



Historic District Commission MEETING AGENDA

Monday, February 10, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for February 10, 2025.

Old Business

New Business

- 1) **Application Number:** 2025 - 1385 / HD 25 - 07
Applicant: Eat Sprout
c/o Ryall Groll
Location: 22 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning District: CB
Request: Installation of a 2x3 hanging sign, and the replacement of the exterior door.
- 2) **Application Number:** 2025 - 1386 / HD 25 - 08
Applicant: Town of Easton
Location: 14 S. Harrison Street
Tax Map 0104, Grid 0000, Parcel 1528
Zoning District: CB
Request: Replacement of four (4) exterior doors.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the January 27, 2025 meeting.

Administrative Approval

- 1) **Application Number:** 2025 - 1393 / HD 25 - 09
Applicant: Flow Heating and Cooling
Location: 205 Talbot Street
Tax Map 0104, Grid 00EA, Parcel 1905

Zoning District:
Request:

R-7A
HVAC installation.

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 2/10/2025

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

Property Address: 22 N Harrison Street

Applicant: Ryan Groll

Application Number: 2025-1385

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 2' by 3' (6 square foot) hanging sign on the front facade of the structure. The sign will be constructed of a composite material and mounted via a metal bracket above the front porch. Additionally, the applicant is proposing to replace the existing front door with a new wood door.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage



Figure 1

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.



Guideline 31. Hanging and Bracket Signs

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

Doors and Entrances

Main entry doors are usually designed to symbolically “greet” a customer, client or visitor. Main entry doors of residential buildings usually have a warm, welcoming appearance, while those on commercial buildings may indicate the prominence of the business. Side and rear doors of both residential and commercial buildings are usually more utilitarian in design.

The main entries of commercial buildings were often constructed of wood frame with a large, inset pane of glass. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather and allow more room for the display of products within the recessed entry.

Guideline 41. Maintain Original and Historic Doors

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



Guideline 42. Make Sensitive Replacements

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.**
- c. Doors located on the front façade of historic properties are typically solid wood.** Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 43. Restore Missing or Inappropriately Altered Doors

- a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, **the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.**
- b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

Staff Recommendation:

Staff supports a Commission **approval** of this application with a condition regarding the minimum clearance of the hanging sign from grade. The proposed sign meets the dimensional requirements of the Zoning Ordinance and the Design Guidelines. The proposed door is constructed of wood which is an appropriate material for front facades per Guideline 42c. It is also simple in style and incorporates a large glass pane which is typical of commercial properties.

Recommended Condition

1. The hanging sign shall have a minimum clearance of eight (8') feet above grade and shall not project into a vehicular public way.



Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

HD 25 - 07

Application #: 25-1385
Date Received: 1/26/25
Fee Paid: \$75.00
HDC Meeting Date: 2/10/25
Date Property Posted: 02/03/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 22 N. Harrison St. Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Ryan Groll
TELEPHONE NO. 443-223-0642 EMAIL Ryan @ eat sport . com

Applicant or Agent

NAME Ryan Groll
TELEPHONE NO. 443-223-0642 EMAIL Ryan @ eat sport . com

Description of Proposal (include additional sheets, as necessary)

<u>2x3</u> install 2x3 hanging sign on front of property. 2x3
Replace exterior door with an all wood door
Sign is a composite material. Custom metal black bracket
attached to fascia.

Specific Requirements

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

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

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

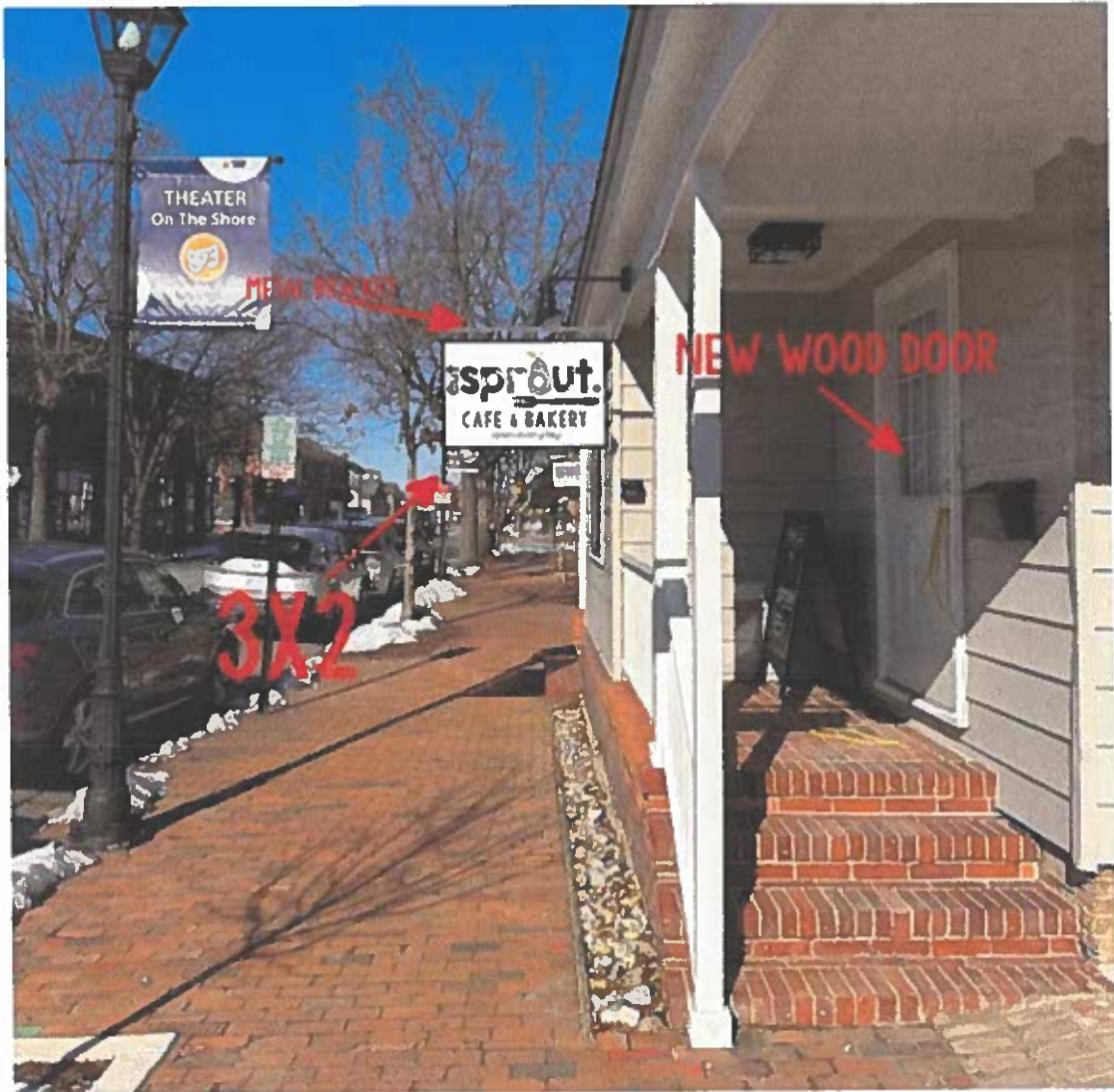
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>1-26-2025</u>
<u>Ryan S. Groll</u>

Revised 4.4.2022



get sprout.

CAFE & BAKERY

open everyday





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: 14 S Harrison Street

Applicant: Trevor Newcomb on behalf of the Town of Easton

Application Number: 2025-1386

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace four (4) existing exterior doors located on the side and rear facades of the structure with new steel doors. Of the four existing doors, only the door identified in the application as “Door Four” which is located on the northern façade, appears to be historic. New steel doors are necessary to provide added security for the Town Office. This is considered a contributing structure to the 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.

Guideline 3. Make Sensitive Replacements

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 41. Maintain Original and Historic Doors

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

Guideline 42. Make Sensitive Replacements (Doors)

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. **Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property.** See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

B.2. Common Substitute Materials – Metal Doors

Steel or (metal) doors may be appropriate for (use on) later architectural styles, where such materials were originally used, or **non-visible elevations**. On visible elevations, metal replacement doors should match the historic unit.

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			
2101027328		14 S HARRISON ST		TOWN OF EASTON			
YEAR BUILT		PHYSICAL CONDITION					
1940		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				REAR SECTION MAY BE LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		Y	
NOTES							
PENT ROOF APPEARS TO BE LATER. OTHERWISE RETAINS A HIGH DEGREE OF INTEGRITY AND IF 1940 CONSTRUCTION DATE IS CORRECT, FALLS WITHIN DISTRICTS PERIOD OF SIGNIFICANCE.							



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

HD 25 - 08

Application #: 2025-1386
Date Received: 01/28/2025
Fee Paid: -
HDC Meeting Date: 02/07/2025
Date Property Posted: 02/03/2025

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: 14 South Harrison St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: TOWN OF EASTON
TELEPHONE NO.: 410-924-3276 EMAIL: trawcombs@eastonmd.gov

Applicant or Agent

NAME: Trevor Newcomb
TELEPHONE NO.: 410-924-3276 EMAIL: trawcombs@eastonmd.gov

Description of Proposal (include additional sheets, as necessary)

<u>Replacement of 4 exterior doors w/ 4</u>
<u>security doors</u>
<u>- 2 @ pedestrian ally - (NORTH)</u>
<u>- 1 @ Rear (EAST)</u>
<u>- 1 @ 2ND Floor Rear Side (SOUTH)</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
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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.
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

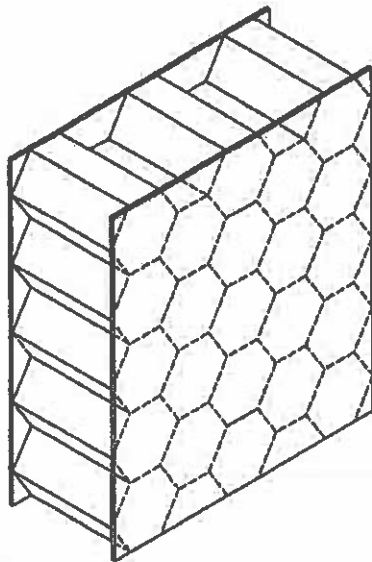
[Signature]
01/28/25
Trevor B. Newcomb

Revised 4.4.2022

Pc2

1-3/4" REGENT (RI) HONEYCOMB CORE DOORS

FLUSH AND EMBOSSED PANEL STEEL DOORS BEVELED LOCK EDGE, HANDED

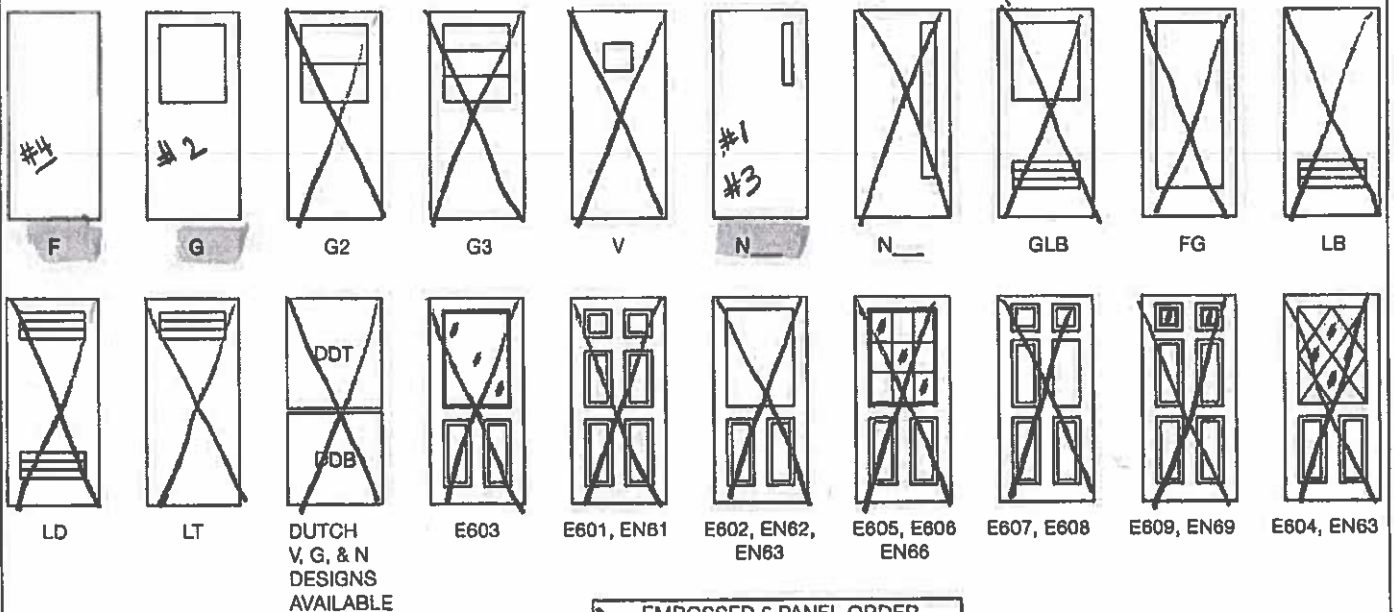


Kraft fiber honeycomb slab, bonded to the inside of both face sheets with a water resistant, contact adhesive.

SUGGESTED USE:

- Interior or Exterior ...
- Office
- Motel/Hotel
- Apartment
- Urban Renewal
- Health Care
- Institutional
- Mercantile
- Public Utility
- Factory
- Warehouse

DOOR DESIGNS


~~| EMBOSSED 6 PANEL ORDER CODES AND DOOR WIDTHS | |
|--|----------------------------|
| 2'6", 2'8"
NARROW 6 PANEL | 2'8", 2'10"
S'D 6 PANEL |
| EN61 | E603 |
| EN62 | E601 |
| EN63 | E602 |
| EN66 | E605 |
| E607 | E606 |
| E608 | E607 |
| EN69 | E608 |
| EN63 | E609 |
| E603 | E604 |~~

6 PANEL	
MAX. SIZE	3'0"X7'0"
MIN. SIZE	2'6"X6'8"

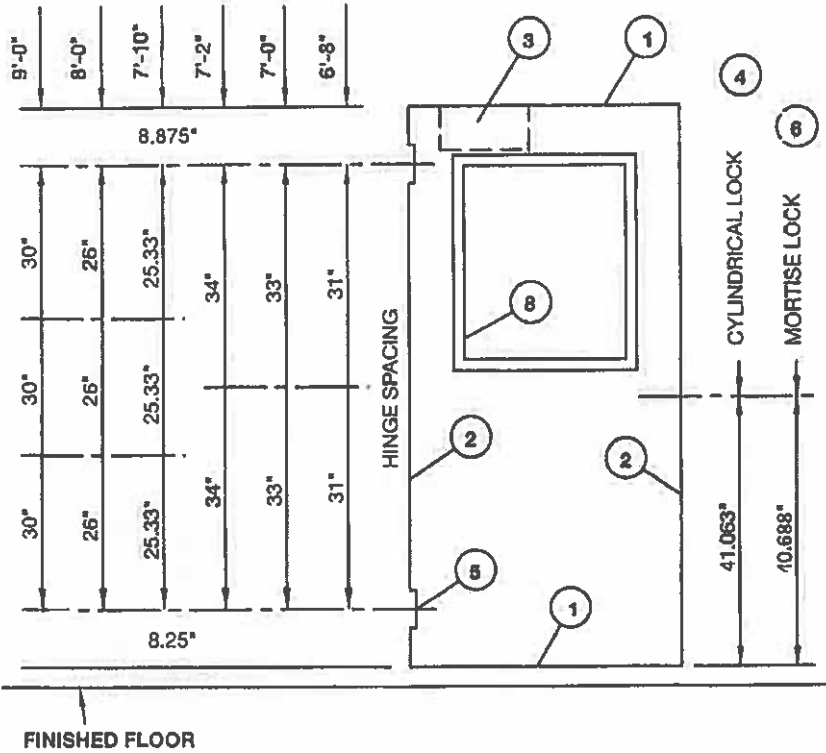
ALL 6 PANEL EMBOSSED DESIGNS WILL BE CENTER EDGE SEAM CONSTRUCTION

D1-2

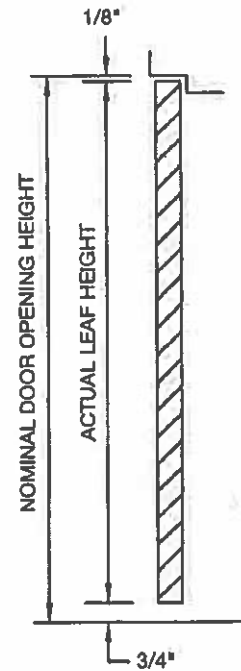
REGENT DOORS

HARDWARE LOCATIONS SHOWN MATCH CECO STANDARD FRAMES.

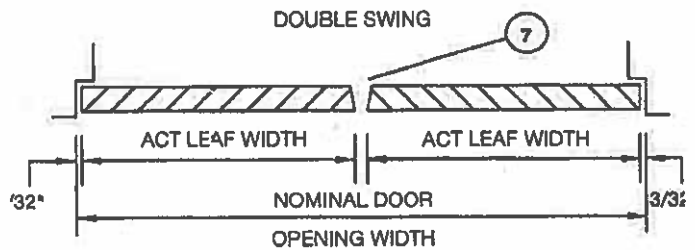
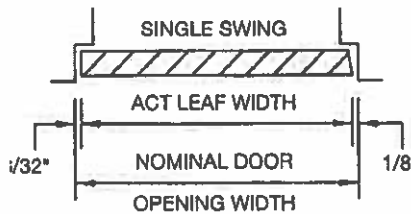
DOOR ELEVATION



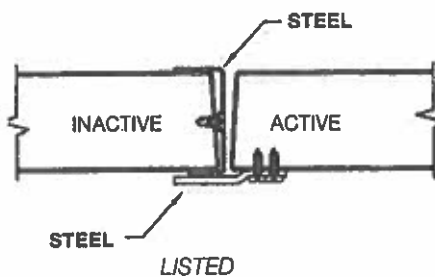
VERTICAL SECTION



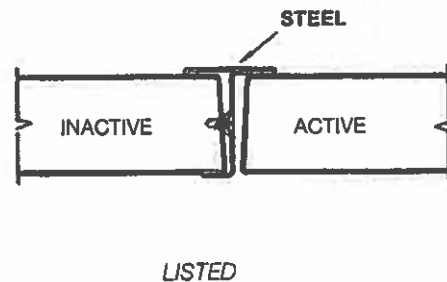
HORIZONTAL SECTIONS



⑦ OVERLAPPING ASTRAGAL 4441 FOR 1-3/4" THICK DOORS



⑦ OVERLAPPING ASTRAGAL 4471 FOR 1-3/4" THICK DOORS



13/20

(CONVERSION: 1" = 25.4 MM E.G. 1-3/4" = 44.45 MM)

25

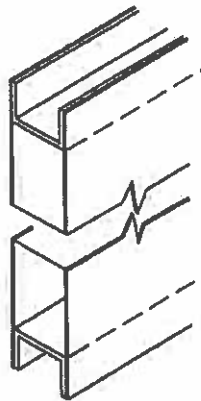
REGENT DOORS

1 16 GAUGE STEEL END CHANNELS

WELDED TO BOTH FACE SHEETS

INVERTED TOP AND BOTTOM

OPTIONAL TOP AND BOTTOM CAPS ARE AVAILABLE



2 VERTICAL EDGES

MECHANICALLY INTERLOCKED HEMMED EDGES

14 GAUGE DOORS WILL BE CENTER EDGE SEAM CONSTRUCTION

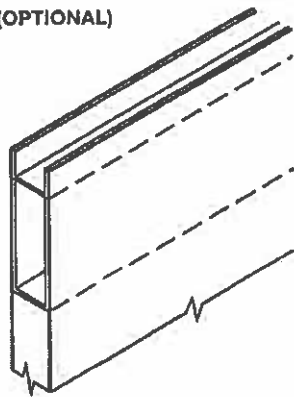
OPTIONAL : SEAMLESS (WELDED OR BODY FILLER)

ALL 6 PANEL EMBOSSED DESIGNS WILL BE CENTER EDGE SEAM CONSTRUCTION.



3 CLOSER REINFORCEMENT(OPTIONAL)

14 GAUGE STEEL CHANNEL 20" LONG



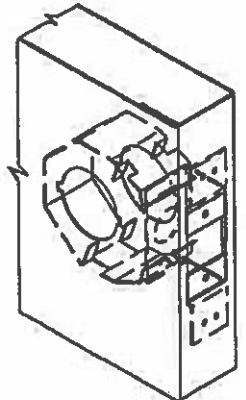
4 LOCK PREPARATION GOV. 160/161 CYLINDRICAL TYPE

(LC1)

(ANSI A115.2)

2-3/4" BACKSET

LOCK EDGE IS BEVELED 1/8" IN 2" (1:16)

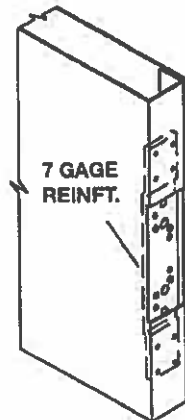


5 HINGE PREPARATION

4-1/2 OR 5 IN. HIGH, STANDARD OR HEAVY WEIGHT, FULL MORTISE HINGES

HINGE EDGE IS HANDED AND NOT BEVELED.

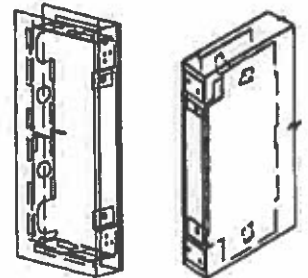
ANSI A156.7 TEMPLATE



6 LOCK PREPARATION

GOV. 86, ANSI/ BHMA A115.1 MORTISE TYPE

NOTE: EITHER OF THE LOCK REINFORCEMENTS/GUARDS SHOWN MAY BE INSTALLED WITH ANY MORTISE LOCK PREPARATION. LOCK EDGE IS BEVELED 1/8" IN 2" (1:16)



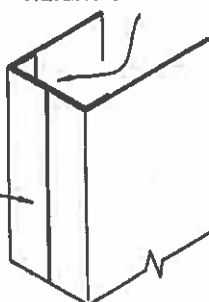
2 VERTICAL EDGES

16 GAGE FULL HEIGHT CHANNEL

14 GAGE WILL BE CENTER EDGE SEAM CONSTRUCTION

ALL 6 PANEL DESIGNS ARE CENTER EDGE SEAM CONSTRUCTION

WELD SEAMLESS AND BODY FILLER SEAMLESS IS OPTIONAL



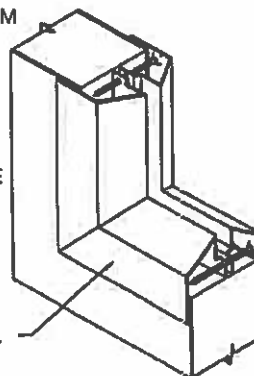
8 GLAZING TRIM SLIMTRIM

FOR ALL FIRE DOORS

3/8" WIDE GLAZING POCKET

STEEL

LISTED

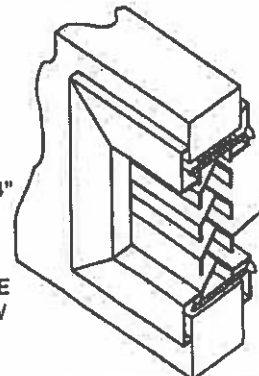


9 FIXED SLAT TYPE LOUVER 4634

FOR 1-3/4" THICK DOORS

50% FREE AIR FLOW

STEEL



D1-4

REGENT DOORS

STANDARD SIZES NOMINAL DOOR OPENING

WIDTH		HEIGHT
SINGLE	DOUBLE	
2'-0"	4'-0"	
2'-4"	4'-8"	
2'-6"	5'-0"	6'-8"
2'-8"	5'-4"	7'-0"
2'-10"	5'-8"	7'-2"
3'-0"	6'-0"	7'-10"
3'-4"	6'-8"	8'-0"
3'-6"	7'-0"	9'-0"
3'-8"	7'-4"	
3'-10"	7'-8"	
4'-0"	8'-0"	

FIRE DOORS

LABELING AGENCIES :
UNDERWRITERS LABORATORY
WARNOCK HERSEY
FACTORY MUTUAL

TEST: UL 10C, UL 10B, UL 1784,
& NFPA 252

RATING: 20 MIN, 3/4 HR, 1 HR,
1-1/2 HR, OR 3 HR

MAX. SIZE: 4'0" X 9'0" SINGLE
8'0" X 9'0" PAIR

DESIGNS: F, G, FG, N, V
E6 & EN6

*NOT ALL RATINGS ARE
AVAILABLE IN ALL SIZES,
DESIGNS AND MATERIALS.*

PRODUCT SPECIFICATIONS:

1-3/4" Thick steel doors shall be as manufactured by Ceco Door Products. Doors shall conform to the Steel Door Institute guide specification, ANSI A250.8; see chart below for performance classifications.

REGENT doors are made full-flush or (optional) seamless style. Face sheets are commercial quality cold rolled steel conforming to ASTM A1008 ... or (optional) hot-dipped galvanized or galvanized steel conforming to ASTM A924 and A653 -- see chart below.

Regent full-flush doors have mechanically interlocked, hemmed, hairline seams on vertical edges and have no visible seams on faces. Embossed 6 panel doors will have center edge seam construction. Doors specified "seamless" have no visible seams on faces or vertical edges (S.D.I. Model 2). A one piece, kraft honeycomb core is securely bonded to both face sheets under pressure with contact adhesive. The top and bottom door edges are closed with 16 gauge steel channels welded to both face sheets.

Hardware Provisions: Hinge preparations are handed. Hinge edges are mortised for 4-1/2" or 5" high, standard and heavy weight hinges (specify which). 7 gauge steel hinge reinforcements are welded inside the door edge and are drilled and tapped for fasteners in accordance with ANSI A156.7. The lock edge has a standard bevel (1 : 16) and is prepared for Gov. series 86, 160/161, or 90 locks in accordance with ANSI A115 (specify which). Optional closer reinforcement is a 14 gauge steel channel

Paint: 1-3/4" steel doors shall be provided with one coat of oven-cured neutral color primer paint. Primer coat shall conform with ANSI A250.10. The primer coat is a preparatory base for necessary finish painting. "Colorstyle" finish coat is also available from a selection of standard colors (optional). Colorstyle finish is electrostatically applied, oven-cured urethane enamel, and shall conform to ANSI A250.3. For accurate color selectors ask for a Ceco Colorstyle chart.

MATERIAL

DOOR FACE SHEETS	LEVEL	C.R.	GALV		RECOMMENDED DOOR FRAME MATERIAL
			A60	G90	
20 GAUGE STEEL (4080 MAX.)	STANDARD DUTY	N/A	STD	N/A	16 GAUGE STEEL
18 GAUGE STEEL	HEAVY DUTY	STD	OPT	OPT	16 GAUGE STEEL
18 GAUGE STEEL	EXTRA HEAVY DUTY	STD	OPT	OPT	16 OR 14 GAUGE STEEL
14 GAUGE STEEL	MAXIMUM DUTY	STD	OPT	OPT	14 OR 12 GAUGE STEEL

PERFORMANCE

SOUND TRANSMISSION CLASS:	STC 32 (F DESIGN, 18 GAUGE FACE SHEETS, ASTM E90 & E413 [FULLY OPERABLE])
PHYSICAL ENDURANCE / LEVEL:	MEETS ANSI A250.4 PERFORMANCE TEST, 20 GAUGE: LEVEL B (500,000 CYCLES); 18 AND 16 GAUGE: LEVEL A (1,000,000 CYCLES)

13/20

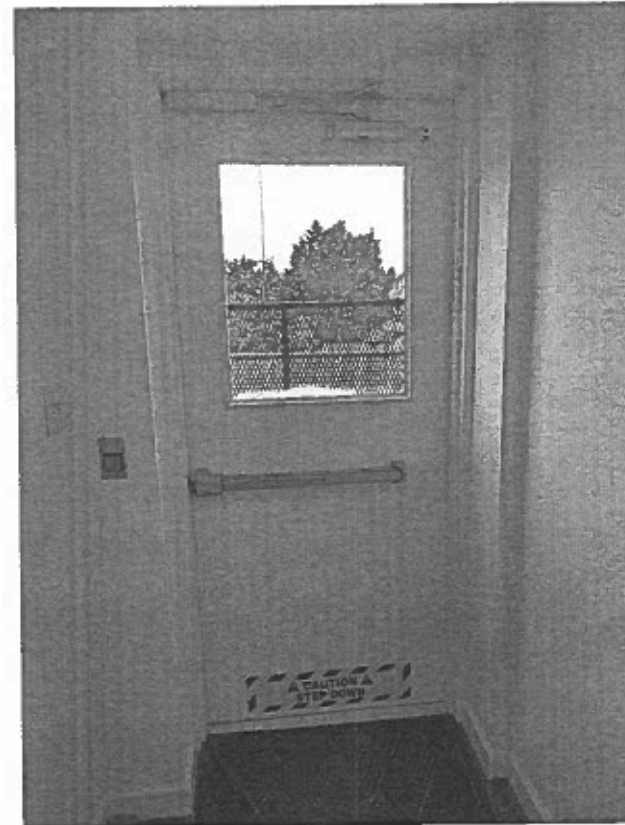
(CONVERSION: 1" = 25.4 MM FG 1-3/4" = 44.45 MM)

97

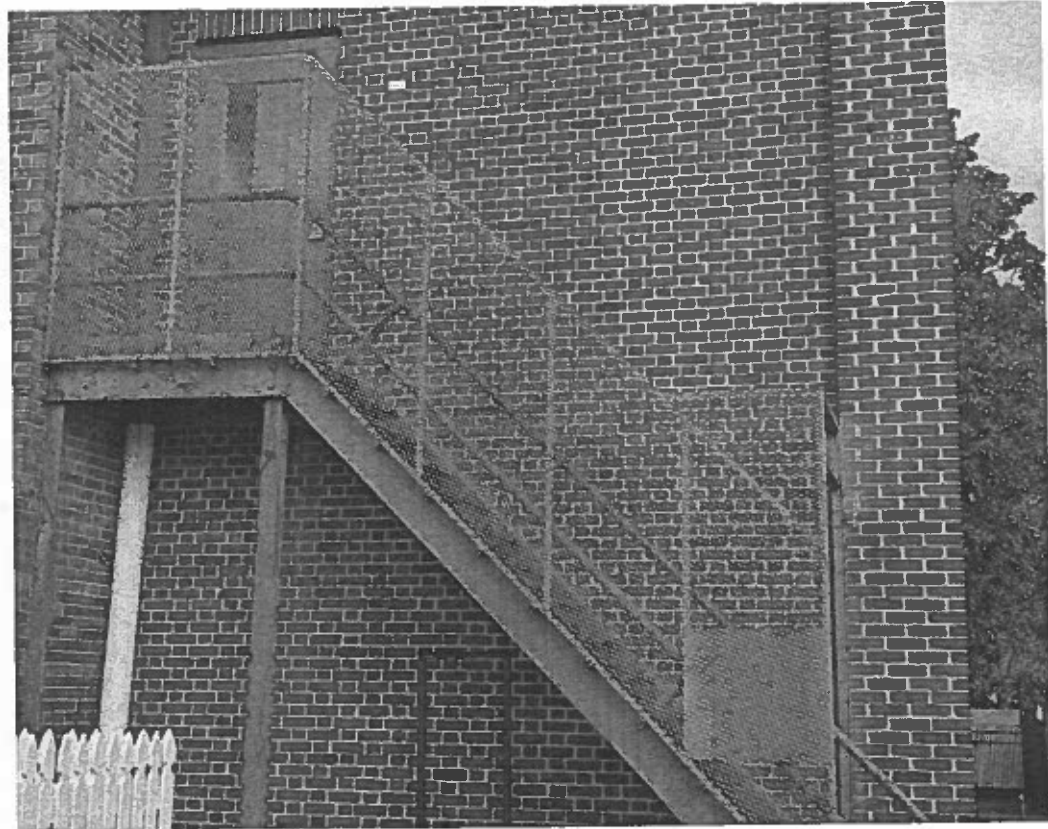
Door One

Door is located within the southern wall approximately 15' from the southeast corner. Second floor

Door is used by staff for emergency escape and rescue access only



Door One Location



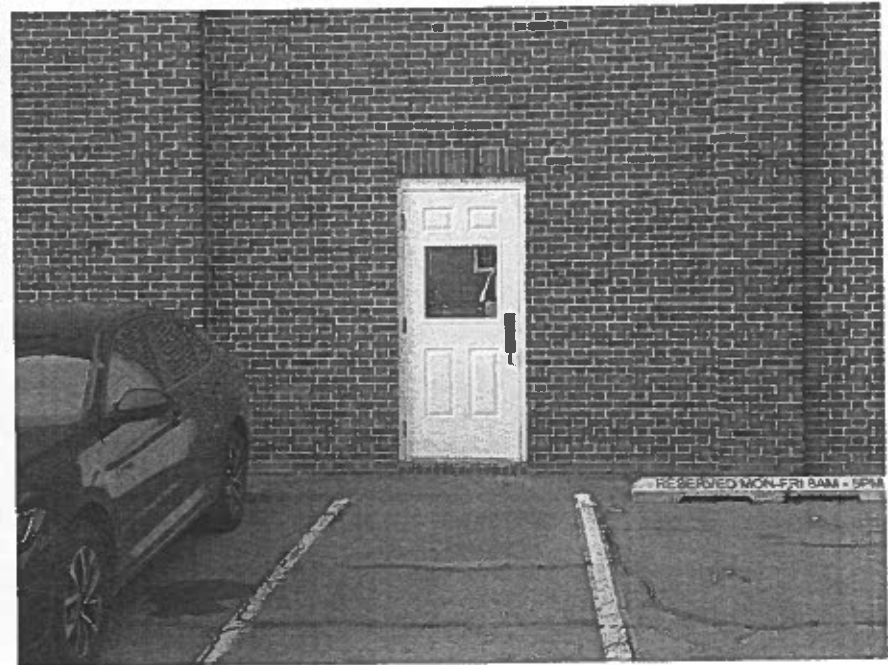
Door Two

Door is located within the eastern wall
and position centered along that wall

Door is used as the Mayor, Manager,
and Clerk's entrance and exit



Door Two Location

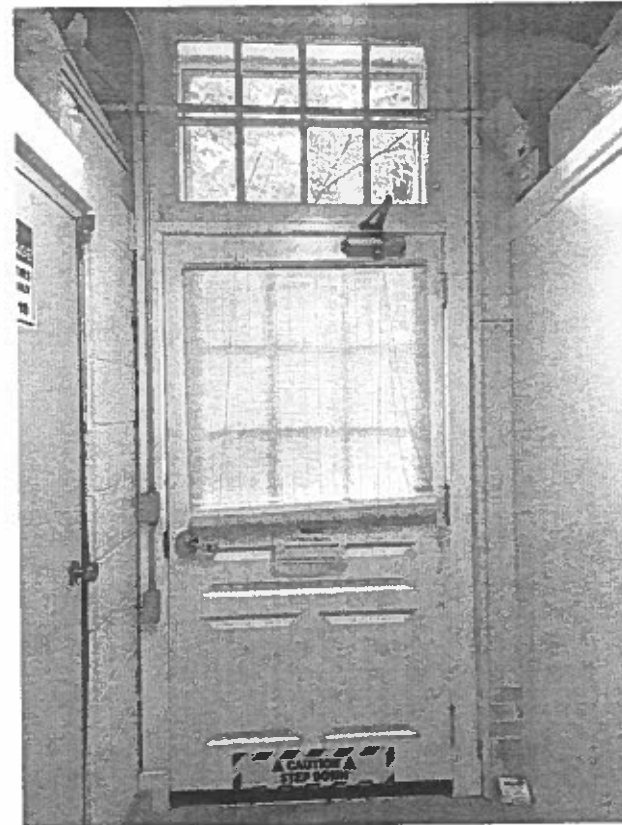


Door Three

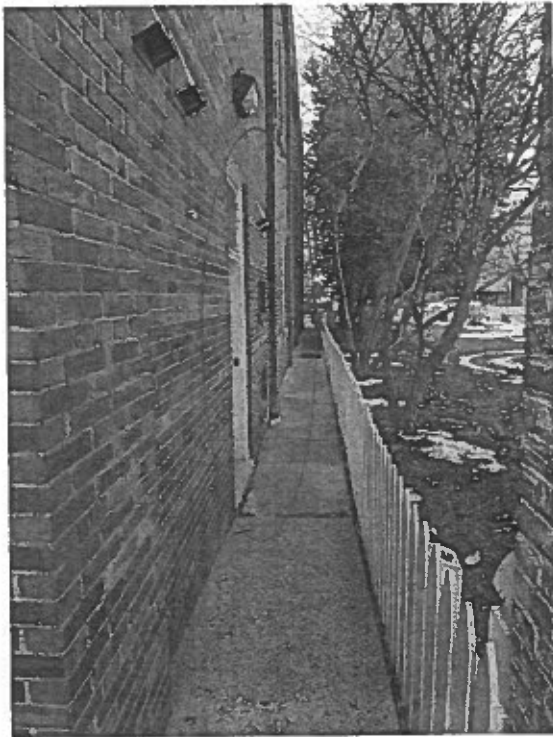
Door is located within the northern wall approximately 10' from the northeast corner of the building. First floor

Door is used as an employee's point of entrance and exit

Transom above to remain in place



Door Three Location

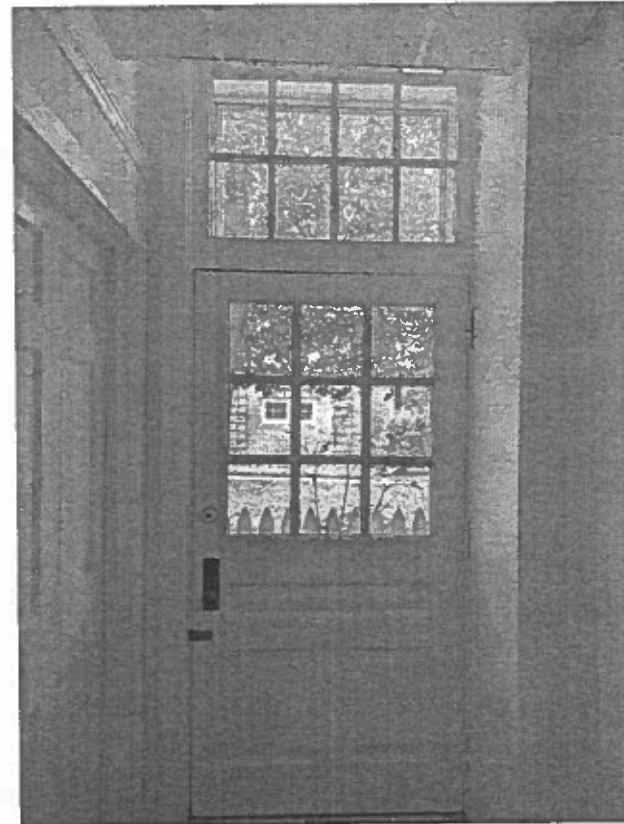


Door Four

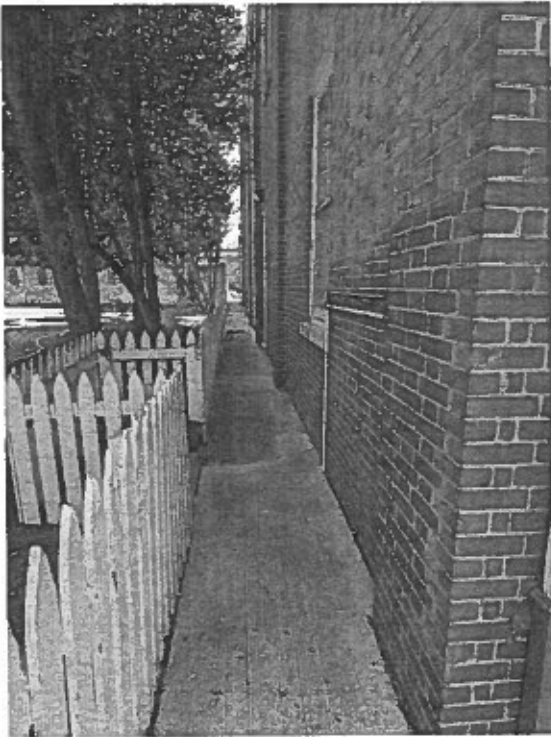
Door is located within the northern wall approximately 1/3 the distance from northwest corner of the building to the northeast corner of the building. First floor

Door is not in use and unattended.

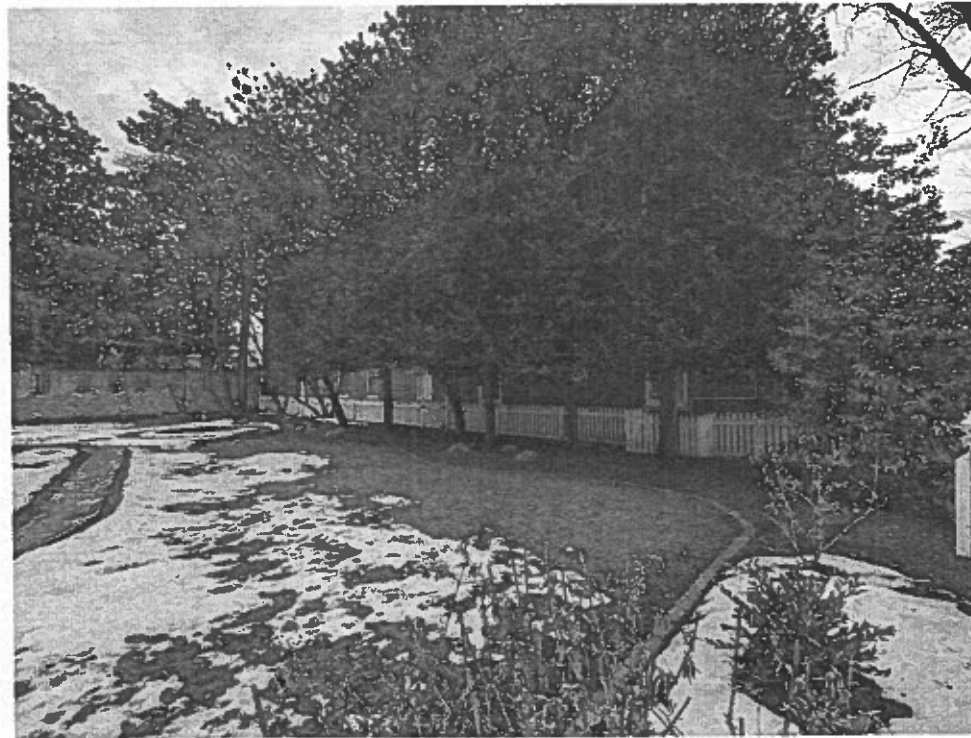
Transom above to remain in place



Door Four Location



Public Way Perspective – Looking at Northern Facade





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

Monday, January 27, 2025 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Susan Filbird, Code Enforcement Officer

Absent:

Staff:

Samantha Smith, Administrative Specialist

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 January 27, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business — None

4. New Business —

a. **File No.:** 2025 - 1374 / HD 25 - 01
Applicant: Quinnworks Inc.
Location: 516 & 518 August Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1045
Zoning: CB

Request: The Applicant is requesting to demolish the existing steps and landings on the rear façade of the structure. The new stairs, lattice, and landings will be reconstructed with pressure treated lumber, and will be required to meet current building codes. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 6. Comply with Health and Safety Codes*
- ii. *Guideline 54. Fire Escapes and Exterior Stairs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Charles J. Quinn, Quinnworks Inc.

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item —

- a. Chairperson Demby took a moment to share appreciation and gratitude to Michael “Dudley” Greer for his dedicated service to the Historic District Commission. Since joining the Commission in April 2023, Commissioner Greer has played a strong role in the preservation of Easton’s historic character. The Commission thanked Mr. Greer, and wished him well on his future endeavors.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the January 13, 2025 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

a. File No.: 2025 - 1380 / HD 25 - 04

Applicant: Marasun LLC

Location: 317 August Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1076

Zoning: R-7A

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

Historic District Guideline references:

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

b. File No.: 2025 - 1384 / HD 25 - 06

Applicant: Town of Easton

Location: 46 Pennsylvania Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1086

Zoning: CB

Request: The Applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

- 1. Exterior line sets shall be painted to match the structure.
- 2. The units shall be screened from view using plantings, fencing, or other lattice material.
- 3. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

143
144
145 **8. Consent Docket**
146

147 **a. File No.:** **2025 - 1375 / HD 25 - 02**

148 **Applicant:** **Ronald Newnam**

149 **Location:** 134 N. Washington Street, Easton, MD 21601
150 Tax Map 0103, Grid 00EA, Parcel 0616

151 **Zoning:** CB
152

153 **Request:** Approval for an emergency flat membrane roof replacement and
154 HVAC unit replacement as per the Historic District Commission Chairperson.
155 This is a contributing structure to the Historic District.
156

157
158 **9. Adjournment** — Commissioner Greer moved to adjourn. Vice Chairperson Brophy
159 seconded the motion. The meeting was adjourned at 6:10 p.m.

RECEIVED

FEB 05 2025

HD 25-09



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

Application #:	2025-1393
Date Received:	02/05/2025
Fee Paid:	\$25.00
HDC Meeting Date:	02/10/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

☐ ROOFING
 ☐ DEMOLITION
 ☐ SIGNAGE
 ☐ FENCING
 ☒ OTHER

☐ NEW CONSTRUCTION/ADDITION
 ☐ EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 205 Talbot St Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME Andrew Becker

TELEPHONE NO. 949-433-7466 EMAIL beckcont@gmail.com

Applicant or Agent

NAME Flow Heating and Cooling

TELEPHONE NO. 410-422-9306 EMAIL flowenviro@gmail.com

Description of Proposal (include additional sheets, as necessary)

Installation of 2 condensers on a concrete pad to be poured by customer. Location will be on back side of house

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

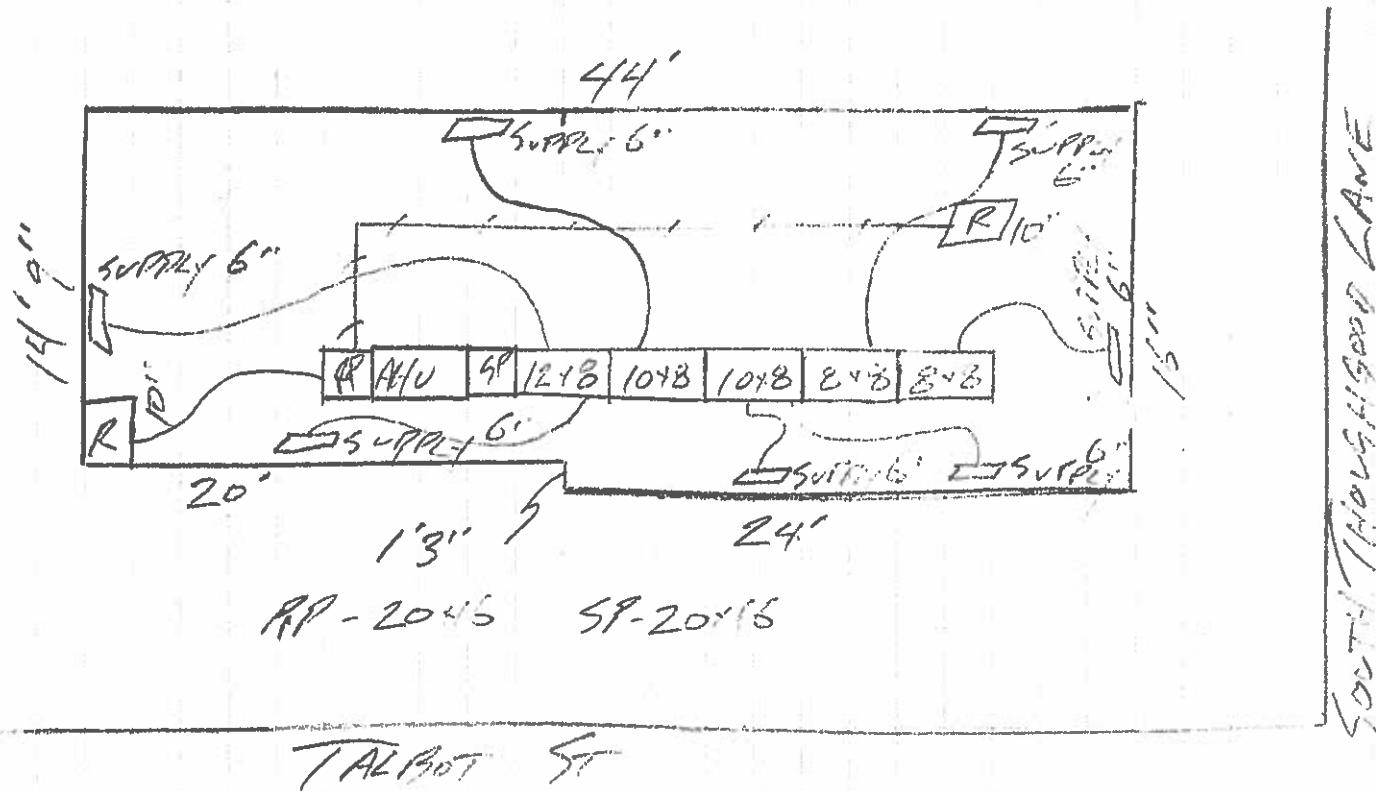
<u>Gregory Fox</u>
<u>2/5/25</u>
<u>Gregory Fox</u>

Revised 4.4.2022



205 TALBOT ST
 -DUCT LIMIT - DOWNSTAIRS & UPSTAIRS SYSTEM

1/4" = 2' SCALE



Addition and Renovations

205 Talbot Street
Easton, Maryland 21601

Michael Justin Dowling
ARCHITECT

6 Steele Avenue
Annapolis, MD 21401
410 703-3570
MDowlingRA@gmail.com

ARCHITECTURE - URBAN DESIGN

Sheet

Date: 7/1/2018

Job:

Printed:

Revised:

S1

As these drawings are an instrument of limited service, the need for professional services, consultation, and other services by the Architect are advised with respect to the construction or modification of building construction.

These Architectural Drawings are given in confidence and shall only be used pursuant to the agreement with the Architect. No other use, dissemination or duplication may be made without the prior written consent of the Architect. All common law rights of copyright and otherwise are hereby specifically reserved. ©2018

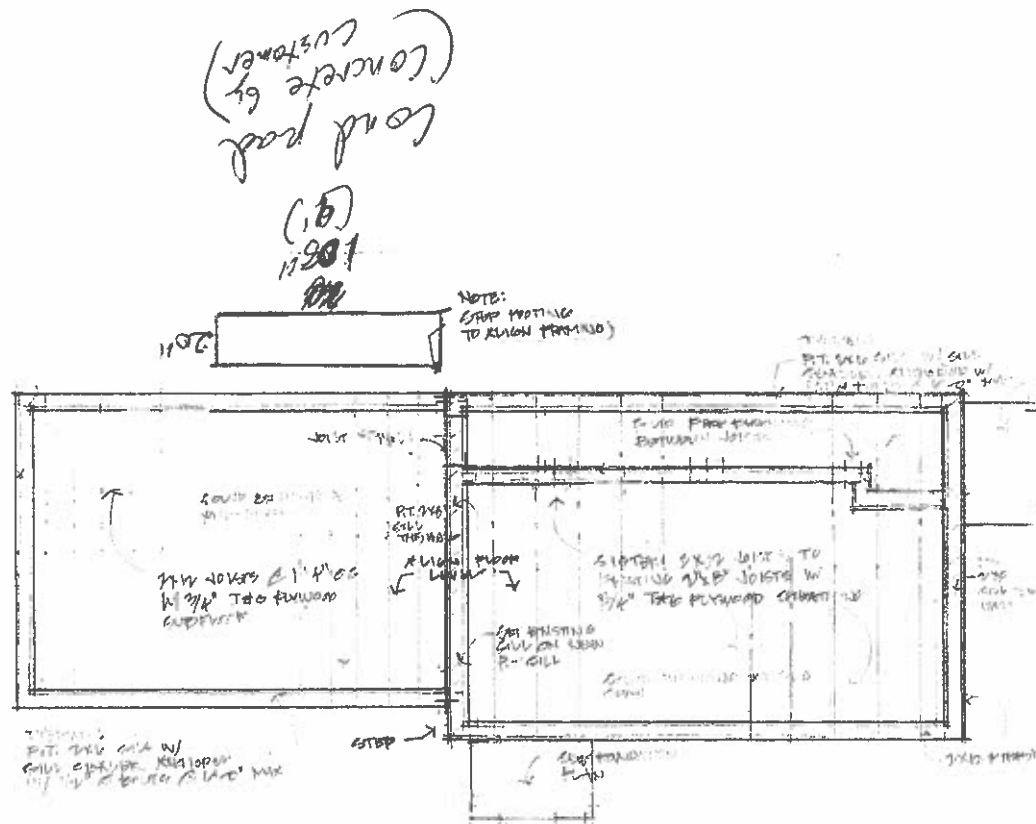
The Architect assumes no responsibility for unauthorized changes to these drawings. All dimensions and conditions must be verified in the field before commencing work. Any and all discrepancies in or between the Architect's Drawings and/or existing and constructed conditions must be brought to the Architect's attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to verify the intent of the work. Field conditions may necessitate changes, adjustments and/or clarification of details.

MichaelDowlingARCHITECT.com

STRUCTURAL NOTES

1. Floor Sheathing to be 3/4" tongue and groove plywood with exterior glue installed per APA requirements and recommendations.
2. Framing lumber to be structural grade; Fb=1250 psi min; E=1,500,000 psi min.
3. Sills to be anchored with metal anchor straps or 1/2" x anchor bolts, embedded in masonry, or approved Simpson Titan HD Heavy Duty Screw anchors; 6'-0" on center maximum spacing, minimum two per sill piece.
4. All Roof Sheathing to be 5/8" exterior Fir plywood installed per APA requirements and recommendations with edge clips.
5. Provide Simpson H105 hurricane clips at all rafters (including hips), installed per manufacturer's requirements and recommendations.
6. Wall sheathing to be 1/2" OSB applied per APA specifications and recommendations.

NOTE: All exterior fasteners and connectors to be hot-dipped galvanized or stainless steel.



Notes are Typical

1ST FLOOR FRAMING DIAGRAM

No Scale

6/18 FOUNDATION PLAN

Application for Mechanical Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing and Electrical work. Applicants should also contact Easton Utilities for additional requirements. This application requires three sets of construction documents prepared by a registered design professional or the mechanical licensee for Commercial projects or heat gain and loss calculations for Residential projects. -- Revised April 2021



Town of Easton

Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2576
Fax: 410-822-8738

Office Use Only

Received Date / /

Mech. Permit Number

Total Permit Fees \$

Part 1: Project Information

<u>2-3-25</u>	Project Application Date
<u>23-00018399</u>	Project Building Permit Number
<u>205 TALBOT ST</u>	Project's Address
<u>EASTON, MD 21601</u>	Project's City, State and Zip Code
Confirm the Project Work Area in Square Footage ☐ New Construction and Additions ☒ Existing Building <u>1350 SQFT</u> ☐ Temporary Structures ☐ Site (Hydronic, Solar, Etc.)	

Part 2: Owner - Tenant Information

Owner <u>ANDREW BECKER</u> <u>107 SOUTH THEROWGOOD LN</u> <u>EASTON, MD 21601</u>		Name Address City, State and Zip Code Email Address and Phone Number
Tenant Information For a Multiple Occupancy Building provide tenants information by attaching additional sheets		Name Address City, State and Zip Code Email Address and Phone Number Occupied Square Footage

Part 3: Contractor Information

Mechanical Contractor Names and License Numbers of all Mechanical Contractors for the project <u>FLOW HEATING & COOLING</u> <u>213 WEST MAIN ST CT 211</u> <u>SALISBURY, MD 21801</u> <u>FLOW ENVIRONMENTAL CORP 410-422-7306</u> <u>16845</u>		Name - Trading As Address City, State and Zip Code Email Address and Phone Number Maryland Mechanical (HVACR) License Number
---	--	---

Part 4: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the mechanical licensee 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."

James W. Kenealy
Signature of Owner, or the Mechanical Contractor in Charge

JAMES W KENEALY
Printed Name of Owner, or the Mechanical Contractor in Charge

Part 5: Permit Information

Upon receipt of the Mechanical 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 Mechanical Contractor in charge 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, Eastern Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Service, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Sewage, 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 plot.

Part 6: Description of Proposed Work

-INSTALL 2 HEAT PUMP HVAC SYSTEMS WITH INDOOR AIR HANDLERS AND OUTDOOR CONDENSERS

-RUN REFRIGERANT AND DRAIN LINES

-INSTALL NEW DUCT WORK SIZED BY MANUEL

Part 7: Project Equipment Types

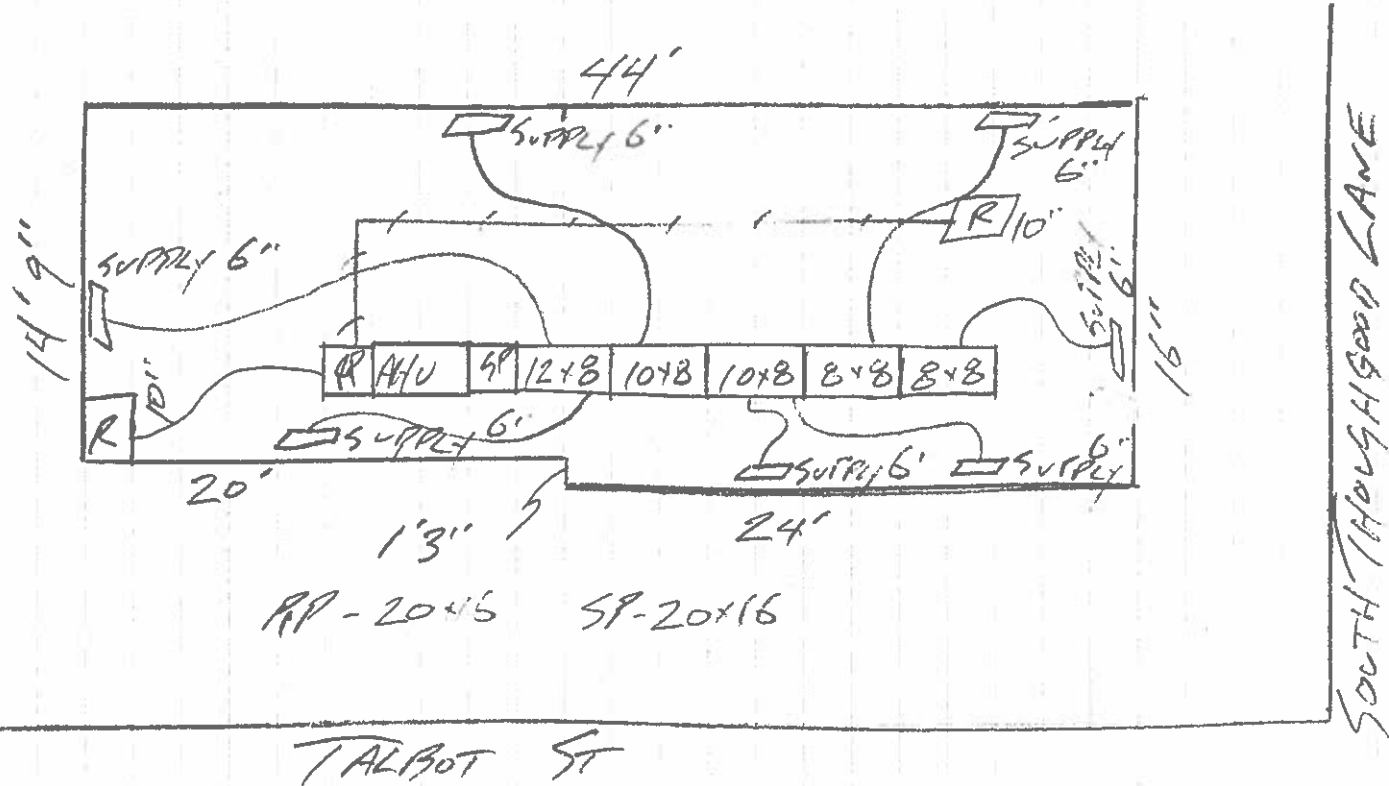
☒ Heating	☒ Air Conditioning	☐ Ventilation	☐ Exhaust
☐ Boilers	☐ Water Heaters	☐ Refrigeration	☐ Hydronic Piping
☐ Fuel Oil Piping - Storage	☐ Solar Systems	☐ Other	☐ Other

Part 8: Project Appliance Types and Counts

☐ Masonry Fireplaces	☒ Evaporative Condensers	☐ Gas Turbine Powered	☐ Kerosene Fired Stoves
☐ Factory Built Fireplaces	☐ Fluid Coolers	☐ Pool Heaters	☐ Oil Fired Stoves
☐ Pellet Fuel Burning	☐ Vented Wall Furnace	☐ Spa Heaters	☐ Small Ceramic Kilns
☐ Fireplace Stoves	☐ Floor Furnace	☐ Cooking Appliance	☐ Stationary Fuel Cell Power
☐ Room Heaters	☐ Duct Furnace	☒ Forced-Air Furnace	☐ Masonry Heaters
☐ Factory Built Barbeques	☐ Infrared Radiant Heaters	☐ Warm-Air Furnace	☐ Gaseous Hydrogen System
☐ Incinerators	☐ Clothes Dryers	☐ Conversion Burners	☐ Heat Recover Systems
☐ Crematories	☐ Sauna Heaters	☐ Unit Heaters	☐ Other
☐ Cooling Towers	☐ Engine Powered	☐ Vented Room Heater	☐ Other

205 TALBOT ST
 -DUCT LAYOUT - DOWNSTAIRS & UPSTAIRS SYSTEMS

$\frac{1}{4}" = 2'$ SCALE





Project Name: 205 Talbot St

Address: 205 Talbot Street, Easton, MD

OUTDOOR DESIGN CONDITIONS

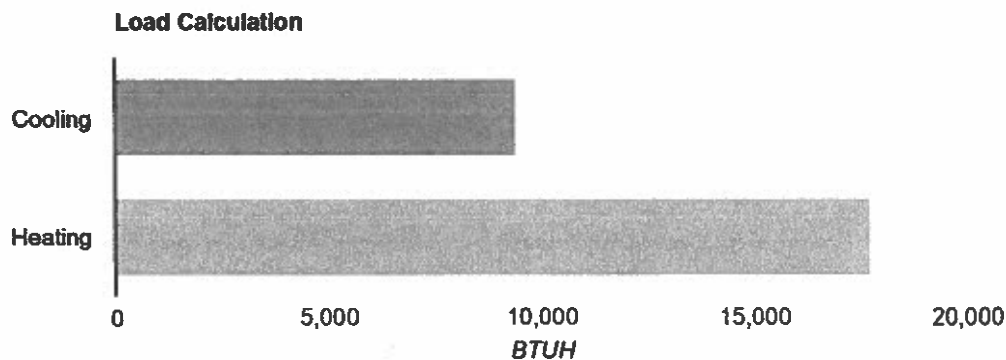
Weather station: Thomas Point

Summer Outdoor F:	85	Summer Indoor F:	75	Design Grains:	57	Daily Range:	Low
Winter Outdoor F:	20	Winter Indoor F:	70	Cooling RH:	50	Elevation (Ft):	30

LOAD CALCULATION TOTALS

HVAC System: ACiQ heat pump

Heated square footage:	662	Heating BTUH:	7,705
Cooled square footage:	814	Cooling BTUH:	8,205
Heated volume (above grade CF):	5,634	CFM:	494
Cooled volume (above grade CF):	5,312	Sensible cooling:	3,009
Exposed wall area (SF):	968	Latent cooling:	1,597
		SHR:	0.851



Approved ACCA MJ8 Calculations

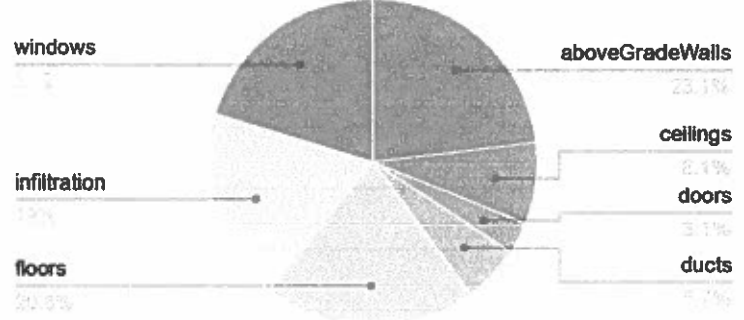
Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selections should meet both the latent and sensible gain as well as building heat loss.



HEATING AND COOLING LOADS

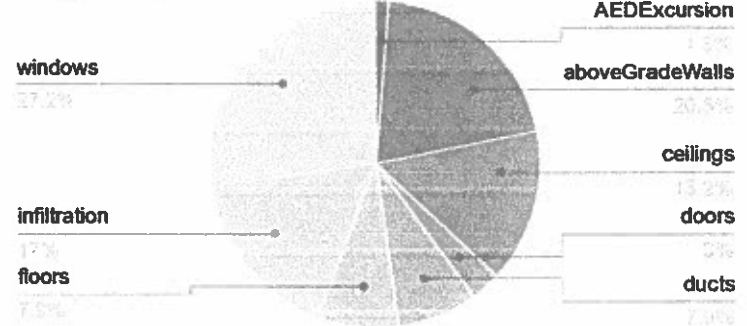
HEATING LOADS		
SECTION	AREA	HEAT LOSS
aboveGradeWalls	860	4,088
ceilings	664	1,432
doors	24	553
ducts	0	1,013
floors	664	3,683
infiltration	0	3,356
skylights	0	0
windows	84	3,581
Totals		17,705

Heating Loads



COOLING LOADS			
SECTION	AREA	SENSIBLE	LATENT
AEDExcursion	0	125	0
aboveGradeWalls	860	1,927	0
ceilings	664	1,432	0
doors	24	282	0
ducts	0	591	148
floors	664	744	0
infiltration	0	354	1,248
skylights	0	0	0
windows	84	2,554	0
Totals		8,009	1,397

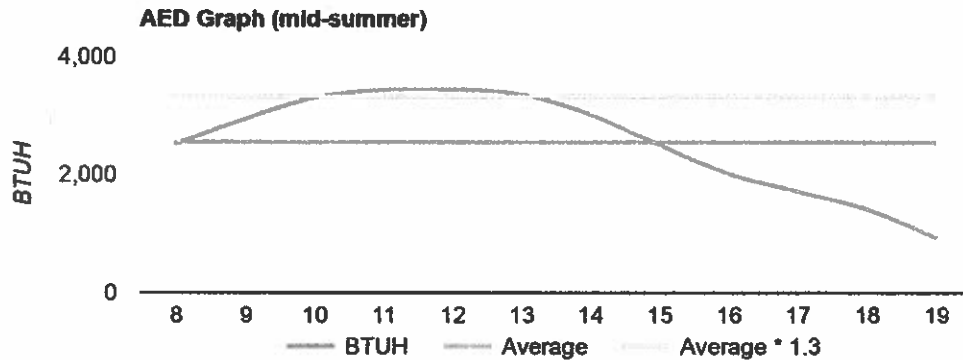
Cooling Loads



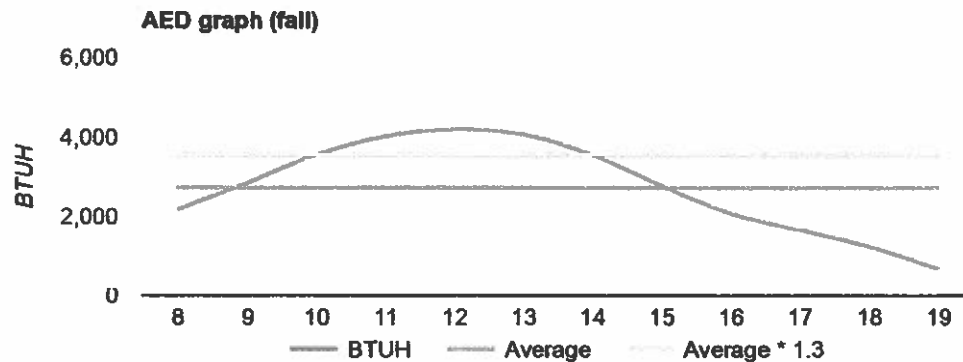
FENESTRATION LOADS

Warning (0): This application has glass areas that produced relatively large cooling loads for part of the day. Zoning may be required to overcome spikes in solar load for one or more rooms. A zoned system may be required, or some rooms may require zone control (provided by individual, motorized, thermostatically controlled dampers).

Warning (1): The sensible load for this application peaks during late fall or early winter. This behavior is caused by glass that faces SouthEast, South or SouthWest. Some rooms may be noticeably cooler or warmer than the temperature set point if zoning is not provided. Simultaneous heating and cooling may be required.



This graph represents hourly aggregate fenestration loads in mid-summer.



This graph represents hourly aggregate fenestration loads in October.

COMPONENT LOADS

ABOVE GRADE WALLS

System generated wall - N

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	N	Heating BTUH:	352
U Value:	0.097	Area:	74	Cooling BTUH:	166

System generated wall - E

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	E	Heating BTUH:	410
U Value:	0.097	Area:	66	Cooling BTUH:	191

System generated wall - S

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	S	Heating BTUH:	700
U Value:	0.097	Area:	148	Cooling BTUH:	332

System generated wall - N

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	N	Heating BTUH:	310
U Value:	0.097	Area:	192	Cooling BTUH:	430

System generated wall - E

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	E	Heating BTUH:	114
U Value:	0.097	Area:	24	Cooling BTUH:	54

System generated wall - S

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	S	Heating BTUH:	627
U Value:	0.097	Area:	132	Cooling BTUH:	296

System generated wall - W

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	W	Heating BTUH:	608
U Value:	0.097	Area:	128	Cooling BTUH:	287

System generated wall - N

Frame Wall, Wood framing, R-11 cavity insulation, Stucco or Siding.

Construction nr:	12B-0s-w	Exposure:	N	Heating BTUH:	352
U Value:	0.097	Area:	74	Cooling BTUH:	166

BELOW GRADE WALLS

There are no components for this section.

WINDOWS

Default small windows for wall id 9490931

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.67	Heating BTUH:	276
Area:	6	SHGC:	0.67	Cooling BTUH:	97
Exposure:	N				

Default small windows for wall id 9490932

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	512
Area:	12	SHGC:	0.67	Cooling BTUH:	330
Exposure:	E				

Default medium windows for wall id 9490932

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	512
Area:	12	SHGC:	0.67	Cooling BTUH:	398
Exposure:	E				

Default small windows for wall id 9490933

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	512
Area:	12	SHGC:	0.67	Cooling BTUH:	391
Exposure:	S				

Default small windows for wall id 9490956

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	512
Area:	12	SHGC:	0.67	Cooling BTUH:	391
Exposure:	S				

Default medium windows for wall id 9490956

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	1 023
Area:	24	SHGC:	0.67	Cooling BTUH:	781
Exposure:	S				

Default small windows for wall id 9490944

Window, NFRC rated, Clear glass.

Construction nr:	1G	U Value:	0.87	Heating BTUH:	256
Area:	6	SHGC:	0.67	Cooling BTUH:	97
Exposure:	N				

Window cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

CEILINGS**System generated ceiling.**

Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-21.

Construction nr:	16B-21 ad	Area:	210	Heating BTUH:	453
U Value:	0.044			Cooling BTUH:	453

System generated ceiling.

Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-21.

Construction nr:	16B-21 ad	Area:	384	Heating BTUH:	828
U Value:	0.044			Cooling BTUH:	828

System generated ceiling.

Ceiling under attic or attic knee wall, Asphalt shingles, Dark, R-21.

Construction nr:	16B-21 ad	Area:	70	Heating BTUH:	151
U Value:	0.044			Cooling BTUH:	151

SKYLIGHTS

There are no components for this section.

Skylight cooling BTUHs shown here are daily average values. See AED graphs for details of fenestration loads during the day.

DOORS**Default doors for wall id 9490956**

Wood Door, Hollow Core.

Construction nr:	11	Area:	24	Heating BTUH:	553
U Value:	0.47	Exposure:	S	Cooling BTUH:	282

FLOORS**System generated floor.**

Floor over enclosed unconditioned crawl space or basement, no floor insulation, Carpet or hardwood.

Construction nr:	19A-0cp	Heating U Value:	0.295	Heating BTUH:	1,165
Area:	210	Cooling U Value:	0.295	Cooling BTUH:	235
		F Value:		F Value:	N/A

System generated floor.

Floor over enclosed unconditioned crawl space or basement, no floor insulation, Carpet or hardwood.

Construction nr:	19A-0cp	Heating U Value:	0.295	Heating BTUH:	2,130
Area:	384	Cooling U Value:	0.295	Cooling BTUH:	430
		F Value:		F Value:	N/A

System generated floor.

Floor over enclosed unconditioned crawl space or basement, no floor insulation, Carpet or hardwood.

Construction nr:	19A-0cp	Heating U Value:	0.295	Heating BTUH:	388
Area:	70	Cooling U Value:	0.295	Cooling BTUH:	78
		F Value:		F Value:	N/A

VENTILATION

There are no components for this section.

HOT WATER PIPING

There are no components for this section.

DUCTS**System generated ducts (above conditioned space)**

R-10 - Rigid

CHL:	0.001
ESGP:	0.001
ELG:	148

Heating BTUH:	1,013
Cooling BTUH:	301
Latent BTUH:	148

INFILTRATION

Leakage Category:	Average	NCFM Heating:	118	Heating BTUH:	3,356
		NCFM Cooling:	61	Sensible BTUH:	354
				Latent BTUH:	1,248

BLOWER MOTOR

There are no components for this section.

WINTER HUMIDIFICATION

There are no components for this section.

OCCUPANTS

There are no components for this section.

APPLIANCES

There are no components for this section.

PLANTS

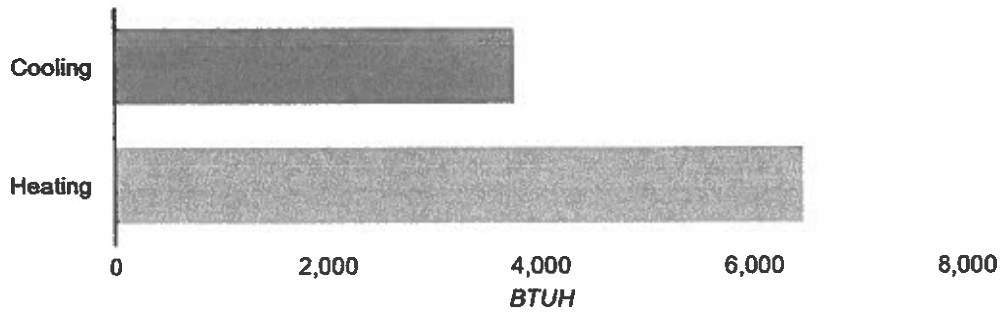
There are no components for this section.

ROOM DETAIL

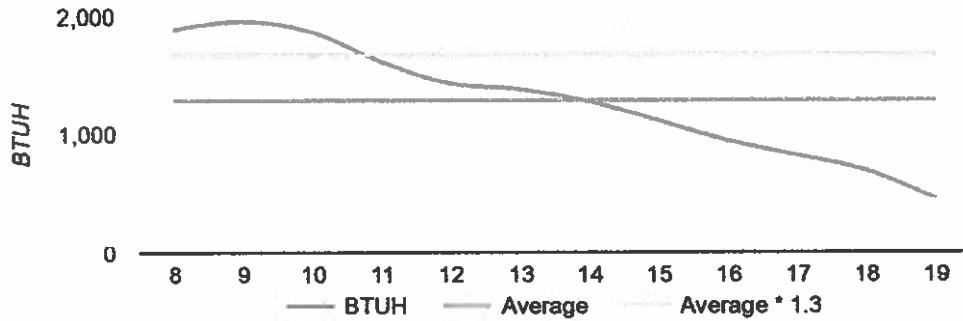
Room name: bedroom 1

Heated square footage:	210	Total Cooling BTUH:	3,758
Cooled square footage:	210	Total Heating BTUH:	6,472
Heated volume (above grade CF):	1,680	CFM:	166
Cooled volume (above grade CF):	1,680		
Exposed wall area (SF):	352		

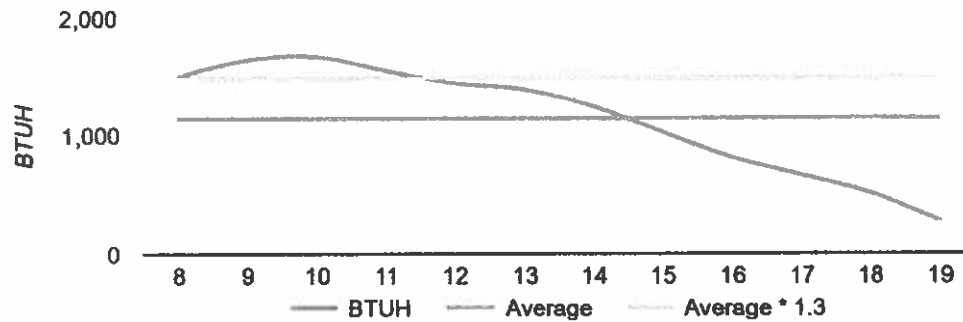
Load Calculation



AED Graph (mid-summer)



AED graph (fall)



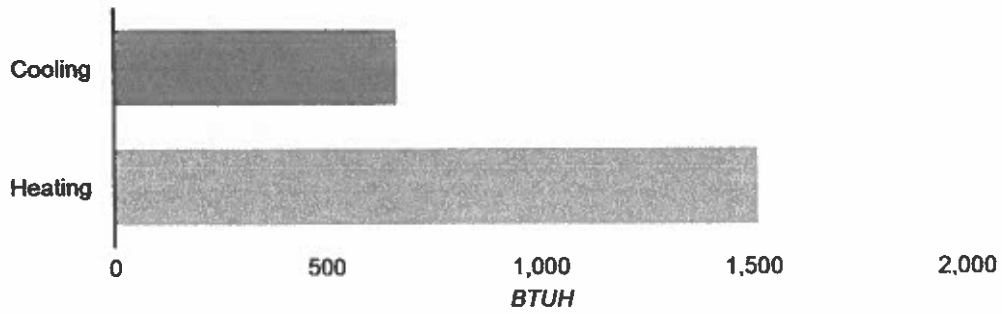
ROOM DETAIL

Room name: bathroom1

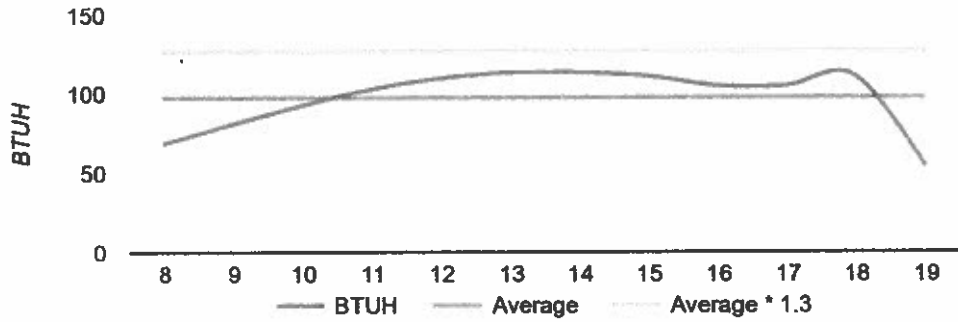
Heated square footage: 70
Cooled square footage: 70
Heated volume (above grade CF): 560
Cooled volume (above grade CF): 560
Exposed wall area (SF): 80

Total Cooling BTUH: 867
Total Heating BTUH: 1,510
CFM: 25

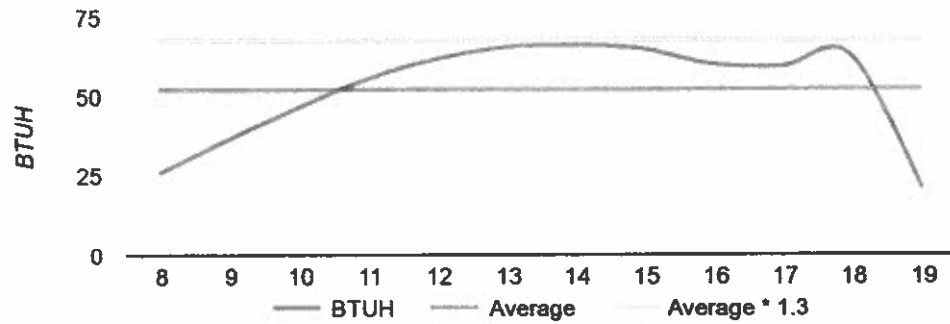
Load Calculation



AED Graph (mid-summer)



AED graph (fall)

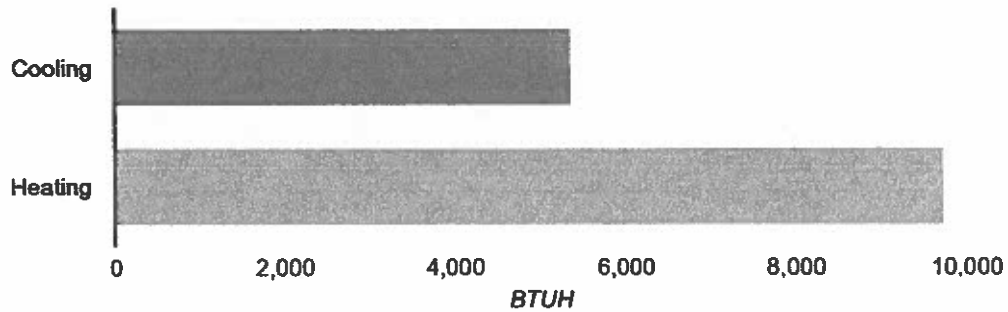


ROOM DETAIL

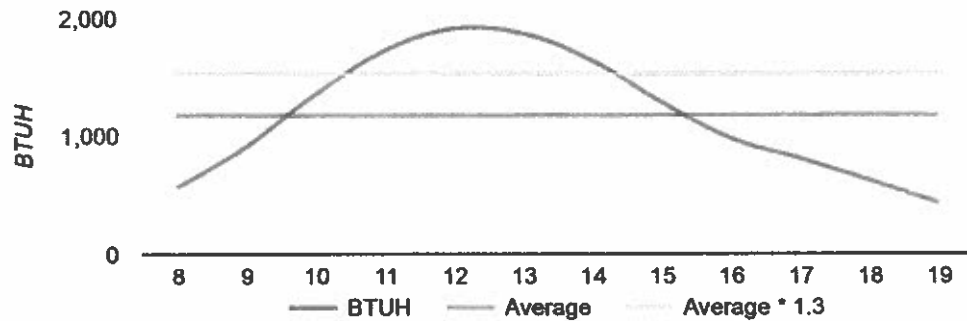
Room name: open floor1

Heated square footage:	384	Total Cooling BTUH:	5,371
Cooled square footage:	384	Total Heating BTUH:	8,722
Heated volume (above grade CF):	5,072	CFM:	236
Cooled volume (above grade CF):	3,072		
Exposed wall area (SF):	536		

Load Calculation



AED Graph (mid-summer)



AED graph (fall)

