Historic District Commission
MEETING AGENDA

Monday, February 24, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for February 24, 2025.

New Business

1)
Application Number: 2025 - 1378 / HD 25 - 03
Applicant: Andrew Yetter
Location: 210 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2141
Zoning District: R-10A
Request: New construction to the existing garage.

Old Business

1)
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: Sidewalk repair.

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

1) Discussion with the Building Inspection Department on property maintenance items that be required by Code Enforcement without Commission approval.

Approval of Minutes

1) Approval of the Draft Decision Summary from the February 10, 2025 meeting.

Administrative Approval

1)

Application Number:	2025 - 1395 / HD 25 - 10
Applicant:	Service Today Inc.
Location:	405 S. Harrison Street Tax Map 0105, Grid 00EA, Parcel 2308
Zoning District:	R-10A
Request:	HVAC installation.

2)

Application Number:	2025 - 1397 / HD 25 - 11
Applicant:	Real HVAC Services
Location:	212 Brookletts Avenue Tax Map 0105, Grid 00EA, Parcel 2142
Zoning District:	R-10A
Request:	HVAC installation.

3)

Application Number:	2025 - 1401 / HD 25 - 12
Applicant:	Andrew Becker
Location:	10 Thoroughgood Lane Tax Map 0104, Grid 00EA, Parcel 1558
Zoning District:	R-7A
Request:	In kind asphalt shingle replacement.

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 2/24/2025

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

Property Address: 210 Brookletts Avenue

Applicant: Andrew Yetter on behalf of the Eric and Julie Vance

Application Number: 2025-1378

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant plans to renovate and expand a historic garage with a new addition. The existing historic garage is L-shaped and is 500 square feet. The proposed 496-square-foot addition will expand the garage into a rectangular shape, extending its northern and eastern facades. The proposed materials will match those on the existing primary structure and garage including cedar shake siding, cedar trim, wood windows, and an asphalt shingle roof.

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.

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

Guideline 7. Alleys

b. Alterations made to alley-facing elevations should consider scale and rhythm as they relate to the rest of the structure and the other surrounding buildings. The HDC may grant more leniency for proposed alterations to alley-facing elevations on a case-by-case basis.

Guideline 10. Preserve Historic Outbuildings

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

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

c. Avoid replacing reparable historic outbuildings with new, prefabricated buildings.

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.

Guideline 45. Screen, Storm, and Garage Doors

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

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.

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

Guideline 70. Roof Material

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.

Guideline 100. Rear Additions

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

b. Additions should not imitate earlier architectural styles.

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

Guideline 101. Lateral Additions

a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.

b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

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.

Items of Clarification:

1. What style of garage door will be used? The digital and hand drawn elevations show different style garage doors being used?
2. What is the slope and height of the existing roof? What is the slope and height of the proposed roof?
3. Will the existing driveway be expanded? If so, what material will be used for the new driveway?
4. Will new gutters be installed? If so, what style gutters will be used?

Recommended Conditions:

Should the Commission move to approve the application, staff supports the following conditions:

1. All new or replacement garage doors shall be designed to match the style, material, and overall aesthetic of the existing garage doors on the structure. Prior to the issuance of a building permit, the applicant shall submit detailed specifications for administrative review and approval.
2. The height and slope of the new roof shall match that of the existing roof.
3. New gutters and downspouts shall be half-round style.

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.

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
2101006975	210 BROOKLETTS AVE	THEEKE, ADAM D. AND MARY KATHRYN

YEAR BUILT	PHYSICAL CONDITION
1910	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE/ CRAFTSMAN	1 STORY REAR WING

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

NOTES

2 1/2 2 BAY HIPPED ROOF DWELLING 9/1 WINDOWS ARRANGED IN PAIRS ON FAÇADE. SIDELIGHTS AROUND ENTRANCE. CRAFTSMAN-STYLE PORCH PIERS REST ON BRICK BASE. WOODEN SHINGLES. HISTORIC GARAGE.

HD 25 - 03

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

Application #: 2025 - 1378
Date Received: 01/16/2025
Fee Paid: $75.00
HDC Meeting Date: 02/24/2025
Date Property Posted:02/17/2025

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

PROPERTY INFORMATION

OWNER NAME ERIC / JULIE VANCE
TELEPHONE NO. 540-336-0455 EMAIL Feetwetphotos@icloud.com

Applicant or Agent

NAME Andrew Yetter
TELEPHONE NO. 724-998-7230 EMAIL AndrewDYetter@gmail.com

Description of Proposal (include additional sheets, as necessary)

The purpose of this applicates is to enlarge the existing historic garage to allow for modern cars to park off street inside. We will utilize all historic materials & design cues from the existing structure including cedar shakes / cedar trim / wood sash windows.

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 Andrew Yetter
Date 11/5/25
Printed Name of Applicant or Agent Andrew Yetter

Revised 4.4.2022

From: **Andrew Yetter**
Date: Thu, Jan 16, 2025 at 8:59 AM
Subject: 210 Brookletts - additional data and description.
To: Nick Johnson <njohnson@eastonmd.gov>

We propose to expand the overall footprint of the existing, historic garage. The existing garage is 20 x 30' in the shape of an L, and having a potting shed addition (later addition) on the back side facing the home.

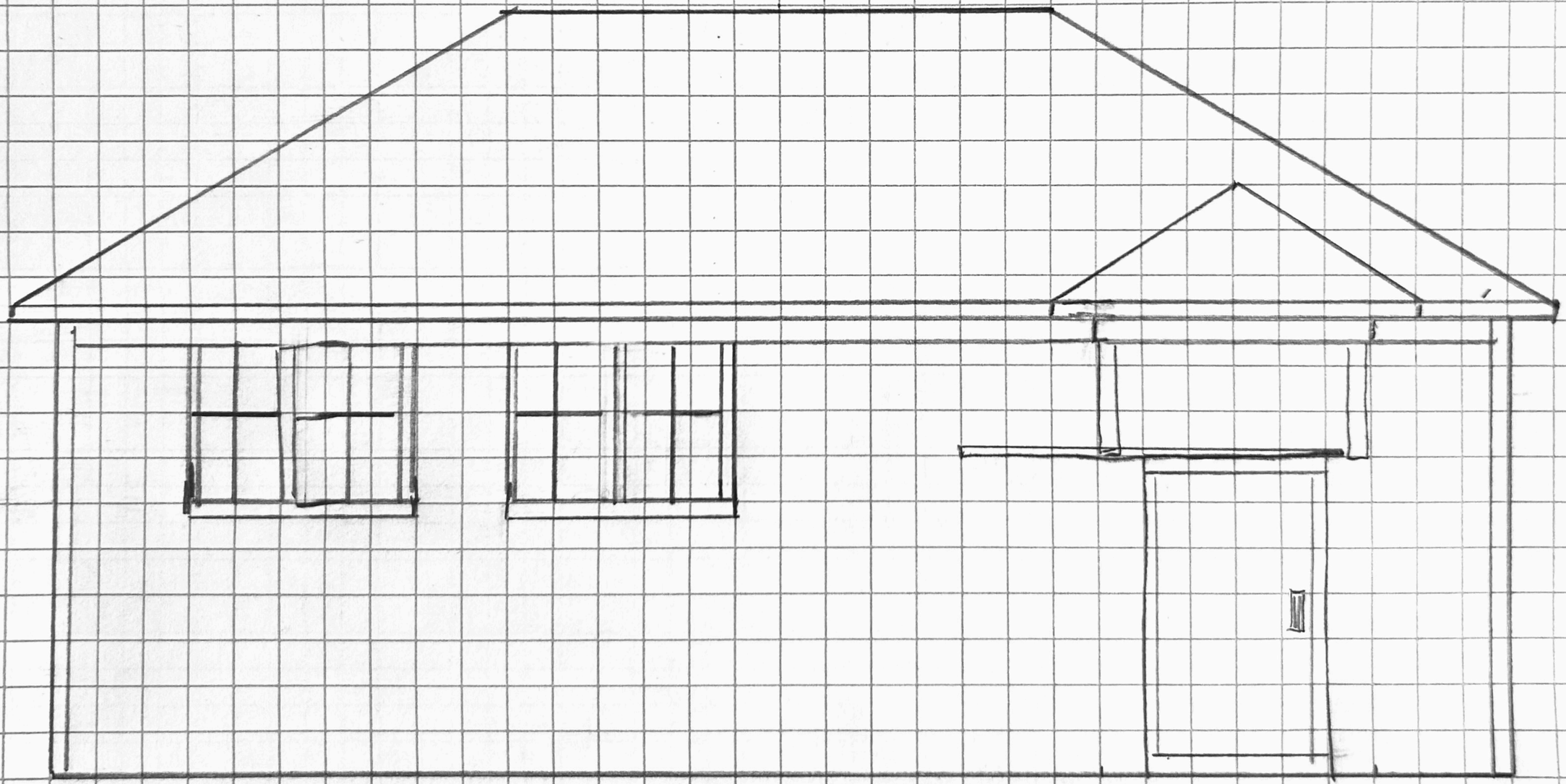
We propose a new total overall dimension of 28' x 32' to accommodate modern car size and offstreet parking.

We propose to expand the two façades of the garage and replace the roof to encompass the entire new space.

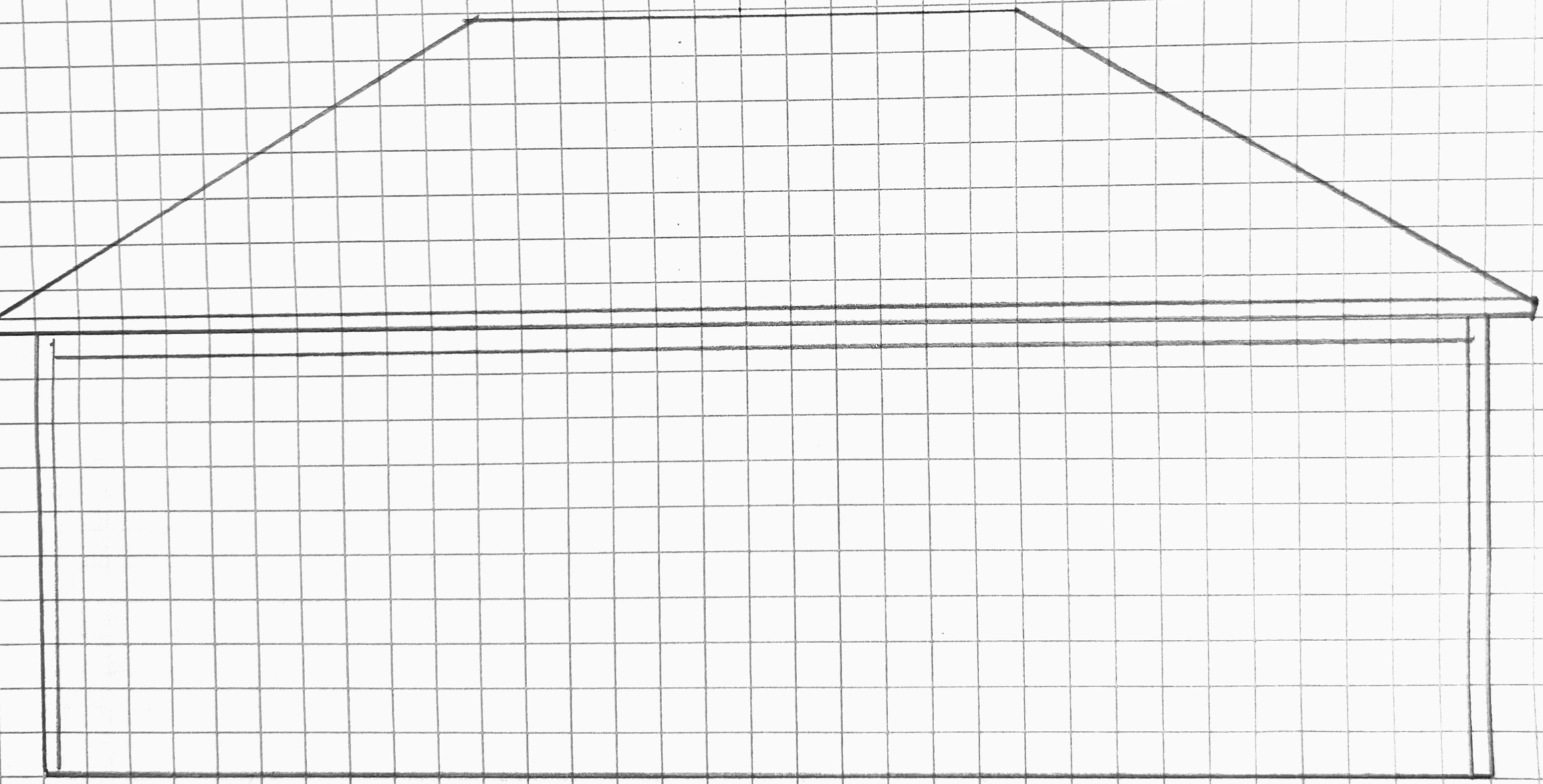
All construction materials will be as per the original or existing. I.e. Cedar shakes, cedar trim, and wood sash windows. The roof to match the house being composed of asphalt shingles.

We propose to copy with exacting standards, the architecture of the 1910 home and existing garage.

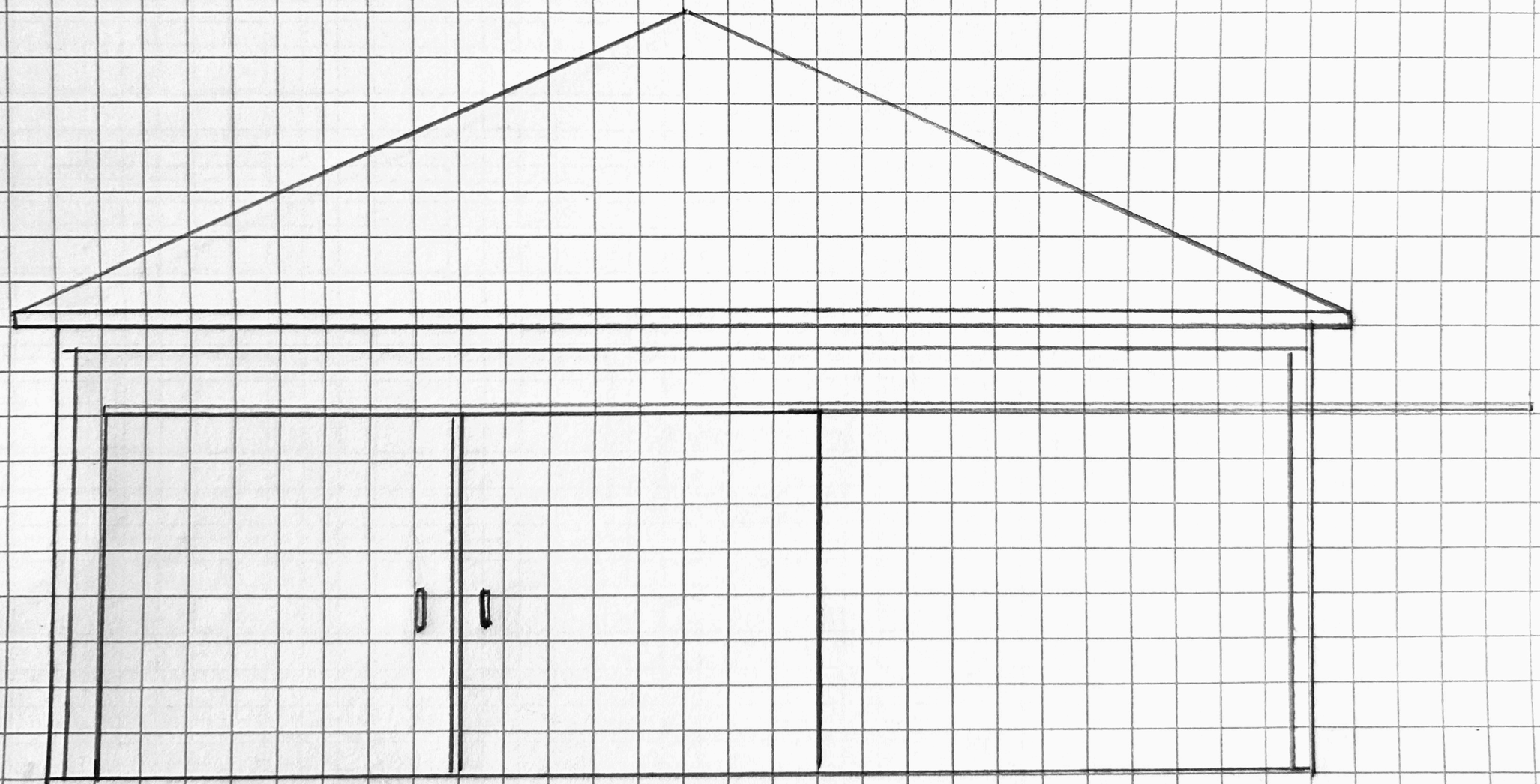
More specifically, for the additional windows, door and roof rear copying the double window dormer from the main home and for the bracket tree holding up the small covering above the garage door we are copying radius's from the front porch railings. All of this additional effort should result in a final product that accentuates the historic fabric of this property and the neighborhood, more so than the existing structure.



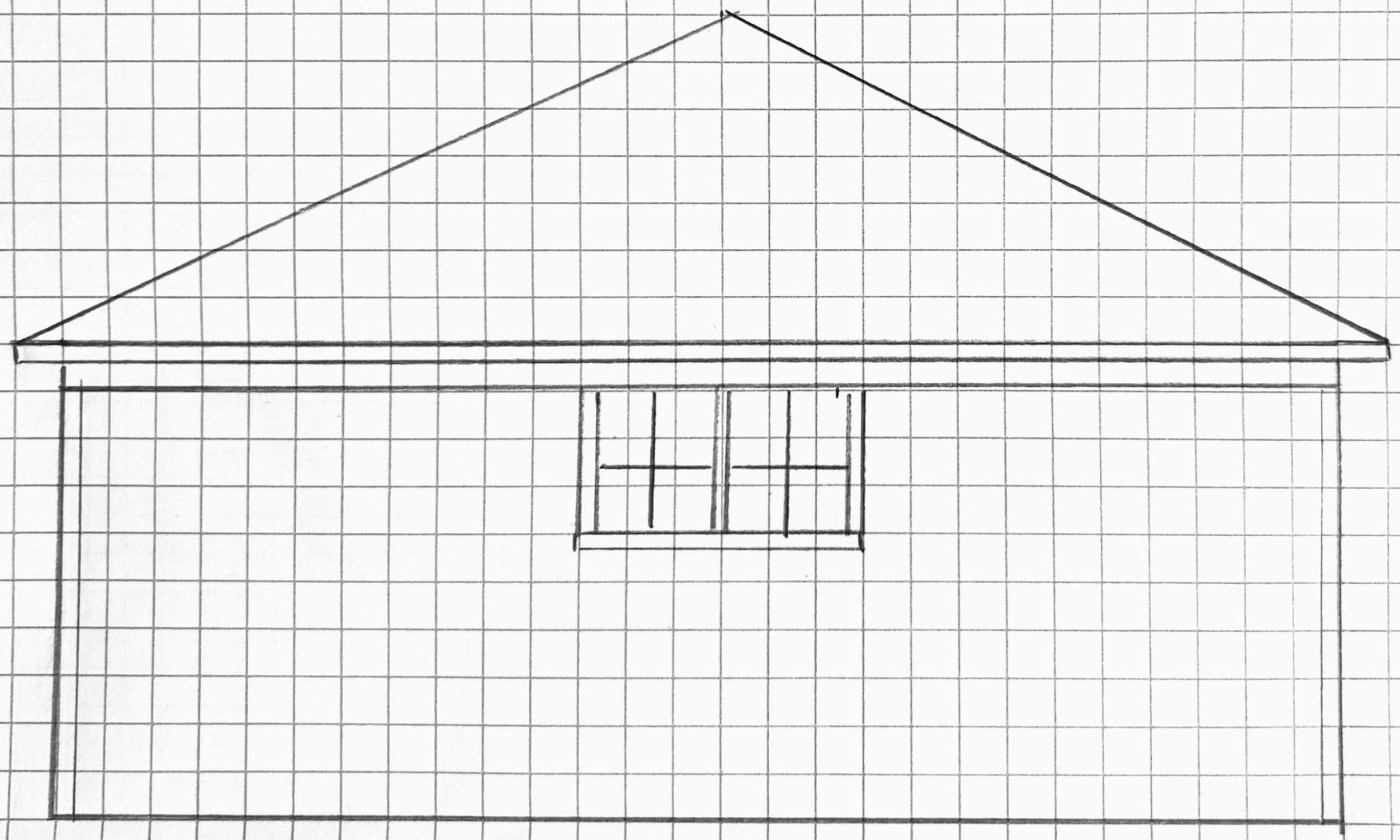
EAST
ELEVAT



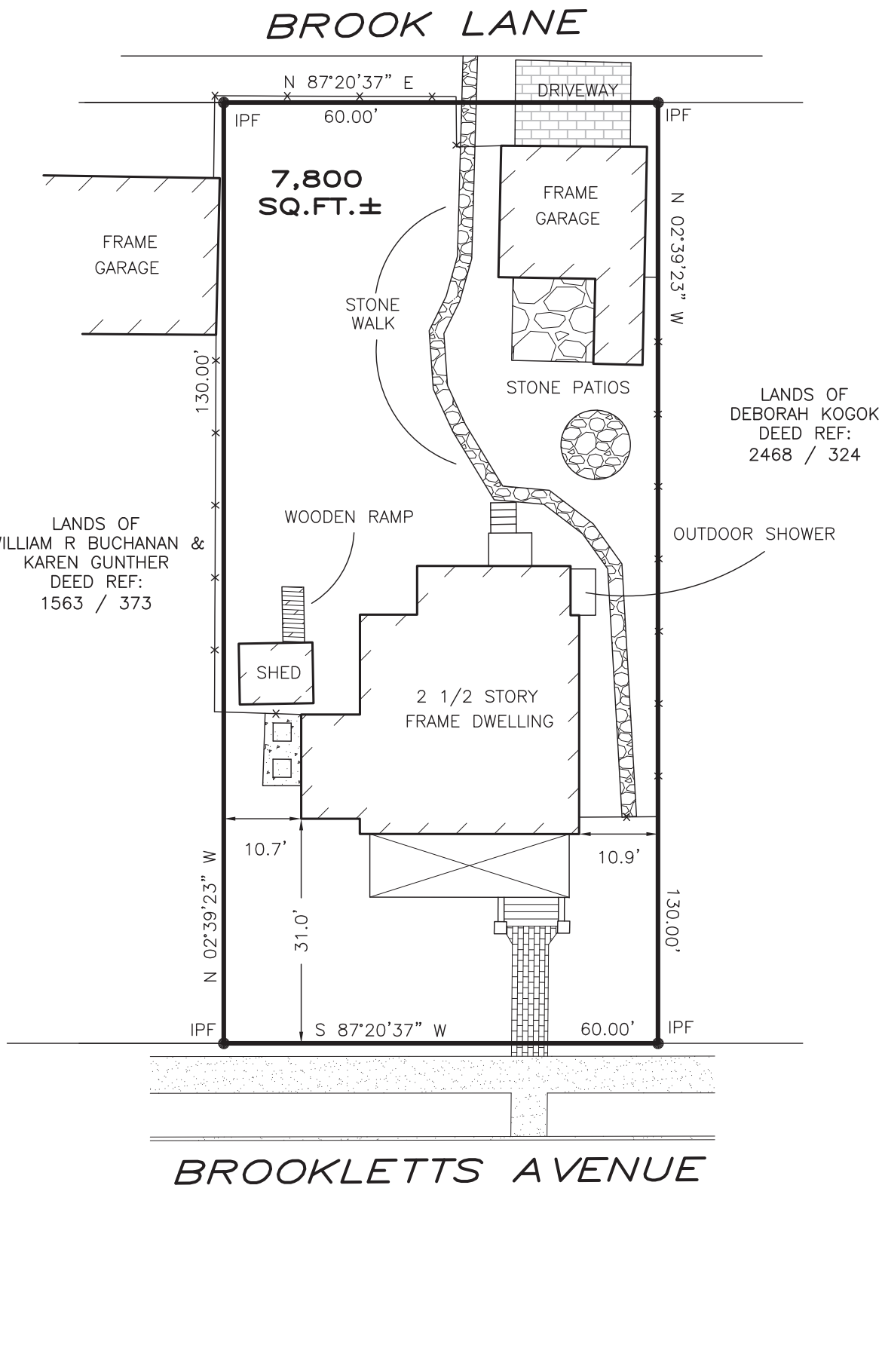
WE
ELE



ALLEY
ELEVATION



REAR
ELEVATION



MARYLAND STATE PLANE
COORDINATE SYSTEM (NAD83)

LOT COVERAGE

	EXISTING
DWELLING	1,178 SQ.FT.
PORCHES	241 SQ.FT.
GARAGE	448 SQ.FT.
SHEDS	86 SQ.FT.
WALKWAYS & PATIOS	654 SQ.FT.
DRIVEWAY	96 SQ.FT.
TOTALS	**2,703 SQ.FT.**

GENERAL NOTES

1) PROPERTY: 210 BROOKLETTS AVE
ADDRESS: EASTON, MD 21601

2) DEED REFERENCE: 1327 / 127

3) THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE X PER F.I.R.M. PANEL 24041C0189D EFF 07/20/2016.

4) IPF DENOTES IRON PIPE FOUND.

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

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2023.

11-22-23

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

DATE: 10/17/23
SCALE: 1" = 20'
DRAWN BY: M. BARKLEY
JOB No.: 2725
SHEET No. 1 OF 1

PLAT SHOWING
THE LANDS OF
ADAM D & MARY KATHRYN THEEKE
TAX MAP: 105, GRID: EA, PARCEL: 2141
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS
EASTON, MARYLAND (410) 770–4744
SALISBURY, MARYLAND (410) 543–9091
MILFORD, DELAWARE (302) 424–1441

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

Historic District Commission Staff Report

Meeting Date: 2/24/2025

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

Property Address: 30 N Harrison Street

Applicant: Michael J. Lynch on behalf of Roman Coale

Application Number: 2024-1365

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove and replace the existing concrete steps, landing, and a portion of sidewalk located on the east side of the building.

Background:

In July of 2024, the Historic District Commission granted a certificate of appropriateness (#24-1248) 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.

On January 13, 2025 the Commission issued a certificate of appropriateness (#24-1365) for additional site work including the construction of a decorative aluminum and brick fence surrounding the rear property, the installation of signage, and the installation of HVAC equipment. This request was approved conditioned upon:

1) The mini split system shall be screened by vegetation or fencing
2) The illumination of the freestanding sign shall meet the Town's standards for external illumination.

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

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

Guideline 15. Preserve Historic Sidewalk and Curb Materials

b. New sidewalk surface materials in the commercial areas should be compatible with the historic character of the surrounding area and compatible with surrounding sidewalk materials.

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

e. Provide accessible curb cuts at appropriate locations throughout the districts for ADA accessibility. New or replacement curb cuts and ramps may be constructed of concrete.

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
FEB 14 2025
TOWN OF EASTON

HD 24 - 144

Application #:	**2024-1365**
Date Received:	**02/14/2025**
Fee Paid:	-
HDC Meeting Date:	**02/24/2025**
Date Property Posted:	**02/17/2025**

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 Street

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

PROPERTY INFORMATION

OWNER NAME: Roman Coale

TELEPHONE NO.: 410-754-8888 EMAIL: roman@romancoale.com

Applicant or Agent

NAME: Michael Lynch/Pamela P. Gardner, AIA, LLC

TELEPHONE NO.: 410-820-7973 EMAIL: michael@ppgaia.com

Description of Proposal (include additional sheets, as necessary)

Replace portions of existing concrete sidewalk, steps and landing on East sid of building.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 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 Michael J. Lynch

Date 2-6-25

Printed Name of Applicant or Agent Michael J. Lynch PPG, AIA, LLC

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☒ Photographs of all existing conditions and that will be affected by the proposed project

☒ Description of all existing materials and a listing of all materials to be used for proposed project.

☐ Manufacturer cut-sheets and material specifications related to all proposed work.

☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☐ Construction schedule

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

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

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

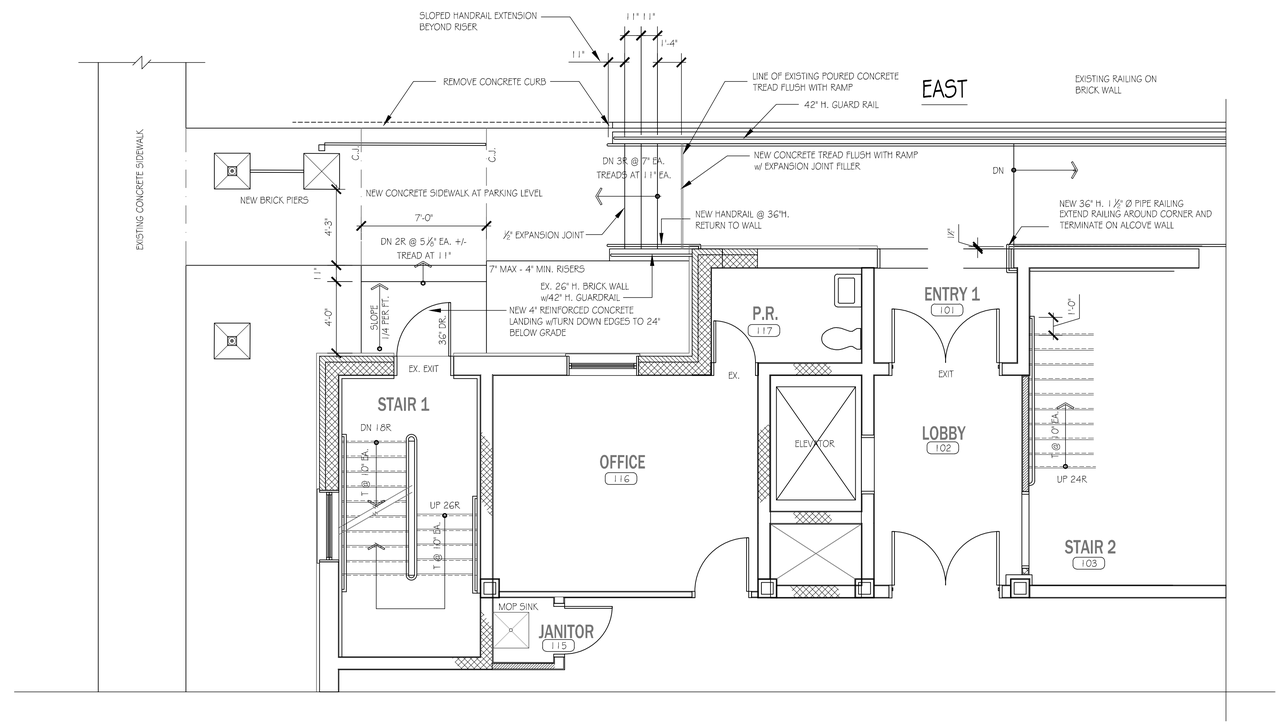
Other

☐ Attach all documentation supporting request

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

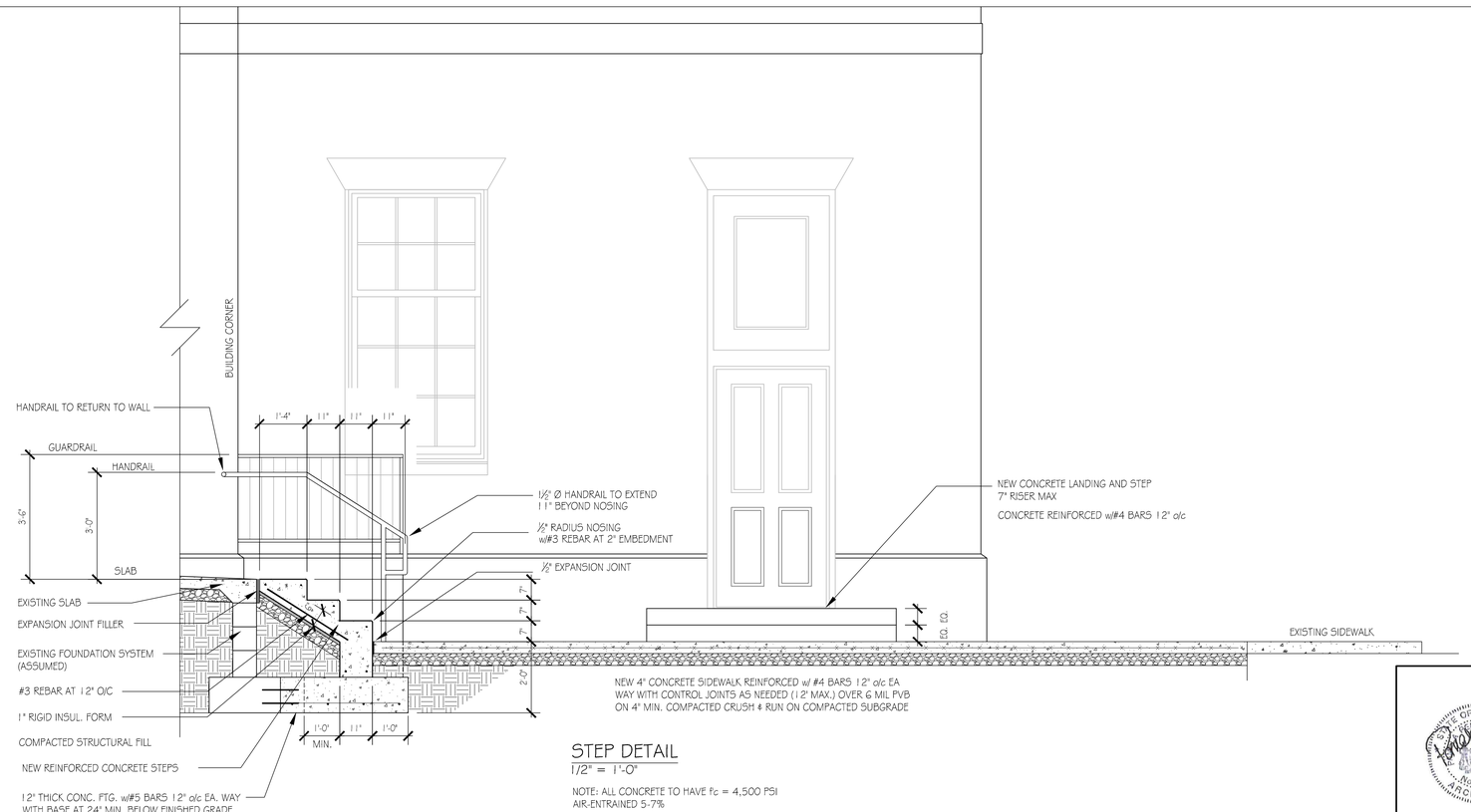
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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



NEW CONCRETE STEPS AND SIDEWALK - 30 N. HARRISON ST.

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



STEP DETAIL

1/2" = 1'-0"

NOTE: ALL CONCRETE TO HAVE f'c = 4,500 PSI AIR-ENTRAINED 5-7%

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"

NEW EXTERIOR STAIRS & SIDEWALK

REV-DATE:
DATE: 2-6-25
DRAWN BY: MJL
SHEET

A13

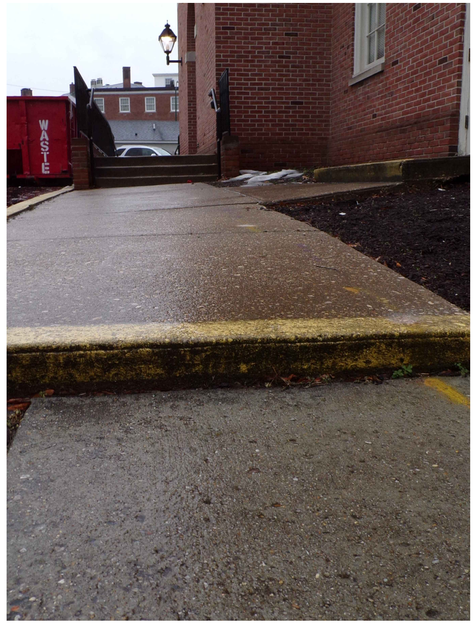
STATE OF MARYLAND — PAMELA P. GARDNER — No. 6698 — ARCHITECT

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

EAST ELEVATION

NORTH VIEW



SOUTH VIEW

SOUTH VIEW

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

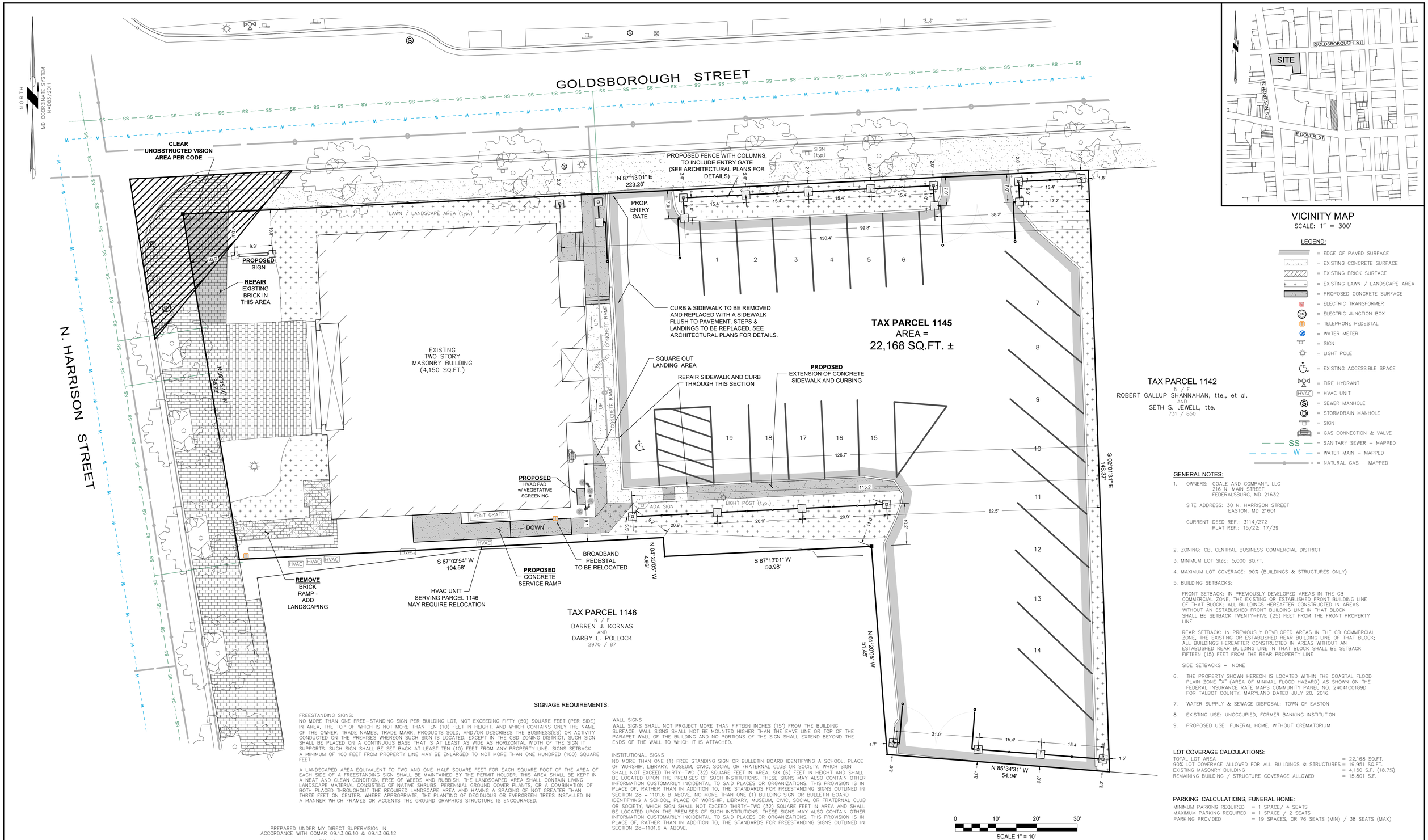
EASTON, MARYLAND

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

SITE PHOTOS

REV-DATE:
DATE: 2-6-25
DRAWN BY: MJL
SHEET

A14



VICINITY MAP
SCALE: 1" = 300'

LEGEND:

- = EDGE OF PAVED SURFACE
- = EXISTING CONCRETE SURFACE
- = EXISTING BRICK SURFACE
- = EXISTING LAWN / LANDSCAPE AREA
- = PROPOSED CONCRETE SURFACE
- = ELECTRIC TRANSFORMER
- = ELECTRIC JUNCTION BOX
- = TELEPHONE PEDESTAL
- = WATER METER
- = SIGN
- = LIGHT POLE
- = EXISTING ACCESSIBLE SPACE
- = FIRE HYDRANT
- = HVAC UNIT
- = SEWER MANHOLE
- = STORMDRAIN MANHOLE
- = SIGN
- = GAS CONNECTION & VALVE
- SS = SANITARY SEWER – MAPPED
- W = WATER MAIN – MAPPED
- = NATURAL GAS – MAPPED

GENERAL NOTES:

1. OWNERS: COALE AND COMPANY, LLC
   216 N. MAIN STREET
   FEDERALSBURG, MD 21632

   SITE ADDRESS: 30 N. HARRISON STREET
   EASTON, MD 21601

   CURRENT DEED REF.: 3114/272
   PLAT REF.: 15/22; 17/39

2. ZONING: CB, CENTRAL BUSINESS COMMERCIAL DISTRICT
3. MINIMUM LOT SIZE: 5,000 SQ.FT.
4. MAXIMUM LOT COVERAGE: 90% (BUILDINGS & STRUCTURES ONLY)
5. BUILDING SETBACKS:

   FRONT SETBACK: IN PREVIOUSLY DEVELOPED AREAS IN THE CB COMMERCIAL ZONE, THE EXISTING OR ESTABLISHED FRONT BUILDING LINE OF THAT BLOCK; ALL BUILDINGS HEREAFTER CONSTRUCTED IN AREAS WITHOUT AN ESTABLISHED FRONT BUILDING LINE IN THAT BLOCK SHALL BE SETBACK TWENTY–FIVE (25) FEET FROM THE FRONT PROPERTY LINE

   REAR SETBACK: IN PREVIOUSLY DEVELOPED AREAS IN THE CB COMMERCIAL ZONE, THE EXISTING OR ESTABLISHED REAR BUILDING LINE OF THAT BLOCK; ALL BUILDINGS HEREAFTER CONSTRUCTED IN AREAS WITHOUT AN ESTABLISHED REAR BUILDING LINE IN THAT BLOCK SHALL BE SETBACK FIFTEEN (15) FEET FROM THE REAR PROPERTY LINE

   SIDE SETBACKS – NONE

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE COASTAL FLOOD PLAIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 24041C0189D FOR TALBOT COUNTY, MARYLAND DATED JULY 20, 2016.
7. WATER SUPPLY & SEWAGE DISPOSAL: TOWN OF EASTON
8. EXISTING USE: UNOCCUPIED, FORMER BANKING INSTITUTION
9. PROPOSED USE: FUNERAL HOME, WITHOUT CREMATORIUM

LOT COVERAGE CALCULATIONS:

TOTAL LOT AREA	= 22,168 SQ.FT.
90% LOT COVERAGE ALLOWED FOR ALL BUILDINGS & STRUCTURES	= 19,951 SQ.FT.
EXISTING MASONRY BUILDING	= 4,150 S.F. (18.7%)
REMAINING BUILDING / STRUCTURE COVERAGE ALLOWED	= 15,801 S.F.

PARKING CALCULATIONS, FUNERAL HOME:

MINIMUM PARKING REQUIRED	= 1 SPACE/ 4 SEATS
MAXIMUM PARKING REQUIRED	= 1 SPACE / 2 SEATS
PARKING PROVIDED	= 19 SPACES, OR 76 SEATS (MIN) / 38 SEATS (MAX)

SIGNAGE REQUIREMENTS:

FREESTANDING SIGNS:
NO MORE THAN ONE FREE–STANDING SIGN PER BUILDING LOT, NOT EXCEEDING FIFTY (50) SQUARE FEET (PER SIDE) IN AREA, THE TOP OF WHICH IS NOT MORE THAN TEN (10) FEET IN HEIGHT, AND WHICH CONTAINS ONLY THE NAME OF THE OWNER, TRADE NAMES, TRADE MARK, PRODUCTS SOLD, AND/OR DESCRIBES THE BUSINESS(ES) OR ACTIVITY CONDUCTED ON THE PREMISES WHEREON SUCH SIGN IS LOCATED. EXCEPT IN THE CBD ZONING DISTRICT, SUCH SIGN SHALL BE PLACED ON A CONTINUOUS BASE THAT IS AT LEAST AS WIDE AS HORIZONTAL WIDTH OF THE SIGN IT SUPPORTS. SUCH SIGN SHALL BE SET BACK AT LEAST TEN (10) FEET FROM ANY PROPERTY LINE. SIGNS SETBACK A MINIMUM OF 100 FEET FROM PROPERTY LINE MAY BE ENLARGED TO NOT MORE THAN ONE HUNDRED (100) SQUARE FEET.

A LANDSCAPED AREA EQUIVALENT TO TWO AND ONE–HALF SQUARE FEET FOR EACH SQUARE FOOT OF THE AREA OF EACH SIDE OF A FREESTANDING SIGN SHALL BE MAINTAINED BY THE PERMIT HOLDER. THIS AREA SHALL BE KEPT IN A NEAT AND CLEAN CONDITION, FREE OF WEEDS AND RUBBISH. THE LANDSCAPED AREA SHALL CONTAIN LIVING LANDSCAPE MATERIAL CONSISTING OF NATIVE SHRUBS, PERENNIAL GROUND COVER PLANTS, OR A COMBINATION OF BOTH PLACED THROUGHOUT THE REQUIRED LANDSCAPE AREA AND HAVING A SPACING OF NOT GREATER THAN THREE FEET ON CENTER. WHERE APPROPRIATE, THE PLANTING OF DECIDUOUS OR EVERGREEN TREES INSTALLED IN A MANNER WHICH FRAMES OR ACCENTS THE GROUND GRAPHICS STRUCTURE IS ENCOURAGED.

WALL SIGNS
WALL SIGNS SHALL NOT PROJECT MORE THAN FIFTEEN INCHES (15") FROM THE BUILDING SURFACE. WALL SIGNS SHALL NOT BE MOUNTED HIGHER THAN THE EAVE LINE OR TOP OF THE PARAPET WALL OF THE BUILDING AND NO PORTIONS OF THE SIGN SHALL EXTEND BEYOND THE ENDS OF THE WALL TO WHICH IT IS ATTACHED.

INSTITUTIONAL SIGNS
NO MORE THAN ONE (1) FREE STANDING SIGN OR BULLETIN BOARD IDENTIFYING A SCHOOL, PLACE OF WORSHIP, LIBRARY, MUSEUM, CIVIC, SOCIAL OR FRATERNAL CLUB OR SOCIETY, WHICH SIGN SHALL NOT EXCEED THIRTY–TWO (32) SQUARE FEET IN AREA, SIX (6) FEET IN HEIGHT AND SHALL BE LOCATED UPON THE PREMISES OF SUCH INSTITUTIONS. THESE SIGNS MAY ALSO CONTAIN OTHER INFORMATION CUSTOMARILY INCIDENTAL TO SAID PLACES OR ORGANIZATIONS. THIS PROVISION IS IN PLACE OF, RATHER THAN IN ADDITION TO, THE STANDARDS FOR FREESTANDING SIGNS OUTLINED IN SECTION 28 – 1101.6 B ABOVE. NO MORE THAN ONE (1) BUILDING SIGN OR BULLETIN BOARD IDENTIFYING A SCHOOL, PLACE OF WORSHIP, LIBRARY, MUSEUM, CIVIC, SOCIAL OR FRATERNAL CLUB OR SOCIETY, WHICH SIGN SHALL NOT EXCEED THIRTY–TWO (32) SQUARE FEET IN AREA AND SHALL BE LOCATED UPON THE PREMISES OF SUCH INSTITUTIONS. THESE SIGNS MAY ALSO CONTAIN OTHER INFORMATION CUSTOMARILY INCIDENTAL TO SAID PLACES OR ORGANIZATIONS. THIS PROVISION IS IN PLACE OF, RATHER THAN IN ADDITION TO, THE STANDARDS FOR FREESTANDING SIGNS OUTLINED IN SECTION 28–1101.6 A ABOVE.

REV.: 07/17/2024

PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12

CURRENT LICENSE
STATE OF MARYLAND
STEVEN W. WHITTEN
No. 21326
PROFESSIONAL LAND SURVEYOR
EXPIRES/RENEWS: 1/8/25

2/12/2025

UNDERGROUND UTILITY WARNING:

NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.

FINK, WHITTEN & ASSOCIATES, LLC.
LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING
EASTON 410-822-8484 118 E. Dover St., Unit C Easton, Maryland 21601
CAMBRIDGE 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613
www.FINKWHITTEN.com

DATE	REVISION

SITE PLAN
SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF

COALE AND COMPANY, LLC

TAX MAP 103, PARCEL 1145
IN THE THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

DRAWN	CHECKED
B.S.F.	S.W.W.
DATE	
06/27/2024	
SCALE	
AS SHOWN	
JOB NO.	
T–103–EA–1145	
SHEET NO.	
1 of 1	

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.

HD 25 - 08

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

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: tnewcomb@eastonmd.gov

Applicant or Agent

NAME: Trevor Newcomb

TELEPHONE NO.: 410-924-3276 EMAIL: tnewcomb@eastonmd.gov

Description of Proposal (include additional sheets, as necessary)

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

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 01/17/25

Printed Name of Applicant or Agent Trevor B. Newcomb

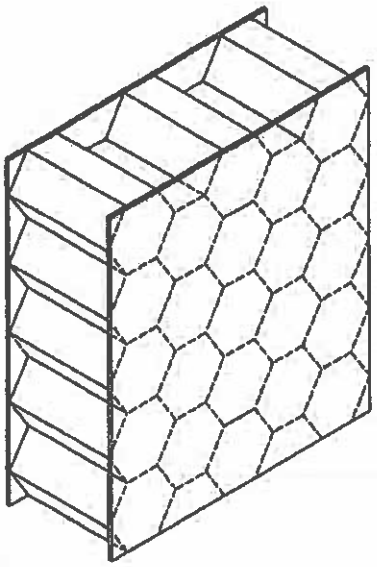
Revised 4.4.2022

P: 2

D1-1

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

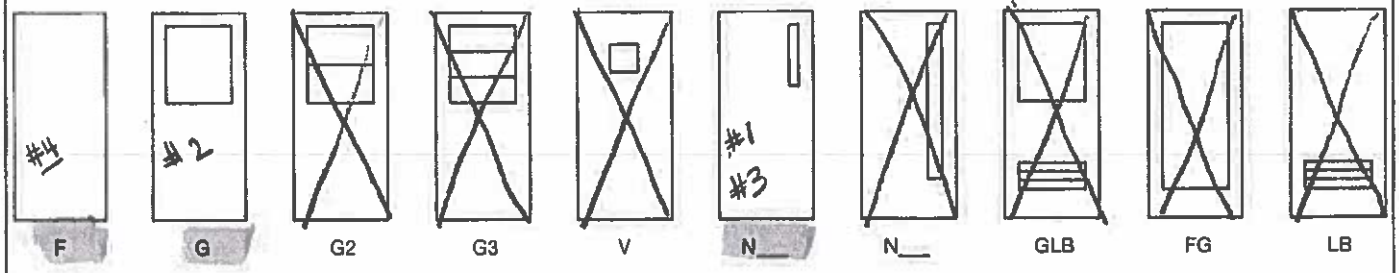
FLUSH AND EMBOSSED PANEL STEEL DOORS BEVELED LOCK EDGE, HANDED



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



F | G | G2 | G3 | V | N__ | N__ | GLB | FG | LB

LD | LT | DUTCH V, G, & N DESIGNS AVAILABLE | E603 | E601, EN61 | E602, EN62, EN63 | E605, E606 EN66 | E607, E608 | E609, EN69 | E604, EN63

EMBOSSED 6 PANEL ORDER CODES AND DOOR WIDTHS	
2'6, 2'8" NARROW 6 PANEL	2'8", 3'0" STD 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

14/20

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

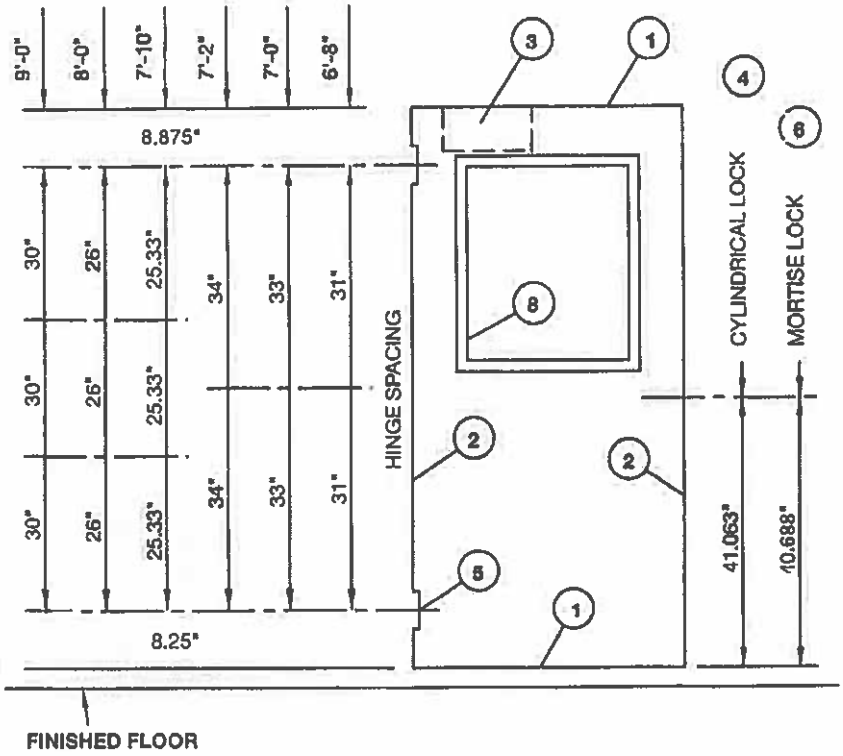
84

D1-2

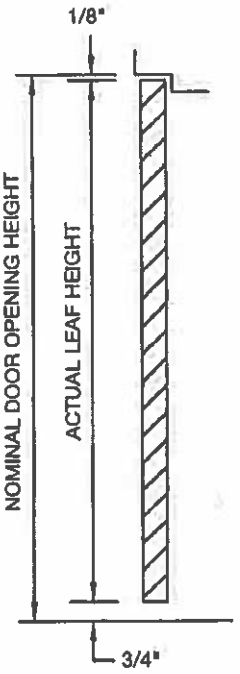
REGENT DOORS

HARDWARE LOCATIONS SHOWN MATCH CECO STANDARD FRAMES.

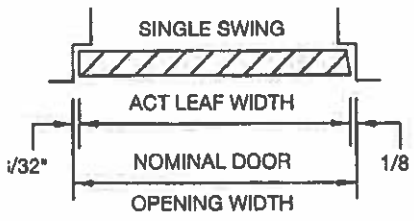
DOOR ELEVATION

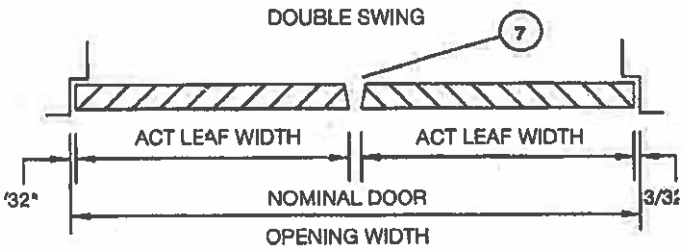


VERTICAL SECTION

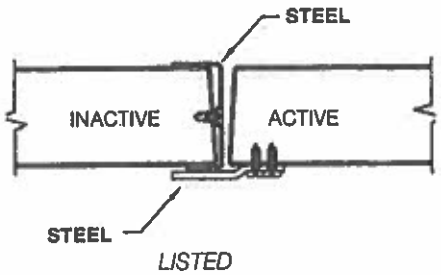


HORIZONTAL SECTIONS



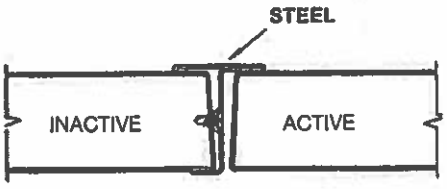


(7) OVERLAPPING ASTRAGAL 4441
FOR 1-3/4" THICK DOORS



LISTED

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

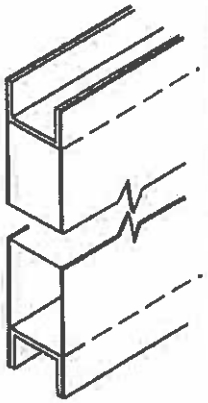


LISTED

D1-3

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

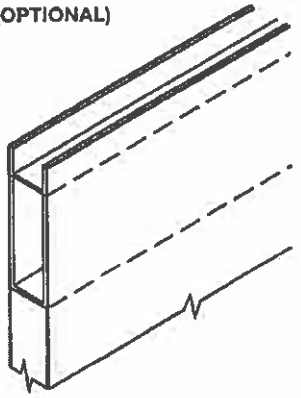
MECHANICALLY INTERLOCKED HEMMED EDGES

14 GAUGE DOORS WILL BE CENTER EDGE SEAM CONSTRUCTION

OPTIONAL : SEAMLESS (WELDED OR BODY FILLER)

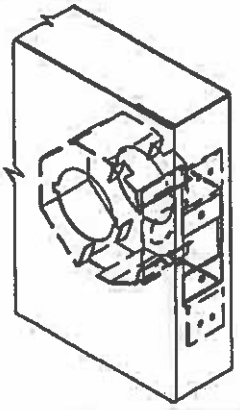
ALL 6 PANEL EMBOSSED DESIGNS WILL BE CENTER EDGE SEAM CONSTRUCTION.

③ CLOSER REINFORCEMENT(OPTIONAL)



14 GAUGE STEEL CHANNEL 20" LONG

④ LOCK PREPARATION GOV. 160/161 CYLINDRICAL TYPE



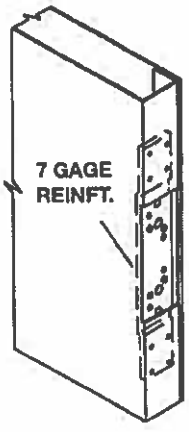
(LC1)

(ANSI A115.2)

2-3/4"BACKSET

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

⑤ HINGE PREPARATION

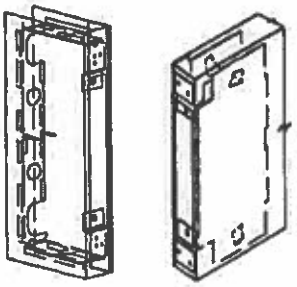


4-1/2 OR 5 IN. HIGH, STANDARD OR HEAVY WEIGHT, FULL MORTISE HINGES

HINGE EDGE IS HANDED AND NOT BEVELED.

ANSI A156.7 TEMPLATE

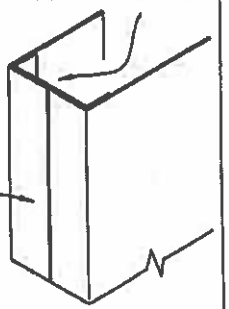
⑥ LOCK PREPARATION



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)

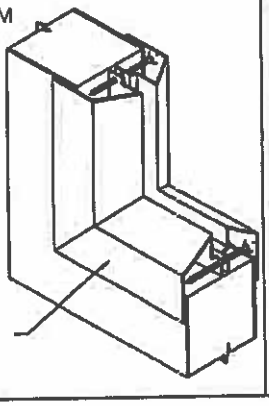
② VERTICAL EDGES



ALL 6 PANEL DESIGNS ARE CENTER EDGE SEAM CONSTRUCTION

WELD SEAMLESS AND BODY FILLER SEAMLESS IS OPTIONAL

⑧ GLAZING TRIM SLIMTRIM

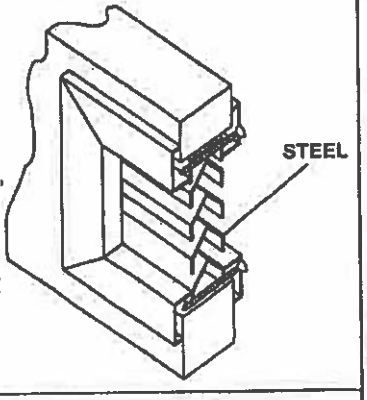


FOR ALL FIRE DOORS

3/8" WIDE GLAZING POCKET

LISTED

⑨ FIXED SLAT TYPE LOUVER 4634



FOR 1-3/4" THICK DOORS

50% FREE AIR FLOW

14/20

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

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 galvannealed 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 bath 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
16 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)

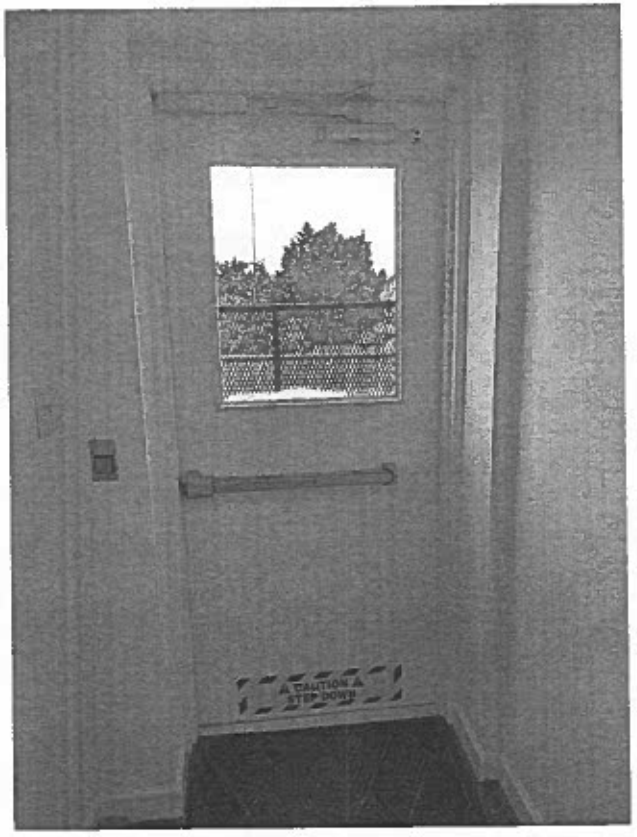
13/20

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

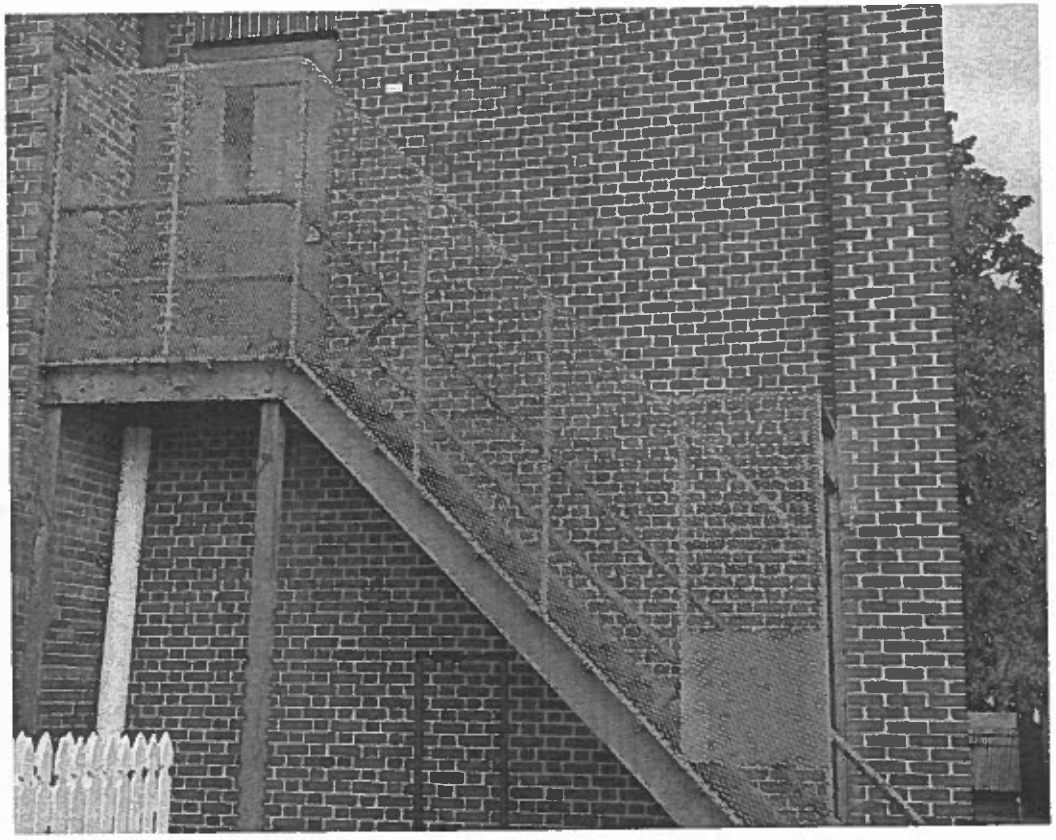
Door One

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



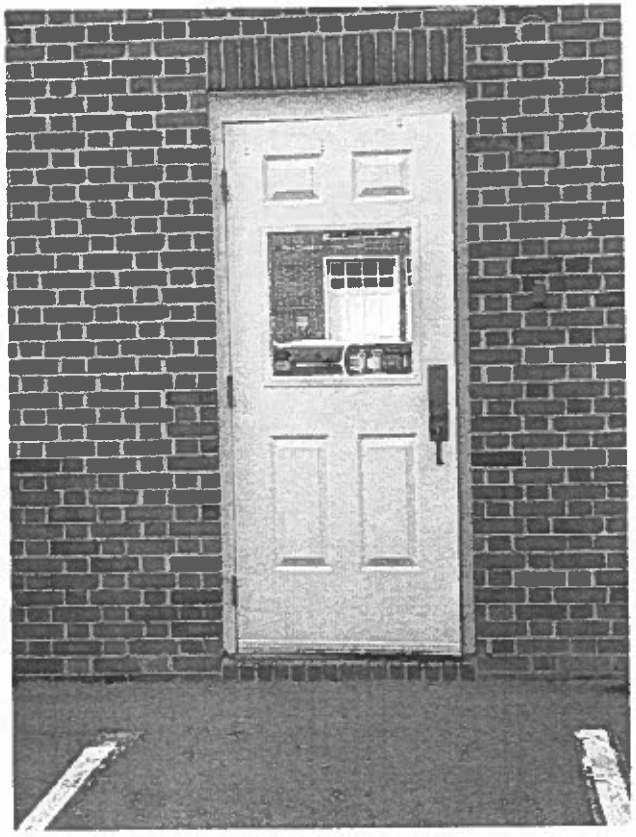
Door One Location



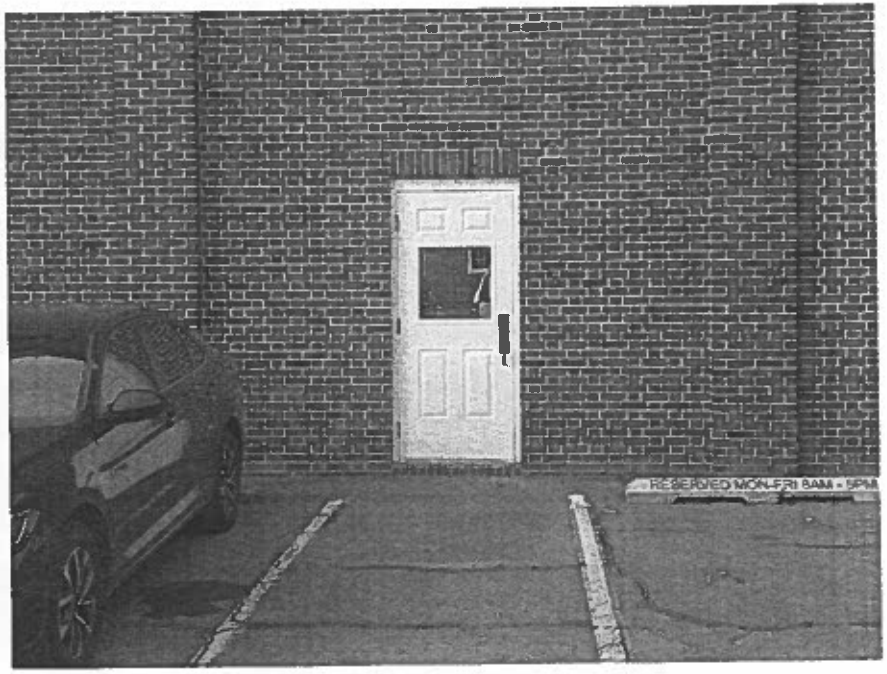
Door Two

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

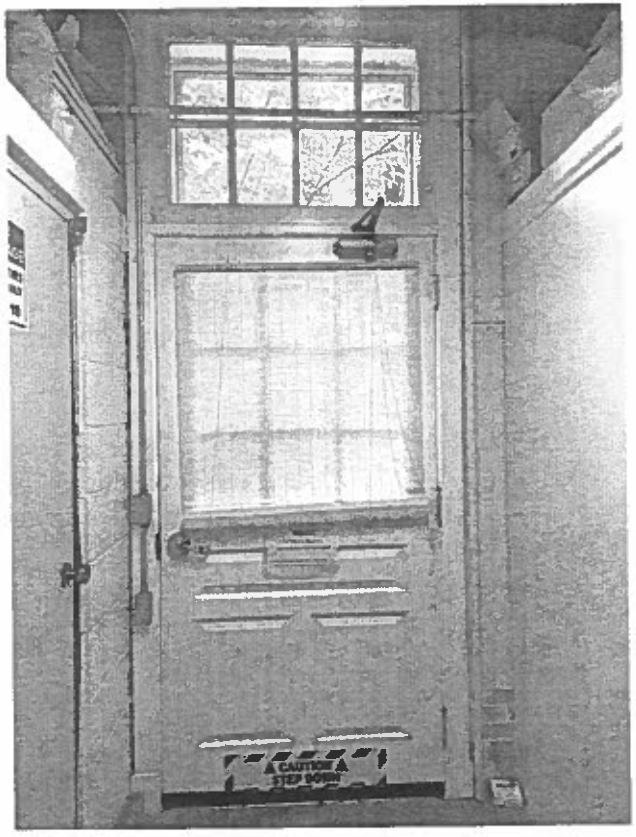


Door Three

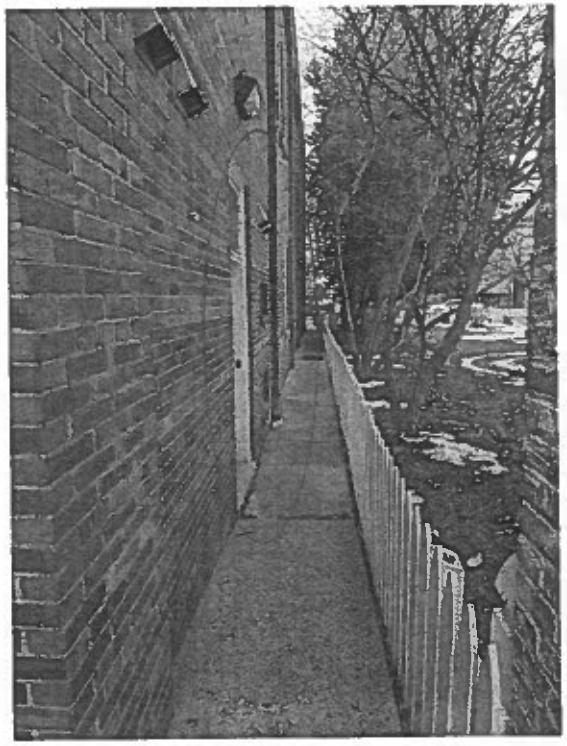
Door is located within the northern wall approximately 10' from the northeast corner of the building. First floor

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

Transom above to remain in place



Door Three Location

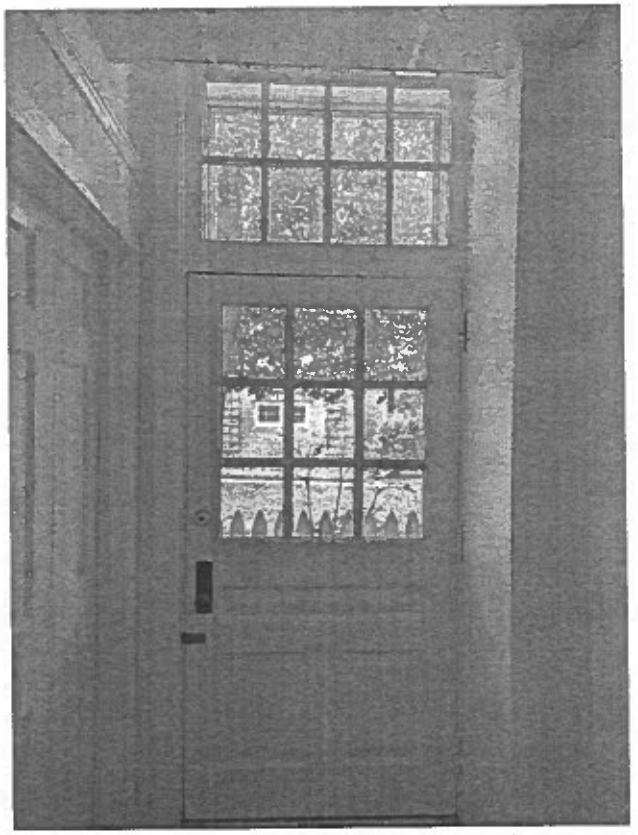


Door Four

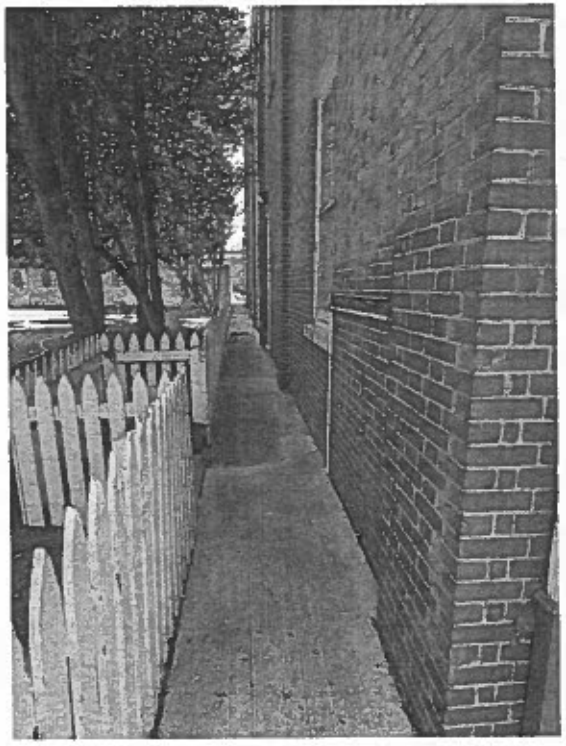
Door is located within the northern wall approximately 1/3 the distance from northwest corner of the building to the northeast corner of the building. First floor

Door is not in use and unattended.

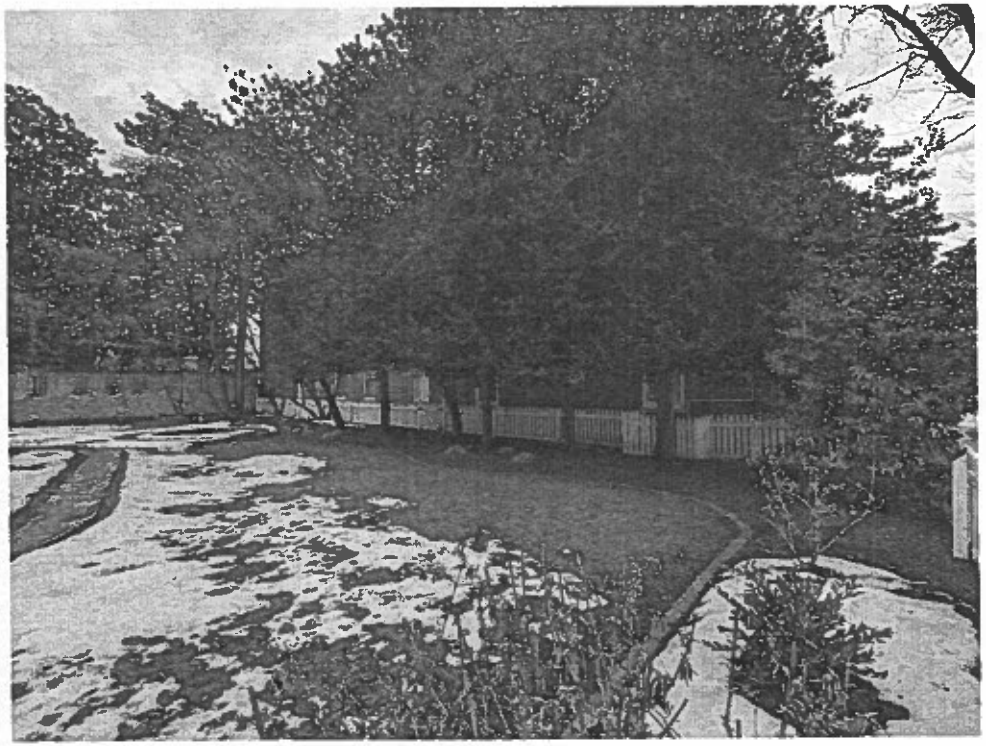
Transom above to remain in place



Door Four Location



Public Way Perspective – Looking at Northern Facade



SALISBURY DOOR AND HARDWARE, INC.

8805 BI-STATE BLVD. DELMAR ,MARYLAND 21875

P.O BOX 3338 SALISBURY MARYLAND 21802-3338

410-896-2000 FAX 410 -896-4442

********** BID NO 11-04-24-397-3 RE

* PROPOSAL OR CONTRACT *

********** NOVEMBER 4TH 2024

TOWN OF EASTON
EASTON , MD.

RE: QUOTE
TOWN HALL
REVISED: 11-21-24
REVISED: 02-20-25

ATTN: MR. TREVOR NEWCOMB

This Agreement is made between Salisbury Door And Hardware,Inc.(Hereinafter called "Seller")and the above party (hereinafter called "Buyer"). Seller agrees to furnish for the above project, and Buyer agrees to accept and pay for, the following provisions, including the CONDITIONS OF SALE attached.

AS PER REQUEST

#1 – STAIRS -HALL TO EXTERIOR

REMOVE CUSTOMERS EXISTING DOOR FROM OPENING

FURNISH & INSTALL:
ONE(1) 6 PANEL GALV. HOLLOW METAL DOOR-16ga.-WITH (1)PANEL ONLY WITH A LITE KIT -PRIME PAINTED
ONE(1) PC OF 1/4" LAMINATED CLEAR SAFETY GLASS
THREE(3) STAINLESS STEEL BB HINGES
ONE(1) STAINLESS STEEL RIM EXIT DEVICE -TOUCH BAR PANIC
ONE(1) STAINLESS STEEL HD OUTSIDE TRIM – LEVER HANDLE WITH CYLINDER -KEYED ALIKE
ONE(1) ELECTRIC STRIKE
ONE(1) POWER SUPPLY
ONE(1) CLOSER
ONE(1) SWEEP
ONE(1) SET OF WEATHERSTRIP
REUSE CUSTOMERS EXISTING FRAME

#2 – ADMINISTRATION TO EXTERIOR

REMOVE CUSTOMERS EXISTING DOOR

FURNISH & INSTALL
ONE(1) GALV.HOLLOW METAL DOOR-16ga.-(E603)2 PANEL BOTTOM-W/HALF GLASS LITE KIT– PRIME PAINTED
ONE(1) PC OF INSULATED CLEAR SAFETY GLASS
THREE(3) STAINLESS STEEL BB HINGES
ONE(1) STAINLESS STEEL RIM EXIT DEVICE -T OUCH BAR PANIC
ONE(1) STAINLESS STEEL HD OUTSIDE TRIM -LEVER HANDLE WITH CYLINDER – KEYED ALIKE
ONE(1) ELECTRIC STRIKE
ONE(1) POWER SUPPLY
ONE(1) CLOSER
ONE(1) SWEEP
ONE(1) SET OF WEATHERSTRIP
REUSE CUSTOMER EXISTING FRAME

SALISBURY DOOR AND HARDWARE, INC.

8805 BI-STATE BLVD. DELMAR ,MARYLAND 21875

P.O BOX 3338 SALISBURY MARYLAND 21802-3338

410-896-2000 FAX 410 -896-4442

#3 – MECHANICAL ROOM TO EXTERIOR

REMOVE CUSTOMERS EXISTING DOOR

FURNISH & INSTALL
ONE(1) GALV. HOLLOW METAL DOOR-18ga.-(E608) WITH (1)PANEL ONLY WITH A LITE KIT -PRIME PAINTED
ONE(1) PC OF ¼" LAMINATED CLEAR SAFETY GLASS
THREE(3) STAINLESS STEEL BB HINGES
ONE(1) STOREROOM FUNCTION LOCK -LEVER HANDLE WITH CYLINDER – KEYED ALIKE
ONE(1) ELECTRIC STRIKE
ONE(1) POWER SUPPLY
ONE(1) CLOSER
ONE(1) THRESHOLD
ONE(1) SWEEP
ONE(1) SET OF WEATHERSTRIP
REUSE CUSTOMERS EXISTING FRAME

#4 – HALL TO EXTERIOR

REMOVE CUSTOMERS EXISTING DOOR

FURNISH & INSTALL
ONE(1) GALV. HOLLOW METAL DOOR –18ga.-(E608) WITH (1)PANEL ONLY WITH A LITE KIT- PRIME PAINTED
ONE(1) PC. OF ¼" LAMINATED CLEAR SAFETY GLASS
THREE(3) STAINLESS STEEL BB HINGES
ONE(1) STOREROOM FUNCTION LOCK -LEVER HANDLE WITH CYLINDER KEYED ALIKE
ONE(1) DEADBOLT LOCK -CYLINDER X THUMBTURN -KEYED ALIKE
ONE(1) THRESHOLD
ONE(1) SWEEP
REUSE CUSTOMERS EXISTING FRAME

ITEMS #1 - #4 FURNISHED & INSTALLED: $ 23, 840.00

PLEASE NOTE:

A) **ANY & ALL ELECTRIC POWER , LOW VOLTAGE WIRING ETC. TO BE SUPPLIED BY CUSTOMER.**
B) **ALL WORK QUOTED AS MONDAY - FRIDAY 7:00AM - 3:30PM**
C) **NO BULLET RESISTANT DOORS OR GLASS IS INCLUDED IN THIS QUOTE.**

TERMS: ** Net 30 Days** **Subject to prior credit approval.**
Tax is not included in prices unless noted otherwise.
No retainage allowed on deliver only material.
Void unless acceptance is received within Thirty (30) days.
No erection included unless noted above.
All Electric Power & Control Wiring by Others.
Erection work will be done according to A.I.S.C. specifications
All material that we offer from stock is for immediate acceptance and subject to prior sale.
DOORS & FRAMES ARE FACTORY PRIME PAINTED ONLY...

SALISBURY DOOR & HARDWARE

RICHARD D. ENNIS

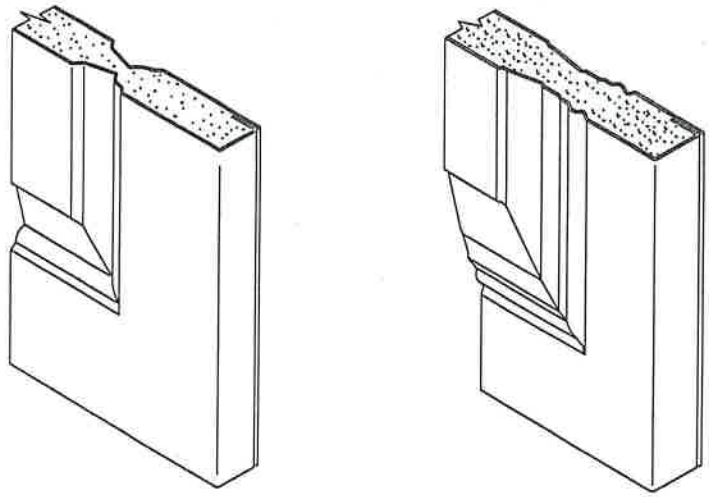
ACCEPTED FOR:_____

BY:_____ DATE:_____
Name Title

1-3/4" LEGION (LP) POLYSTYRENE CORE DOORS

FLUSH PANEL STEEL DOORS, BEVELED LOCK EDGE, HANDED

FLUSH DESIGNS SIMILAR LESS EMBOSSED PANEL

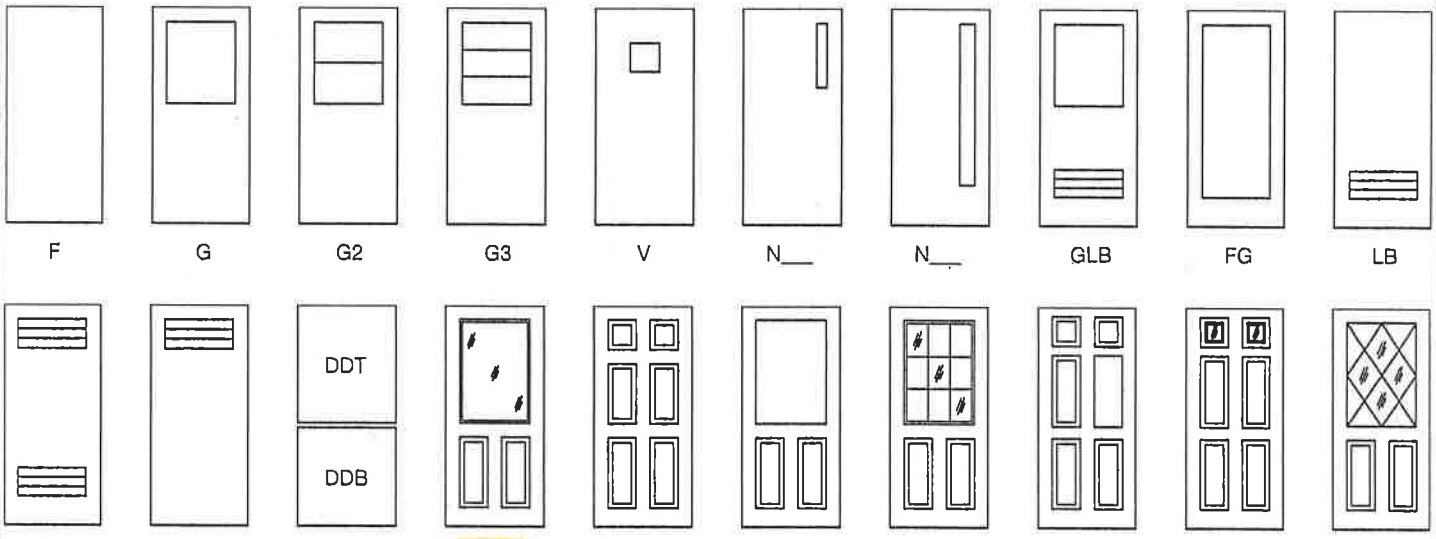


Polystyrene slab, bonded to the inside of both face sheets with a waterproof, contact adhesive.

SUGGESTED USE:

- Interior or Exterior...
- Office
- Motel/Hotel
- Apartment
- Condominiums
- Dormitories
- Urban renewal
- Health care
- Institutional
- Mercantile
- Public utility
- Factory

DOOR DESIGNS



DUTCH V, G, & N DESIGNS AVAILABLE

EMBOSSED 6 PANEL ORDER CODES AND DOOR WIDTHS	
2'6, 2'8" NARROW 6 PANEL	2'8", 3'0" S⁻D. 6 PANEL
EN61	E603
EN62	E601
EN63	E602
EN66	E605
E607	E606
E608	E607
EN69	E608
EN63	E609
E603	E604

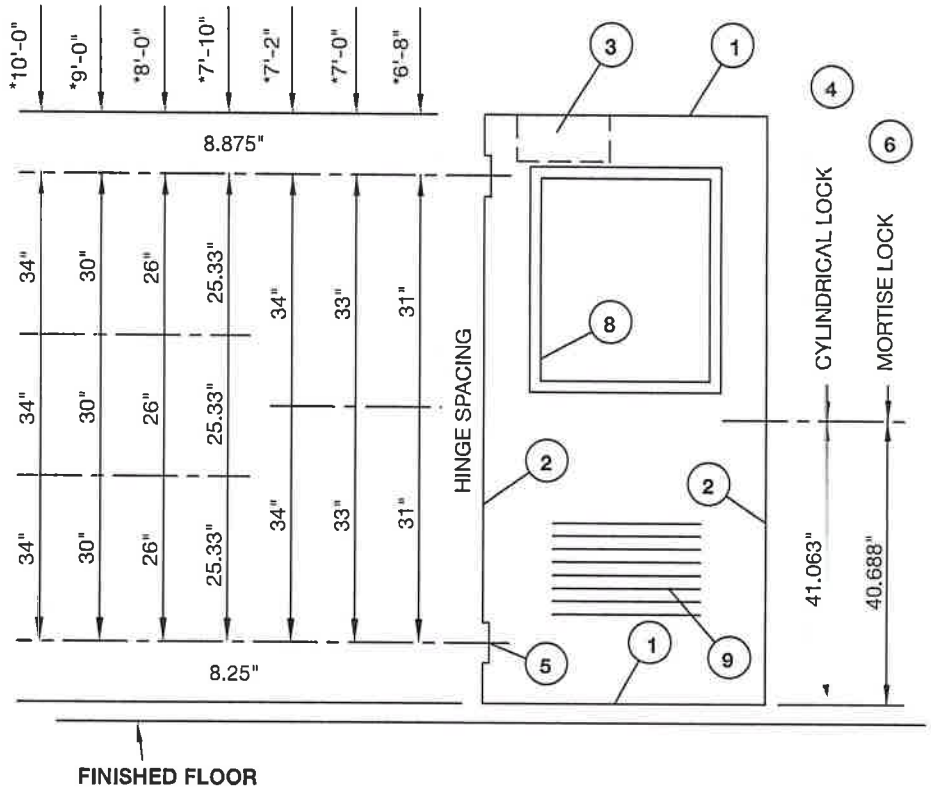
6 PANEL	
MAX. SIZE	3'0"X7'0"
MIN. SIZE	2'6"X6'8"

ALL 6 PANEL EMBOSSED DESIGNS WILL BE CENTER EDGE SEAM CONSTRUCTION

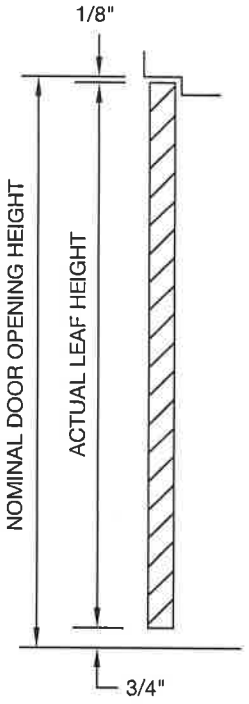
(CONVERSION: 1" – 25.4 MM, E.G. 1-3/4" – 44.45 MM)

LEGION DOORS

DOOR ELEVATION



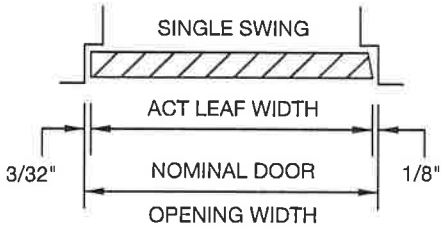
VERTICAL SECTION

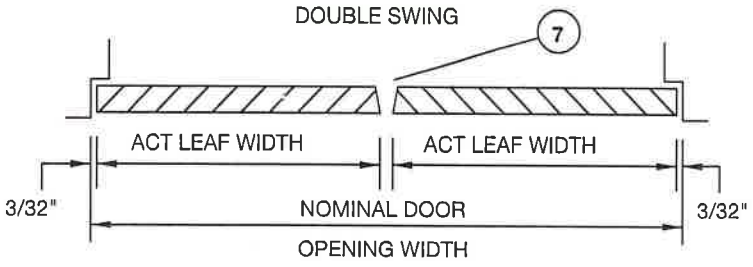


HARDWARE LOCATIONS SHOWN MATCH CECO STANDARD FRAMES.

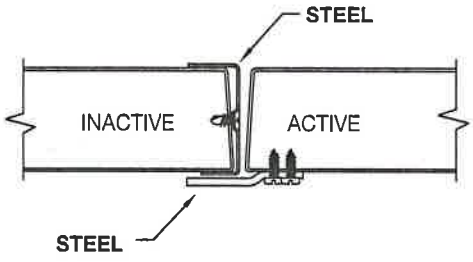
HORIZONTAL SECTIONS

SEE ALL EMBOSSED PANEL DESIGNS AND SIZE LIMITATIONS ON PAGE 100.



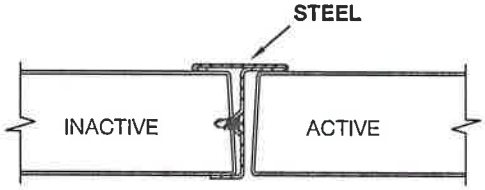


(7) *LISTED*



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

(7) *LISTED*



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

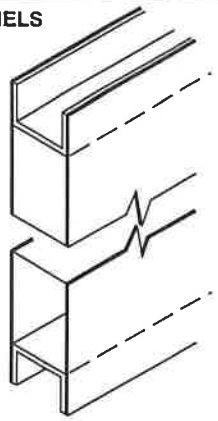
(CONVERSION: 1" = 25.4 MM, E.G., 1-3/4" = 44.45 MM)

LEGION DOORS

1 16 GAUGE STEEL END CHANNELS

WELDED TO BOTH FACE SHEETS

INVERTED TOP AND BOTTOM



OPTIONAL TOP AND BOTTOM CAPS ARE AVAILABLE

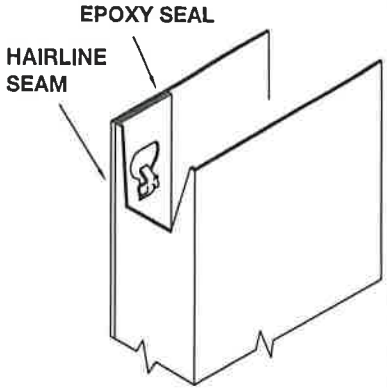
2 VERTICAL EDGES

MECHANICALLY INTERLOCKED HEMMED EDGES

ALSO AVAILABLE SEAMLESS (WELDED OR BODY FILLER)

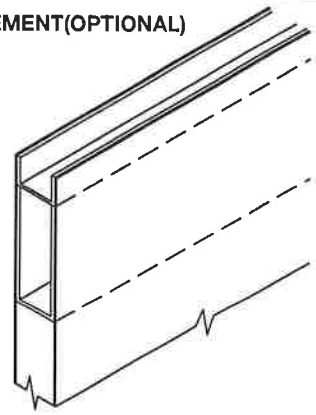
EMBOSSED NARROW 6 PANEL WILL BE CENTER EDGE SEAM CONSTRUCTION.

CENTER EDGE SEAM CONSTRUCTION PROVIDED WITH 14 GAUGE SKINS



3 CLOSER REINFORCEMENT(OPTIONAL)

14 GAUGE STEEL CHANNEL 20" LONG

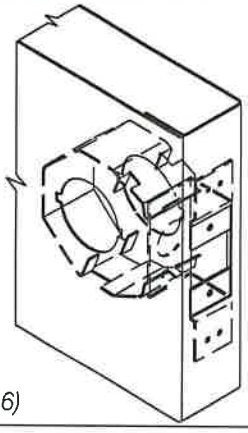


4 LOCK PREPARATION GOV. 160/161 CYLINDRICAL TYPE

(LC1)

(ANSI A115.2)

2-3/4" BACKSET



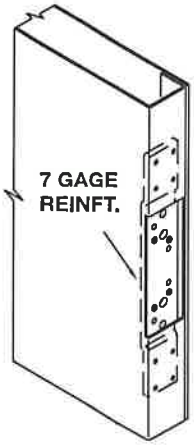
LOCK EDGE IS BEVELED 1/8" IN 2" (1:16)

5 HINGE PREPARATION

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

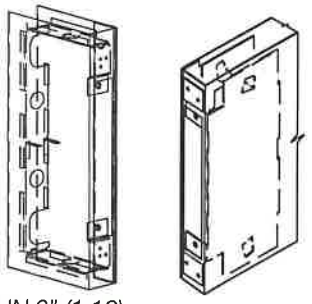
HINGE EDGE IS HANDED AND NOT BEVELED.

ANSI A156.7 TEMPLATE



6 LOCK PREPARATION

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



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

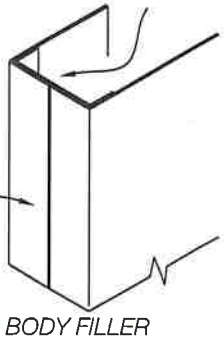
NOTE: EITHER OF THE LOCK REINFORCEMENTS/GUARDS SHOWN MAY BE INSTALLED WITH ANY MORTISE LOCK PREPARATION.

2 VERTICAL EDGES

16 GAGE FULL HEIGHT CHANNEL

14 GAGE WILL BE CENTER EDGE SEAM CONSTRUCTION

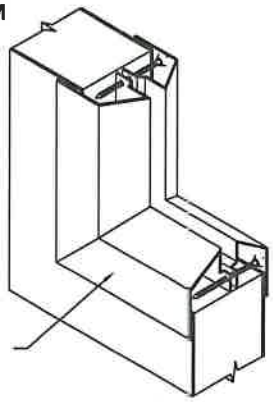
NARROW 6 PANEL DESIGNS ARE CENTER EDGE SEAM CONSTRUCTION



WELD SEAMLESS AND BODY FILLER SEAMLESS IS OPTIONAL

8 GLAZING TRIM SLIMTRIM

3/8" WIDE GLAZING POCKET

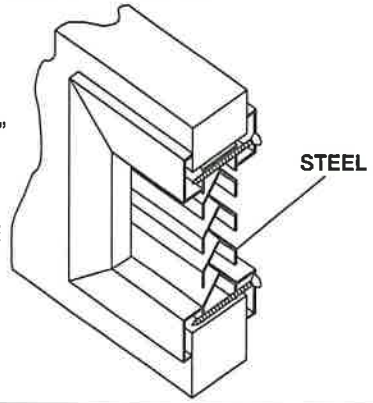


LISTED

9 FIXED SLAT TYPE LOUVER 4634

FOR 1-3/4" THICK DOORS

50% FREE AIR FLOW



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

LEGION 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"	10'-0"
3'-10"	7'-8"	
4'-0"	8'-0"	

FIRE DOORS

LABELING AGENCIES :
UL SOLUTIONS
WARNOCK HERSEY

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

DESIGNS: F, G, N, V, E1, E2, E6, EN6

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

MAX. SIZE: 4'0" X 8'0" SINGLE
8'0" X 8'0" PAIR*
8'0" X 9'0" WITH VERTICAL RODS

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.

LEGION 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 galvannealed or galvanized steel conforming to ASTM A924 and A653 -- see chart below.

Legion full-flush doors have mechanically interlocked, hemmed, hairline seams on vertical edges and have no visible seams on faces. Embossed narrow 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, polystyrene slab, conforming to ASTM C578 TYPE 1, is bonded to the inside of both face sheets with a waterproof 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 A 115 (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.

SIZE LIMITS - DESIGNS

	FLUSH DESIGNS	1 PANEL	2 PANEL	6 PANEL
MAX	4'0"x10'0"	3'0"x8'0"	3'0"x8'0"	3'0"x7'0"
MIN	2'0"x6'8"	2'0"x6'8"	2'0"x6'8"	2'0"x6'8"

E1, E2 & E6 DESIGNS: MORTISE LOCK PREPARATION LIMITED TO 3'0" WIDTH.
1 & 2 PANEL DOORS ARE AVAILABLE IN 18 GAUGE FACE SHEETS ONLY.
CROSSBUCK DOORS ARE AVAILABLE IN 20 & 18 GAUGE FACE SHEETS ONLY.
6 PANEL IS AVAILABLE IN 20, 18, & 16 GAUGE.
PANEL DESIGN DOOR FACE SHEETS ARE FORMED FROM A40 GALVANNEALED STEEL.

MATERIAL

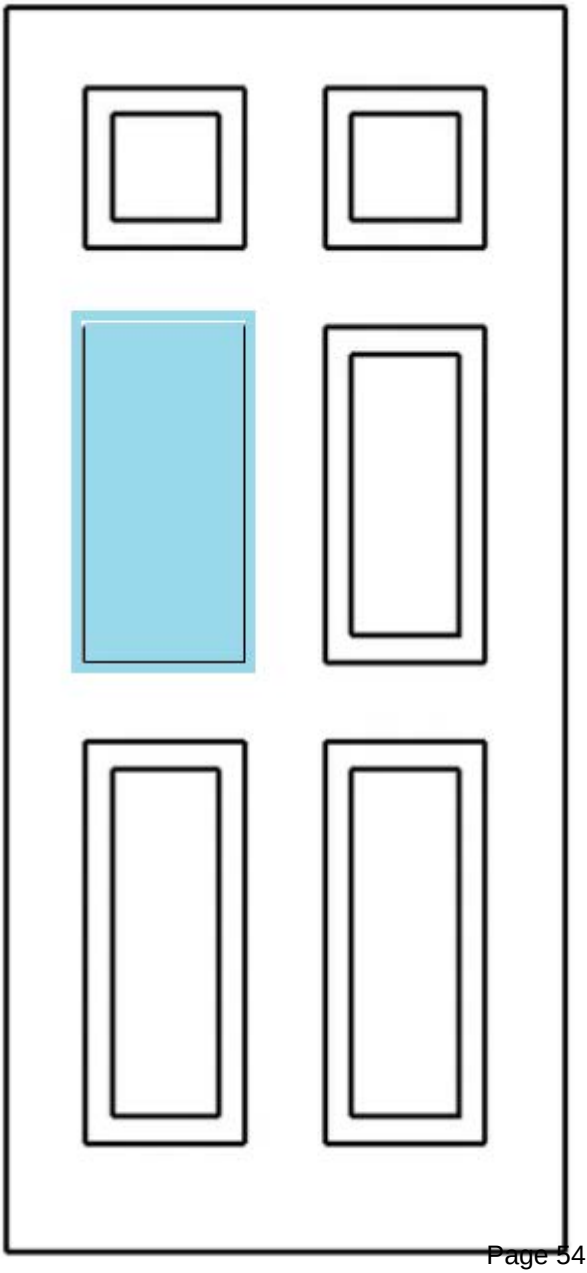
DOOR FACE SHEETS	LEVEL	C.R.	GALV		RECOMMENDED DOOR FRAME MATERIAL
			A60	G90	
20 GAUGE STEEL (4080 MAX.)	STANDARD DUTY	N/A	STD	N/A	16 GAUGE STEEL
18 GAUGE STEEL	HEAVY DUTY	STD	OPT	OPT	16 GAUGE STEEL
16 GAUGE STEEL	EXTRA HEAVY DUTY	STD	OPT	OPT	16 OR 14 GAUGE STEEL
14 GAUGE STEEL	MAXIMUM DUTY	STD	OPT	OPT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

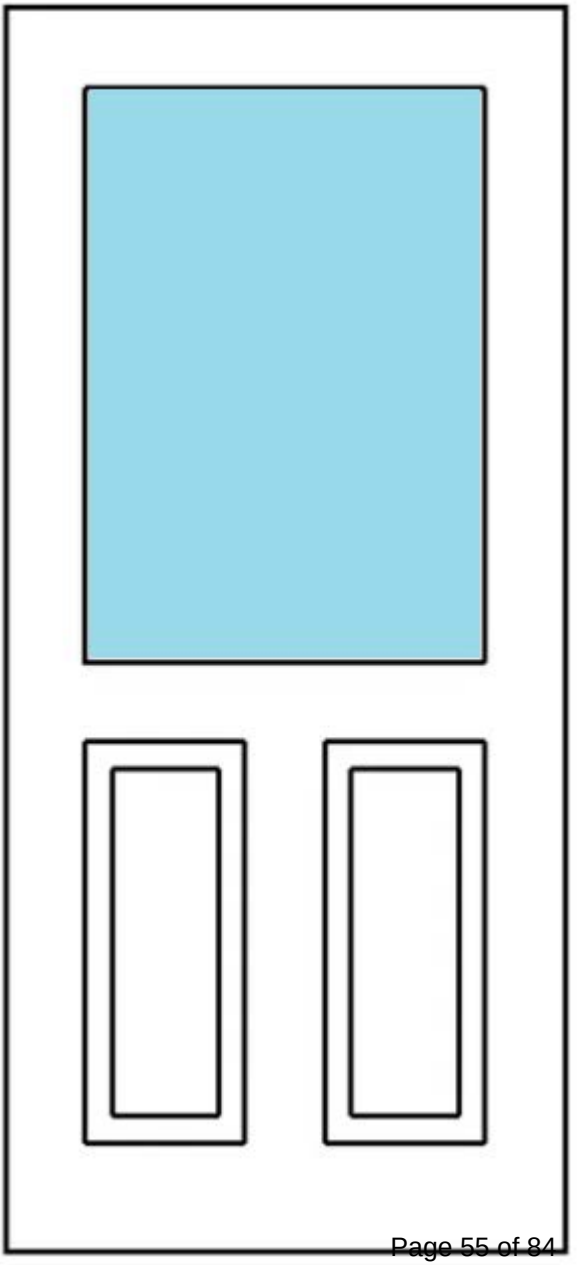
PERFORMANCE

THERMAL	CORE CALCULATED (ASTM C518)	R = 6.08	U = 0.16
CHARACTERISTIC VALUE	NFRC 102-2014 & ASTM FLUSH DOOR WITH MERCURY FRAME NFRC 102-2014 & ASTM FLUSH DOOR WITH WEATHERKERF FRAME NFRC 102-2014 & ASTM FLUSH DOOR WITH STANDARD FRAME	R = 2.33 R = 2.27 R = 2.22	U = 0.43 U = 0.44 U = 0.45

NFRC102-2014: THE GENERAL REQUIREMENTS OF TESTING SHALL BE AS DEFINED IN NFRC 102, ASTM C1199 AND ASTM C1363.

SOUND TRANSMISSION CLASS	STC 27 (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)





Town of Easton Historic District Commission
Draft Decision Summary
Monday, February 10, 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 (eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Emily Carey
Michael Stuart

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

Absent:

Commission Members:
Kevin Bateman

Staff:
Nicholas Johnson AICP, Town Planner (Current)

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 February 10, 2025 Agenda Summary. Commissioner Carey seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

3. **Old Business** — None

4. New Business —

a. File No.: **2025 - 1385 / HD 25 - 07**
Applicant: **Eat Sprout**
% Ryan Groll
Location: 22 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning: CB

Request: The Applicant is requesting to install a 2' by 3' hanging sign on the front façade of the structure. The sign will be made of a composite material, and will be mounted above the front porch via metal bracket. The Applicant is also requesting to replace the existing front door with a new wooden door. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 31. Hanging and Bracket Signs*
iii. *Guideline 40. Details and Ornamentation (Doors and Entrances)*
iv. *Guideline 41. Maintain Original and Historic Doors*
v. *Guideline 42. Make Sensitive Replacements*
vi. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

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

Applicant Presentation:
Ryan Groll, Eat Sprout

Public Comment — None
Public Comment Written — None

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

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

b. File No.: **2025 - 1386 / HD 25 - 08**
Applicant: **Town of Easton**

Location: 14 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1528
Zoning: CB

Request: In order to provide added security for the Town Office, the Applicant is proposing to replace four (4) existing exterior doors on the side and rear facades of the structure with new steel doors. The door on the northern façade identified as "Door Four" in the application appears to be historic. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 3. Make Sensitive Replacements*
iii. *Guideline 41. Maintain Original and Historic Doors*
iv. *Guideline 42. Make Sensitive Replacements (Doors)*
v. *Appendix B.2 Common Substitute Materials*

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

Applicant Presentation:
Trevor Newcomb, Town of Easton

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to table the application. The Commission has requested additional detail for designs that include paneling. Commissioner Carey seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

5. **Discussion Item —** None

6. **Decision Summary Review —**

Vice Chairperson Brophy moved to approve the January 27, 2025 Decision Summary. Commissioner Carey seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

7. Administrative Approval

a. File No.: **2025 - 1393 / HD 25 - 09**
Applicant: **Flow Heating and Cooling**
Location: 205 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1905
Zoning: R-7A

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

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:35 p.m.

RECEIVED

FEB 10 2025

TOWN OF EASTON

HD 25 - 10

Application #:	2025 - 1395
Date Received:	02/10/2025
Fee Paid:	$25.00
HDC Meeting Date:	02/24/2025
Date Property Posted:	-

TOWN OF EASTON 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

HVAC

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

PROPERTY INFORMATION

ADDRESS 405 SOUTH HARRISON STREET EASTON MD 21601

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

PROPERTY INFORMATION

OWNER NAME BRADLEY SMITH

TELEPHONE NO. 202-870-1942 EMAIL

Applicant or Agent

NAME SERVICE TODAY INC

TELEPHONE NO. 302-231-2548 EMAIL DSTOAKLEY@SERVICETODAY-INC.COM

Description of Proposal (include additional sheets, as necessary)

- REPLACE 2 TON SPLIT SYSTEM HEAT PUMP W/EVAPORATOR COIL AND 60,000 BTU GAS FURNACE (96% AFUE) IN BASEMENT.
- REPLACE 2.5 TON SPLIT SYSTEM AIRCONDITIONER W/EVAPORATOR COIL AND 60,000 BTU GAS FURNACE (96% AFUE) IN ATTIC.
- EQUIPMENT FOR BOTH ZONES TO GO BACK IN SAME LOCATION AND CONNECT TO EXISTING DUCT WORK, POWER WIRING, GAS PIPING AND VENT PIPING.

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 Darryl Stoakley

Date 2/10/2025

Printed Name of Applicant or Agent DARRYL STOAKLEY

Revised 4.4.2022

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 two 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.

Town of Easton
Building Inspection Division
14 South Harrison Street
Easton, Maryland 21601
Telephone 410-822-2526
Fax 410-822-8738

Office Use Only
Received Date 02 / 14 / 25
Mechanical Permit Number 25-20156
Total Permit Fees $ _____

Part 1: Project Information

2/7/2025	Project Application Date
	Project Building Permit Number
405 South Harrison Street	Project's Address
	Project's Subdivision (if any)
Easton, MD 21601	Project's City, State and Zip Code

Confirm the Project Work Areas in Square Footage

[ ]	New Construction and Additions _____	[✔]	Existing Building _____
[ ]	Temporary Structures _____	[ ]	Site (Hydronic, Solar, Etc...) _____

Part 2: Owner - Tenant Information

Owner

Bradley Smith	Name
405 South Harrison Street	Address
Easton, MD 21601	City, State and Zip Code
202-870-1942	E-Mail Address and Telephone Number

Tenant Information

For a Multiple Occupancy Building Provide Tenants Information by attaching additional sheets

	Name
N/A	Address
	City, State and Zip Code
	E-Mail Address and Telephone Number
	Occupied Square Footage

Part 3: Contractor Information

Mechanical Contractor

Names and License Numbers of all Mechanical Contractors for the Project

SERVICE TODAY	Name - Trading As
109 MORRIS AVENUE	Address
FEDERALSBURG, MD. 21632	City, State and Zip Code
dcoleman@servicetoday-inc.com 410-463-4168	E-Mail Address and Telephone Number
6559	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 mechnaical 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." and (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed

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]	DEKE COLEMAN
Signature of Owner or the Mechanical Contractor in Charge	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, 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

Replace 2 Ton Split System Heat Pump with Evaporator Coil and 60,000 Btu Gas Furnace (96% AFUE) in Basement.
Replace 2.5 Ton Split System Air Conditioner with Evaporator Coil and 60,000 Btu Gas Furnace (96% AFUE) in Attic.
Equipment for both zones to go back in same location and connect to existing Duct Work, Power Wiring, Gas Piping and Vent Piping.

Part 7: Project Equipment Types

[✔] Heating	[✔] Air Conditioning	[ ] Ventilation	[ ] Exhaust
[ ] Boilers _____ BTU's	[ ] Water Heaters	[ ] Refrigeration	[ ] Hydronic Piping
[ ] Fuel Oil Piping - Storage	[ ] Solar Systems	[ ] Other _____	[ ] Other _____

Part 8: Project Appliances 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
[ ] Fire Place Stoves	[ ] Floor Furnace	[ ] Cooking Appliance	[ ] Stationary Fuel Cell Power
[ ] Room Heaters	[ ] Duct Furnace	[ ] Forced - Air Furnace	[ ] Masonry Heaters
[ ] Factory Built Barbecues	[ ] Infrared Radiant Heaters	[ ] Warm - Air Furnace	[ ] Gaseous Hydrogen System
[ ] Incinerators	[ ] Clothes Dryers	[ ] Conversion Burners	[ ] Heat Recovery systems
[ ] Crematories	[ ] Sauna Heaters	[ ] Unit Heaters	[ ] Other _____
[ ] Cooling Towers	[ ] Engine Powered	[ ] Vented Room Heater	[ ] Other _____

Job No. 0587084404

Toll Free: 800-659-2273
Fax: 410-754-8920

Easton, MD ■ Seaford, DE
Bear, DE ■ Federalsburg, MD

Service Today

MD License #- 01-2615
DE License #HM0000332
PA License #068963

PROPOSAL

HEATING ■ AIR CONDITIONING ■ PLUMBING ■ ELECTRICAL ■ DUCT CLEANING ■ 24/7 SERVICE

Proposal submitted to

Name Beadley Smith Home Phone 410-830-1356

Address 405 S Harrison St Cell Phone 207-870-1940

Billing Address (if different from above) Easton MD Salesperson BJ Date 2-5-25

We hereby submit our proposal for the following: TRANE FHP + A/C

	AHRI#	SEER	EER	NSPF	Warranties	Manufacturer	Service Today
Qty:							
1 Heating	Model # S9XA060V4				Heat Exchanger	Lim 6	10 years
AC	Model # 4TWR3024				Compressor	10 years	years
HP	Model #				All Parts	10 years	years
Air Handler	Model # 5TTR5030				Labor	N/A years	1 years
Coil	Model #				Max Protect	N/A years	10 years
Thermostat	BTU					N/A years	years
Water Heater	Model # E7LS7						

INSTALLATION REQUIREMENTS

General
- ☑ Supply Plenum
- ☐ Return Plenum
- ☐ Low Voltage wiring ☐ Re-connect
- ☐ High Voltage wiring ☐ Re-connect
- ☐ Metal ☐ Lined Fiberglass
- ☐ Noise Reduction Package
- ☐ Permits (as required)
- ☑ "Quick Clean" Filter Grill
- ☐ Custom Filter Rack

Heating
- ☐ FLUE: ☐ Vent ☑ PVC ☐ Conn. Existing
- ☐ Emergency Drain Pan
- ☐ "Safety First" C/O Alarm
- ☐ Oil Filter – Line Connect
- ☑ Gas Piping ____ ft ☑ Conn. Existing
- ☐ Calibrate Gas Pressure
- ☐ Chimney Liner
- ☐ Oil Vent Removal
- ☐ Gas Safety Leak Test

Cooling
- ☑ Elec. Disconnect
- ☑ Recharge Refrigerant
- ☑ Hard Refrigeration Tubing ☑ Scrub
- ☑ Condensate Pump
- ☐ New Condensate Drain or Outside
- ☐ Condensate Drain Reconnect
- ☑ Nitrogen Test & Purge
- ☐ Condensate Pan
- ☐ AC Trap Drain Safety

Duct Work
- ☐ Seal Existing Duct
- ☐ Duct Balance Test
- ☐ Branch Line Replacement
- ☐ Branch Duct / Add ____ Qty ____ Size
- ☐ Trunk Duct Replacement ____ Feet
- ☐ Return Duct Reconnect ____ Qty ____ Size
- ☐ Return Duct / Add ____ Qty ____ Size
- ☐ Duct Cleaning ____ Size
- ☐ Dryer Vent Cleaning ☐ Replacement

OPTIONAL COMFORT ACCESSORIES

- ☐ High Efficiency Media Air Cleaner ____ Add $ ____
- ☐ Central Humidification System ____ Add $ ____
- ☐ Dehumidifier ____ Add $ ____
- ☐ Air Purification ____ Add $ ____
- ☐ New Sump Pump & Pit ____ Add $ ____
- ☐ Sump Pump Replacement ____ Add $ ____
- ☐ Electric Panel Upgrade ____ Add $ ____
- ☐ Reno Platform ____ Add $ ____

SERVICE TODAY SYSTEM PROTECTIONS

- ☑ Pro-Corrosion Protection System
- ☐ Snow Clearance Legs – Heat Pump
- ☐ One Hole & Protect ☐ Vent ☐ Flue
- ☐ No Flood Ceiling Saver Kit & Drain Pan
- ☑ Preventative Maintenance Visits (2) EACH
- ☐ System(s) Options: ____

MANNERS OF PERFORMANCE

- ☐ All work performed to code
- ☐ Equipment removal & disposal
- ☐ Drop cloths to protect floors
- ☐ $50 Friends and Family Referral
- ☐ Sweep/area clean up each day
- ☐ Shoe covers
- ☐ "Certified Safe" Employees
- ☐ Equipment warranty registration

SERVICE TODAY GUARANTEES

- ☐ "No-Lemon" Guarantee
- ☐ 100% Satisfaction Guarantee
- ☐ "You Call – We're There"
- ☐ No Surprises Guarantee: This is Your Final Price.
- ☐ Lifetime No Rot Duct Connections
- ☐ "100% Apples to Apples Best Price"

SCOPE OF WORK/SPECIAL NOTES:

INSTALL 2 TRANE GAS FHP - 1-2.5 TON A/C 1-2 TON

☑ A 12% RESTOCKING FEE SHALL APPLY TO ANY CANCELLATIONS AFTER THE REQUIRED THREE DAY RIGHT OF RESCISSION

PAYMENT TERMS

☐ FINANCING ____ ☐ CASH/CHECK ☑ CREDIT CARD

*50% down required upon start of job with cash or credit card
(System will not be started until paid in full)
ABOVE QUOTE GOOD FOR 15 DAYS ONLY

2 FHP-A/C ARP

Total Investment $ 49,770
Optional Comfort Enhancement Accessories $ ____
Minus Rebates/Bonus Bucks/Discount $ -7000
Subtotal $ ____
Deposit $ ____
Total Due $ 37720 -13000 24720

ACCEPTANCE OF PROPOSAL

The above prices and specifications and the terms & conditions are satisfactory and are hereby accepted.

Signature ____ Date ____

You are authorized to do the work. Payment will be as specified above.

Company Authorization/Approved by ____ Date 2-5-25

Right to Cancel: The Buyer may cancel this transaction anytime by email or other written notification any time prior to midnight of the 3rd business day. Send Cancellation correspondence to: 109 Morris Avenue, Federalsburg, MD 21632 or info@servicetodayinc.com

BRADLEY SMITH 405 S. HARRISON STREET EASTON MA ATTIC

BRADLEY SMITH 405 S. HARRISON STREET EASTON MA BASEMENT

RECEIVED

FEB 11 2025

TOWN OF EASTON

HD 25 - 11

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

Application #:	2025-1397
Date Received:	02/11/2025
Fee Paid:	$25.00
HDC Meeting Date:	02/24/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 212 Brooketts Rd Easton MD 21601

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

PROPERTY INFORMATION

OWNER NAME: Allison Sullivan
TELEPHONE NO.: (203) 213-4456 EMAIL: allisonsullivan518@gmail.com

Applicant or Agent

NAME: Real HVAC Services
TELEPHONE NO.: 443-944-5468 EMAIL: JJednorski@RealHVACServices.com

Description of Proposal (include additional sheets, as necessary)

Remove one (1) outdoor AC condenser
Install two (2) new Bosch outdoor condensers
Run new line hide (white) to accomodate line set

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 Shawn Harrison
Date 2-10-25
Printed Name of Applicant or Agent SHAWN HARRISON

Revised 4.4.2022

Home Comfort Group

BOSCH

Bosch IDS Family of Inverter Heat Pumps

Maximizes your home comfort while minimizing your energy usage

www.bosch-homecomfort.us

Bosch Inverter Drive Technology Provides

Maximum Comfort, Minimum Energy!

Bosch Inverter Ducted Split Family

The Bosch Inverter Ducted Split Family provides supremely-efficient comfort by adjusting compressor capacity rather than a simple on/off control like other units, thereby reducing operating costs and saving you money. With enhanced humidity control and higher efficiency, the performance of the Bosch IDS Family provides you with maximum comfort with minimal energy usage! Our system's intelligent features work in tandem with your thermostat to automatically adjust to your preferences, while integrated sound dampening features keep the equipment quiet for your peace of mind.

15 SEER System
IDS Light

BOVA15 BVA15

- The first 15-SEER Inverter condenser on the market.
- With IDS Light, you get the comfort of our inverter system at a price point you'll love!
- This system combines the standard efficiency BOVA15 outdoor unit with our BVA15 fixed-speed air handler.

18 SEER System
IDS Plus

BOVB18 BVA20

- Our most popular system, the IDS Plus, provides the perfect balance of efficiency and comfort, without breaking the bank.
- This system combines the efficient and reliable BOVB18 outdoor unit with our exceptional BVA20 two stage constant torque ECM style air handler.

20 SEER System
IDS *Premium*

BOVA20 BVA20

- Qualify for maximum energy rebates and save the most on energy costs with our highest efficiency offering: IDS Premium.
- This system combines our top tier BOVA20 outdoor unit with our exceptional BVA20 two stage constant torque ECM style air handler.

20 SEER System
IDS *Premium Connected*[1][2]

BOVB20 BVA20

- Provides the same premium 20-plus SEER energy efficiency.
- Features wireless connectivity.
- The Bosch EasyAir app enables in-app product registration, simplifies installation and troubleshooting, and allows remote monitoring of energy usage as well as critical alerts.

◊ Visit www.bosch-homecomfort.us to find the available efficiency rebates in your area. § Please go to www.bosch-homecomfort.us for full limited warranty details. *Product sold separately. (1) Connected features available through the Bosch EasyAir app are offered for free of charge for 36 months. Afterwards, certain fees may apply. For more information see Section 3.4 of the Mobile App Terms and Condition - Bosch EasyAir. (2) Bosch IDS products utilize LTE gateways decendent on third-party cellular service. Signal availability, strength and performance can be affected by location, weather, terrain, user equipment, network capacity and other factors. Bosch does not guarantee cellular service availability or uninterrupted gateway operations.

Why Choose A Bosch IDS System

Quiet Comfort Achieved

The Bosch Inverter Ducted Split system is one of the quietest air-to-air heat pumps on the market. Through the use of silent blade technology, sound isolating mounts and outdoor condensing section placement - the system can deliver outdoor sound levels as low as 56 dBA - which is far superior to any standard system on the market.

Consume Only the Energy You Need

Modulating inverter systems deliver only the amount of hot or cool air needed to achieve the desired temperature – no more, no less. Bosch's Inverter Ducted Split system can provide you with maximum comfort levels at a minimum cost.

Fast Response

It takes traditional systems a long time to reach the homeowner's desired temperature, while the boosted compressor speed of inverter systems allows for quicker, smoother and more efficient heating and cooling.

Consistent Room Temperature

Conventional heat pumps frequently cycle on and off, resulting in uncomfortable temperature fluctuations. Inverter-driven heat pumps are able to self-adjust, providing consistent room temperature, even when the temperature outdoors dips below freezing.

Energy Use is Even and Steady

The frequent on and off of traditional units creates an in-rush current surge which uses more energy and causes unneeded wear and tear on your system. The Bosch inverter system smoothly ramps up operation, avoiding spikes in energy use and protecting the system's life-cycle.

Residential Limited Warranty[§]

With the residential limited warranty, you receive peace-of-mind knowing you will receive up to 10 years protection on parts and up to 2 years on gateway connectivity components. This standard offering covers all components incorporated into the heat pump system at the time of manufacture. All other components or parts that are purchased from Bosch and installed in the field have a 1-year parts warranty.

Premium Connected HVAC Solution[(1)(2)]

Featuring wireless connectivity as well as in-app warranty registration, installation, and troubleshooting, the IDS Premium Connected provides an interactive Internet of Things (IoT) platform for contractors and homeowners. Its connected features include:

Remote Monitoring
Allows contractors and homeowners to monitor data for their unit even without a communicating thermostat.

Bosch EasyAir App
Contractors can easily access the information they need to conduct on-site installation, troubleshooting, and warranty registration.

App Store

Scan QR with Smartphone to Download App

§ Please go to www.bosch-homecomfort.us for full limited warranty details. (1) Connected features available through the Bosch EasyAir app are offered for free of charge for 36-months. Afterwards, certain fees may apply. For more information see Section 3.4 of the Mobile App Terms and Condition - Bosch EasyAir (2) Bosch IDS products utilize LTE gateways dependent on third-party cellular service. Signal availability, strength and performance can be affected by location, weather, terrain, user equipment, network capacity and other factors. Bosch does not guarantee cellular service availability or uninterrupted gateway operations.

Contractor Troubleshooting Made Easy

The Bosch EasyAir app is your one-stop shop for troubleshooting the IDS Premium Connected. With just a few swipes on your phone, you can easily access information about installation, warranty registration, and how to monitor the unit remotely.

Remote Monitoring & Troubleshooting

Monitor the heat pump's health and visualize real time alerts remotely. View fault codes, live check point values and calculate superheat and subcool values that will help in troubleshooting faults quickly.

Get Notified on Systems Faults

Receive alerts on your phone right away about unit errors, warnings, and other important updates.

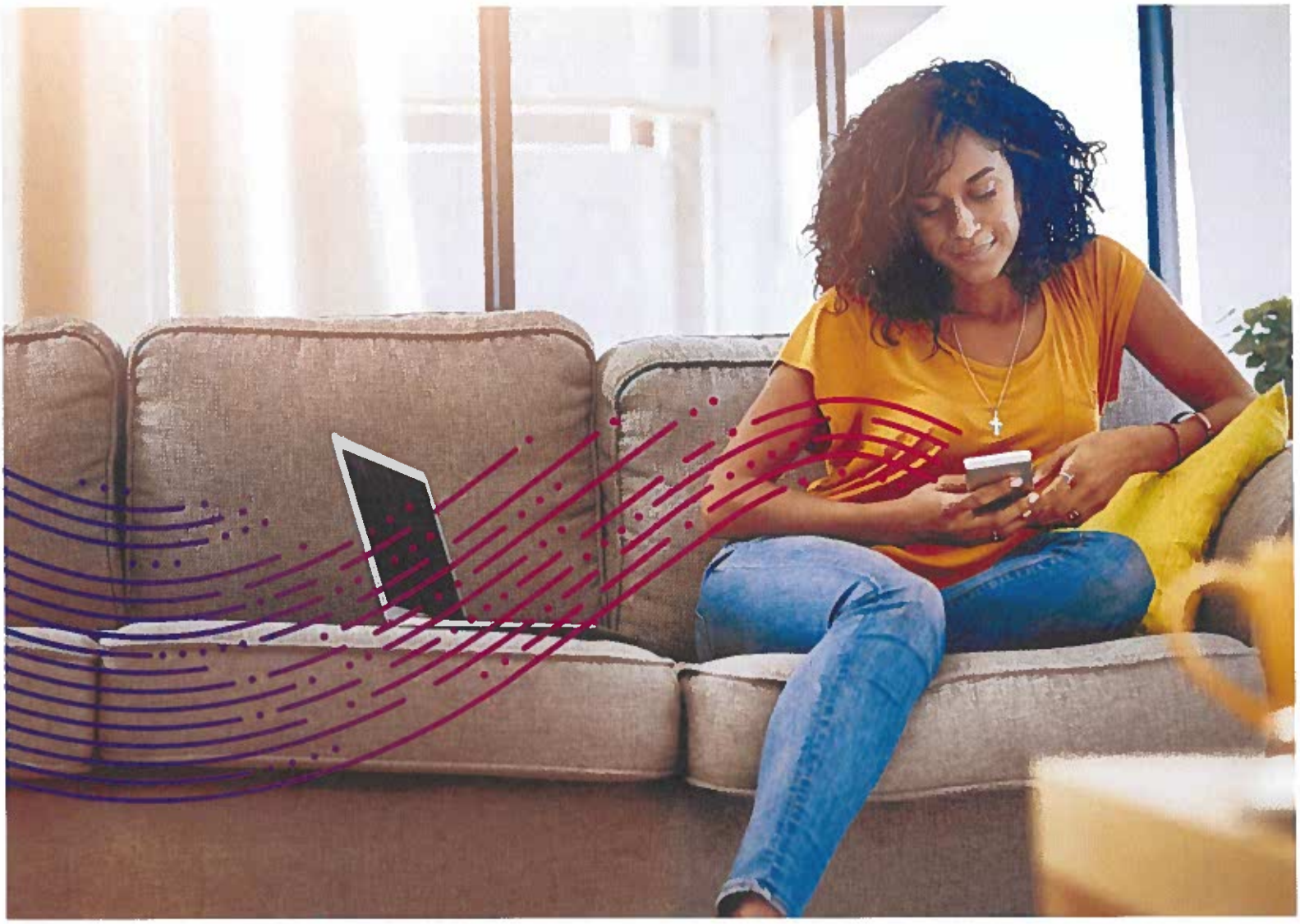
Manage Your Technicians

As the owner of the company or an office admin that dispatches technicians, you can add installers/ technicians to your company profile and manage which homeowner units they can access.

Warranty Registration

Quickly and efficiently register products for warranty at the click of a button in the EasyAir app.

(1) Connected features available through the Bosch EasyAir app are offered for free of charge for 36 months. Afterwards, certain fees may apply. For more information see Section 3.1 of the Mobile App Terms and Condition - Bosch EasyAir. (2) Bosch IDS products utilize LTE gateways dependent on third-party cellular service. Signal availability, strength and performance can be affected by location, weather, terrain, user equipment, network capacity and other factors. Bosch does not guarantee cellular service availability or uninterrupted gateway operations.



Homeowners, Keep Track of Your HVAC System

Bosch EasyAir helps you to monitor your home's energy usage during those hot summer months or cold winter nights. Through the app, you can receive critical alerts directly to your phone and have your contractor information handy to get you up and running as quickly as possible.

Monitor Energy Usage

Track your monthly energy use. Read tips on how to improve efficiency and save energy.

Get Notified on Alerts

Get notified about warnings and alerts regarding your heat pump through the app.

Get Help Faster

Give access to your contractor to get your issue fixed as quickly as possible. Contractor and warranty information is also available through this app.

BOSCH
BOSCH

RECEIVED

FEB 20 2025

TOWN OF EASTON

HD 25 - 12

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

Application #:	2025 - 1401
Date Received:	02/20/2025
Fee Paid:	$25.00
HDC Meeting Date:	02/24/2025
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: 10 S Thoroughfare Ln

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

PROPERTY INFORMATION

OWNER NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Applicant or Agent

NAME: Andrew Becker
TELEPHONE NO.: 949-433-7466 EMAIL: beckcont@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace original standing seam roof with new standing seam metal. Either remove parging from chimney or remove top 2' of chimney and rebuild leaving it brick (no parging) Add trim board where existing structure meets the addition and replace addition siding with Board and Batton Fiber Cement Siding. Install brick between peers on South side to match other sides. Replace asphalt shingle roof and flat roof with asphalt shingles and TPO.

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 20 Feb 2025
Printed Name of Applicant or Agent Andrew Becker

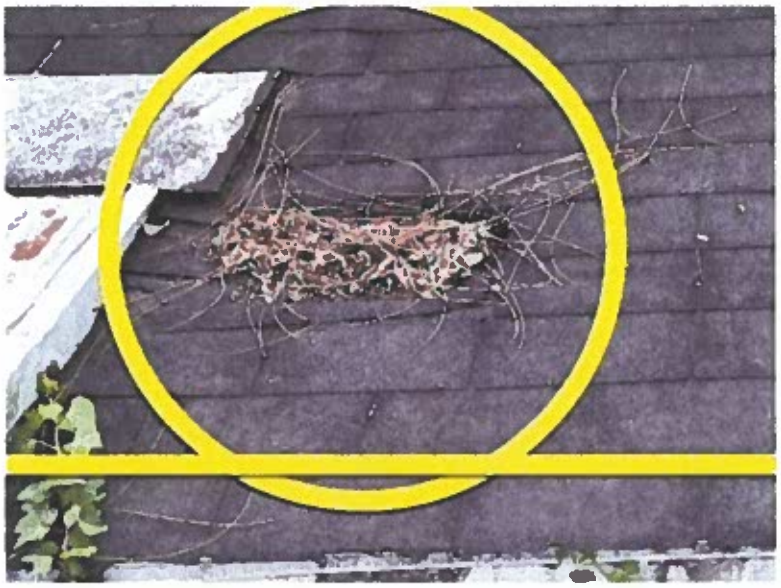
Revised 4.4.2022

10 S Thorogood Lane

Historic District Application

- Replace original standing seam roof with new standing seam metal.
- Replace the asphalt shingles of sloped roof and TPO of the flat roof of the additions with GAF pewter gray asphalt shingles and black TPO rubber.
- All wood fascia and soffet will be restored and painted and the fascia and soffet on the addition which is currently covered in metal will have metal removed and the wood painted if possible or replaced with cedar and painted.
- Either remove parging from chimney or remove top 2 feet of chimney to below roofline and rebuild to match old chimney but leave it brick with no parging.
- Add trim board where original structure meets the addition and replace the siding of the addition (which is currently asbestos siding and T1-11) with James Hardie Board and Batton Fiber Cement siding.
- Install brick between peers of crawl space on South side of house to match other three sides of house.

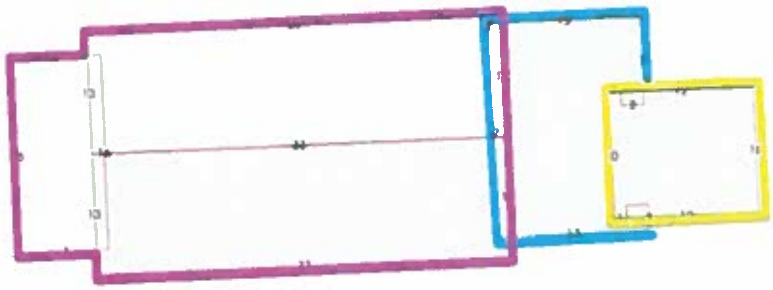
INSPECTION



You have 3 main roof types/slopes. This is the Asphalt roof in the back of the house and besides the shingles having passed the end of their useful life, there is a hole in the roof as shown to the left.

This is the back metal roof that has a 1/12 pitch. The exposed fastener washers have failed and the panels have rusted to the point where a coating is not recommended.

PROPOSED SOLUTION



The Purple section is where there is metal standing seam roofing and will receive new standing seam roofing.
Metal Roof Replacement

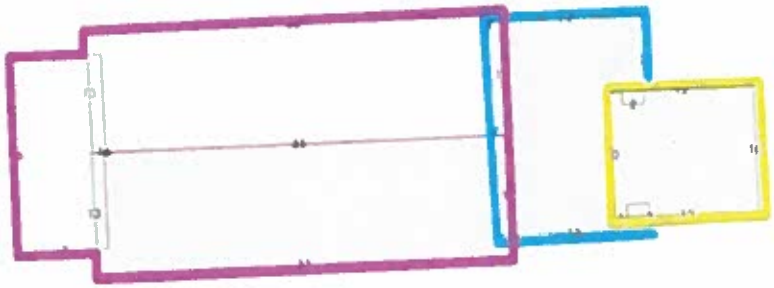
We are proposing to remove your existing Metal Roof and inspect and install new 1/2" CDX Plywood Decking. If Decking already exists, we will credit the cost of the materials and labor for the decking.

We will install High Temperature Underlayment on the entire roof.

We will then install your metal standing seam roof with a combination of 16" wide metal panels with 1" seam height. This will be installed with metal valleys and valley cleats, end and side wall trim, t-metal and z-bar, all components of the metal roof.

We will install metal flashing, cut into the chimney with the panel installation.

We will install ridge caps matching the style of the existing ridge caps to fit in with the rest of the development.



On the sections in yellow to the left, we will remove the current TPO roofing materials

We will start by installing 1/2" HD Board on all flat roof surfaces making sure we have sufficient pitch to drain the water of of the flat roof.

We will install a new TPO Pipe Boot for the existing vent pipe

We will then install the 60 Mil TPO Membrane with Weldable Drip Edge on the flat roof section using TPO LOW VOC Adhesive and mechanically welding of the seams and drip edge. We will run the TPO Membrane up the roof where the new shingles will cover making for a water tight seal.

We are proposing to put the dumpster in the street as shown.

We will need power line protection from Easton Utilities prior to work on the main standing seamm roof.

CR Consumer Reports™

	Owens Corning Duration $95.00	64
	GAF Timberline HDZ $110.00	61
	Tamko Heritage $90.00	60
	GAF Timberline Natural Shadow $104.00	60
	Atlas Pinnacle Pristine $95.00	60
	IKO Cambridge $90.00	58
	Owens Corning Oakridge $90.00	54
	CertainTeed Landmark Premium $110.00	54
	CertainTeed Landmark $95.00	53

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