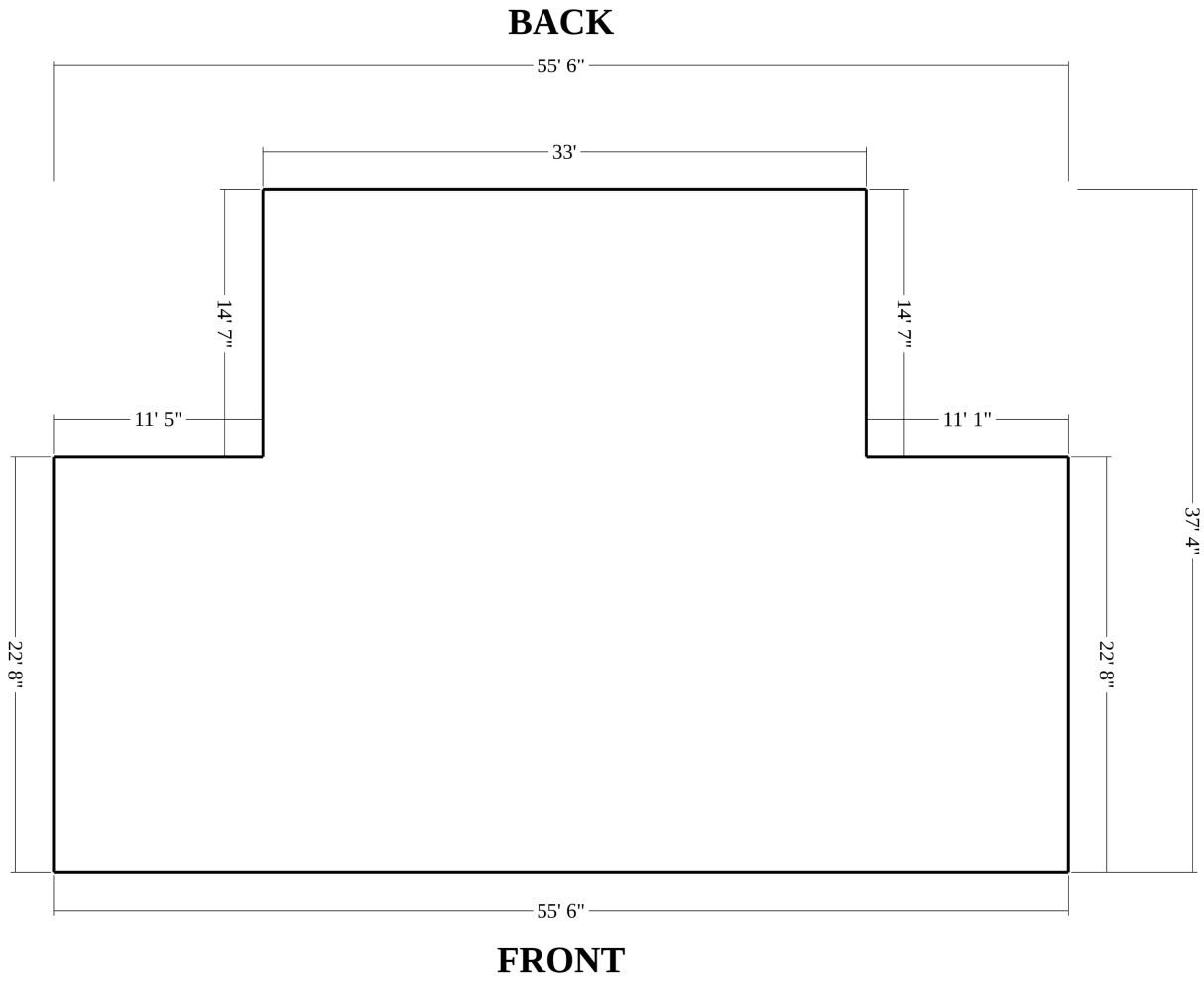
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Number of Stories: > 1

Footprint Perimeter: 185′ 7″

Footprint Area: 1740 ft²

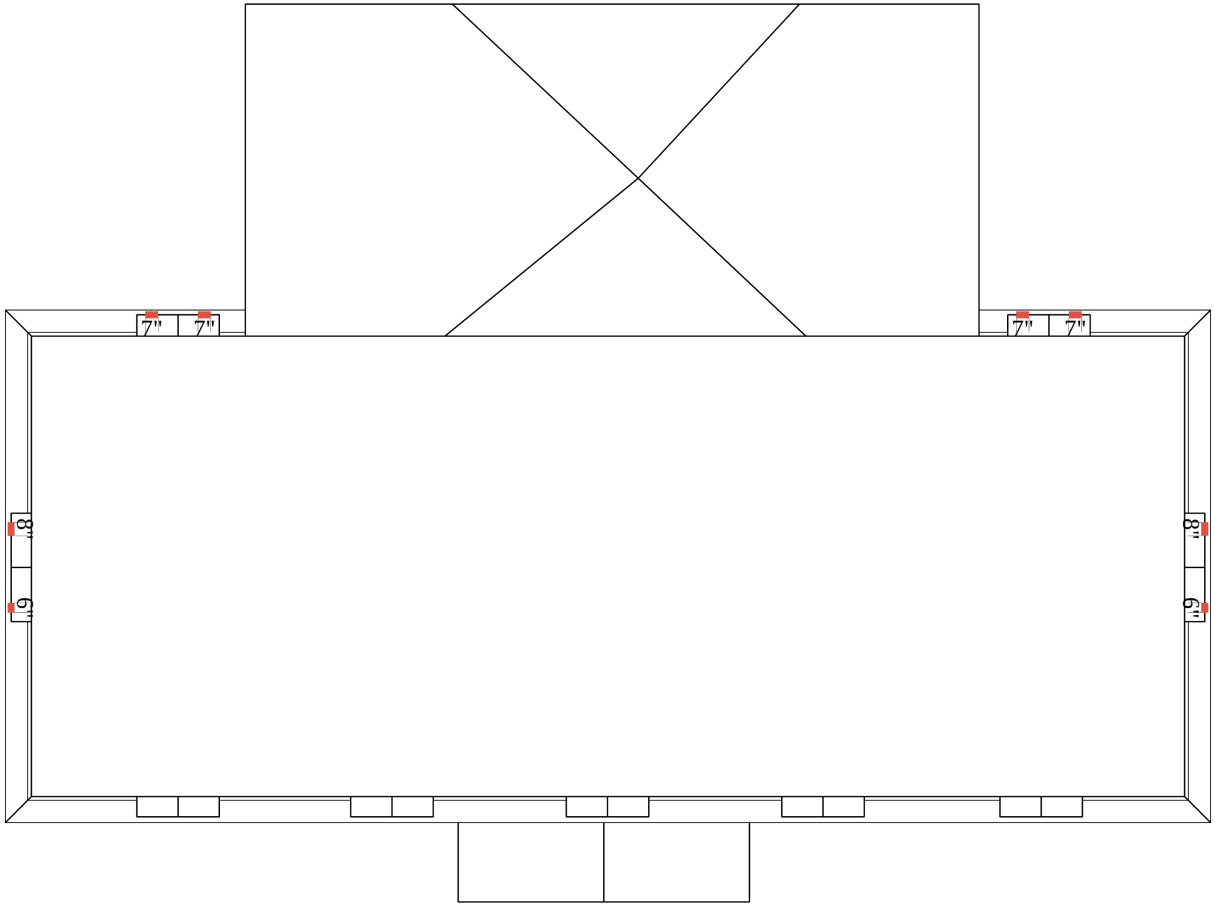


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	Cornice Returns	Length	Count
■	Returns Story 1	5′	8
	Total	**5′**	**8**



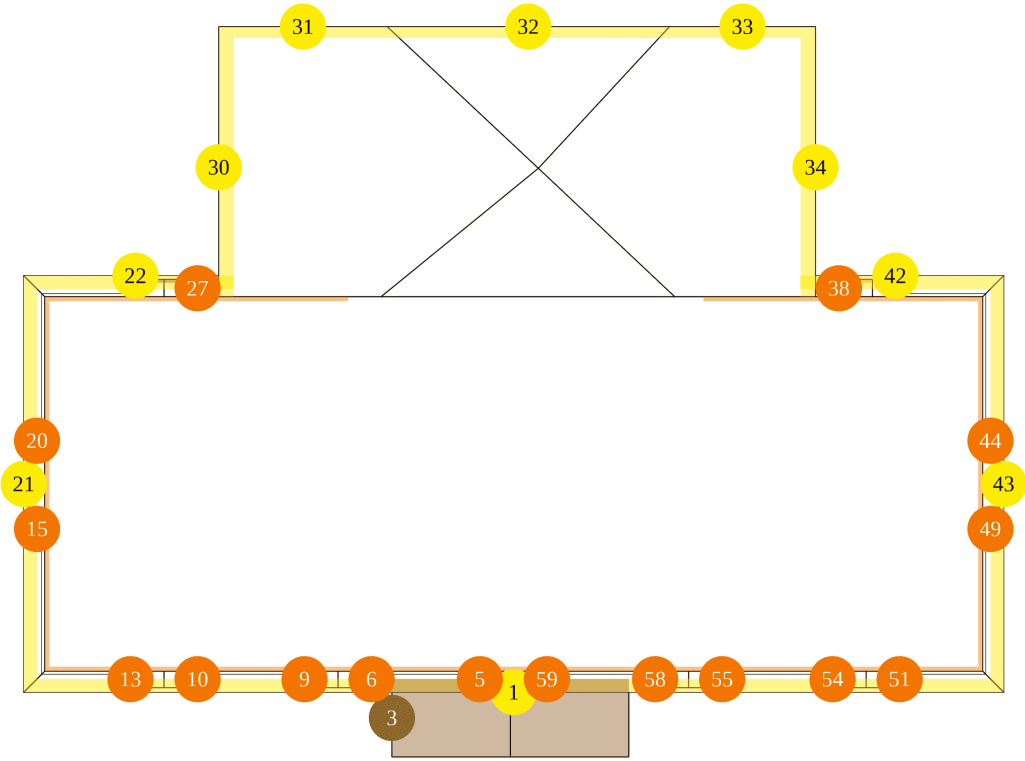
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Soffit Summary

Depth	Type	Count	Total Length	Total Area
1″ - 6″	rakes	8	16′ 8″	3 ft²
	eaves	41	160′ 2″	43 ft²
6″ - 12″	rakes	2	19′ 5″	13 ft²
	eaves	8	173′	135 ft²
> 48″	eaves	1	4′ 7″	63 ft²
		Totals	**373′ 10″**	**257 ft²**



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Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	eave	9″	55′ 6″	43 ft²	52 / 12
2	eave	3″	54′ 1″	14 ft²	0 / 12
3	eave	165″	4′ 7″	63 ft²	4 / 12
4	eave	2″	7″	0 ft²	0 / 12
5	eave	4″	1′	0 ft²	6 / 12
6	eave	4″	1′	0 ft²	6 / 12
7	eave	2″	7″	0 ft²	0 / 12
8	eave	2″	7″	0 ft²	0 / 12
9	eave	4″	1′	0 ft²	6 / 12
10	eave	4″	1′	0 ft²	6 / 12
11	eave	2″	7″	0 ft²	0 / 12
12	eave	2″	7″	0 ft²	0 / 12
13	eave	4″	1′	0 ft²	6 / 12
14	eave	3″	21′ 10″	6 ft²	0 / 12
15	eave	4″	1′	0 ft²	6 / 12
16	eave	2″	6″	0 ft²	0 / 12
17	rake	2″	2′ 5″	0 ft²	6 / 12
18	rake	2″	2′ 5″	0 ft²	6 / 12
19	eave	2″	9″	0 ft²	0 / 12
20	eave	4″	1′	0 ft²	6 / 12
21	eave	9″	24′ 3″	19 ft²	52 / 12
22	eave	9″	11′ 5″	9 ft²	52 / 12
23	eave	4″	1′ 1″	0 ft²	6 / 12
24	eave	2″	8″	0 ft²	0 / 12
25	rake	2″	1′ 9″	0 ft²	6 / 12
26	eave	2″	8″	0 ft²	0 / 12
27	eave	4″	1′ 1″	0 ft²	6 / 12
28	rake	2″	1′ 9″	0 ft²	6 / 12
29	eave	3″	17′ 5″	5 ft²	0 / 12
30	eave	11″	15′	13 ft²	4 / 12
31	rake	8″	10′ 4″	7 ft²	4 / 12
32	eave	8″	16′ 5″	11 ft²	4 / 12
33	rake	8″	9′ 1″	6 ft²	4 / 12
34	eave	11″	15′	13 ft²	4 / 12
35	eave	3″	16′	4 ft²	0 / 12
36	rake	2″	1′ 9″	0 ft²	6 / 12
37	eave	2″	8″	0 ft²	0 / 12
38	eave	4″	1′ 1″	0 ft²	6 / 12
39	rake	2″	1′ 9″	0 ft²	6 / 12
40	eave	2″	8″	0 ft²	0 / 12
41	eave	4″	1′ 1″	0 ft²	6 / 12
42	eave	9″	11′ 1″	9 ft²	52 / 12
43	eave	9″	24′ 3″	19 ft²	52 / 12
44	eave	4″	1′	0 ft²	6 / 12
45	eave	2″	9″	0 ft²	0 / 12
46	rake	2″	2′ 5″	0 ft²	6 / 12
47	eave	2″	6″	0 ft²	0 / 12
48	rake	2″	2′ 5″	0 ft²	6 / 12
49	eave	4″	1′	0 ft²	6 / 12
50	eave	3″	21′ 10″	6 ft²	0 / 12
51	eave	4″	1′	0 ft²	6 / 12
52	eave	2″	7″	0 ft²	0 / 12
53	eave	2″	7″	0 ft²	0 / 12
54	eave	4″	1′	0 ft²	6 / 12
55	eave	4″	1′	0 ft²	6 / 12
56	eave	2″	7″	0 ft²	0 / 12
57	eave	2″	7″	0 ft²	0 / 12

Feature is too small to label on the plan diagram

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Soffit Breakdown (cont.)

num	Type	Depth	Length	Area	Pitch
58	eave	4″	1′	0 ft²	6 / 12
59	eave	4″	1′	0 ft²	6 / 12
60	eave	2″	7″	0 ft²	0 / 12

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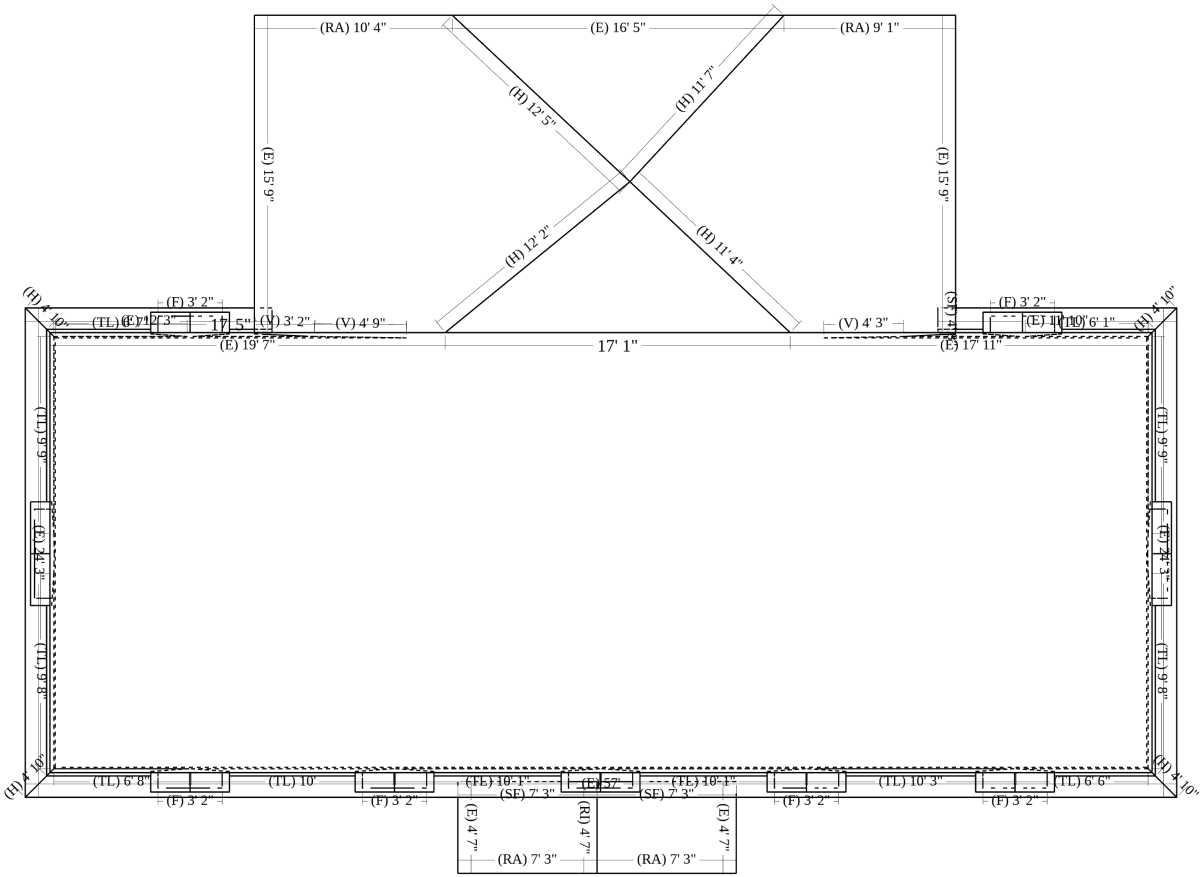
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Roof	Length
Ridges (RI)	15′ 1″
Hips (H)	83′ 9″
Valleys (V)	57′ 7″
Rakes (RA)	76′ 7″
Eaves (E)	341′
Flashing (F)*	31′ 1″
Step Flashing (SF)*	102′ 7″
Transition Line (TL)	207′

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



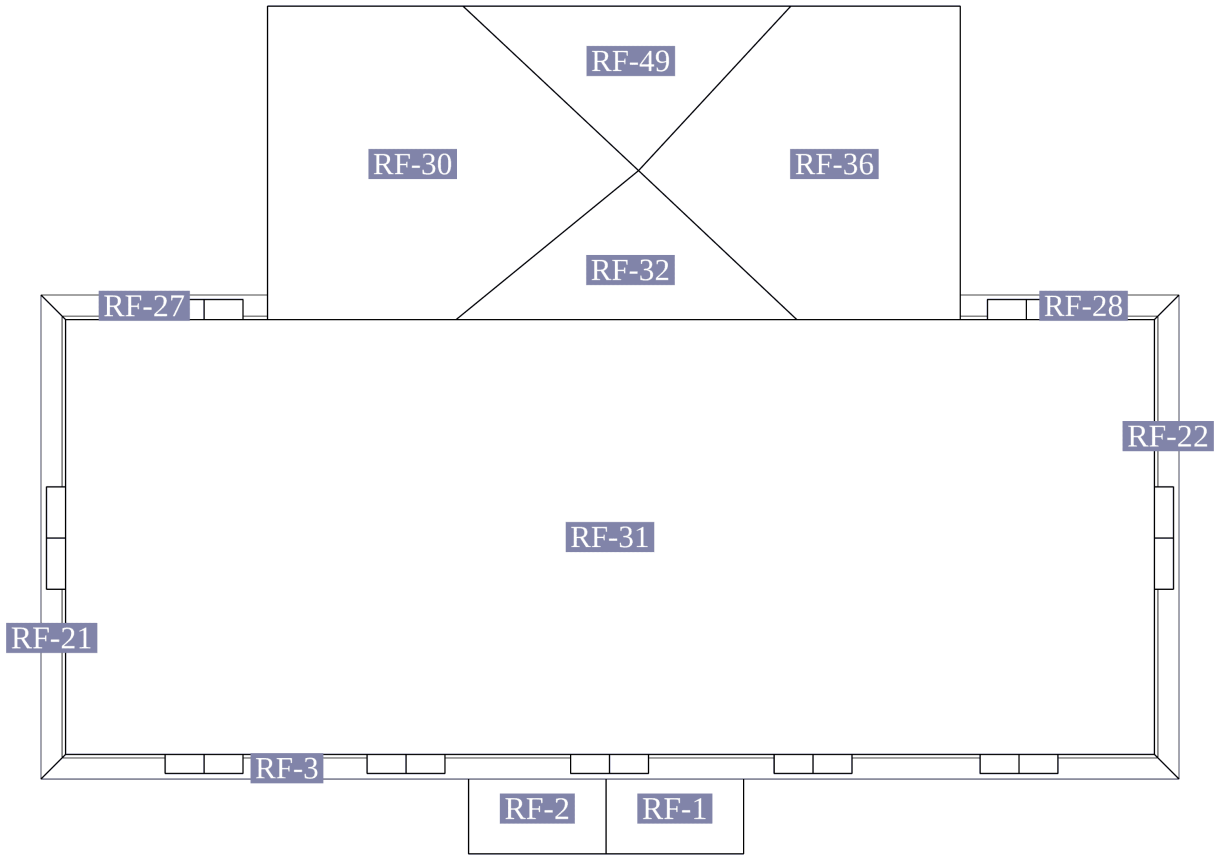
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Roof Facets

Facet	Area	Pitch
RF-1	33 ft²	4/12
RF-2	33 ft²	4/12
RF-3	221 ft²	52/12
RF-4	20 ft²	90/12
RF-5	20 ft²	90/12
RF-6	2 ft²	6/12
RF-7	2 ft²	6/12
RF-8	81 ft²	99/12
RF-9	2 ft²	6/12
RF-10	2 ft²	6/12
RF-11	20 ft²	90/12
RF-12	20 ft²	90/12
RF-13	2 ft²	6/12
RF-14	2 ft²	6/12
RF-15	2 ft²	6/12
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RF-17	15 ft²	90/12
RF-18	15 ft²	90/12
RF-19	2 ft²	6/12



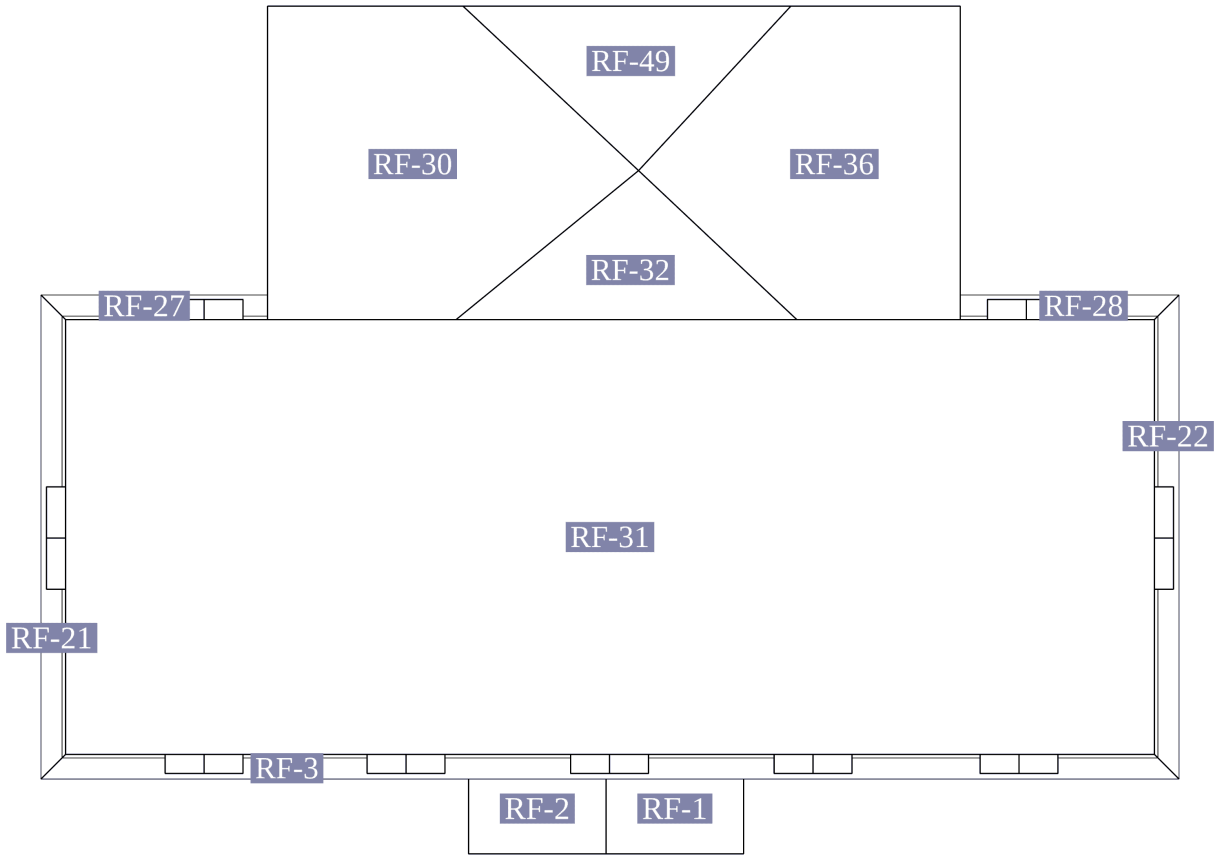
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Roof Facets (cont.)

Facet	Area	Pitch
RF-20	2 ft²	6/12
RF-21	97 ft²	52/12
RF-22	97 ft²	52/12
RF-23	24 ft²	90/12
RF-24	24 ft²	90/12
RF-25	32 ft²	99/12
RF-26	32 ft²	99/12
RF-27	46 ft²	52/12
RF-28	44 ft²	52/12
RF-29	23 ft²	99/12
RF-30	235 ft²	4/12
RF-31	1190 ft²	0/12
RF-32	69 ft²	4/12
RF-33	3 ft²	6/12
RF-34	3 ft²	6/12
RF-35	7 ft²	90/12
RF-36	207 ft²	4/12
RF-37	21 ft²	99/12
RF-38	7 ft²	90/12



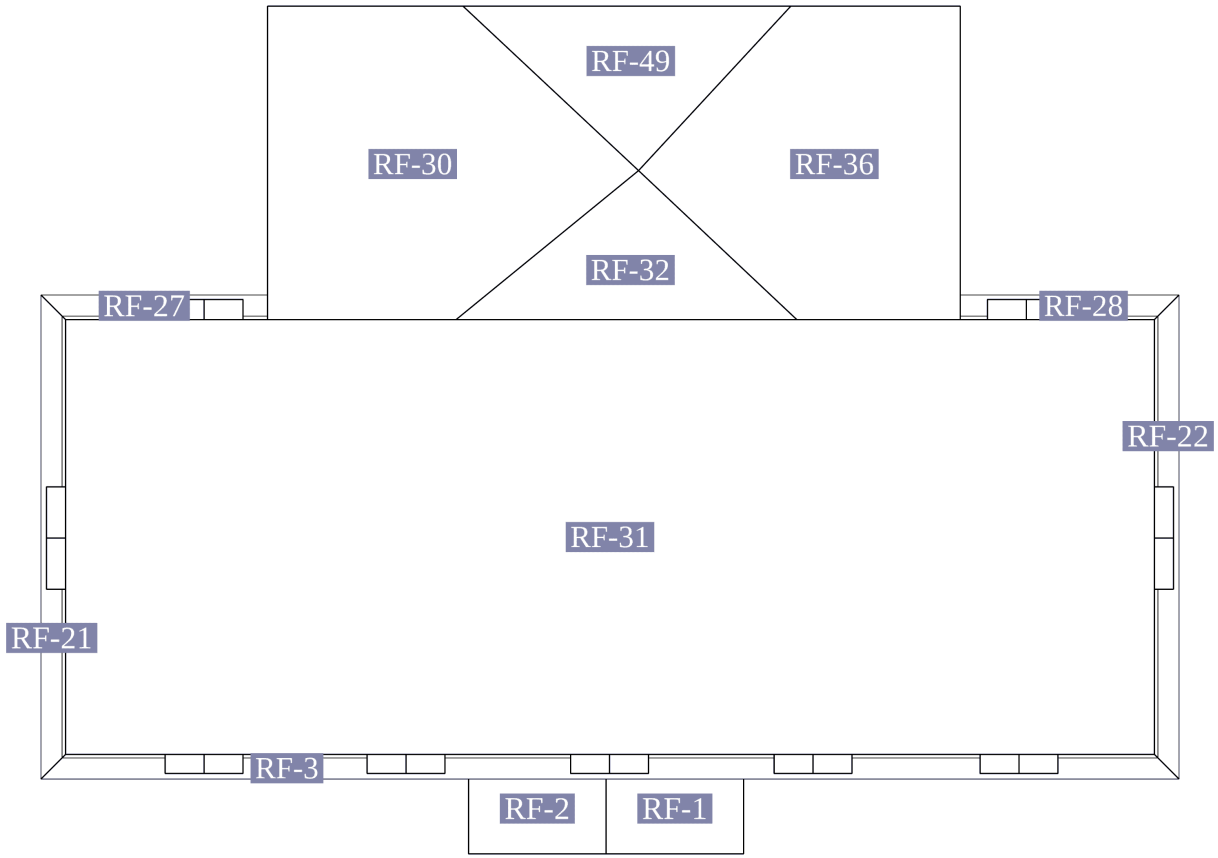
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Roof Facets (cont.)

Facet	Area	Pitch
RF-39	24 ft²	90/12
RF-40	24 ft²	90/12
RF-41	3 ft²	6/12
RF-42	3 ft²	6/12
RF-43	3 ft²	6/12
RF-44	3 ft²	6/12
RF-45	15 ft²	90/12
RF-46	14 ft²	90/12
RF-47	3 ft²	6/12
RF-48	3 ft²	6/12
RF-49	72 ft²	4/12

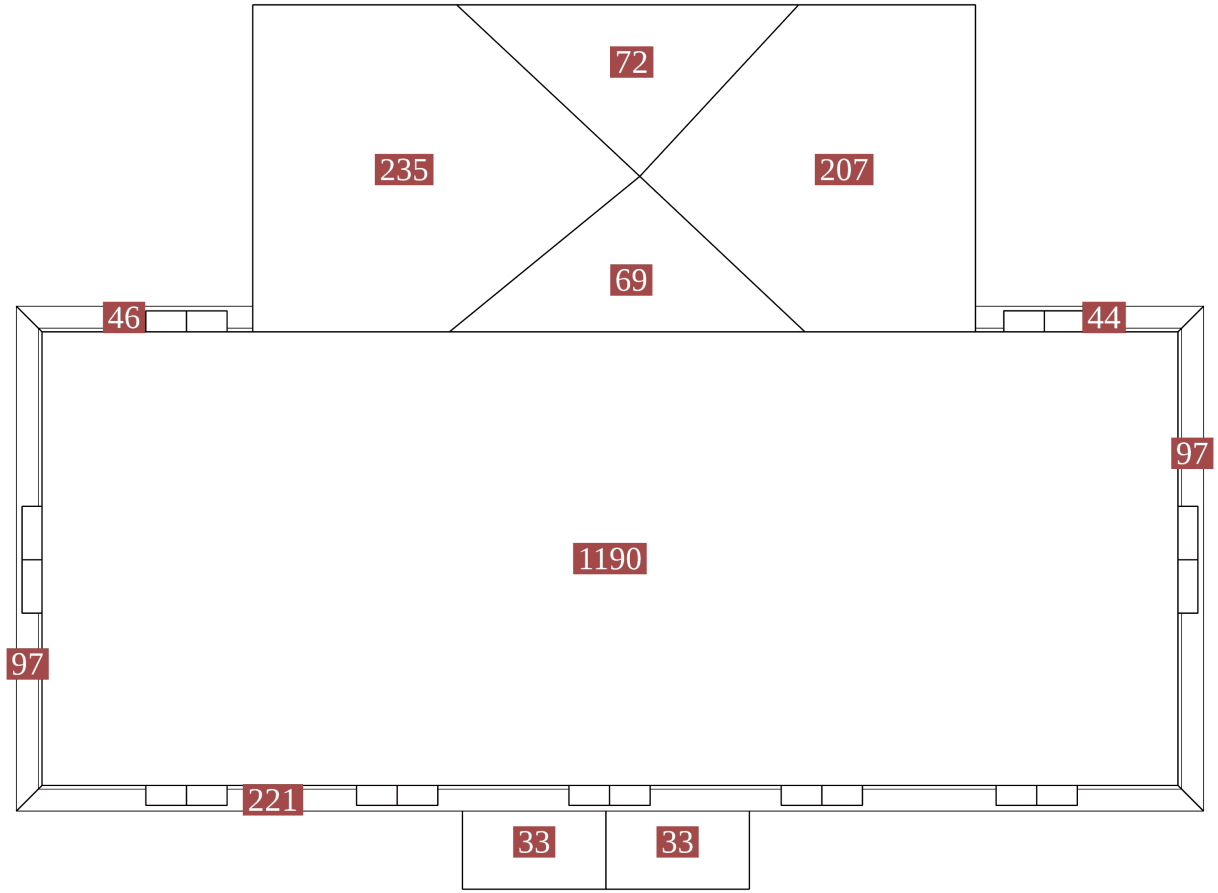


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Roof	Facets	Total
Labeled Facets	49	2826 ft²
Small Facets	18	0 ft²
Total	**67**	**2826 ft²**

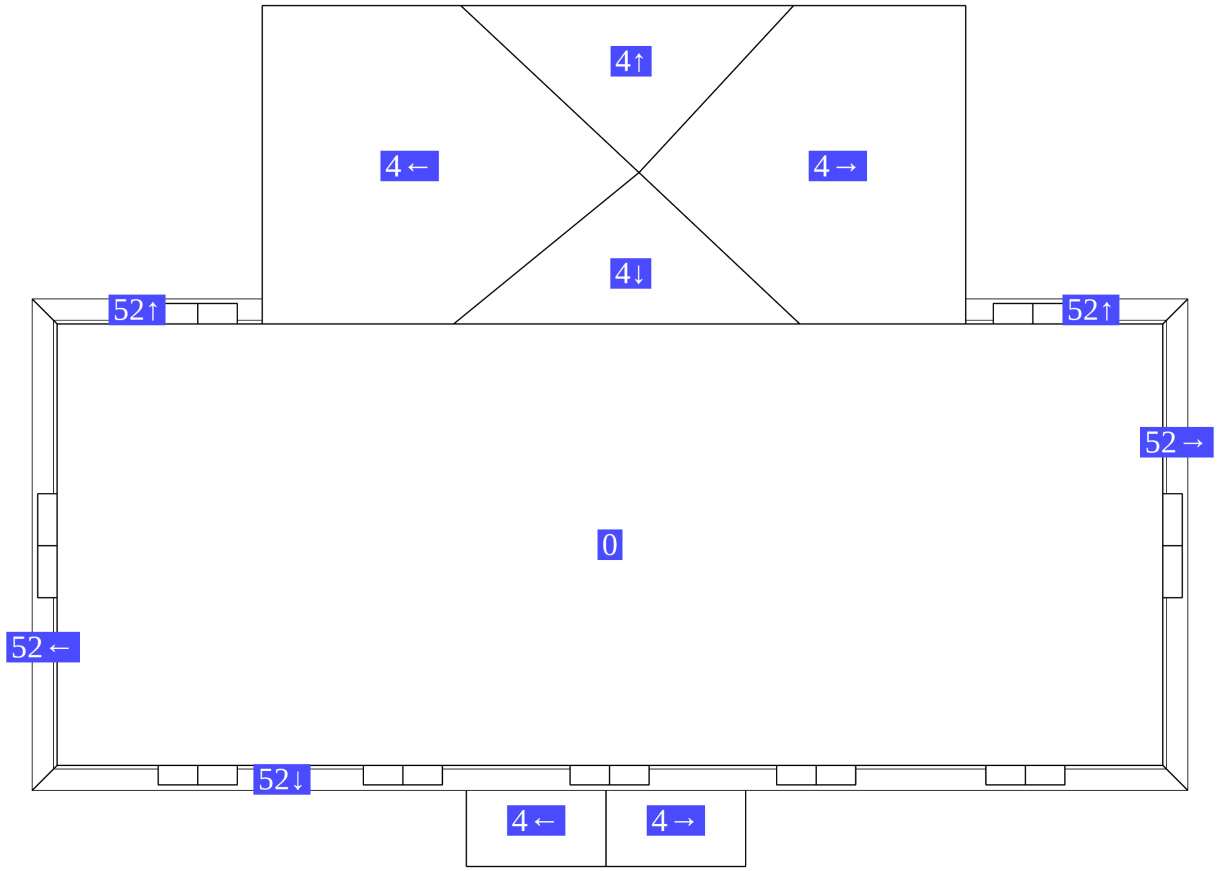


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Roof Pitch	Area	Percentage
0 / 12	1190 ft²	42.11%
4 / 12	649 ft²	22.97%
52 / 12	505 ft²	17.87%
90 / 12	249 ft²	8.81%
99 / 12	189 ft²	6.69%
6 / 12	44 ft²	1.56%



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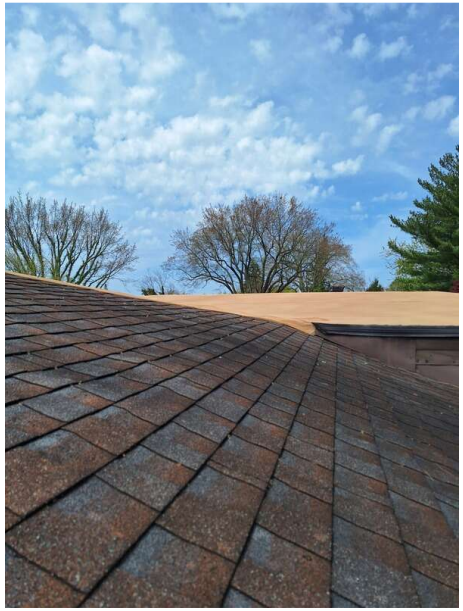
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VERSIGARD



EPDM Roofing Systems

VERSICO
ROOFING SYSTEMS

BUILDING SOLUTIONS

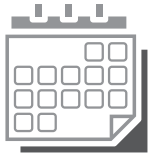
VERSIGARD
EPDM ROOFING SYSTEMS

Why Choose EPDM?

EPDM (ethylene propylene diene terpolymer) membranes have a proven history of performance based on superior flexibility, elongation, UV, and hail damage resistance. EPDM is ideal for buildings in either northern or southern climates. Dark-colored EPDM helps save heating costs and white EPDM helps save cooling costs.

WHY CHOOSE **VERSIGARD® EPDM**?

Advantages of EPDM Roofing Systems



Time-tested

Meeting or exceeding ASTM standards, black EPDM roofs have been used for more than 60 years and white EPDM roofs have been used for more than 30 years.



Energy Efficient

Black EPDM helps reduce energy costs in central and northern heating dominated climates and White EPDM aids in reducing energy costs in cooling dominated southern climates.



Rooftop Safety

Black EPDM helps to melt frost, dew, and ice, reduces a roof's snow load, and dries more quickly than a light-colored roof.



Reduces Condensation

Black EPDM helps to reduce the potential for condensation issues.



Durable

EPDM provides excellent resistance to weathering and hail damage.

EPDM Membranes



VersiGard Non-Reinforced EPDM

VersiGard Non-Reinforced EPDM membranes are available in 45-mil, 60-mil and 90-mil thicknesses and are ideal for new roof construction and re-roofing applications. Pre-cleaned EPDM allows primer to be roller applied, while dusted sheets are available in widths up to 50' and lengths of up to 200'.



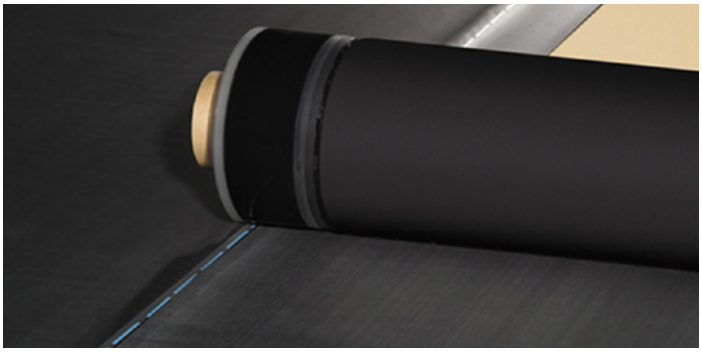
VersiGard Reinforced EPDM

VersiGard Reinforced EPDM membranes are available in 45-mil, 60-mil and 75-mil thicknesses and are internally reinforced, providing up to 60% greater puncture resistance compared to non-reinforced membranes.



VersiGard White EPDM

VersiGard White EPDM is ideal for building owners looking to reduce cooling costs without compromising performance. VersiGard EPDM is available in 60-mil and 90-mil non-reinforced membranes.



VersiGard with QAT

VersiGard with Quick-Applied Tape (QAT) is an EPDM membrane with pre-applied tape and is available on all VersiGard EPDM membranes up to 30' in width, providing the fastest way to complete a seam.



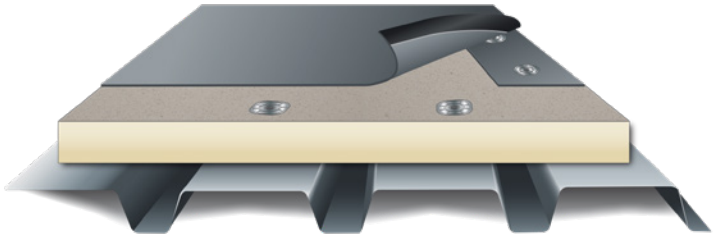
VersiGard QA

The VersiGard QA (Quick-Applied) roofing system incorporates a 60-mil VersiGard EPDM membrane, laminated to a pressure-sensitive adhesive, reducing application time and odors during installation. VersiGard QA is available in 10' wide by 50' or 100' sheets.

SYSTEM **OPTIONS**

Mechanically Attached Systems

Mechanically Attached Systems require mechanically attachment of the insulation to the deck and mechanical attachment of the membrane within the seam area.

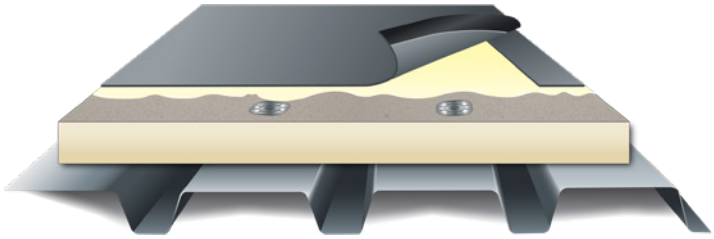


VersiGard Reinforced EPDM

- Reinforced sheets offer added toughness and puncture resistance
- Ideal for steel and wood decks
- Quick and economical installation

Fully Adhered Systems

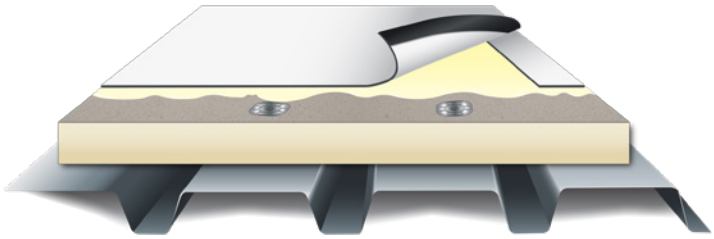
Fully Adhered Systems require mechanical or adhesive attachment of the insulation and bonding of the membrane to the insulation.



VersiGard Non-Reinforced EPDM

- 60 years of proven performance
- Full thickness of weathering material, no internal scrim
- Superior resistance to hail damage
- Variety of adhesive options
- Dark-colored EPDM reduces heating costs in central and northern climates, where they are generally 3-5 times greater than cooling costs

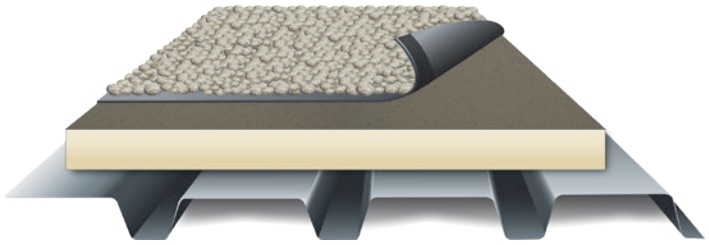
VersiGard White EPDM



- 30 years of proven performance
- Full thickness of weathering material, no internal scrim
- Superior resistance to hail damage
- Variety of adhesive options
- Reduces air-conditioning costs in warmer climates
- Zero (no growth) rating for fungal growth

Ballasted Roofing Systems

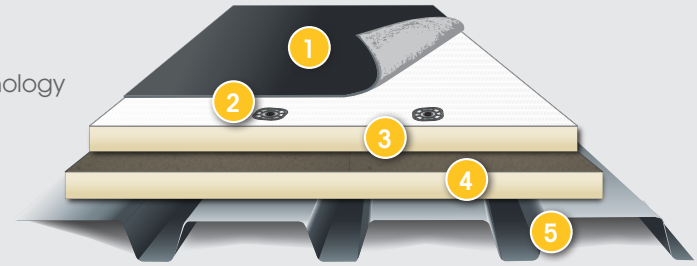
Ballasted Systems incorporate a loose-laid insulation and membrane and the use of ballast or pavers as securement.



- 60 years of proven performance
- Industry leading UV resistance, plus added UV protection from the ballast
- Energy efficient in a variety of climates
- Low lifecycle costs and excellent hail resistance
- Reduces noise from exterior sources
- Aesthetically pleasing and ideal for concrete decks
- Described as "the original sustainable roof"

Versico's RapidLock Roofing Systems

1. VersiFleece® RL® EPDM Membrane with RapidLock Technology
2. Insulation Fasteners and Plates
3. VersiCore® RL Polyiso, SecurShield® RL Polyiso or SecurShield HD RL Polyiso with RapidLock Technology
4. VersiCore Polyiso or SecurShield Polyiso
5. Steel Deck



RapidLock TECHNOLOGY

Versico's RapidLock (RL) Roofing System is a revolutionary membrane attachment method that provides a fully adhered system without the use of adhesives. The RL system utilizes VELCRO® Brand Securable Solutions along with VersiFleece RL EPDM to achieve performance on par with traditional fully adhered single-ply systems. Underlayment options include VersiCore RL, SecurShield RL Polyiso, or SecurShield HD RL Polyiso. The RL system is VOC- and odor-free, has no application temperature restrictions, and provides significant labor savings thanks to the simplicity of the system and ease of installation.

System Features & Benefits

- No application temperature restrictions
- VOC- and odor-free
- Adhesive-less system saves time and labor



- RL fleece is specifically designed to work with RL Insulation facer and features a removable slip sheet for ease of installation
- Excellent Wind uplift performance and ratings (up to FM 1-225), comparable to traditional fully adhered single-ply systems
- Fleece reinforcement adds toughness, durability, and enhanced resistance to hail and punctures

VersiGard QA EPDM

VersiGard QA EPDM is a nominal 60-mil EPDM membrane laminated to a 100% solid pressure-sensitive adhesive. QAT Seam Technology features 30 mils of butyl/EPDM tape that has been time tested and trusted for over 20 years. QAT Seam Technology provides consistent seam quality and enhances productivity.

Membrane installation time is reduced by 80% compared to traditional bonding adhesives minimizing disruption to existing businesses or building occupants.

Three membrane choices available in 60-mil:

- Black Non-Reinforced
- White Non-Reinforced
- Black Reinforced



VERSIGARD PREMIUM **EPDM**

Versico's VersiGard Premium membranes provide the ultimate performance for any single-ply roofing system with resiliency and sustainability in mind.

Manufactured with either 75-mil reinforced or 90-mil non-reinforced ethylene propylene diene terpolymer (EPDM), these membranes are nearly double the thickness of typical EPDM membranes and offer added puncture resistance and long-term durability.

VersiGard Premium membranes have been field-tested for decades and have been proven to provide superior protection to long-term exposure to UV and ozone, making them some of the most weather-resistant membranes on the market today.

Versico's VersiGard Premium EPDM product line includes:

- VersiGard 75-mil Reinforced Black EPDM
- VersiGard 90-mil Non-Reinforced Black EPDM
- VersiGard 90-mil Non-Reinforced White EPDM

Benefits of Versigard Premium EPDM Membranes

Extended Warranty Coverage

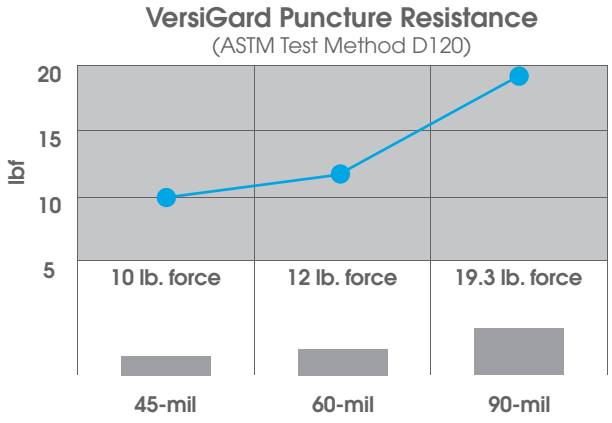
Because of their unmatched performance, VersiGard Premium Membranes are available with a variety warranty packages:

- 75-mil Reinforced EPDM
  - Limited Accidental Puncture Warranty
  - Up to 30 year Total System Warranties
- 90-mil Non-Reinforced EPDM
  - Limited Accidental Puncture Warranty
  - 10-year Reflectivity Warranty for White EPDM
  - 30 year No Dollar Limit watertight warranty covering:
    - Membrane, insulation, fasteners and accessories
    - Wind uplift warranties up to 120 mph with design enhancements
    - Hail damage warranty up to 2" diameter hail
  - 40 year non-pro-rated membrane warranty for black 90-mil non-reinforced EPDM

Long-Term Performance and Resiliency

When choosing building materials, a building owner must not only consider costs and efficiency, but also the lifecycle of the building, and the valuables it will protect. A building is always subject to the elements, and a building's first line of defense is its rooftop. A thicker roofing membrane can provide you with the extra hail resistance your rooftop needs to effectively protect your building and give you peace of mind for years to come.

Thicker membranes also increase the puncture resistance of your rooftop. Most rooftops have skylights, HVAC units and other penetrations added after the membrane is installed, increasing the possibility of membrane damage even before construction is complete. This rooftop equipment often needs regular maintenance, increasing the foot traffic on the rooftop. Thicker membrane helps to protect against damage caused during construction and maintenance activities.



EPDM **ACCESSORIES**



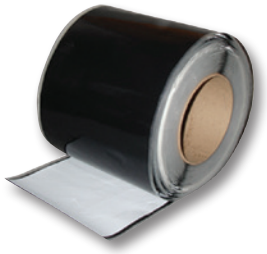
Quick-Applied
Cured Coverstrip



Quick-Applied
Cured Cover Tape



Quick-Applied
"T" Joint Covers



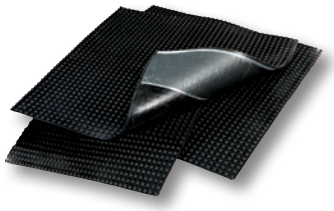
Quick-Applied Uncured
EPDM Flashing



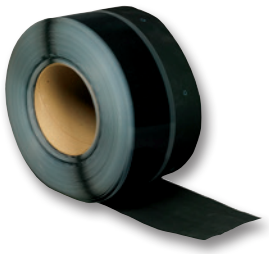
20" Quick-Applied
Cured Flashing



Quick-Applied
Curb Flashing



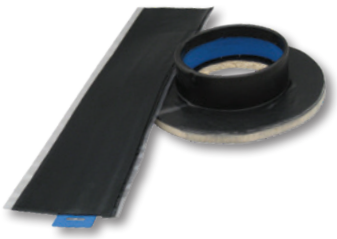
Quick-Applied
Walkway Pads



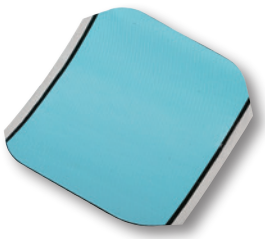
Quick-Applied Reinforced
Termination Strip (RTS)



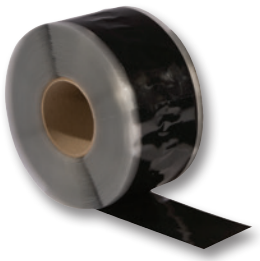
Quick-Applied
Pipe Seals



Quick-Applied Pourable
Sealer Pockets



Quick-Applied Inside/
Outside Corners



Quick-Applied
Seam Tape

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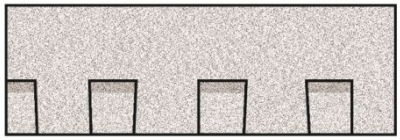
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REPRINT REQUEST CODE: 601732 VE-1270 - "VersiGard EPDM Brochure" – 04.20.22

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Technical Data Sheet

Landmark® Shingles

PRODUCT INFORMATION



Landmark® shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark (and Algae Resistant-AR) shingles are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature.

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae (gloeocapsa magma). AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved (Regional)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements
UL 2218 Class 3 Impact Resistance (at time of manufacture)

Technical Data:

	Landmark (and AR)
Weight/Square	211 to 225 lb *
Dimensions (overall)	13 1/4" x 38 3/4"
Weather Exposure	5 5/8"
Shingles per square	65
Bundles per square	3
Approximate Coverage per square	98.4 square feet

*Dependent on manufacturing location. Weight per 100 square feet.

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 25-year algae resistance warranty if installed with the CertainTeed Hip & Ridge accessories mentioned above. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPGTS@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

CertainTeed LLC
20 Moores Road
Malvern, PA 19355

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 5 South Street

Applicant: Jay Corvan AIA on behalf of Anasracia and John McCahan

Application Number: 2024-1368

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install two emergency egress stairs from the second floor in order to comply with applicable building codes. These stairs are located on the rear of the structure and provide a path for emergency egress from the third-floor window to the ground. This structure is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

It is important that all buildings comply with local and state safety codes, including providing handicapped access to residents or visitors, as needed. This can be achieved without compromising the significance or integrity of historic buildings.

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

b. When permitted by law, fire escapes or fire towers shall be placed at the rear of buildings as a secondary means of egress.

d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.

Guideline 54. Fire Escapes and Exterior Stairs

a. Locate fire escapes and exterior stairs in the rear or on side elevations that are not visible, or minimally visible, from public rights-of-way.

b. Fire escapes and exterior stairs should not damage architectural features. Avoid placing these units where architecture features would need to be removed to accommodate them.

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
2101005901	5 SOUTH ST	FIVE SOUTH STREET, LLC

YEAR BUILT	PHYSICAL CONDITION
1890*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE INFLUENCE	REAR LEFT SIDE ADDITION

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 SIDE PASSAGE DWELLING. LARGE 1/1 WINDOWS ON 1ST FLOOR. 3-LIGHT TRANSOM AND SIDELIGHTS A STEEP PITCHED ROOF WITH BRACKETED CORNICE. 2/2 WINDOWS ON SIDES + 2ND LEVEL. DECORATIVE GINGERBREAD ON FRONT PORCH. WEATHER BOARDS APPEAR

ORIGINAL

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

Application #:	2024-1368
Date Received:	12/30/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	01/06/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 5 South Street Easton , Maryland 21601

X Contributing ☐ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Anasracia McCahan and John McCahan

TELEPHONE NO.: 302-222-2445 EMAIL: <jwmccahan@comcast.net>

Applicant or Agent

NAME: Jay Corvan - Architect

TELEPHONE NO.: 410-476-1800 EMAIL: jaycorvan@gmail.com

Description of Proposal (include additional sheets, as necessary)

The Owners of 5 south street (the former loaction of an art gallery with a live over apartment) have been negotiating with the Town of Easton to create a two unit apartent building. In order to comply with all the fire and life safety aspects of the building codes (NFPA 101 and IBC) the apratment must have a deedocated means of egress that is approved for emergency egress. This would be an external noncombustible stair that is outside of the building . We proposed two ladders to be installed (per drawing) to comply with this safety requirement.

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 *Jay Corvan*

Date 12/30/24

Printed Name of Applicant or Agent Jay Corvan - Architect MD reg 8419

Revised 4.4.2022

Administrative Waiver Application

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION.

§ 11-6.1 Administrative Waiver Process.
The Code Official may grant administrative waivers of the provisions of the minimum standards for property maintenance in the Town of Easton, Maryland, subject to the limitations provided in § 11-6.3, if the following are satisfied:

Application for an administrative waiver is applied for by the property owner in the approved form; Adequate written notice of the waiver application is afforded to the tenant of the unit and a copy shall be provided to the Code Official; The tenant is afforded an opportunity to comment on the application either in writing or in person; and the waiver would not threaten the health or safety of a tenant.

Revised Dec. 2024

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

Office Use Only
Received Date ____ / ____ / ____
Permit or Case Number _____
Application Fee $ _____

Indicate the type of administrative waiver that is being applied for below

[X] Minimum Ceiling Height [X] Stairway [ ] Hardship (Include code section) NFPA 101: 24.2.2.4

Part 1: Property Information

12/30/24	Administrative Waiver Application Date	104 Tax Map 0EA	Grid
5 South Street	Property Address	1512	Parcel
	Property Subdivision (if any)	01	Lot
Easton , Maryland 21601	Property City, State and Zip Code	CBCD	Zoning

Part 2: Owner - Tenant Information

Owner

Stacy and John and McCahan	Name
5 South Street,	Address
Easton , Maryland 21601	City, State and Zip Code
<jwmccahan@comcast.net>	Email Address and Phone Number

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

	Name
Not Applicable	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Description of & Justification for the Administrative Waiver

The in 2021 purchase of the existing structure at 5 South Street building and proposed conversion 2 unit building (conversion from an existing live over residential apartment over a Mercantile use of a gallery below, to a less intense two unit residential use) required that the building be fully sprinklered. Even though certain aspects of the code required conformance, certain parts of the codes were allowed to stand because the change in use was so minor. During the review process the aspects of fire egress safety took precedence over internal egress which was supposedly " granfathered clausedl, had not been changed or altered). The stair headroom was not adressed because it was presumed that a waiver of the existing condition (over 100 years in place) would be granted. We revsited this issue and it was determined that as long as adequate fire egress and life safety was observed, the stair compliance would be waived.

Jay Corvan , Architect
Signature of Applicant

Jay Corvan
Printed Name of Applicant

MEANS OF EGRESS: FIRE ESCAPE PER NFPA 101:

24.2.2.3.4 Ladders or steps that comply with the requirements of 24.2.2.3.3(4)(c) shall be exempt from the requirements of 7.2.2.

24.2.2.4 Two Primary Means of Escape. In buildings, other than existing buildings and other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 24.3.5, every story more than 2000 ft^2 (185 m^2) in area within the dwelling unit shall be provided with two primary means of escape remotely located from each other.

24.2.3 Arrangement of Means of Escape. Any required path of travel in a means of escape from any room to the outside shall not pass through another room or apartment not under the immediate control of the occupant of the first room or through a bathroom or other space subject to locking.

24.2.2.3* Secondary Means of Escape. The secondary means of escape, other than an existing approved means of escape, shall be one of the means specified in 24.2.2.3.1 through 24.2.2.3.3.

24.2.2.3.1 It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or ground level that is independent of and remote from the primary means of escape.

24.2.2.3.2 It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.

24.2.2.3.3* It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft^2 (0.53 m^2). The width shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610 mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:

(1) The window shall be within 20 ft (6100 mm) of grade.
(2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
(3) The window or door shall open onto an exterior balcony.
(4) Windows having a sill height below the adjacent ground level shall be provided with a window well meeting the following criteria:
   (a) The window well shall have horizontal dimensions that allow the window to be fully opened.
   (b) The window well shall have an accessible net clear opening of not less than 9 ft^2 (0.82 m^2) with a length and width of not less than 36 in. (915 mm).
   (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting the following criteria:
      i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well.
      ii. The ladder or steps shall not be obstructed by the window.

EMERGENCY EGRESS: FIRE ESCAPE PER NFPA 101:

Table 7.2.8.4.1(a) Fire Escape Stairs

Feature	Serving More than 10 Occupants	Serving 10 or Fewer Occupants
Minimum widths	22 in. (560 mm) clear between rails	18 in. (455 mm) clear between rails
Minimum horizontal dimension of any landing or platform	22 in. (560 mm) clear	18 in. (455 mm) clear
Maximum riser height	9 in. (230 mm)	12 in. (305 mm)
Minimum tread, exclusive of nosing	9 in. (230 mm)	6 in. (150 mm)
Minimum nosing or projection	1 in. (25 mm)	No requirement
Tread construction	Solid ½ in. (13 mm) diameter perforations permitted	Flat metal bars on edge or square bars secured against turning, spaced 1¼ in. (32 mm) maximum on centers
Winders	None	Permitted subject to capacity penalty
Risers	None	No requirement
Spiral	None	Permitted subject to capacity penalty
Maximum height between landings	12 ft (3660 mm)	No requirement
Headroom, minimum	6 ft 8 in. (2030 mm)	6 ft 8 in. (2030 mm)
Access to escape	Door or casement windows, 24 in. × 6 ft 8 in. (610 mm × 1980 mm); or double-hung windows, 30 in. × 36 in. (760 mm × 915 mm) clear opening	Windows providing a clear opening of at least 20 in. (510 mm) in width, 24 in. (610 mm) in height, and 5.7 ft^2 (0.53 m^2) in area
Level of access opening	Not over 12 in. (305 mm) above floor; steps if higher	Not over 12 in. (305 mm) above floor; steps if higher
Discharge to ground	Swinging stair section permitted if approved by authority having jurisdiction	Swinging stair, or ladder if approved by authority having jurisdiction
Capacity	½ in. (13 mm) per person, if access by door; 1 in. (25 mm) per person, if access by climbing over windowsill	10 persons; if winders or ladder from bottom balcony, 5 persons; if both, 1 person

EMERGENCY EGRESS:
LADDER FIRE ESCAPE #2
UPPER LEVEL to 2nd floor
REAR OF 5 SOUTH STREET

EMERGENCY EGRESS:
LADDER FIRE ESCAPE #1
SECOND LEVELto ground
REAR OF 5 SOUTH STREET



EGA PRODUCTS

130" All-Welded Access Stairway, 10 Steps, 300 lb. Load Capacity

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$828.99 /ea

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$828.99

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1.7 PERFORMANCE REQUIREMENTS:

A. Alternating Tread Stair Treads: shall be capable of withstanding a single concentrated 1000 pound load without permanent deformation; or 100 pounds per square foot or 300 pounds on an area of 4 square inches without exceeding the allowable working stress of the material.

B. Alternating Tread Stair Guard and Handrail: shall be capable of withstanding a single concentrated load of 200 pounds or a uniform load of 50 pounds per linear foot applied in any direction at any point on the rail without exceeding the allowable working stress of the material.

C. Alternating Tread Stair Stringers: shall be capable of withstanding a single concentrated load of 1000 pounds at any point on the stair without permanent deformation; or a uniform live loading of 100 pounds per square foot applied in a downward direction to all tread surfaces or a 300 pound load on an area of 4 square inches without exceeding the allowable working stress of the material.

1.8 CONSTRUCTION REQUIREMENTS:

A. Cast Aluminum Treads, Landings, and Mounting Base: shall be gas metal arc welded, shielded metal arc welded or other approved welding process to a rectangular HSS stringer.

PART 2-PRODUCTS

2.1 ACCEPTABLE MANUFACTURER:

A. Lapeyre Stair, Inc.
5117 Toler St.
Harahan, LA. 70123;
1-(800)-535-7631 or
1-(504)-570-6209.
LS.SALES@LAPEYRESTAIR.COM
WWW.LAPEYRESTAIR.COM

B. Substitutions will not be considered.

2.2 MATERIALS:

A. Landings, Treads and Foot Castings: Aluminum alloy F356F

B. Guards/Handrails:

1. 1-1/2" Φ x 1/8" Tube; Aluminum Alloy 6063-T4

C. Central Stringer:

1. HSS 1-3/4" x 4" x 1/8"; Aluminum Alloy 6063-T52

D. Miscellaneous Materials

1. Rubber Spine: Hollow Neoprene strip
2. Bolts: Landing to Structure, ASTM F593, SS304, SS316 or 18-8 SS-bolts
3. Nuts: ASTM 594, SS304, SS316 or 18-8 SS nuts
4. Washers: ASTM F844 or F436

ARCHITECTURAL REGISTRATION BOARD
8419
JEROME P. CORVAN III
STATE OF MARYLAND

plans prepared by:
JAY . CORVAN . AIA
Architect
29863 Tarbutton Mill Road, Trappe,Maryland 21673
410.820.7957 / Jaycorvan@gmail.com

REHAB OF AN APARTMENT BUILDING :
SOUTH STREET APARTMENT PROJECT
5 SOUTH STREET , EASTON , MARYLAND 21601

PERMIT 10/22/22

FS.1

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

Meeting Date:	**1/22/2024**
Application Number:	**2024-007**
Location:	**521 August Street**
Applicant:	**Chesapeake Community Development LLC**

Request: The applicant is proposing to construct a two-story mansion apartment on the corner of Park Street, August Street, and Powells Alley. The proposed structure is approximately 3,330 square feet, with a height of 26 feet. The applicant is also requesting approval for the removal of healthy trees within the Historic District.

Commissioner Greer moved to approve the application with the condition that:

1) all trash and recycling receptacles shall be screened on three sides; and

2) minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission.

Commissioner Bateman seconded the motion.
FOR: 5 - Demby, Brophy, Bateman, Greer, Pezor

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 _____ 2/14/2024

Representative, Historic District Commission Date

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 521 August Street

Applicant: Virginia Richardson on behalf of Chesapeake Community Development LLC

Application Number: 2024-1358

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for the construction of a new multi-family residential structure and the removal of five (5) trees. A previous COA issued for an identical application, lapsed on July 22, 2024 as no building permit was obtained within six months of issuance. This certificate of appropriateness was conditioned upon:

1) all trash and recycling receptacles shall be screened on three sides; and

2) minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission.

Historic District Guidelines:

Guideline 94. Style

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

a. Avoid imitating earlier or historic architectural styles.

b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 95. Siting

a. Site new construction on existing vacant lots whenever possible.

b. New buildings should be oriented to face the street.

c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Guideline 96. Orientation, Alignment, and Setback

a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.

b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

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

d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Guideline 97. Form, Massing, Height, and Scale

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

b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.

c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.

d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.

e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.

g. The height of a new building should be within ten percent of the height of surrounding buildings.

Guideline 103. Materials

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

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

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

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

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

Guideline 105. Exterior Color

a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.

b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.

c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

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

Guideline 106. Details and Ornamentation

a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.

b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.

c. Avoid introducing dramatically different details and ornamentation on a new building or addition.

d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

e. Simple and understated elements are preferred for new construction within the historic district.

f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement

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

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

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

b. Wherever possible, use durable, repairable, and recyclable building materials.

c. Utilize energy efficient windows with low emissivity ("low-e") glass.

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

e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.

f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.

g. Avoid removing existing shade trees or vegetation.

h. Use permeable paving where appropriate to manage stormwater.

i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.

j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 110. Exterior Lighting

a. Exterior light fixtures should match the character of the building.

b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.

c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.

d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.

b. Avoid dramatically different proportions on new buildings and additions.

Guideline 115. Roof Form

The roof shape of a new building should respect that of its neighbors. For example, in a street of buildings where gable end roofs predominate, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be in keeping with the existing character of the street. The roof shape of an addition should complement the shape of the roof of the building to which it is attached.

a. Roof forms should be consistent with and similar to adjacent buildings.

b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.

c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

Gutters and downspouts are generally not character-defining features and most buildings within the historic district have gutters that are not visible from the main facades.

a. Where possible, locate gutters so that they are obscured by parapets.

b. Locate downspouts in inconspicuous locations on the façade.

c. Half-round gutters and round downspouts are generally more appropriate than corrugated or “K-Style” gutters.

Guideline 121. General Guidelines for Utilities for New Construction

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.

b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

a. Rooftop mechanical systems should be positions so as not to be visible from the street.

b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Recommendation:

Staff supports a Commission approval of the application with the same conditions placed on the previously issued certificate of appropriateness.

Draft Motions:

1. I move that the Historic District Commission **approve the application with Staff's recommended conditions**

OR

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

OR

3. I move an alternate motion.

RECEIVED
NOV 13 2024
TOWN OF EASTON

HD 24 - 05

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

Application #:	2024 - 007
Date Received:	11/13/2024
Fee Paid:	-
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: 521 August Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Chesapeake Community Development LLC
TELEPHONE NO.: 410-269-1883 EMAIL: Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME: Virginia Richardson
TELEPHONE NO.: 410-714-2405 EMAIL: Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

This application is for the request to have an extension on our existing approval, since our COA will be lapsing before we can obtain a building permit.

Specific Requirements

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

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

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

Signature of Applicant or Agent
Date 11-12-2024
Printed Name of Applicant or Agent Virginia Richardson

Revised 4.4.2022

received 01/03/2024

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

Application #:	НЛНПЛЛТ I 5 нплр
Date Received:	ЛМКЛОКНЛНП
Fee Paid:	ÞНЛЛ◊ЛЛ
HDC Meeting Date:	ЛМКННКНЛНП
Date Property Posted:	ЛМКМРКНЛНП

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

(NEW CONSTRUCTION/ADDITION) EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 521 August Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Chesapeake Community Development LLC

TELEPHONE NO.: 410-269-1883 EMAIL: Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME: Virginia Richardson

TELEPHONE NO.: 410-714-2405 EMAIL: Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
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- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent _____

Date 01-03-2024

Printed Name of Applicant or Agent Virginia Richardson

Revised 4.4.2022

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

Proposed Redevelopment Plan (7 Units)

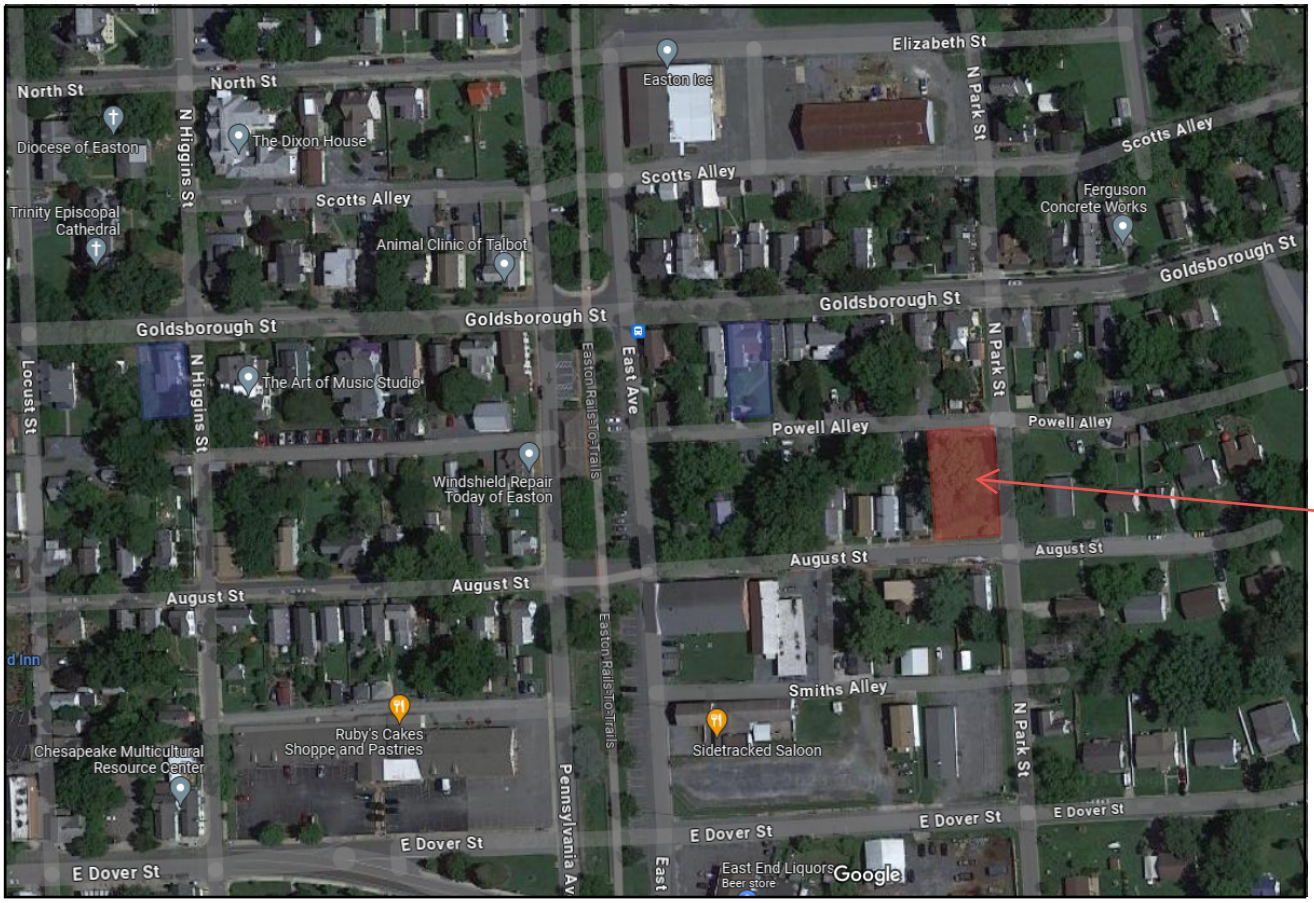
12-28-2023

Project Description:

Chesapeake Neighbors (the “Owner”), the owner of 521 August St, Easton,MD (the “Property”), is seeking approval from the Historic District Commission to combine 2 parcels and develop a new
ment that will consist of 7 units. The site will provide one parking space for every unit in the building.

It is the Owner’s intent to improve the quality of life for the residents by enhancing the quality of the built environment and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan.

NEIGHBORHOOD CONTEXT



All trees on site to be removed



House between Goldsborough Street and Powell Alley



House at the corner of Higgins Street



August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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N. Park St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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Powell Alley View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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Material Specification

Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Horizontal Lap Siding
Arctic White


HardiePlank®

HardiePlank® Lap Siding Product Description

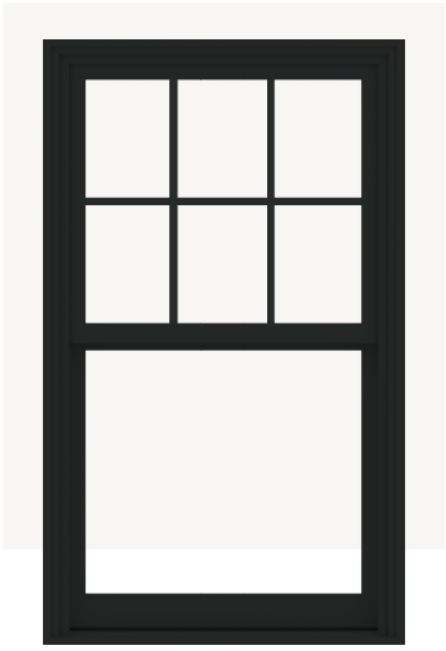
HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

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

Select Cedarmill® | Smooth | Beaded Cedarmill®

Beaded Smooth | Custom Colonial Roughsawn® | Custom Colonial Smooth®

Windows: Andersen Series 200 - Black



Gutter/Down Spout: K-Style
Black



Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

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

Fire Resistance:

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

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

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

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak***Fighter*® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

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The best value for a wood product

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

★★★★☆ 4.3 (37) | $ $ $ $ $

Request a quote →



PRODUCT VIEW

INTERIOR | EXTERIOR

MOST POPULAR EXTERIOR OPTIONS

Sandtone White

View all options →

IS IT RIGHT FOR YOU?

Material

Wood protected by vinyl exterior. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

Colors

2 exterior and 2 internal deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free

Sizes

Sizes can be up to 3'4-feet wide and 6-feet high so you can fill almost any space with fresh air and natural light. Check out The Essentials under the Tech Specs tab for sizing document links.

Accessories

Hardware styles with up to 7 finish options and standard grille patterns let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.

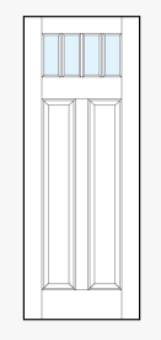
RAUCH inc.
Engineering | Survey | Architecture | Environmental

Date: 1-17-2024

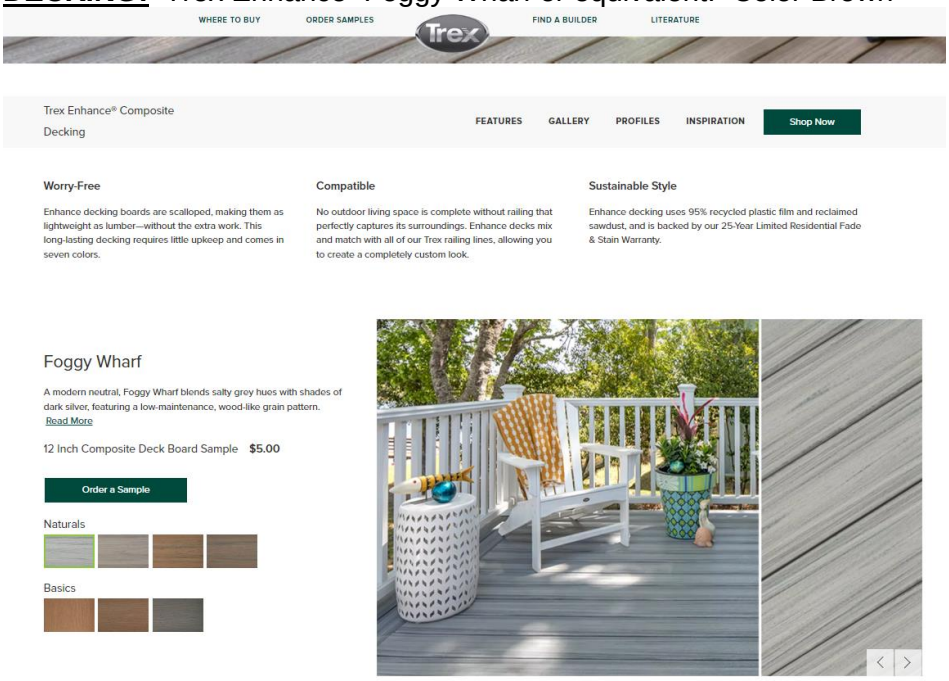
Project: Chesapeake Neighbors
The Laura House
521 August Street
Easton MD

Re: Historic District Commission
Material Specifications Exterior Finishes - Supplemental Information

DOOR: Trustile Panel Lite Series Wood – PL243 or equivalent. Color Black



DECKING: Trex Enhance Foggy Wharf or equivalent. Color Brown



MD office | 106 N. Harrison St – Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com
phone: 410.770.9081 | fax: 410.770.3667



RAILING: Trex or equivalent – Color White



MD office | 106 N. Harrison St – Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com
phone: 410.770.9081 | fax: 410.770.3667

Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

received 01/03/2024

Tree Removal Request

Application Type

Removal of Healthy Trees ☑ Removal of Dead / Dying Trees ☐

Owner

Name	Chesapeake Community Development LLC.		
Mailing Address	999 Corporate Blvd Suite 300, Linthicum, MD 21090		
Telephone No.	410-269-1883	Email	jolinger@chesapeakeneighbors.org

Contractor Information

Name		License No.		Expiration Date	
Mailing Address					
Telephone No.		Email			

Property Location

Address	521 - 523 August Street, Easton, MD 21601						
Tax Map	103	Grid	EA	Parcel	1028	Lot	2/3

Details of Request

Number of trees to be removed	5 Trees 2 Shrubs
Species of tree(s) to be removed	Silver Maple, Japanese or Red Maple, Eastern White Pine, Holly
Number of trees to be replanted	8
Species of tree(s) to be replanted	Red Maple, Oak, Dogwood

Is the property located in a subdivision?	Y ☐	N ☑	Name
Is the property located in the Historic District?	Y ☑	N ☐	
Is/Are the tree(s) located within the Critical Area?	Y ☐	N ☑	
Is/Are the tree(s) located within a Forest Conservation Area?	Y ☐	N ☑	
Is/Are the tree(s) located within any right-of-way?	Y ☐	N ☑	
Is/Are the tree(s) located within a landscape buffer?	Y ☐	N ☑	
Is/Are the tree(s) a Maryland State Champion Tree?	Y ☐	N ☑	
Is/Are the tree(s) fronting a public road ("street trees")?	Y ☑	N ☐	

Specific Requirements

- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☐ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

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

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

Signature of Applicant or Agent 

Date 01/03/2024

Printed Name of Applicant or Agent Virginia Richardson

For Office Use Only

Application Date	01/03/2024	Application No.	2024-007	**T 24-01**
HDC Approval Date		Fee Paid	$75.00	
P & Z Approval Date				

Created 02-2019

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

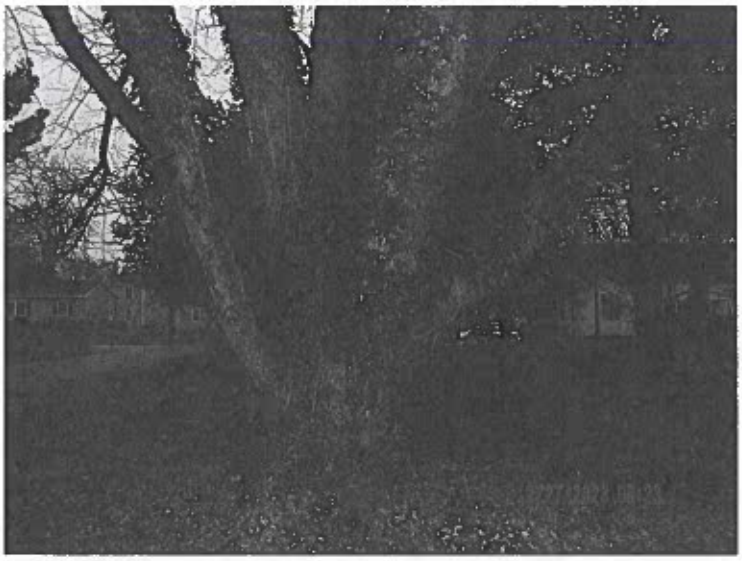
Tree Removal Request

01-03-2024

Narrative:

Chesapeake Neighbors (the "Owner"), the owner of parcel 1028 lots 2 and 3 on 521 August St, Easton,MD (the"Property"), are two undeveloped adjacent lots and are planning to construct a single apartment structure. The owner is seeking approval to dispose of the 5 existing trees and 2 shrubs on the property. There is also an existing tree stump between the Silver Maple and Holly trees that will be removed. The site will provide one parking space for every unit in the building, landscaping around the building and streets. Refer to the site plans below for exact locations and species of the tress.

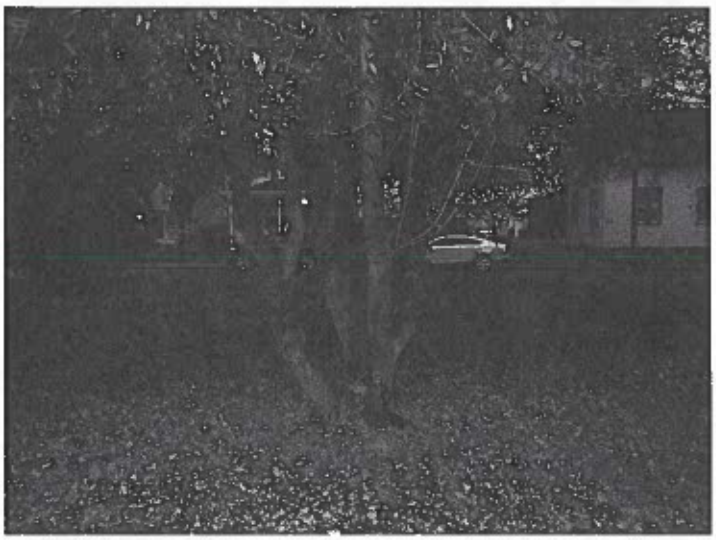
Existing Trees on Property



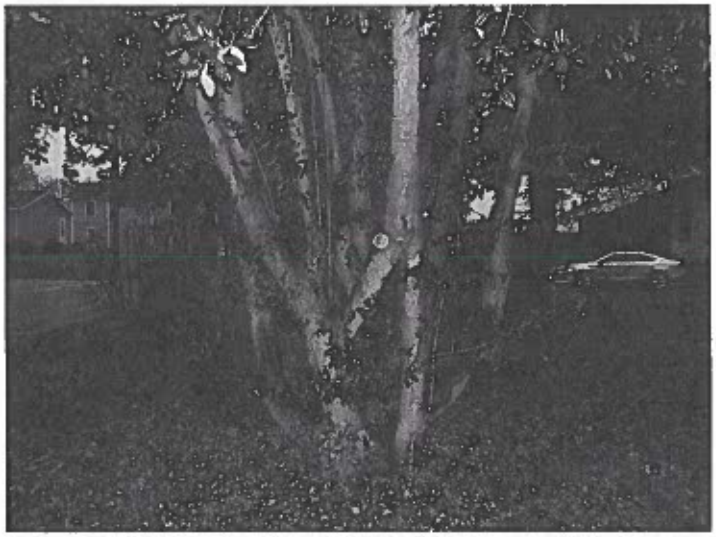
Silver Maple



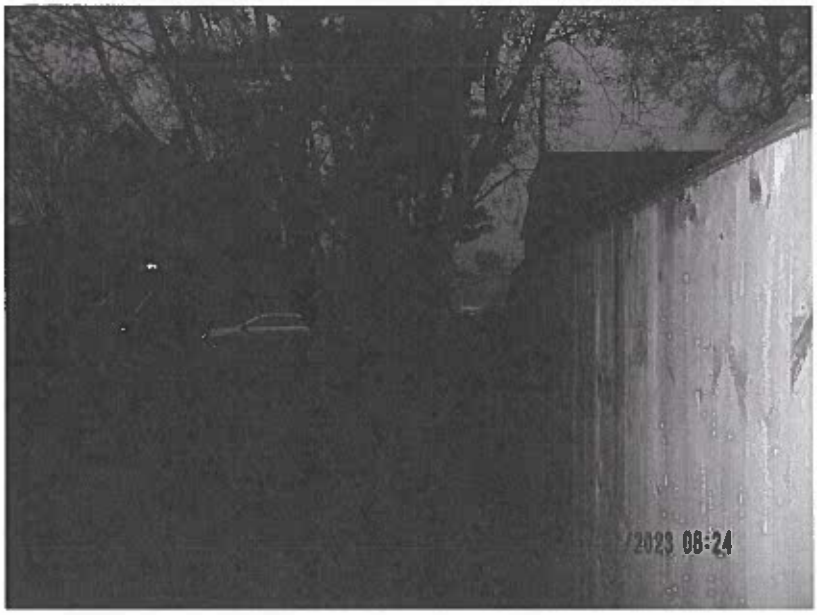
Eastern White Pine



Holly



Holly

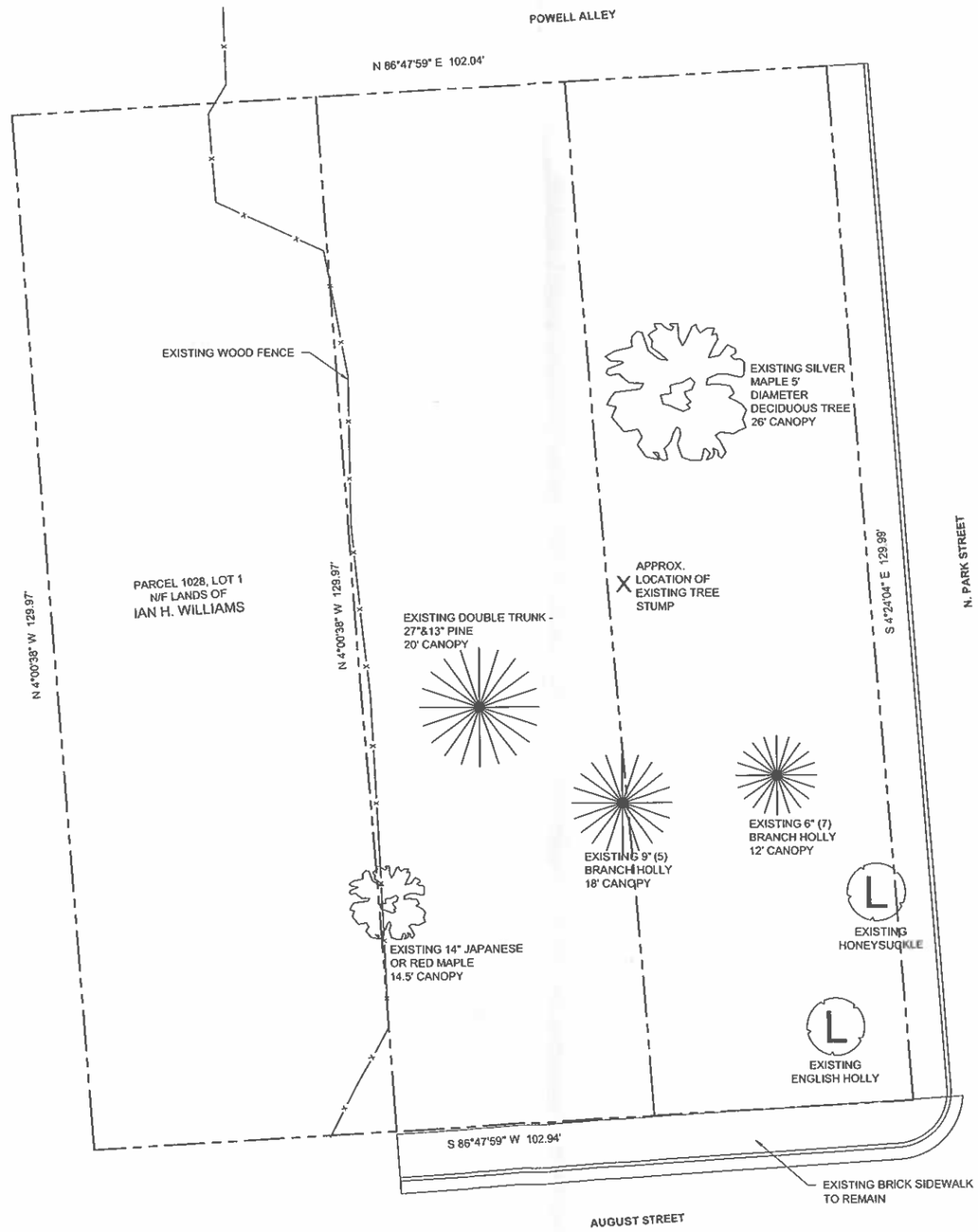


Japanese or Red Maple



English Holly

Honey Suckle



1 EXISTING SITE PLAN

SCALE 1/8"=1'

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON , MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH INC
Engineering | Survey | Architecture | Environmental
office 410.770.8061 | fax 410.770.3667
email info@rauchinc.com | www.rauchinc.com
Maryland Office: 106 N. Harrison St - Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20221
EXPIRATION DATE: 07/07/2024

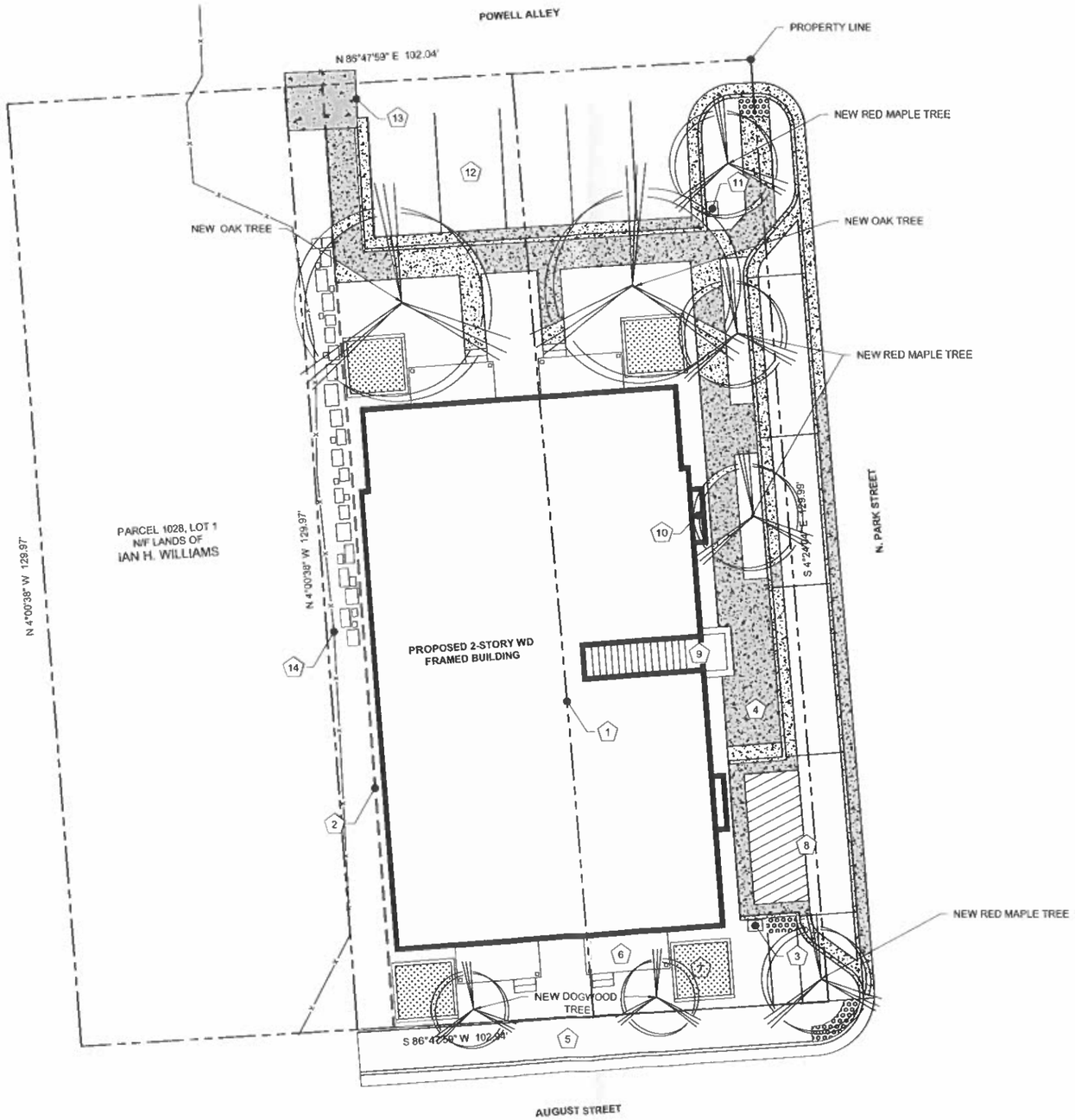
REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23
SCALE: AS SHOWN
DRAWN BY: MF
DESIGNED BY: VR
APPROVED BY:

SHEET NO.:
AS-100

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



1 SITE PLAN

SCALE 1/8"=1'

NOTES:

1. EXISTING PROPERTY LINE TO BE ABANDONED
2. 5' UTILITY EASEMENT
3. PROPOSED MAIL BOX
4. NEW CONC. SIDEWALK
5. EXISTING BRICK SIDEWALK TO REMAIN
6. TYP. ENTRY PORCH
7. TYP. SWN PLANTER BOX SIZE TO BE DETERMINED
8. ADA PARKING SPACE
9. ENTRY TO 2ND FLR STAIR
10. TYP. BAY WINDOW
11. EV CHARGING STATION
12. TYP. PARKING SPACES (8 & 1 ADA)
13. FENCE / DUMPSTER PAD
14. EXST. WOOD FENCE

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH inc
Engineering | Survey | Architecture | Environmental
office: 410.770.9081 | fax: 410.770.3657
email: design@rauchinc.com | www.rauchinc.com
easyport Office: 108 N. Harrison St. - Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20221
EXPIRATION DATE: 03/18/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SO REVIEW 10-12-23
SCALE: AS SHOWN
DRAWING BY: MF
DESIGNED BY: VR
APPROVED BY:
SHEET NO.:
AS-101

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 308 Needwood Avenue

Applicant: Marasun on behalf of Elizabeth G Bohaker

Application Number: 2024-1360

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace the existing rear flat roof with a new walkable membrane. The existing railing will also be replaced with new vinyl railing. This is a contributing structure to the Easton Historic District.

Background:

The in-kind asphalt roof replacement portion of this application was granted emergency approval by the Chair of the Commission on December 16th due to the presence of an active leak. A building permit for the roof replacement was subsequentially issued on December 18th.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements (Porches)

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

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

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

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

Guideline 68. Maintain Historic Roof Shape

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

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

Guideline 69. Perform Regular Roof Maintenance

b. Coat and seal flat roofs per the manufacturer's recommendation, typically every five years.

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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.

Appendix B – Porch and Deck Materials: Vinyl

Vinyl is another common material for replacement columns and railings, which are available in a variety of designs. They are used for new construction and are most appropriate for buildings constructed in the late-20th century and later. Like vinyl windows, vinyl porch columns and railings are susceptible to fading and warping as a result of UV exposure and have a relatively short lifespan. The dimensions of vinyl columns typically do not match historic proportions or details and their use on historic buildings is discouraged.

Draft Motions:

1. I move that the Historic District Commission **continue** the application pending the submittal of a revised porch railing material.

OR

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

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
2101011596	308 NEEDWOOD AVE	BOHAKER, HERBERT G.

YEAR BUILT	PHYSICAL CONDITION
1927	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
DUTCH COLONIAL REVIVAL	NONE APPARENT

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

NOTES

FRONT-FACING GAMBREL ROOF WITH SEMI-CIRCULAR WINDOW NEAR PEAK. FULL LENGTH DORMER WINDOWS ON EITHER SIDE. 6/1 WINDOWS AND FRONT DOOR DO NOT LOOK HISTORIC. PAIRED PORCH POSTS MAY BE ORIGINAL. MODERN WOOD SHINGLE SIDING.

RECEIVED
DEC 12 2024
TOWN OF EASTON

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

Application #:	2024 - 1360
Date Received:	12/12/2024
Fee Paid:	$25.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	01/06/2025

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: 308 NEEDWOOD AVE, Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME: BOHAKER ELIZABETH G

TELEPHONE NO.: 443-786-7108 EMAIL: whitelotusholistics@gmail.com

Applicant or Agent

NAME: MARASUN

TELEPHONE NO.: 443-746-3597 EMAIL: PRODUCTION@MARASUN.COM

Description of Proposal (include additional sheets, as necessary)

FULL ROOF REPLACEMENT(PITCHED ROOFS) ASPHALT SHINGLE ROOF INSTALLATION
FLAT ROOF REPLACEMENT ON-DEK WALKABLE MEMBRANE RAILING Replacement with wolf rainling
There is an active leak, we are proposing that we replace the asphalt shingles in kind to remedy the active leak .We are looking for administrative approval on the roof alone, and then
We will wait for review and approval for the rest of the work written in this application.
these are two seperate teams there for we can do the roof by itself and wait for the rest.

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 12/11/24
Printed Name of Applicant or Agent John A. Marrah

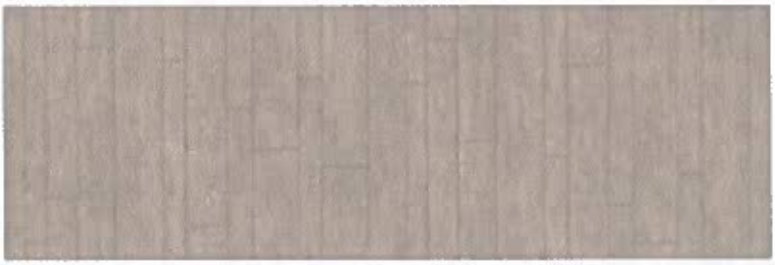
Revised 4.4.2022

A Vinyl Membrane Option for Any Deck Surface – OnDek Designs & Colors

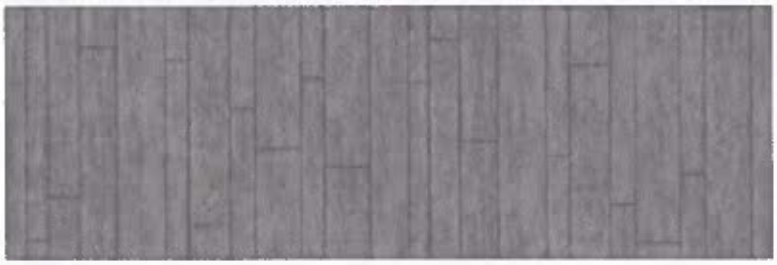
/ith a first-class design team continually researching the latest trends in exterior design, OnDek is sure to have the right look to nhance your home's outdoor décor. OnDek membranes exceed the requirements of the CAN/CGSB 37.54-95 Standards for PVC oofing and Waterproofing Membranes and gives a powerful new meaning to the word waterproof.



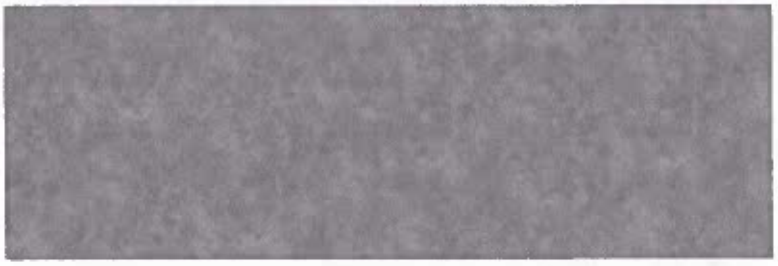
Brookside



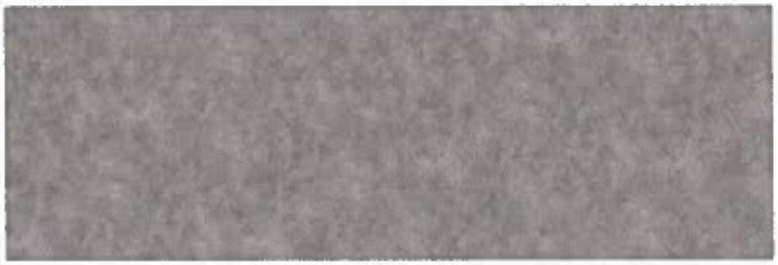
Homestead Brown



Homestead Grey



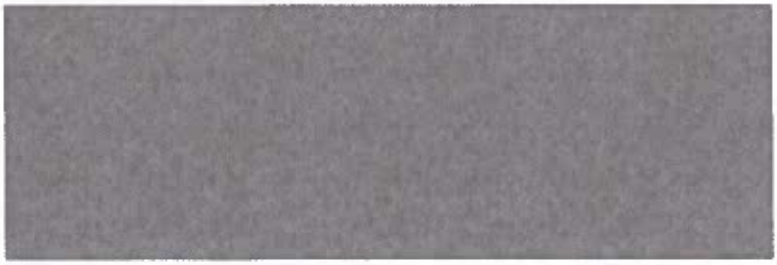
Portland Grey



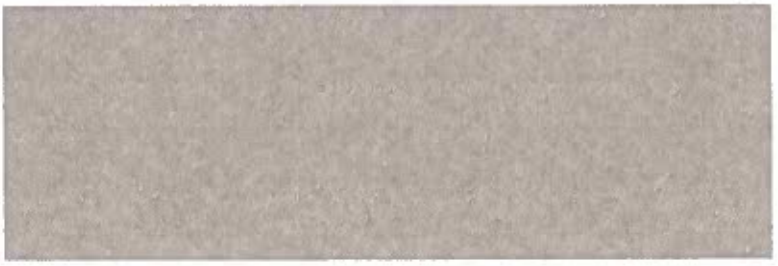
Portland Tan



Speckled Stone Brown



Speckled Stone Grey



Speckled Stone Tan

INSPECTION







On the sections in blue to the left, we will remove the current roofing materials and railings.

We will start by installing 3/4" Tongue and Groove Decking on the flat roof surfaces making sure we have sufficient pitch to drain the water off of the flat roof.

We will then feather all the seams to provide a totally smooth surface.

We will then install the OnDek Walkable Membrane, flashing in all railing posts, head and side walls. We will use weldable clip drip edge for all eaves.

We will then install a new PVC post and railing system.



In our third proposal, we have an option to replace this door with a similar style door.

ONDEK WALKABLE MEMBRANE AND RAILINGS

Description	Qty
WALKABLE FLAT ROOF MATERIALS	
FLAT ROOF ONDEK 60 MIL MEMBRANE 6' wide roll - 450 SF per roll	240
FLAT ROOF ONDEK CONTACT ADHESIVE - 5 GAL 450 sqft	.5
FLAT ROOF ONDEK FEATHER & FINISH: material to smooth and seal all decking joints	.5
FLAT ROOF ONDEK ULTRA FLASH METAL DRIP EDGE & CLIP - 6FT	7
3/4" PINE TONGUE AND GROOVE DECKING 4' x 8' Sheet	5
3" GALVALUME PLATES: provides the strength needed around the outside perimeter to increase holding performance. 100 pcs	.25
FLAT ROOF RAGS - 8LB	.2
FLAT ROOF PO FRAME ROLLER	1
FLAT ROOF TPO ROLLER COVER	1
FLAT ROOF TPO CHIP BRUSH	1
1 5/8 " GALVANIZED WOOD SCREWS: 5lb box per 5 sq	.2
PVC POSTS AND RAILINGS	
POLYRAIL TRX ADJUSTABLE ALUMINUM MOUNT POST	3
WHITE POST SLEEVE 4" x 4" x 48"	3
POLY RAIL 8' X 36" TRX VINYL RAIL SECTION WITH MOUNT GLOSS WHITE	4
RAILING WALL MOUNT KIT	2
4" SNAP POST LOCK FLAIR POLY RAIL WHITE	3
POST CAPS 4" FLAT WHITE	3
FLAT ROOF LABOR	

Code Compliance Research Report CCRR-0326

Issue Date: 07-27-2020
Revised Date: 08-25-2023
Renewal Date: 08-31-2024

DIVISION: 06 00 00 – WOOD, PLASTICS AND COMPOSITES
Section: 06 63 00 – Plastic Railings

REPORT HOLDER:
Shoreline Vinyl Systems
1114 Park Lane
Denton, Maryland 21629
410-364-9050
www.shorelinevinyl.com

ADDITIONAL LISTEES:

TW Perry
8101 Snouffer School Road
Gaithersburg, Maryland 20879
888-897-3779
www.twperry.com

Wolf Home Products
20 West Market Street
York, Pennsylvania 17401
800-388-9353
www.wolfhomeproducts.com

REPORT SUBJECT:
Shoreline PVC Railing Assemblies
100 Series (Traditional Rail)
200 Series (Deckboard Rail)
300 Series (Warrior Rail, Builders Mark Rail)
600 Series (Breadloaf Rail)

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2021, 2018 *International Building Code®* (IBC)
- 2021, 2018 *International Residential Code®* (IRC)

NOTE: This report references the most recent Code editions cited. Section numbers in earlier editions may differ.

1.2 The *Shoreline PVC Railing Assemblies* have been evaluated for the following properties:

- Structural Performance
- Durability
- Surface Burning

1.3 The *Shoreline PVC Railing Assemblies* have been evaluated for the following uses:

- The *Shoreline PVC Railing Assemblies* are guards (aka. guardrails) under the definitions of the referenced codes and are intended for use on elevated walking areas in buildings and walkways, including stairs and ramps, as required by the referenced codes.
- Guard assemblies are provided as level guards for level walking areas such as decks, balconies and porches, and sloped guards for open sides of stairways.
- Guard assemblies recognized in this report may be used in One- and Two-Family Dwellings regulated by the IRC and all construction types regulated by the IBC in accordance with IBC Section 705.2. Guards less than 42 inches high are limited to use in One- and Two-Family Dwellings (IRC). See Tables 1 through 4 for additional restrictions based upon Use and Occupancy Classification

2.0 STATEMENT OF COMPLIANCE

The *Shoreline PVC Railing Assemblies* complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.0.

3.0 DESCRIPTION

3.1 The *Shoreline 100 Series (Traditional Rail)* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 1.

3.1.1 Top rails are nominally 3-1/2 inches high by 3-1/2 inches wide with 0.08-inch nominal wall thickness, "T" shaped extruded PVC rail profile, reinforced with an aluminum "H" or "A" insert.

3.1.2 Bottom rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.2 The *Shoreline 200 Series (Deckboard Rail)* are an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 2.

3.2.1 Top rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "A" insert.

3.2.2 Bottom rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.3 The *Shoreline 300 Series (Warrior Rail, Builders Mark Rail)* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 3.

3.3.1 Top rails are nominally 3 inches high by 1-3/4 inches wide with 0.104-inch nominal wall thickness, "T" shaped extruded PVC rail profile, reinforced with an aluminum insert.

3.3.2 Bottom rails for the *300 Series* and *Warrior Rail* are nominally 2-1/4 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "H" insert. The *Builders Mark Rail* bottom rails are nominally 3-1/2 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.4 The *Shoreline 600 Series (Breadloaf Rail)* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 4.

3.4.1 Top rails are nominally 2-1/4 inches high by 2-13/16 inches wide with 0.08-inch nominal wall thickness, bread loaf shaped extruded PVC rail profile, reinforced with an aluminum insert.

3.4.2 Bottom rails are nominally 2-1/4 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "H" insert, or alternatively a nominally 3-1/2 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.5 Infill for *Shoreline PVC Railing Assemblies* are provided in three styles: square PVC pickets, PVC spindles, and round aluminum pickets. Rails are routed to the shape of the infill profile to receive the infill. See Figure 5.

3.5.1 Square PVC pickets are hollow, extruded PVC, 1-3/8 inch or 1-1/2-inch square, with 0.07-inch nominal wall thickness.

3.5.2 PVC spindles are hollow, thermoformed PVC with 1-1/4 inch or 1-1/2-inch square ends, and 0.06-inch nominal wall thickness.

3.5.3 Round aluminum pickets are hollow, extruded aluminum of 3/4 inch diameter and 0.05-inch nominal wall thickness.

3.6 Top and bottom rails are connected to support posts using nylon brackets, as defined in Table 5. Support posts may be sleeved conventional wood posts, *LMT Galvanized* post mounts or *LMT Blu-Mount* post mounts. The LMT post mounts include PVC post guides (mounting blocks) for securing the rail brackets.

3.6.1 *LMT Galvanized* post mounts consist of a 2-inch square galvanized steel tube with a 0.073-inch-thick wall, continuously fillet welded to a 3-1/2-inch square, 0.300-inch-thick steel base plate. Four 0.40-inch diameter holes are located at each corner of the plate, with the center of the holes 0.40 inches from each edge.

3.6.2 *LMT Blu-Mount* post mounts consist of a 2-inch square steel tube with 0.152-inch-thick wall, continuously fillet welded to a 3-1/2-inch square, 0.623-inch-thick steel base plate. Four 0.38-inch diameter holes are located at each corner of the plate, with the center of the holes 0.38 inches from each edge.

4.0 PERFORMANCE CHARACTERISTICS

4.1 The *Shoreline PVC Railing Assemblies* described in this report have demonstrated the capacity to resist the design loads specified in Chapter 16 of the IBC, as well as Section R301 of the IRC when tested in accordance with ICC-ES AC174.

4.2 Structural performance has been demonstrated for a temperature range from -20°F to 125°F.

4.3 Materials used are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effects, decay, and attack from termites.

4.4 Materials used in the railing assemblies have a flame spread index not exceeding 200 when tested in accordance with ASTM E84.

5.0 INSTALLATION

The *Shoreline PVC Railing Assemblies* must be installed in accordance with the manufacturer's published installation instructions, the applicable Code, and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.1 Railing assemblies consist of top and bottom rails with pre-routed holes to receive infill. Aluminum railing reinforcements are inserted in the rails during assembly as specified for the type and length of railing (see Tables 1 through 4). Aluminum insert lengths must be the same length as the PVC railings to assure bracket screws penetrate the aluminum inserts.

5.2 Railings are secured to sleeved 4x4 wood posts, *LMT Galvanized* post mounts, or *LMT Blu-Mount* post mounts with nylon brackets and stainless-steel screws. The wood in the supporting structure shall have a specific gravity of 0.50 or greater (Southern Yellow Pine or better) and a minimum thickness to allow full penetration of the bracket mounting screws. Rail attachment shall be in accordance with Table 5.

5.3 The *LMT Galvanized* and *LMT Blu-Mount* post mounts may be surface mounted to concrete utilizing four anchor bolts. The type and length of the anchor bolts is dependent upon the material and condition of the supporting structure and is not within the scope of this report. See Section 6.0, Conditions of Use for additional requirements.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 See Section 1.3 for construction type(s) and use classifications.

6.3 Conventional wood railing supports, including 4x4 posts and framing, are not within the scope of this report and are subject to evaluation and approval by the building official. Supports must satisfy the design load requirements specified in Chapter 16 of the IBC. Supports and framing must provide suitable material for anchorage of the rail brackets and post mount, respectively. Where required by the building official, engineering calculations and details shall be provided.

6.4 Concrete anchors and anchoring systems for use with the *LMT Galvanized* and *LMT Blu-Mount* post mounts are not within the scope of this report and are subject to evaluation and approval by the building official. Anchors must satisfy the design load requirements specified in Chapter 16 of the building code and must meet the following minimum requirements:

6.4.1 A minimum of four anchor bolts must be used and located in the four pre-drilled holes in the post base plate.

6.4.2 The anchors must be stainless steel, galvanized steel or other approved material compatible with the steel post mount system.

6.4.3 The anchor bolts must have a minimum diameter of 3/8 inches and utilize flat washers. The type and length of the anchor bolts is dependent upon the material and condition of the supporting structure and is not within the scope of this report.

6.4.4 When the supporting structure is a wood framed deck, installation must include anchorage to suitable structural framing. Decking is not considered structural framing, and anchorage to decking alone is not an approved installation method.

6.4.5 Where required by the building official, engineering calculations and details shall be provided. The calculations shall verify that the anchorage and supporting structure complies with the building code for the type and condition of the supporting construction.

6.5 Any component or configuration not identified in this report has not been evaluated for performance and/or compliance to the referenced codes. Identification of such components with the CCRR program mark or number is prohibited.

6.6 Only those types of fasteners and fastening methods described in this report have been evaluated for the installation of the Shoreline Vinyl Railing Assemblies; other methods of attachment are outside the scope of this report.

6.7 Compatibility of fasteners and other installation hardware with the supporting construction including treated wood is not within the scope of this report.

6.8 The *Shoreline PVC Railing Assemblies* are manufactured under a quality control program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Manufacturer's drawings and installation instructions.

7.2 Reports of testing demonstrating compliance with ICC-ES AC174, Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails), revised December 2014.

7.3 Reports of testing and engineering analysis demonstrating compliance with the performance requirements of ASTM D7032-17, Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails.

7.4 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

7.5 Intertek Listing Report "Shoreline Vinyl Systems - 100, 200, 300, 600 Series PVC Guardrail Systems", on the Intertek Directory of Building Products.

8.0 IDENTIFICATION

The *Shoreline PVC Railing Assemblies* are identified with the manufacturer's name (Shoreline Vinyl Systems), address and telephone number, the product name, the statement "See CCRR-0326 for uses and performance levels.", the phrase "For Use in One- and Two-Family Dwellings Only" for the applicable railing assemblies (See Tables 1 through 4), the Intertek Control Number, the Intertek Mark as shown below, and the Code Compliance Research Report number (CCRR-0326).

CODE COMPLIANCE
Intertek
CCRR-0326

9.0 OTHER CODES

This section is not applicable.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the https://bpdirectory.intertek.com is recommended to ascertain the current version and status of

This Code Compliance Research Report ("Report") is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Report. Only the Client is authorized to permit copying or distribution of this Report and then only in its entirety, and the Client shall not use the Report in a misleading manner. Client further agrees and understands that reliance upon the Report is limited to the representations made therein. The Report is not an endorsement or recommendation for use of the subject and/or product described herein. This Report is not the Intertek Listing Report covering the subject product and utilized for Intertek Certification and this Report does not represent authorization for the use of any Intertek certification marks. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek.

TABLE 1 – 100 SERIES (TRADITIONAL RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 x 42 inches	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 x 42 inches	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	
Level	96 x 36 inches	Aluminum "A" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 x 36 inches	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	
Stair	117 x 36 inches	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 2 – 200 SERIES (DECKBOARD RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	120 x 42 inches	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 x 42 inches	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	
Level	96 x 36 inches	Aluminum "A" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 3 – 300 SERIES (WARRIOR RAIL, BUILDERS MARK RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	89-1/2 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness		
Level	96 x 42 inches	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness		
Stair	95-1/2 x 42 inches	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	
	119 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are one of two options:

- 300 Series and Warrior Rail: 2-inch x 2.25-inch profile reinforced with aluminum "H" profile with 0.055-inch nominal wall thickness
- Builders Mark Rail: 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 4 – 600 SERIES (BREADLOAF RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness		
Level	96 x 42 inches	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness		
Stair	118-1/2 x 42 inches	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

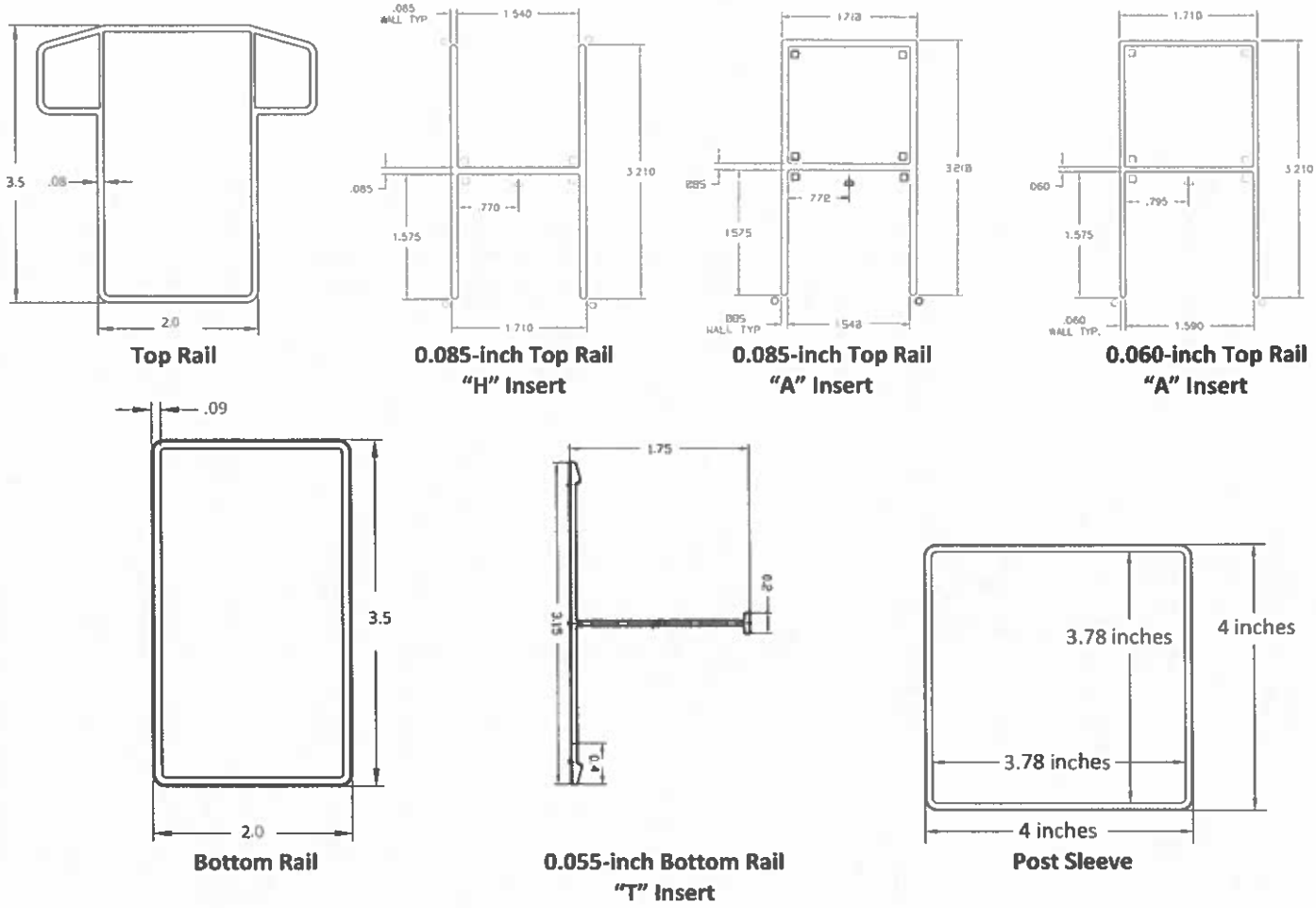
[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are one of two options:

- 2-inch x 2.25-inch profile reinforced with aluminum "H" profile with 0.055-inch nominal wall thickness
- 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 5 – FASTENING SCHEDULE

CONNECTION			FASTENER	QUANTITY
100 Series	Top Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
	Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
200 Series	Top / Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
300 Series 600 Series	Top Rail Bracket	to Wood Post	#10-10 by 1-1/2 inch (0.118-inch minor diameter), pan-head, zinc-coated, self-drilling screws	3
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	3
	300 Series, 600 Series, and Warrior Rail: 2" x 2-1/4" Bottom Rail Bracket	to Wood Post	#10-10 by 1-1/2 inch (0.118-inch minor diameter), pan-head, zinc-coated, self-drilling screws	3
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	3
		to Rail	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	2
	600 Series and Builders Mark Rail: 2" x 3-1/2" Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
100 Series 200 Series 300 Series 600 Series	Baluster to Top/Bottom Rail		Slip fit into routing - No mechanical connection	-
	Support Block to Bottom Rail		Slip fit into routing - No mechanical connection	-
	Post Mount to Top Stabilizer (internal component)		#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screw	1
	Top Stabilizer (internal component) to Top Stabilizer		1/4-20 by 1-1/4-inch hex head stainless steel bolt with nut, plate washer and lock washer	1
	Bottom PVC Post Stabilizer to Post Mount		#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	1



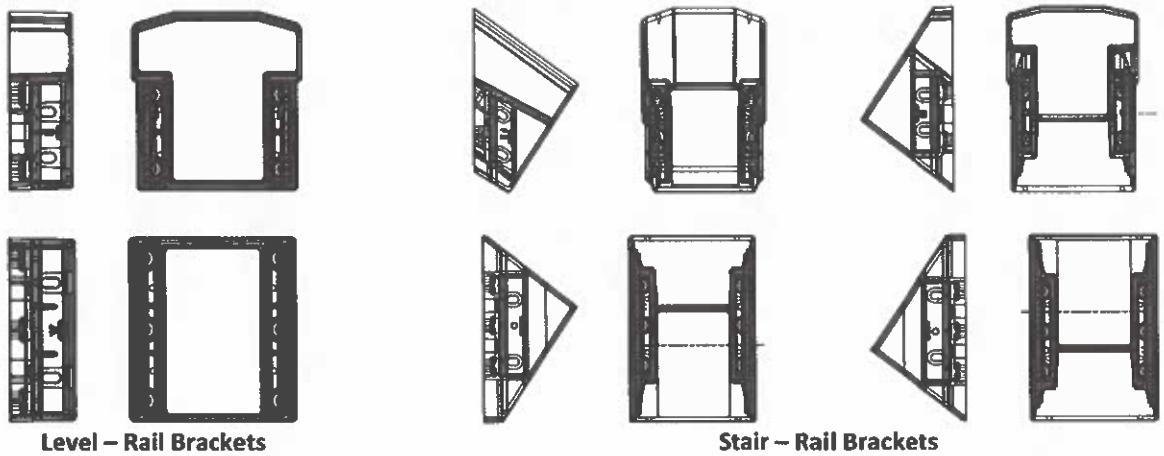
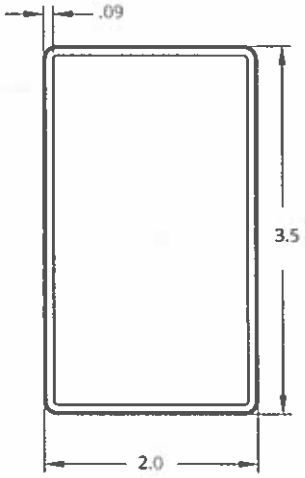
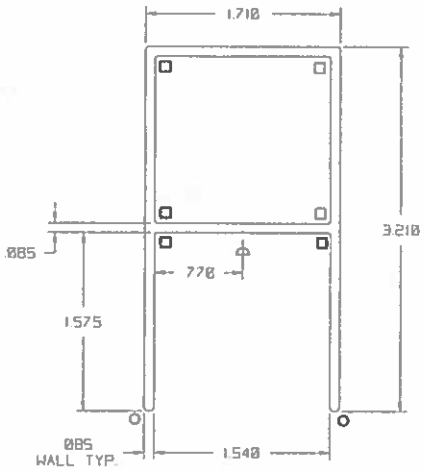


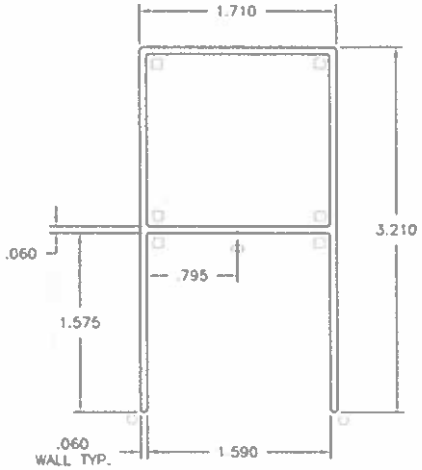
FIGURE 1 – 100 SERIES PVC RAILING PROFILES AND BRACKETS



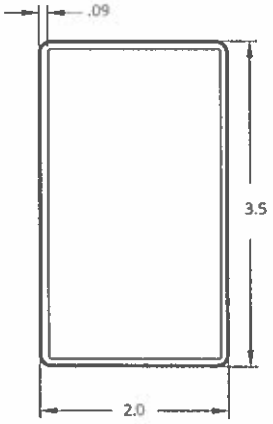
Top Rail



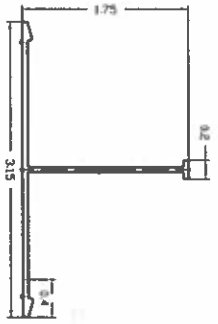
0.085-inch Top Rail "A" Insert



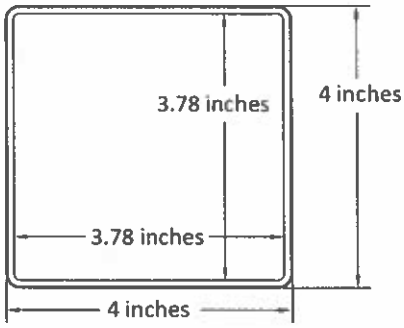
0.060-inch Top Rail "A" Insert



Bottom Rail



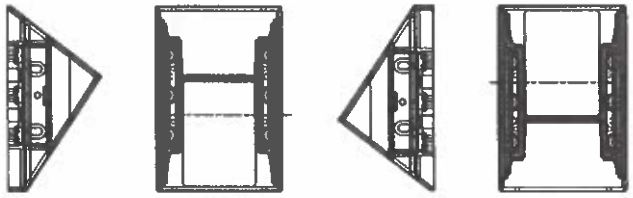
0.055-inch Bottom Rail "T" Insert



Post Sleeve

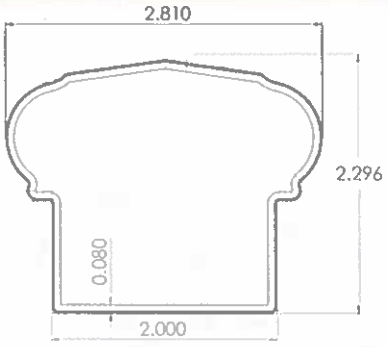


Level – Rail Bracket

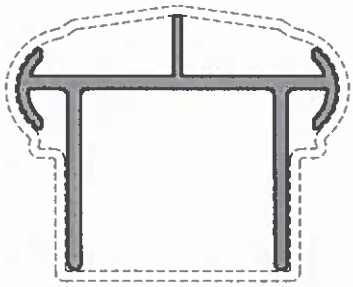


Stair – Rail Brackets

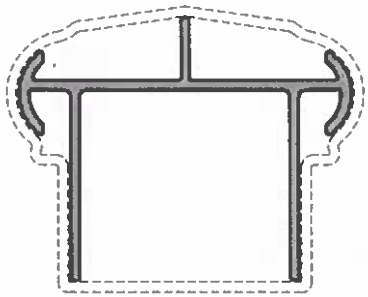
FIGURE 2 – 200 SERIES PVC RAILING PROFILES AND BRACKETS



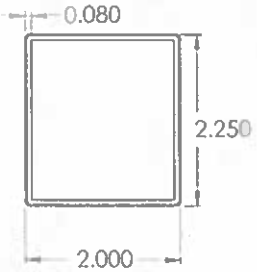
Top Rail



0.100-inch Top Rail Insert



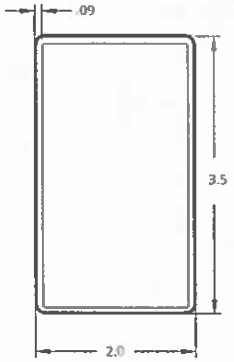
0.070-inch Top Rail Insert



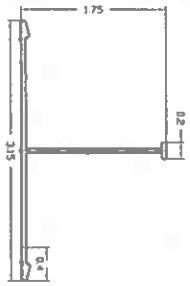
2" x 2.25" Bottom Rail



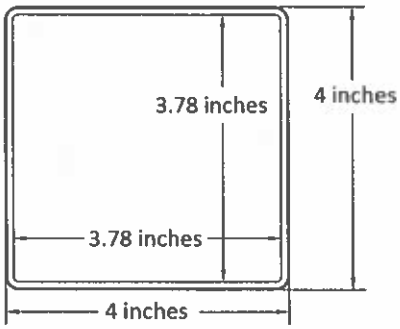
0.055-inch Bottom Rail "H" Insert



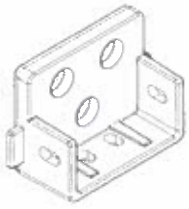
2" x 3.5" Bottom Rail



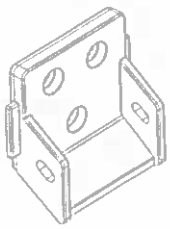
0.055-inch Bottom Rail "T" Insert

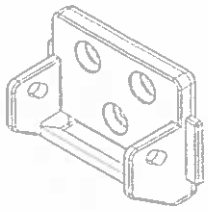


Post Sleeve



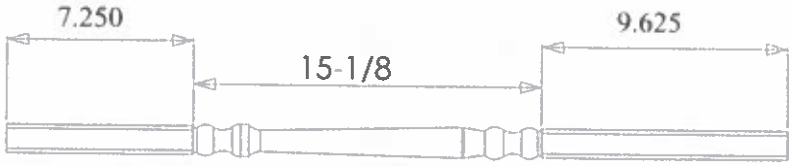
Level – Rail Bracket



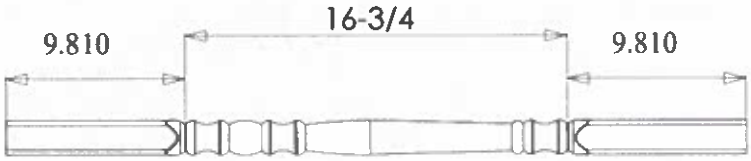


Stair – Rail Brackets

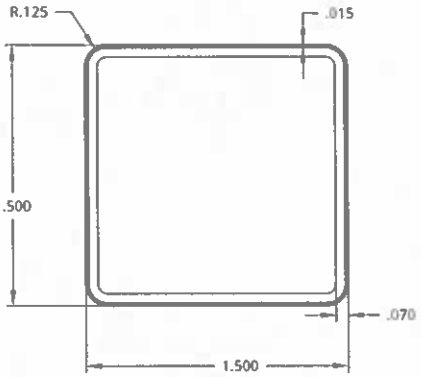
FIGURE 4 – 600 SERIES PVC RAILING PROFILES AND BRACKETS



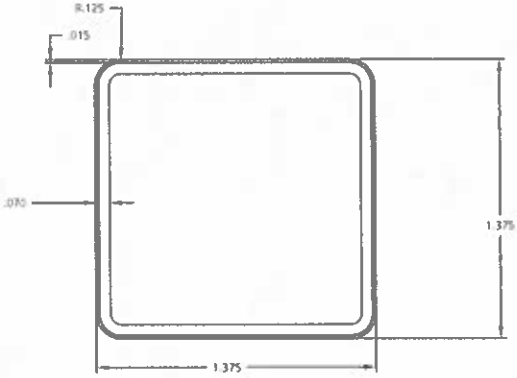
1-1/4-inch PVC Spindle
(300, 600 Series Only)



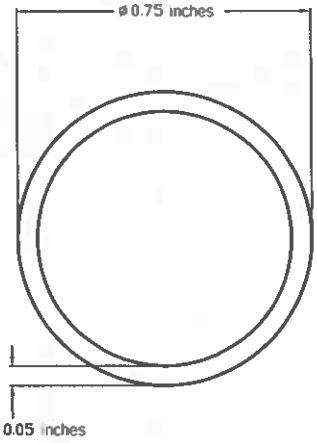
1-1/2-inch PVC Spindle
(100, 200 Series Only)



1-1/2-inch Square PVC Picket
(100, 200 Series Only)

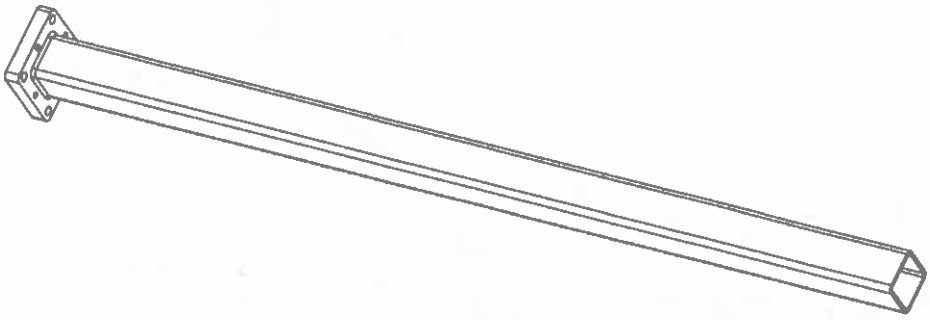


1-3/8-inch Square PVC Picket
(300, 600 Series Only)

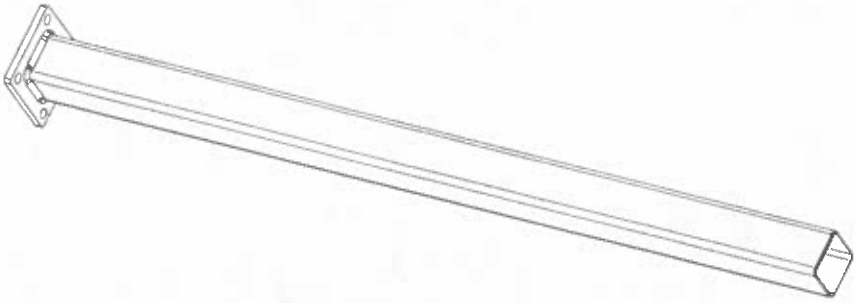


3/4-inch Diameter Aluminum Picket

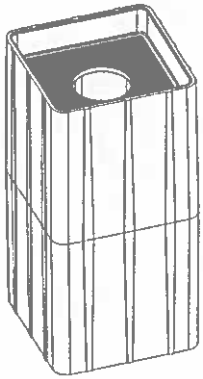
FIGURE 5 – INFILL



LMT Blu Mount



LMT Galvanized

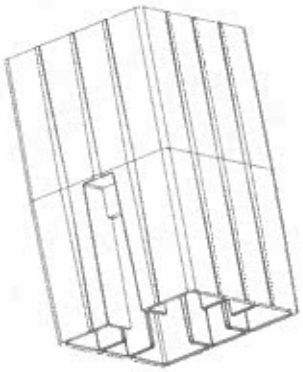


Orientation for 36"



Orientation for 42"

Top Rail Post Guide



Bottom Rail Post Guide

FIGURE 6 – POST MOUNTS

SECTION 1. PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: "KQ" PVC Sheet

Other Identification: KQ-21305, KQ-41749, KQ-42058, KQ-42060, KQ-42102, KQ-42154, KQ-42175, KQ-42177, KQ-42180, KQ-42343, KQ-42455, KQ-83510, KQ-83591, KQ-83956, KQ-83829, KQ-83862, KQ-83809, KQ-84071, KQ-84285, KQ-84299, KQ-84589, KQ-84591, KQ-84609, KQ-84610, KQ-84301, KQ-91668, KQ-91851

Recommended Use:

Manufacturer: O'Sullivan Films, Inc.
1944 Valley Avenue
Winchester, VA 22601 (USA)
Phone 540-667-6666

Emergency Phone # ChemTrec 800-424-9300
(CCN 204381)

SECTION 2. HAZARDS IDENTIFICATION

Hazardous Components:

Ingredient	CAS#	Concentration (% by weight)
bis(2-ethylhexyl)1,2-benzenedicarboxylic acid	117-81-7	≤ 15 %
1,2-Benzenedicarboxylic Acid, DIC8-10-Branched Alkyl Esters, C9-Rich	68515-48-0	≤ 20 %
Antimony Trioxide, Flame Retardant	1309-64-4	≤ 3.0 %
10,10'-Oxybisphenoxarsine	58-36-6	< 0.1%

Chemical Classification:
The product represented in this Safety Data Sheet (SDS) is an "article." It does not fall under the definition of "substance" or "mixture" per CFR 29 Part 1910.1200. The information contained herein is made available to customers as a prudent means of providing important product safety information so that appropriate steps can be taken in the safe storage, handling and processing of this product.

Note that Section 15 may include important information related to regulatory requirements including substance restrictions and labeling requirements. O'Sullivan Films, Inc. assumes no liability for the use or misuse of this product. It is the purchaser's responsibility to ensure their employees and down-stream users receive applicable safety documentation and/or labeling.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Flexible sheet based on PVC, plasticizer, pigments, additives and supporting textile.

In accordance with 29 CFR Part 1910.1200, specific raw materials and formulas may be withheld as proprietary trade secrets. See Section 15 for additional Regulatory Information related to specific raw materials.

SECTION 4. FIRST-AID MEASURES

Skin Contact: First aid not normally required. Wash exposed contact area with soap and water. Flush skin with cold water if contact with molten material. Treat as for skin burns. Get medical attention if burn or irritation persists.

Eye Contact: Treat as for any foreign object in eye. Check for and remove contact lenses. Wash eyes with plenty of water for at least 15 minutes, occasionally lifting and upper and lower eyelids to ensure complete flushing. Get medical attention immediately if eyes are painful or irritation persists.

Inhalation: Dust or vapors may develop due to processing conditions. Remove affected person to fresh air. Get medical attention if irritation develops or persists.

Ingestion: Not a likely route of exposure. Never give anything by mouth to an unconscious person. Do not induce vomiting unless directed to do so by a medical professional. Get immediate medical attention if vomiting or breathing difficulty occurs.

SECTION 5. FIRE-FIGHTING MEASURES

Basic Firefighting Procedures:
Use water spray or fog, dry chemical, foam or CO2, as appropriate to fire. Avoid straight stream of water. Use a water spray to cool fire-exposed containers, structures and to protect personnel. Firefighters should wear MSHA/NIOSH approved self-contained breathing apparatus with full-face mask and full protective equipment. Flush spills away from sources of ignition.

Unusual Fire and Explosion Hazards:

Dusts may form explosive dust-air mixtures. When heating above decomposition temperature it will form toxic gases: carbon monoxide, carbon dioxide and gaseous hydrochloric acid.

SECTION 6. ACCIDENTAL RELEASE MEASURES

NOT APPLICABLE—Product is an "Article"

SECTION 7. HANDLING AND STORAGE

Precautions for Safe Handling:
To prevent injury, always use appropriate equipment when handling roll goods, sheets and/or pallets.

Conditions for Safe Storage:
Store in a clean, dry and dust-free environment.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Advice on General Occupational Hygiene:
Avoid dust generation. General occupational hygiene measures are required to ensure safe handling of materials. These measures involve good personal and housekeeping practices (i.e., regular cleaning with suitable cleaning devices, no drinking, eating and smoking at the workplace).

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	Color:	Articles are produced in various colors and patterns
	Form:	Roll goods, sheets
	Odor:	Product-specific
Data Relevant to Safety	Changes of State	Melting range >100°C
		Decomposition temperature >150°C
	Flash Point:	Not Applicable
	Solubility in water (20°C):	Insoluble
	Vapor Pressure:	Negligible

REACH: Biocidal Products Regulation

Ingredient	CAS#	Concentration (% by weight)
10,10'-Oxybisphenoxarsine	58-36-6	< 0.1%

RoHS: This product contains the following RoHS substance(s) above reportable levels.

Ingredient	CAS#	Concentration (% by weight)
bis(2-ethylhexyl)1,2-benzenedicarboxylic acid	117-81-7	≤ 15 %

California Proposition 65:

WARNING: This product can expose you to the chemicals listed below which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

Ingredient	CAS#	Type of Toxicity	Concentration (% by weight)
bis(2-ethylhexyl)1,2-benzenedicarboxylic acid (DEHP)	117-81-7	Carcinogen Developmental	≤ 15 %
1,2-Benzenedicarboxylic Acid, DIC8-10-Branched Alkyl Esters, C9-Rich (DINP)	68515-48-0	Carcinogen	≤ 20 %
Antimony Trioxide, Flame Retardant	1309-64-4	Carcinogen	≤ 3.0 %

SECTION 16. OTHER INFORMATION

All information appearing herein is based upon data obtained from the manufacturer and/or recognized technical sources. While the information is believed to be accurate, O'Sullivan Films makes no representations as to its accuracy or sufficiency. Conditions of use are beyond O'Sullivan Films' control and therefore users are responsible to verify this data under their own operating conditions to determine whether the product is suitable for their particular purpose, and they assume all risks of their use, handling, and disposal of the product, or from the publication of use of, or reliance upon, information contained herein.

SDS Original Publication Date: 31 July 2018
SDS Latest Revision Date: 4 March 2020

SECTION 06 6313
PLASTIC RAILINGS (WOLF RAIL)

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cellular PVC reinforced with aluminum extrusions:
   1. Handrails.
   2. Stair railings.

1.02 RELATED REQUIREMENTS

A. Section 06 1000 - Rough Carpentry: Placement of supports and blocking for anchors in wood stud walls.

1.03 REFERENCE STANDARDS

A. ASTM B429 – Standard Specification for Aluminum Alloy Extruded Structural Pipe and Tube.

B. ASTM D1784 - Standard Specification for Rigid Poly(Vinyl Chloride) (PVC) Compounds and Chlorinated Poly(Vinyl Chloride) (CPVC) Compounds; 2011.

C. ASTM D7032 - Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails; 2017.

D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2018b.

1.04 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.

C. Samples: Submit two, 12 inch long samples of handrail. Submit two samples of connecting balusters, and post caps.

D. Manufacturer's Qualification Statement.

E. Installer's Qualification Statement.

F. Manufacturer's Instructions.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with at least five years of documented experience.

B. Installer Qualifications: Company specializing in performing work of the type specified in this section, with at least three years of documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store products in manufacturer's unopened packaging bearing the brand name and manufacturer's identification until ready for installation.

B. Comply with manufacturer's recommendations. Handle materials to avoid damage.

1.07 WARRANTY

(Note to Writer: Use the following paragraph for single family residences)

A. Single Family Residences:
   1. Manufacturer's Product Warranty: Provide manufacturer's limited lifetime warranty.
      a. Warranty Period: Lifetime.
      b. Warranty shall include defects in manufacturing that cause products to:
         1) Rot.
         2) Corrode.
         3) Delaminate.
         4) Splinter or split.

C. Assembling Railing
   1. Place the bottom mounting brackets onto the bottom rail at each end making sure the flat side is facing the mounting surface. For rails 6 foot long and longer install crush blocks in the holes routed in the bottom of the bottom rail. Refer to manufacturer recommendations for the quantity of crush blocks based on rail length.
   2. Support bottom rail on top of the spacer blocks, slide the brackets up to the mounting surface of the post. Secure bracket to the post using any 4 holes on the brackets. Pre-drill screw pilot holes is recommended but not required.
   3. Insert each baluster into the holes of the bottom rail.
   4. Place the mounting bracket onto each end of the top rail, making sure the flat side is facing the mounting surface of the post.
   5. Starting at one end of the railing section, insert each baluster into the matching hole of the top rail.
   6. Secure the top rail brackets to post in the same manner as bottom rail using the screws provided.
   7. Each bracket set contains 2 set screws to secure bracket to aluminum reinforcing in the rail. Pre-drill through the top and one side of each bracket on the bottom rail and through the bottom and one side of each bracket on the top rail. Secure the rail in place using the supplied set screws.
   8. Check your installation for accuracy before snapping the decorative screw covers of each bracket into place. Snap decorative covers into place.

(Note to Writer: Delete the following Article if stair railings are not required.)

3.03 STAIR RAILINGS

A. Stair Railing Posts:
   1. Install stair wood posts a minimum of 48 inches above the tread and check for level and plumb.
   2. Slip PVC sleeve over wood stair post.
   3. Attach PVC sleeve to wood post at base using deck screw.
   4. Slip trim rings on all posts.

B. Assembling Stair Railing:
   1. Temporarily remove aluminum insert from the bottom rail. Lay the rail on the steps beside the posts. Make sure the routs are facing upwards. Measure the distance from the post to the first rout and center rail between posts.
   2. Using the side of the posts as a guide, scribe a line on the rail at both the top and bottom of rail, allowing about 1/8" on each end for expansion.
   3. Reinsert aluminum insert into bottom rail cut on the scribed lines. The top rail can be cut with aluminum insert inside.
   4. Place the bottom mounting brackets onto the bottom rail at each end making sure the flat side is facing the mounting surface. Pay attention to the orientation of the brackets. One is for the top of stairs and one is for the bottom.
   5. Place a scrap decking block on stair bull nose to function as spacer.
   6. Position the bottom rail between posts. Ensure the distance between the underside of bottom rail and nose of tread does not exceed one inch.
   7. Pre-drill each screw hole before securing the bracket in place to the mounting surface using the screws provided.
   8. Insert two balusters into the bottom rail at the third rout from post on each end. Do not insert all the balusters at this time.
   9. Temporarily remove aluminum insert from top rail and position uncut top rail onto the balusters. Make sure that the balusters are inserted into the same corresponding routs as bottom rail. Using a level, ensure that the balusters are plumb. Scribe top rail to post marking the angle and length of top rail, allow about 1/8" on each end for expansion.
   10. After marking the top rail reinsert aluminum insert and cut on the scribed lines. Cut the top with aluminum insert inside.

11. Slide top rail brackets onto top rail in correct orientation (top bracket slopes downward, the bottom of stairs slopes upward).
12. Insert the remainder of the balusters into the bottom rail. Ensure balusters insert fully into the rail and extend all the way to the bottom.
13. Reinstall the cut top rail with aluminum insert by starting at one end of the railing section; insert each baluster into the matching hole of the top rail. Ensure the balusters insert fully into top rail and extend all the way to aluminum insert.
14. Secure the top rail brackets to post in the same manner as bottom rail using the screws provided.
15. Each bracket set contains 2 set screws to secure bracket to aluminum reinforcing in the rail. Pre-drill through the top and one side of each bracket on the bottom rail and through the bottom and one side of each bracket on the top rail. Secure the rail in place using the supplied set screws.
16. Check your installation for accuracy before snapping the decorative screw covers of each bracket into place.

3.04 ATTACHING POST CAPS

A. Apply a dab of silicone on the top four corners of the post sleeve.

B. Allow silicone to cure for 24 hours.

3.05 CLEANING

A. Clean surfaces according to manufacturer's written instructions.

3.06 PROTECTION

A. Protect installed work from subsequent construction operations. Repair damaged surfaces. Remove and replace work which cannot be repaired.

END OF SECTION

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 30 N Harrison Street

Applicant: Thomas Benson on behalf of Roman Coale

Application Number: 2024-1365

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install two 57.6 square foot wall signs and a freestanding monument sign. A four (4) feet tall, decorative aluminum fence with brick pillars will be installed along the north and south property lines surrounding the rear parking lot.

Background:

In July of 2024, the Historic District Commission granted a certificate of appropriateness for alterations to this non-contributing structure. The scope of work of the project included removing the existing ATM from the western façade and installing a new window, removing an access ramp from the western façade, and installing a new door on the southern façade. This request was approved conditioned upon:

1) The new window installed on the west façade shall be the existing window from the south façade or a new window that matches in type, size, proportion, design, style and material; and

2) the applicant shall return to the Commission for any approvals regarding signage, lighting and modifications to the parking lot.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 35. Wall Signs

Walls signs are located on the front, side or rear walls of a building. They may be made of metal, wood or other appropriate materials and attached to the wall.

a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.

b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.

c. Wall signs should be an appropriate scale for the wall to which they are attached.

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
2101019716	30 N HARRISON ST	SUNTRUST BANK

YEAR BUILT	PHYSICAL CONDITION
1966	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	

NOTES

BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.

RECEIVED
DEC 19 2024
TOWN OF EASTON

HD 24 - 144

Application #:	2024 - 1365
Date Received:	12/19/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	**01/06/2025**

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: 30 N. Harrison St.

☐ Contributing ☑ Non-Contributing YEAR BUILT: 1966 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Roman Coale
TELEPHONE NO.: 410-754-888 EMAIL: roman@romancoale.com

Applicant or Agent

NAME: Thomas Benson / Pamela P. Gardner AIA. LLC.
TELEPHONE NO.: 410-820-7973 EMAIL: Tom@ppgaia.com

Description of Proposal (include additional sheets, as necessary)

Proposed signage for West & East Elevations. Also proposed perimeter fencing with brick pillars surrounding the property with (3) access electrical operated gates. Pillars on each side of the entry gates will have a decorative Lantern at the top of the brick pillar.

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 12-18-24
Printed Name of Applicant or Agent Thomas Benson

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☑ Application must Include:

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

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

GOLDSBOROUGH STREET

VIEW -1

223.28'
N 87° 13' 01" E

18.0'

18.0'

7.5'

UP-LIGHTING IN LANDSCAPING

10.0'

10.0'

PROVIDE CLEARANCE

NEW SIGN

UP-LIGHTING IN LANDSCAPING

ELEC. ALUM. SWING GATE EA. SIDE

2' SQ. x 4.0' H. DECORATIVE BRICK PIER (TYP.)

6" Ø BOLLARD EACH SIDE

3.5' H. DECORATIVE ALUM. FENCING (TYP.)

6 - PARKING SPACES

3.5' H. DECORATIVE ALUM. FENCING (TYP.)

ARBORVITAE (TYP.)

ELEC. ALUM. SWING GATE EA. SIDE

6" Ø BOLLARD EACH SIDE

HARRISON STREET

EXISTING 2- STORY MASONRY BUILDING

NEW SIGNAGE ABOVE

N 09° 15' 46" W
85.23'

REPLACE EXISTING COACH LIGHTS

NEW SIGNAGE ABOVE

VIEW -2

6 - PARKING SPACES

148.37'
S 02° 01' 13" E

9 - PARKING SPACES

2' SQ. x 4.0' H. DECORATIVE BRICK PIER (TYP.)

ARBORVITAE (TYP.)

NEW LAMP POST

HVAC HVAC HVAC HVAC HVAC

104.52'
S 87° 02' 54" W

4.66'
N 04° 20' 05" W

50.98'
S 87° 13' 01" W

51.45'
N 04° 20' 05" W

6" Ø BOLLARD EACH SIDE

ARBORVITAE (TYP.)

3.5' H. DECORATIVE ALUM. FENCING (TYP.)

2' SQ. x 4.0' H. DECORATIVE BRICK PIER (TYP.)

54.94'
N 85° 34' 31" W

18.0'

VIEW -3

SITE PLAN

SCALE : 1" = 10' - 0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME

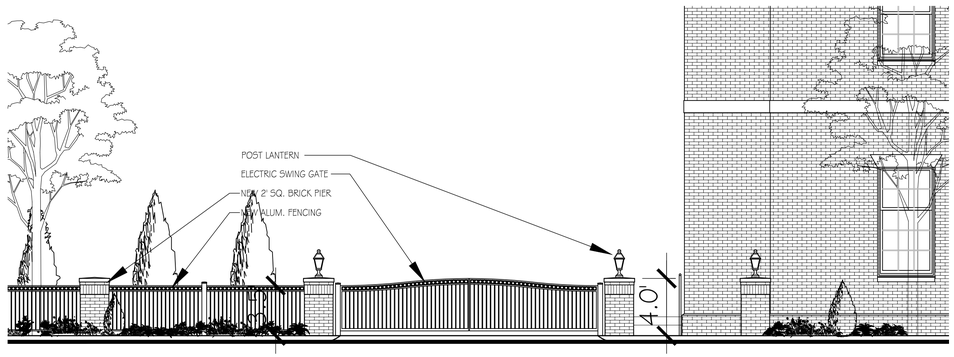
EASTON, MARYLAND

PROJECT: 2405
SCALE: 1" = 20'

SITE PLAN

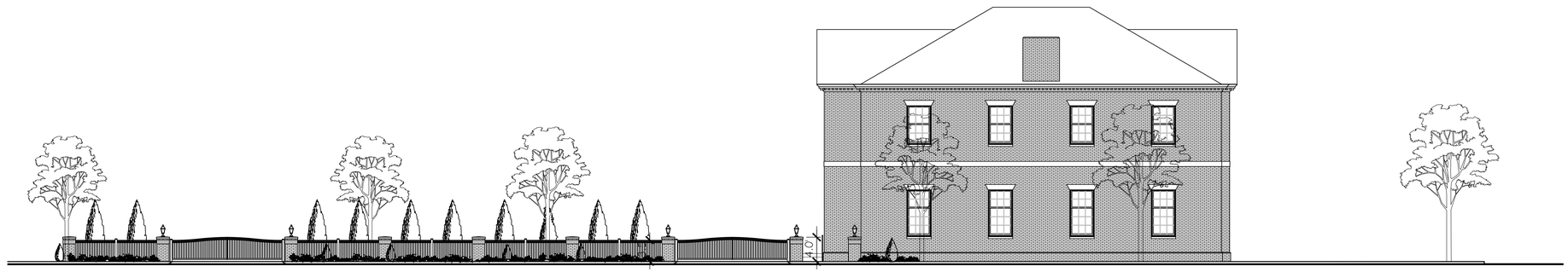
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SP



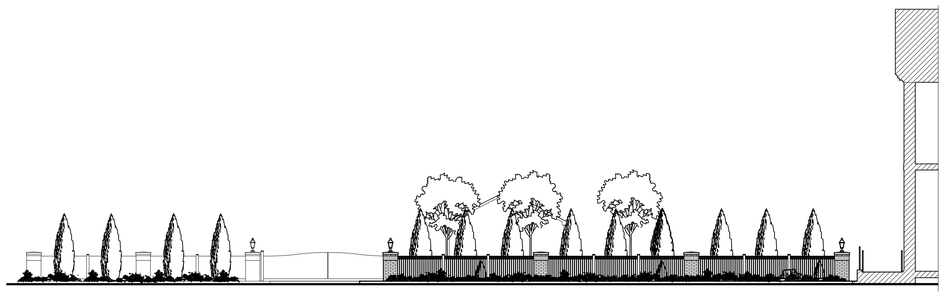
ENLARGED VIEW OF GATE ENTRY

SCALE = 1'= 5'



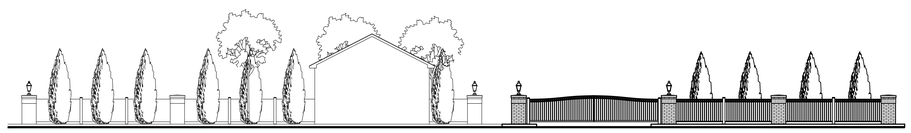
South View – 1 from GOLDSBOROUGH STREET

SCALE = 1'=10'



South View – 2 from PARKING AREA

SCALE = 1'=10'



North View – 3 outside of PARKING AREA

SCALE = 1'=10'

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FRAMPTOM FUNERAL HOME

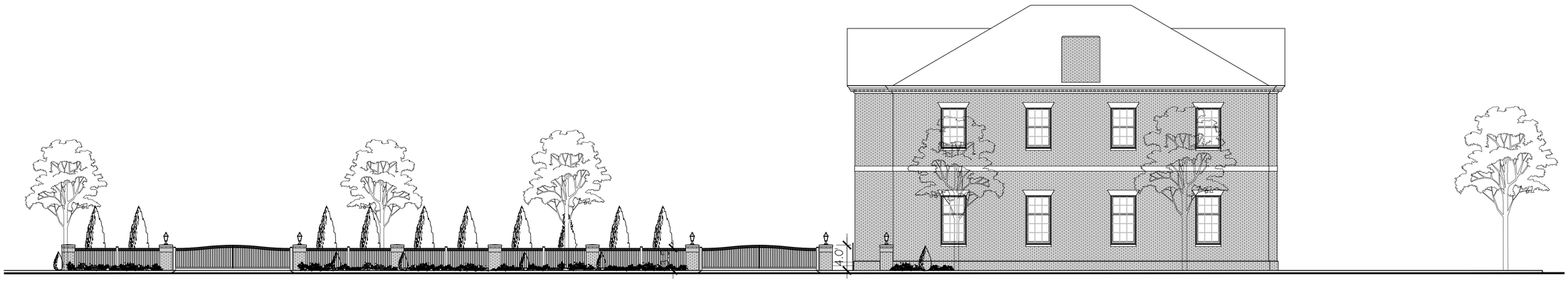
EASTON, MARYLAND

PROJECT: 2405
SCALE: AS NOTED

SITE ELEVATIONS

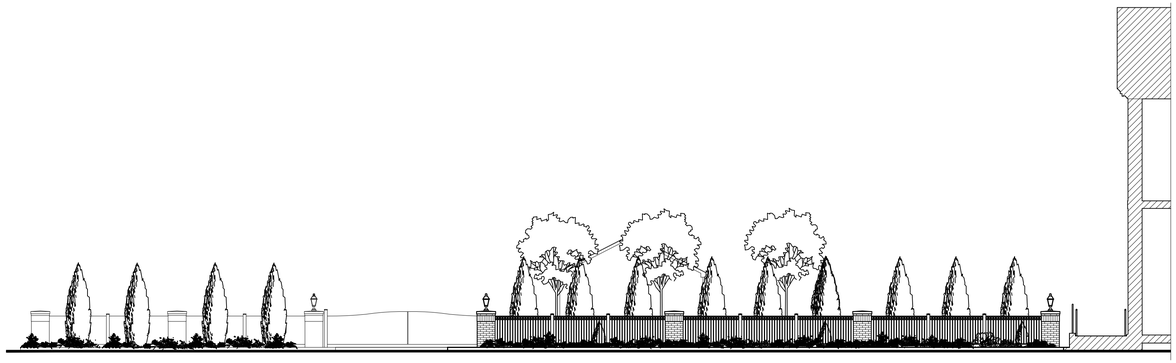
REV-DATE:
DATE: 12-30-24
DRAWN BY: TGB
SHEET

EL1



South View – 1 from GOLDSBOROUGH STREET

SCALE = 1'=10'



South View – 2 from PARKING AREA

SCALE = 1'=10'

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410-820-7973

FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405

SCALE: 1" = 20'

SITE PLAN

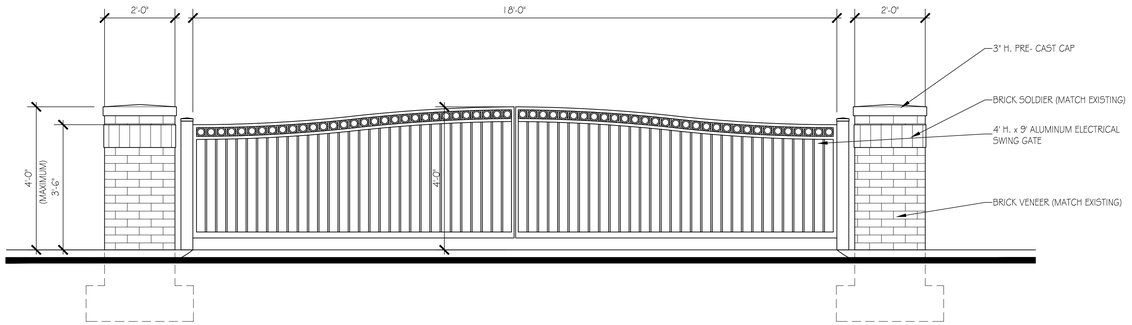
REV-DATE:

DATE: 12-30-24

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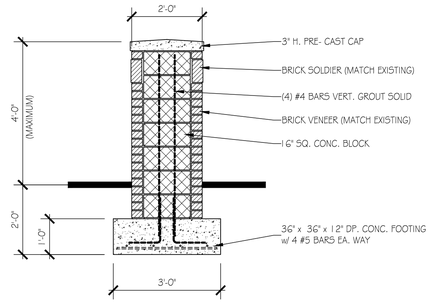
SHEET

EL2



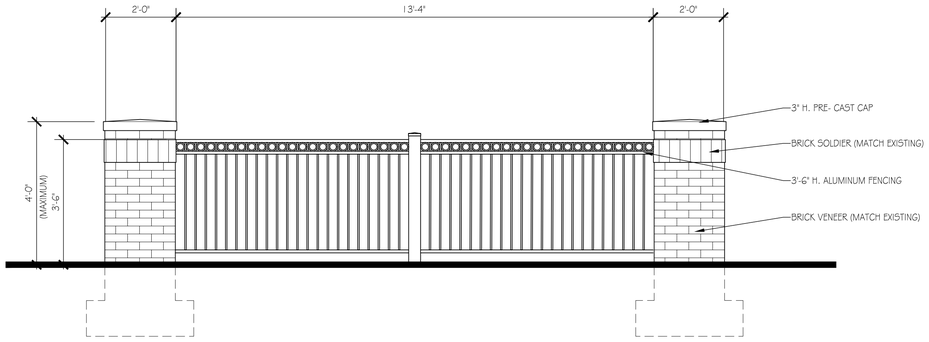
ENTRY GATE ELEVATION

SCALE : ½" = 1'-0"



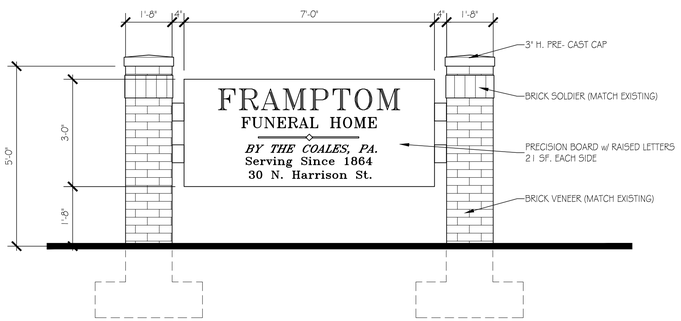
1 DETAIL - thru Brick Pillar for Fencing

SCALE : ½" = 1'-0"



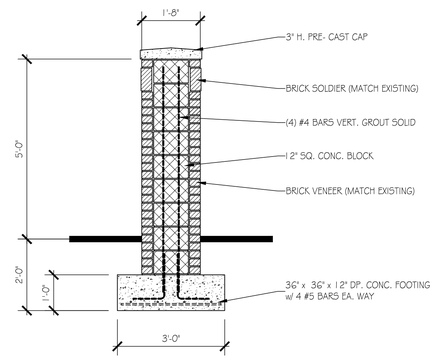
FENCE ELEVATION

SCALE : ½" = 1'-0"



SIGN ELEVATION

SCALE : ½" = 1'-0"



2 DETAIL - thru Brick Pillar for Signage

SCALE : ½" = 1'-0"

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FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405
SCALE: 1/4" = 1'-0"

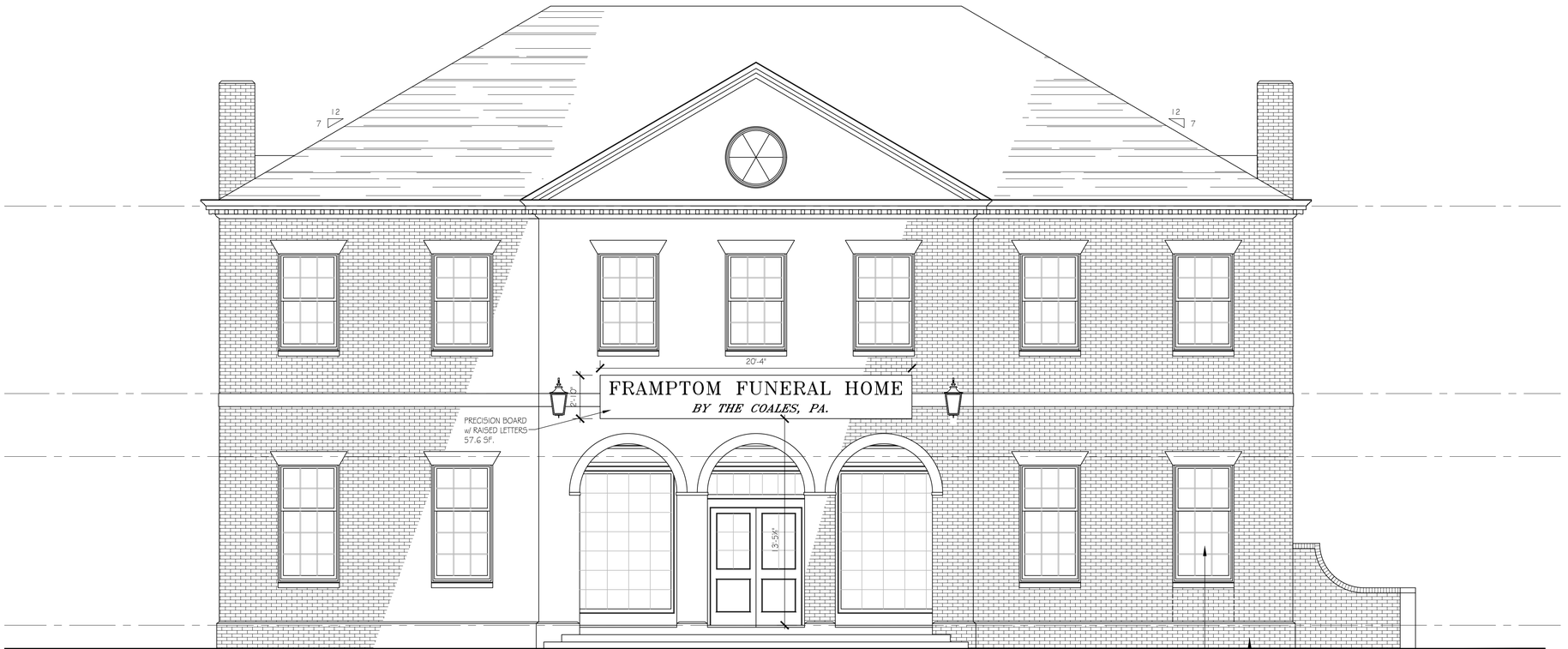
SIGNAGE, FENCING & PIER DETAILS

REV-DATE:
DATE: 12-30-24
DRAWN BY: TGB
SHEET

A-9

STATE OF MARYLAND — No. 6698 — ARCHITECT

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2025



WEST ELEVATION PROPOSED - 30 N. HARRISON ST.

SCALE : ¼" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405
SCALE: 1/4" = 1'-0"

WEST ELEVATION SIGNAGE

REV-DATE:
DATE: 12-18-24
DRAWN BY: TGB
SHEET

A10

STATE OF MARYLAND — PAMELA PATRICIA GARDNER — No. 6698 — ARCHITECT

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2025



EAST ELEVATION PROPOSED - 30 N. HARRISON ST.

SCALE : ¼" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405

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

EAST ELEVATION SIGNAGE

REV-DATE:

DATE: 12-18-24

DRAWN BY: TGB

SHEET

A11

STATE OF MARYLAND
No. 6698
ARCHITECT

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2025



SIGN WEST ELEVATION



MONUMET SIGN ELEVATION



MONUMET SIGN ELEVATION



EAST SIGN ELEVATION



WEST GATE ENTRANCE GOLDSBOROUGH ST.



PILLARS & FENCING GOLDSBOROUGH ST.



EAST GATE ENTRANCE GOLDSBOROUGH ST.



SOUTH GATE ENTRANCE ALLEY

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405
SCALE: 1/4" = 1'-0"

SITE PHOTOS

REV-DATE:
DATE: 12-18-24
DRAWN BY: TGB
SHEET

A12

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 122 N Harrison Street

Applicant: Laurence Claggett on behalf of TLL LLC.

Application Number: 2024-1366

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove the existing wooden windows and install new Anderson 100 Series composite windows. The proposed single hung, simulated divided light windows; have a two-over-two grid pattern. This is a contributing structure to the Easton Historic District.

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.

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.

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 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

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.

Analysis – Staff notes that while the existing windows are one-over-one, both the structure at 120 N Harrison Street and the structure that was destroyed by a fire at 124 N Harrison Street have two-over-two windows (*Figure 1*).



Figure 1: 2015 Google Street View

Appendix B: Common Substitute Materials

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.

Draft Motions:

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

OR

2. I move that the Historic District Commission continue the application pending a revised submittal.

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

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101024590	122 N HARRISON ST	TLL LLC

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE INFLUENCE	NONE APPARENT

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

NOTES

PORCH IS REBUILT AND WINDOWS ARE REPLACED. OTHERWISE RELATIVELY UNALTERED SETTING IS COMPROMISED BY NEW CONSTRUCTION + PARKING LOTS

RECEIVED
DEC 20 2024
TOWN OF EASTON

HD 24 - 145

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

Application #:	2024- 1366
Date Received:	12/20/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/13/2024
Date Property Posted:	01/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING (OTHER)

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 122 N. HARRISON

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

PROPERTY INFORMATION

OWNER NAME TLL LLC

TELEPHONE NO. 410-310-3169 EMAIL LOC@CLAGGETT-ENG.COM

Applicant or Agent

NAME LAURENCE CLAGGETT

TELEPHONE NO. SAME EMAIL SAME

Description of Proposal (include additional sheets, as necessary)

REPLACE ALL WINDOWS W/ ANDERSON SERIES 100 SINGLE HUNG, SIMULATED DIVIDED LIGHTS 2 OVER 2.

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 [signature]
Date 12.20.24
Printed Name of Applicant or Agent LAURENCE CLAGGETT

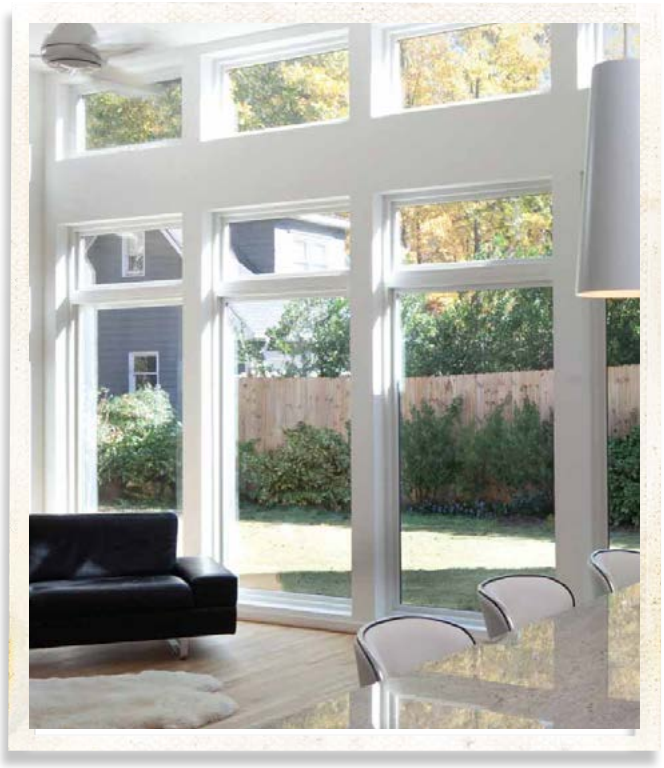
Revised 4.4.2022


TOE
TOE


FIX


122
FIX
LAKESIDE

100 Series WINDOWS & PATIO DOORS



All The Features You Want. Including The Price.

100 Series windows and patio doors are made with the revoutionary Fibrex advanced composite material, which allows Andersen to offer an uncommon value that others can't.

FIBREX® COMPOSITE MATERIAL

- Twice as strong as vinyl
- Retains its stability and rigidity in all climates
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills

EXTERIOR COLOR CHOICES THAT NEVER NEED PAINTING

- Factory-finished interiors and exteriors never need painting and won't fade, flake, blister, chalk, or peel even in extreme cold or heat

ATTRACTIVE, SEAMLESS CORNERS

- 100 Series products feature virtually seamless corners to give your home a beautiful look inside and out





GLIDING PATIO DOORS

- Feature one stationary panel and one that glides smoothly on adjustable rollers
- Multi-point locking sytem for enhanced security

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THE HOME DEPOT

HDE-111

CUSTOMER PRICE QUOTE

LAWRENCE CLAGGETT	F47682204
Purchaser's Name	Job#

PROJECT SPECIFICATIONS

6 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 32, H- 62, UI- 94
Limited Time Manufacturer Promotion Tier 1

1 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 29, H- 62, UI- 91
Limited Time Manufacturer Promotion Tier 1

5 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 25, H- 62, UI- 87
Limited Time Manufacturer Promotion Tier 1

4 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 25, H- 66, UI- 91
Limited Time Manufacturer Promotion Tier 1

2 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 32, H- 66, UI- 98
Limited Time Manufacturer Promotion Tier 1

3 Andersen 100 100 Series Single Hung

100 Series Single Hung, White Int. Finish, White Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard , Simulated Divided Light w/ Spacer, W- 31, H- 54, UI- 85
Limited Time Manufacturer Promotion Tier 1

Quote Name: 28 Andersen 100 SDL

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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 309 Brookletts Avenue

Applicant: Sandra C. Flores

Application Number: 2024-1351

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing to replace twelve vinyl windows that were installed without a certificate of appropriateness with a combination of vinyl-clad wood and vinyl windows. The applicant is also proposing to install a pre-fabricated shed in the backyard.

Background/Outstanding Issue:

There is an active Code Enforcement case (#24-0194) from February 5, 2024 regarding windows being replaced without a Building Permit or Certificate of Appropriateness. In late 2023, the Planning and Zoning Department as well as Code Enforcement received an anonymous complaint that vinyl windows were being installed at 309 Brookletts Avenue. The Town records indicate no certificate of appropriateness or building permit had been issued for window replacement at this property. A comparison of photos taken of this structure in 2013 with current photos clearly shows that 6/6 vinyl windows and new trim were installed on the structure without a certificate of appropriateness.

On March 11, 2024 the HDC granted a certificate of appropriateness to replace the vinyl windows that had been inappropriately installed. This approval was for replacing the three (3) first floor windows facing Brookletts Avenue with wood windows and all the remaining windows with composite windows. This approval was also conditioned upon all window trim being replaced in-kind.

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.

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 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 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.

Appendix B – Windows

Vinyl-Clad

Vinyl clad windows are similar to aluminum- and fiberglass-clad windows, in that they are wood or composite windows with a vinyl facing. Vinyl-clad windows are not paintable and are not typically repairable.

Vinyl clad windows may be appropriate for use in some properties constructed in the mid-20th century, on noncontributing buildings, or on nonvisible elevations (such as the rear or obscured side) or contributing buildings.

Vinyl

Vinyl windows are made of PVC (polyvinyl chloride) and are commonly marketed as replacement windows. Vinyl windows are problematic for use in historic districts because as they are not typically available in proportions or finishes that are needed to match the original windows in historic buildings. Because of the way the product is made, vinyl windows tend to have narrow stiles and rails which do not match the thicker proportions found on historic wood windows. Vinyl windows are not paintable and are the least durable of the window types listed here. They are susceptible to sun damage and tend to fade and warp with UV exposure. These units have a typical lifespan of only ten to fifteen years.

Vinyl windows are not appropriate for use in the historic district.

Staff Recommendation:

Staff supports either a Commission **continuation or denial** of the application. The proposed vinyl-clad wood and vinyl windows are not appropriate for the replacement of historic wood windows per Guidelines 3 and 90 as well as Appendix B. Should the Commission choose to continue the application and request a revised submittal, staff supports a timeframe of no more than 28 days since there is an active Code Enforcement Case. Should the Commission choose to deny the application, staff supports the Commission issuing an Order to Restore as provided in §28-601.G of the Town Code. An Order to Restore would require the property owner to return the windows to the condition that existing prior to the installation of the vinyl windows.

Draft Motions:

1. I move that the Historic District Commission **continue the application for no more than 28 days pending the submittal of a revised application.**

OR

2. I move that the Historic District Commission **deny** the application and issue an order to restore. All vinyl windows must be removed and replaced with wooden 2/2 windows. A building permit must be obtained and all work shall be completed within six months unless an extension is granted by the Historic District Commission.

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
2101001728	309 BROOKLETTS AVE	FLORES, SANDRA C.

YEAR BUILT	PHYSICAL CONDITION
1910	POOR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR SHED BLOCK

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

NOTES

RETAINS MOST OF ITS HISTORIC FABRIC (EXCEPT FRONT DOOR) INCLUDING ORIGINAL SIDING AND MOST WINDOWS. BUT THERE APPEAR TO BE MAJOR STRUCTURAL PROBLEMS. SEVERE SAG IN CENTER OF HOUSE. NO OUTBUILDINGS.

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

Application #:	2024 - 1351
Date Received:	12/11/2024
Fee Paid:	$75.00
HDC Meeting Date:	01/13/2025
Date Property Posted:	01/06/2025

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: 309 BROOKLETTS AVE EASTON MD 21601

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

PROPERTY INFORMATION

OWNER NAME: SANDRA C FLORES

TELEPHONE NO.: 410-725-0592 EMAIL: mexnes@yahoo.com

Applicant or Agent

NAME: SANDRA FLORES

TELEPHONE NO.: 4107254001 EMAIL: mexnes@yahoo.com

Description of Proposal (include additional sheets, as necessary)

Window Replacement

1.- Change windows at 309 Brookletts Ave.

I want to replace 12 (all) windows on the property with new clay vinyl and wood windows. by JELD WEN W-2500 double hung & V-2500 double hung

2. I like place a storage shed in the backyard from Lowes Rubbermaid 7-ft x 10-ft Roughneck Resin Storage Shed (Floor Included)7feet X 10feet

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 Sandra C Flores
Date 11/25/2024
Printed Name of Applicant or Agent SANDRA C. FLORES

Revised 4.4.2022

Rubbermaid 7-ft x 10-ft Roughneck Resin Storage Shed

Item #961392 | Model #2035895

Shop Rubbermaid ★★★★☆ 4.1 928

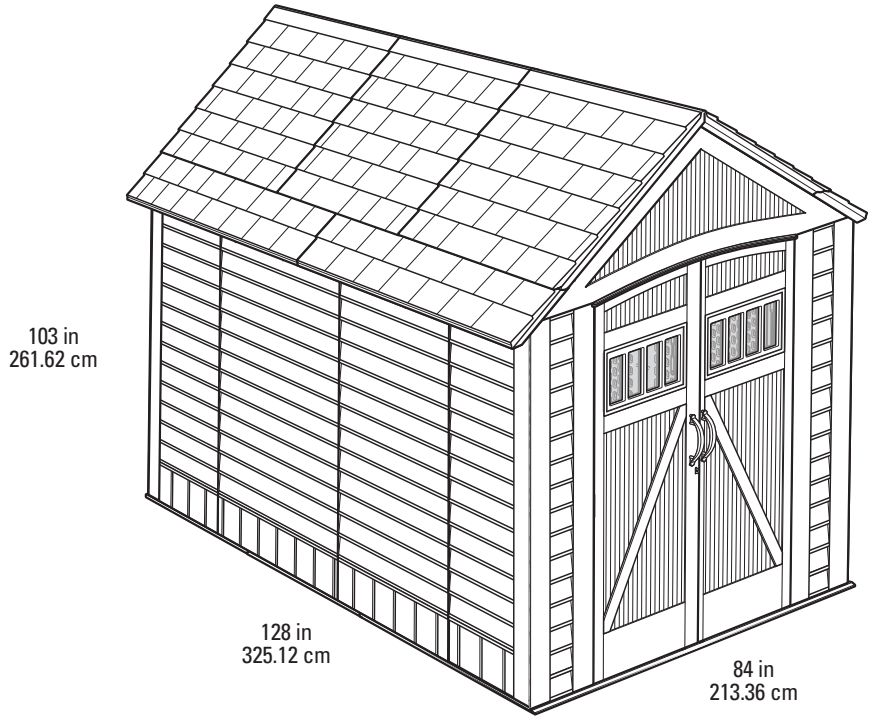


7' x 10.5' STORAGE BUILDING
Assembly Instructions

COBERTIZO DE ALMACENAMIENTO DE 213 X 320 CM'
Instrucciones de armado

ABRI DE RANGEMENT 213 X 320 CM
Instructions d'assemblage

1Q52



Thank you for purchasing this Rubbermaid® storage building. This dependable product was designed to look great outdoors and keep your yard organized. We want your experience to be a good one. Please read these instructions thoroughly before assembling the storage building.

Gracias por adquirir este cobertizo de almacenamiento Rubbermaid®. Este producto confiable ha sido diseñado para verse bien al aire libre y mantener su patio organizado. Queremos que tenga una buena experiencia. Por favor lea atentamente esta instrucciones antes de ensamblar el cobertizo de almacenamiento.

Merci d'avoir acheté cet abri de rangement Rubbermaid[MD]. Ce produit fiable a été conçu pour avoir une belle apparence à l'extérieur et vous aider à garder votre cour en ordre. Nous souhaitons que votre expérience soit agréable. Veuillez lire attentivement ces instructions avant de construire l'abri.

2053191

Before you begin

1. Building Codes – Check your local building codes, ordinances and restrictions and applicable neighborhood governances.
2. Surface Preparation – To ensure proper assembly and performance, your storage building needs to be built on a **solid, level surface**. A concrete or a treated-wood platform is recommended.
3. Location – When choosing a location in your yard, make sure you choose an area with easy access and one that provides proper drainage for water to run away from the storage building location.
4. Preassembly – Review ALL assembly steps before beginning construction. Follow all cautions and warnings carefully.
5. Preassembly – Review the parts list and make sure that no parts are missing.

If you need help

If assistance is needed, **do not contact or return to the store**. Call our Consumer Service Department at 1-888-895-2110 (Mon.–Fri. 8:30 a.m. to 5:00 p.m. EST). Keep this instruction booklet and your original store receipt to ensure our Consumer Service Department can accurately and quickly assist you.

Rubbermaid® Consumer Service Department
1-888-895-2110
www.Rubbermaid.com

Warnings, Use & Care

- Always wear gloves when handling metal components.
- Always use eye protection/safety glasses during assembly.

⚠ When installing screws, do not overtighten.

Antes de comenzar

1. Códigos de construcción: revise las restricciones, las ordenanzas y los códigos de construcción locales así como también las disposiciones del vecindario correspondientes.
2. Preparación de la superficie – Para asegurar un ensamble adecuado y buenos resultados, su cobertizo debe ser instalado sobre una superficie sólida, nivelada. Una superficie de cemento o madera tratada.
3. Locación – Cuando elija la ubicación en su patio asegúrese de elegir un área con fácil acceso y que tenga buen drenaje de agua.
4. Prearmado: revise TODOS los pasos para el armado antes de comenzar. Siga atentamente todas las precauciones y las advertencias.
5. Prearmado: revise la lista de piezas y asegúrese de que no haya piezas faltantes.

Si necesita ayuda

Si necesita asistencia, **no llame a la tienda ni devuelva el producto**. Llame a nuestro Departamento de Atención al Cliente al 1-888-895-2110 (de lunes a viernes, de 8:30 a.m. a 5:00 p.m. EST). Guarde este manual de instrucciones y la factura original de su tienda para garantizar que nuestro Departamento de Atención al Cliente pueda ayudarlo rápida y correctamente.

Rubbermaid® Consumer Service Department
1-888-895-2110
www.Rubbermaid.com

Advertencias, uso y mantenimiento

- Siempre use guantes al manipular los componentes metálicos.
- Siempre utilice protección para los ojos/gafas de seguridad durante el armado.

⚠ No ajuste los tornillos en exceso.

Avant de commencer

1. Codes du bâtiment – Vérifiez les codes du bâtiment locaux, les ordonnances et restrictions et les règlements de quartier applicables.
2. Préparation de la surface – Pour assurer un bon assemblage et une utilisation optimale votre abri de rangement doit être construit sur **une surface solide et plane**. Une dalle en béton, un patio ou une plate-forme en bois traité est recommandée.
3. Emplacement – Lorsque vous déterminez l'emplacement de l'abri dans votre jardin, assurez-vous de choisir une zone facile d'accès et avec une bonne évacuation de l'eau.
4. Préassemblage – Lisez attentivement TOUTES les étapes avant de commencer l'assemblage. Suivez attentivement toutes les précautions et mises en garde.
5. Préassemblage – Examinez la liste des pièces et assurez-vous qu'il n'en manque aucune.

Si vous avez besoin d'aide

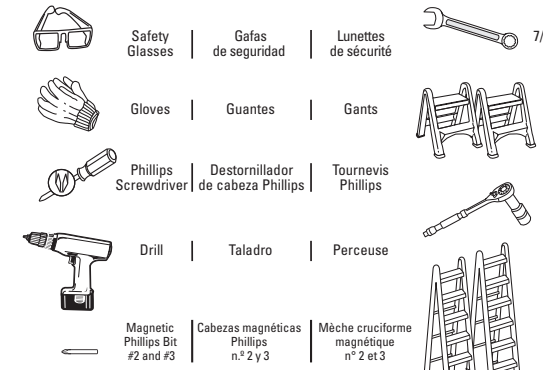
Si vous avez besoin d'aide, **ne communiquez pas avec le magasin et ne retournez pas le produit**. Appelez notre service aux consommateurs au 1-888-895-2110 (lun. au ven. de 8 h 30 à 17 h HNE). Veuillez garder le présent livret d'instructions et le reçu du magasin afin que notre service aux consommateurs puisse vous aider adéquatement.

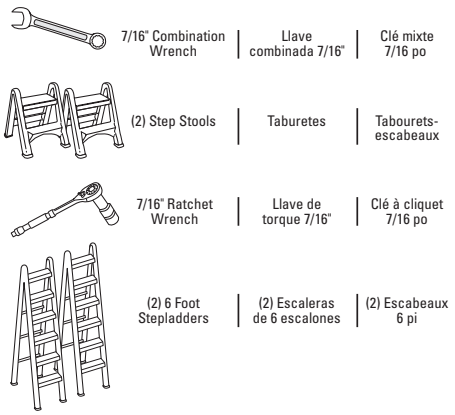
Rubbermaid® Consumer Service Department
1-888-895-2110
www.Rubbermaid.com

Mises en garde, utilisation et entretien

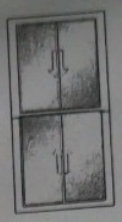
- Toujours porter des gants lors de la manutention de composants en métal.
- Utilisez toujours une protection des yeux/lunettes de protection pendant l'assemblage.

⚠ Ne serrez pas trop les boulons lorsque vous les installez.









Frame Width = 30 3/4"
Frame Height = 65 5/8"
Sash Split = Even Divide

JELD-WEN
WINDOWS & DOORS
Catalog Version 223

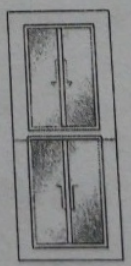
Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	30.75" x 65.625" JELD-WEN V-2500 Double Hung	$359.68	$359.68	2	$0.00	$719.36
	Unit 200 Total:	**$359.68**	**$359.68**		**$0.00**	**$719.36**

Begin Line 200 Description

---- Line 200-1 ----

V-2500,
Double Hung,
30.75 x 65.625
Assembly = Full Unit,
Regional Compliance = US National-AAMA,
Rating = PG20, DP+20/-20,
Installation & Frame Type = Pocket / Replacement
Frame Color - Exterior = White,
Frame Color - Interior = White
Measurement Type = Rough Opening,
Rough Opening Width = Custom,
Custom Rough Opening Width = 31.25,
Rough Opening Height = Custom,
Custom Rough Opening Height = 66.125,
Actual Size = 30 3/4 -in X 65 5/8 -in,
Vent Division = Even Divide,
Vent Height = 33.0625
Glass Breakage Warranty = No,
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - North-Central,
Performance Plus = Standard,
Soundmaster = Standard - No Soundmaster,
Glazing = Insulated,
Low-E = SunStable,
Neat Glass = No,
Glass Color/Texture = Clear,
Glass Type = Standard,
IG Options = Argon,
Select Glass Thickness = Standard Default Thickness
Grid Type = 5/8" Flat,
Location for Grid = All Lite(s),
Grid Color = White,
Grid Pattern = Colonial (Even Rect Lites),
Lites Wide = 2,
Lites High - Panel 1 = 1,
Lites High - Panel 2 = 1,
Grid To Match = No
Screen = Screen,
Full or Half Screen = Half Screen (Bottom Vent Only),
Select Screen Options = Standard Screen Frame,
Select Screen Mesh Type = Fiberglass Mesh
Balance Covers = Without Balance Covers,
Lock Type = Cam Lock(s),
Number of Locks = 2 Locks,
Hardware Finish - Interior = White
Does Unit Meet Egress Req.? = Meets 5.0 sqft Egress (1st Floor)
Secondary Vent Stop = Window Opening Control Device ASTM F2090 Compliant,
Installation Accessories = None,
Interior Frame Options = None,
Jamb Installation Clip = No Jamb Installation Clip
Perimeter Frame Options = None,
Extension Jamb = None
Prep for Shipping = None
Energy Star Qualified = North-Central; South-Central; Southern,
U-Factor = 0.3,
Solar Heat Gain Coefficient = 0.25,
Visible Light Transmittance = 0.47,
Condensation Resistance = 59,
CPD# = JEL-A-725-11888-00001
Room Location = First floor,
Is This a Remake = No,
Specific Information = First floor,
Overall Frame Depth = 3.25
5/8" Flat,
Colonial,
2W1H

End Line 200 Description



Frame Width = 17 1/2"
Frame Height = 40 5/8"
Sash Split = Even Divide

JELD-WEN
WINDOWS & DOORS
Catalog Version 223

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings
300-1	17.5" x 40.625" JELD-WEN V-2500 Double Hung	$286.20	$286.20	1	$0.00
	Unit 300 Total:	**$286.20**	**$286.20**		**$0.00**

Begin Line 300 Description

---- Line 300-1 ----

V-2500,
Double Hung,
Performance Plus = Standard,
Soundmaster = Standard - No Soundmaster,
Select Screen Mesh Type = Fiberg
Balance Covers = Without Balance

The Home Depot Special Order Quote

Customer Agreement #:
Printed Date: 7/14/2022

Customer:	
Address:	
Phone 1:	
Phone 2:	

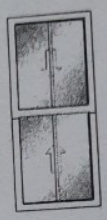
Store:	
Associate:	TIMOTHY
Address:	

Pre-Savings Total:	$6,837.95
Total Savings:	($0.00)
Pre-Tax Price:	$6,837.95

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN WINDOWS & DOORS

Catalog Version 119



Frame Width = 31 3/4"
Frame Height = 77 3/8"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	31.75-in x 77.375-in JELD-WEN Wood W-2500 Double Hung	$949.71	$949.71	1	$0.00	$949.71
	Unit 100 Total:	$949.71	$949.71		$0.00	$949.71

Begin Line 100 Description

---- Line 100-1 ----

Wood W-2500,
Double Hung,
,
31.75 x 77.375
ProductTileBackendName = JWWoodWindows
Assembly = Full Unit,
Exterior Trim Type = Brickmould,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Rough Opening Size,
Rough Opening Width = Custom Size,
Custom Rough Opening Width = 32.5,
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 78.125,
Exterior Trim Width = 34.375,
Exterior Trim Height = 80.0625
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Primed,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Primed
Jamb Width = 4 9/16"
Rating = PG 15,
Sill Nosing = 2" Sill Nosing,
Sill Horns = No Sill Horn,
Prep for Stool = No
Hardware Finish - Interior = White,
Number of Locks = 1,
Screen Options = Fiberglass Mesh,
Screen Finish = Brilliant White
Energy Efficiency = Energy Star,
Energy Star Zone = Energy Star - North-Central,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = SunResist with HeatSave,
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Silver Spacer,
Glass Options = Argon
Grid Type = 7/8" Bead SDL w/Perm Wood,
Interior Bar Profile = Traditional Bead Bar,
Location for Grid = All Lite(s),
Grid Finish = Silver Shadow Bar,
SDL Finish = Primed Wood,
Grid Pattern = Colonial,
Lites Wide - Top = 2,
Lites Wide - Bottom = 2,
Lites High - Top = 1,
Lites High - Bottom = 1
Sash Limiter = Window Opening Control Device
ASTM F2090 Compliant,
Certification = None,
Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,
Finger Plows = Plow in Top & Bottom Rail
U-Factor = 0.25,
Solar Heat Gain Coefficient = 0.18,
Visible Light Transmittance = 0.41,
Condensation Resistance = 47,
CPD# = JEL-N-578-01934-00002,
Energy Star Qualified = Northern; North-Centra
South-Central; Southern
Room Location = First floor,
Is This a Remake = No,
Specific Information = Not Specified
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 05/05/2022,
Catalog Version = 22.2.2.1
7/8" Bead SDL w/Perm Wood,
Colonial,
2W1H

End Line 100 Description



V-2500 Series 25.5 in. x 36 in. Double Pane Double Hung Vinyl Low-E White Nail Fin Frame Brickmould Window with Grids

JELD-WEN (0)

Product Details | **Specifications** | Questions & Answers | Customer Reviews

Details

Exterior Color/ Finish	White	**Exterior Color/Finish Family**	White
Features	Argon Gas Filled, Brickmould, Insect Screen, Tilt-In Cleaning	**Frame Material**	Vinyl
Frame Type	Brickmould, Nail Fin	**Glass Type**	Energy Efficient Glass, Low-E Glass
Glazing Type	Double-Pane	**Grid Pattern**	Colonial
Grille Type	Grille Between Glass	**Hardware Color/Finish Family**	White
Included	Screen	**Interior Color/Finish Family**	White
Lock Type	Cam Action	**Number of Grids**	1
Number of Locks	1	**Product Weight (lb.)**	38.8125 lb
Returnable	90-Day	**Solar Heat Gain Coefficient**	0.45
U-Factor	0.3	**Window Type**	Other
Window Use Type	New Construction, Replacement		

Warranty / Certifications

Energy Star Qualified	Northern	**Manufacturer Warranty**	Lifetime Limited Warranty

How can we improve our product information? Provide feedback.

Questions & Answers
4 Questions

Customer Reviews

More from JELD-WEN

All Items | Double Hung Windows | Single Hung Windows

Product Specs

Brand	Jeld-Wen
Series	W-2500
Material	Wood (vinyl clad)
Wood Options	Pine
Exterior Colors	zBlack, Brilliant White, Chestnut Bronze, Desert Sand, French Vanilla, Hartford Green, Mesa Red
Interior AuraLast® Finish Options	Pine Americano Pine Charcoal Pine Clear Lacquer Pine Cordovan, Pine Fruitwood, Pine Kodiak, Pine Walnut, Primed
Interior Paint Options	Paint Black, Paint Brilliant White, Paint Desert Sand, Paint Dove, Paint Gunmetal, Paint Ivory
Construction Type	New or replacement
Glass Options	Energy efficient, textured, and protective
Frame Options	Block Frame, Integral Nailing Fin
Custom Sizes	Yes
Maximum Height	37-3/8" x 76"
Maximum Width	41-3/8" x 64"
Minimum Dimensions	19-1/4" x 35-1/4"
Energy Star Partner	Yes
NGBS Green Certified	Yes
Glass Warranty	Varies, contact Brennan for additional details
Product Warranty	20 years
Labor Warranty	Lifetime

Town of Easton Historic District Commission
Draft Decision Summary
Monday, December 23, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey

Staff:
Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Absent:

Commission Members:
Dudley Greer
Michael Stuart

Staff:
Nicholas Johnson AICP, Town Planner (Current)
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 December 23, 2024 Agenda Summary. Commissioner Carey seconded the motion.

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

3. **Old Business —** None

4. **New Business —**

a. File No.: **2024 - 1356 / HD 24 - 140**
Applicant: **Bernard H. Warner**
Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1562
Zoning: R-7A

Request: The applicant is requesting to install 38 linear feet for new six (6) foot tall wooden privacy fencing in the rear yard. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences

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

Applicant Presentation:
None

Public Comment — None
Public Comment Written — None

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

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

b. File No.: **2024 - 1357 / HD 24 - 141**
Applicant: **Helen Herman**
Location: 33 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1439
Zoning: CB

Request: The applicant is proposing to construct a fourteen (14) foot rear addition with additional exterior alterations including the construction of a pitched roof, the installation of new signage, the addition of a new entryway on the front façade, and the infill of existing window and door openings. This is a non contributing structure to the Historic District.

Background: This project first appeared before the Commission at their February 26, 2024 meeting as a preliminary discussion for the proposed

renovation and design of the Face to Faith Ministries church. In January of 2012, the Commission granted approval for the demolition of a non-contributing concrete block shed at the rear of the building; and in October 2013, the Commission granted approval for the demolition of an existing 1-story dwelling on the property.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 2. Repair Rather than Replace*
iii. *Guideline 4. Restore Significant Historic Features*
iv. *Guideline 25. General Guidelines for Signage*
v. *Guideline 35. Wall Signs*
vi. *Guideline 41. Maintain Original and Historic Doors*
vii. *Guideline 42. Make Sensitive Replacements*
viii. *Guideline 44. Adding New Doors*
ix. *Guideline 50. Maximize Daylight*
x. *Guideline 55. Maintain Historic Masonry*
xi. *Guideline 57. Repointing Masonry*
xii. *Guideline 58. Replacing Masonry Units*
xiii. *Guideline 59. Stucco*
xiv. *Guideline 68. Maintain Historic Roof Shape*
xv. *Guideline 70. Roof Material*
xvi. *Guideline 80. Preserve Historic Storefronts*
xvii. *Guideline 89. Maintain Historic Windows*
xviii. *Guideline 100. Rear Additions*

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

Applicant Presentation:
Helen Herman
Pastor Madonna P. Johnson, Face to Faith Ministries
Vestinia Bridges, Face to Faith Ministries

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions: 1) All signage shall be mounted through a mortar joint. The Applicant shall send the dimensions and design of the second proposed sign to staff for administrative review and approval; 2) Should the Applicant choose to install gutters, a spec sheet shall be submitted to staff for administrative review and approval. The Commission made a recommendation for K-style gutters; 3) the standing seam metal roof shall be 1.5" (inches) or less for the rib seam height, the maximum panel width shall be 16" (inches) or less, the panels shall be flat and the

rib ends shall be closed; and 4) the windows shall be fiberglass-clad or metal. Commissioner Bateman seconded the motion.

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

5. Discussion Item —

a. The Commission held an open dialogue on the role of a historic district, and its establishment to ensure the preservation of Easton's historic character. The Commission and staff spoke in depth on the enforcement of property maintenance within the historic district, and an approach to strengthening the language of the historic district guidelines through zoning legislation.

6. Decision Summary Review —

Commissioner Bateman moved to approve the December 9, 2024 Decision Summary. Commissioner Carey seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket

a. File No.: **2024 - 1360 / HD 24 - 143**
Applicant: **Marasun LLC**
Location: 308 Needwood Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2221
Zoning: R-7A

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

9. **Adjournment —** Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:54 p.m.