



Historic District Commission MEETING AGENDA

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

Call to Order

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

Old Business

- 1) **Application Number:** 2025 - 1378 / HD 25 - 03
Applicant: Eric Vance
Location: 210 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2141
Zoning District: R-10A
Request: Alterations to a historic garage
- 2) **Application Number:** 2024 - 1368 / HD 24 - 147
Applicant: Jay Corvan Architect, LLC
Location: 5 South Street
Tax Map 0104, Grid 00EA, Parcel 1512
Zoning District: CB
Request: Revision to a previously approved emergency egress fire escape.

New Business

- 1) **Application Number:** 2025 - 1402 / HD 25 - 13
Applicant: Andrew Becker
Location: 10 Thoroughgood Lane
Tax Map 0104, Grid 00EA, Parcel 1558
Zoning District: R-7A
Request: Replacement of the standing seam roof, repair to the chimney, and replacement of the existing siding.
- 2) **Application Number:** 2025 - 1403 / HD 25 - 14
Applicant: Alan and Meredith Girard
Location: 311 August Street
Tax Map 0103, Grid 00EA, Parcel 0174
Zoning District: R-7A

Request: New construction for a two-story garage with an accessory dwelling unit on the second floor.

At their February 18, 2025 meeting, the Town of Easton Board of Zoning Appeals granted a variance from the minimum side setback requirements (application V-1377 / V 25 - 01) and a special exception to permit an accessory dwelling unit within the R-7A zoning district (application SE-1377 / SE 25 - 02).

- 3) **Application Number:** 2025 - 1404 / HD 25 - 15
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street
Tax Map 0104, Parcels 1985 & 1986, Lot 2B
Zoning District: CB
Request: Revision to a previously approved request (*application 2024 - 1173*) for an exterior renovation, and the demolition of the rear contributing structure.
- 4) **Application Number:** 2025 - 1406 / HD 25 - 16
Applicant: Yuner Sanchez
Location: 108 N. Park Street
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning District: R-10A
Request: Replacement of four (4) windows.

Discussion Item

- 1) Continued discussion on property maintenance.

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the February 24, 2025 meeting.

Administrative Approval

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 210 Brookletts Avenue

Applicant: Eric and Julie Vance

Application Number: 2025-1378

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the expansion and renovation of an existing historic garage at 210 Brookletts Avenue to improve functionality. The current L-shaped structure, which is approximately 20' x 30', will be expanded to 28' x 32' by incorporating the open portion of the footprint and raising the wall height to better accommodate modern vehicles. The proposed structure will have a peak height of 18.75 feet with a roof pitch of 6:12. Exterior updates include replacing the existing siding with cedar shakes, installing wooden sash windows in place of open louvers, and replicating the existing sliding wooden doors for both vehicle and pedestrian access. For roofing, architectural asphalt shingles will be used to match the main house, and half-round gutters with round downspouts will be installed.

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



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

- 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



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

- 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.

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			
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.							

RECEIVED

FEB 28 2025



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2025-1378
Date Received:	02/28/2025
Fee Paid:	\$75.00
HDC Meeting Date:	03/10/2025
Date Property Posted:	03/03/2025

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 210 Brookletts Ave.

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

PROPERTY INFORMATION

OWNER NAME Eric Vance, Julie Kiang

TELEPHONE NO. 5403360455 EMAIL silversaltphoto@icloud.com or feetwetphotos@yahoo.com

Applicant or Agent

NAME Owner

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Enlarge garage to provide off street parking for modern vehicles. Extensive notes continued on separate sheet.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Eric Vance

2/27/25

ERIC VANCE

Revised 4.4.2022

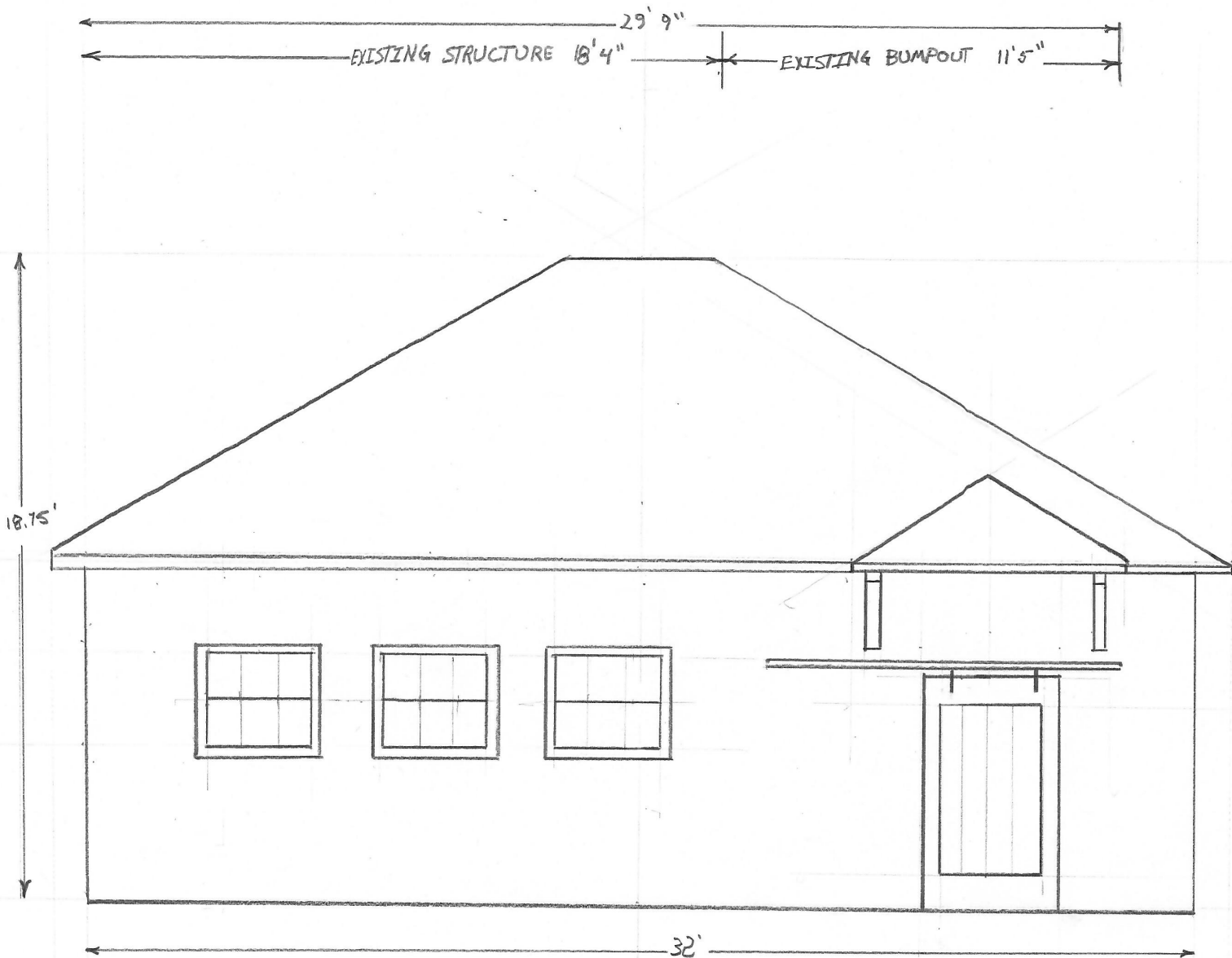
2025-1378 Brookletts Ave. garage proposal.

The current structure has a footprint of roughly 20'x30 feet in an L shape. We would like to expand two sides of existing structure, incorporate the open portion of the L within the building footprint, and raise the height of the walls of our historic garage. We would then enclose entire structure with a new roof. All modifications are required to accommodate modern vehicles and provide off street parking. Proposed new footprint will be 28'x32'. The house has a footprint of 44'x36'x35' tall, we believe the new structure will not be overly dominate in relationship to the house. Raising the garage wall height, in addition to allowing for a tall truck, will make a more unified sight line between garage soffit and house. Period appropriate historic fabric will be maintained with the exception of the open louvers which will be replaced with wooden sash windows. Siding will be cedar shakes. Sliding barn doors currently in use will be replicated and used for auto access and for person entry door. Although gutters are an infrequent feature on garages in the Historic District we will specify half round gutters and round downspouts. Current roof consists of three tab asphalt shingles. We would like to specify architectural shingles to more closely mimic period materials and to match our intended material for a planned re-roofing of the house.

Visibility of this auxiliary structure from adjacent primary roadways is extremely limited but the garage fronts on Brook Ln. We believe our project is in keeping with the rhythm and scale of other auxiliary structures in the immediate neighborhood. We've paid particular attention to the East and South elevations visible from Brook Ln. by adding features to break up the massing. Additionally, cedar shakes add a great deal of texture and warmth. Our proposed garage is neither the tallest, largest or the smallest auxiliary building in the area. Our intent is to more closely integrate the garage with the look of the house while honoring the utilitarian historic precedent of the alleys by drawing on design cues from both the house and period. We propose to use period correct three light over three wood sash windows as shown on the elevations. We intend to expand the apron/ driveway with the same octagonal pavers only as required to provide an apron to the south facade, no more than ten feet.

We intend to keep the hip roof style and pitch, 7:12, of the current building, which also matches the house. However, since the size of the building is being enlarged, it is impossible to keep the pitch And height consistent with the existing building. A pitch of 6:12 reduces height of proposed building by 15". We believe a pitch of 6:12 will result in a visually insignificant inconsistency with the house and a lower roof peak. Whatever the pitch, hip roofs do a remarkable job of minimizing massing and looming over its surroundings. As drawn, the peak of proposed roof is a full 32 feet from the center of the alley. The house exceeds 35' in height and dominates the property. Our alley mate's garage is 25' at the peak with the gable end facing the alley. The neighbor to our east has a garage on the property line with its 15' gable end directly facing our property. My wife and I both enjoy the quirky nature of these utilitarian spaces and our three immediate neighbors are enthusiastic in their support of our proposed upgrades.

Construction to proceed without delay upon hiring a qualified contractor.



EAST ELEVATION
210 BROOKLETT'S AVE.

ROOF PEAK @
6:12 PITCH

8.75'

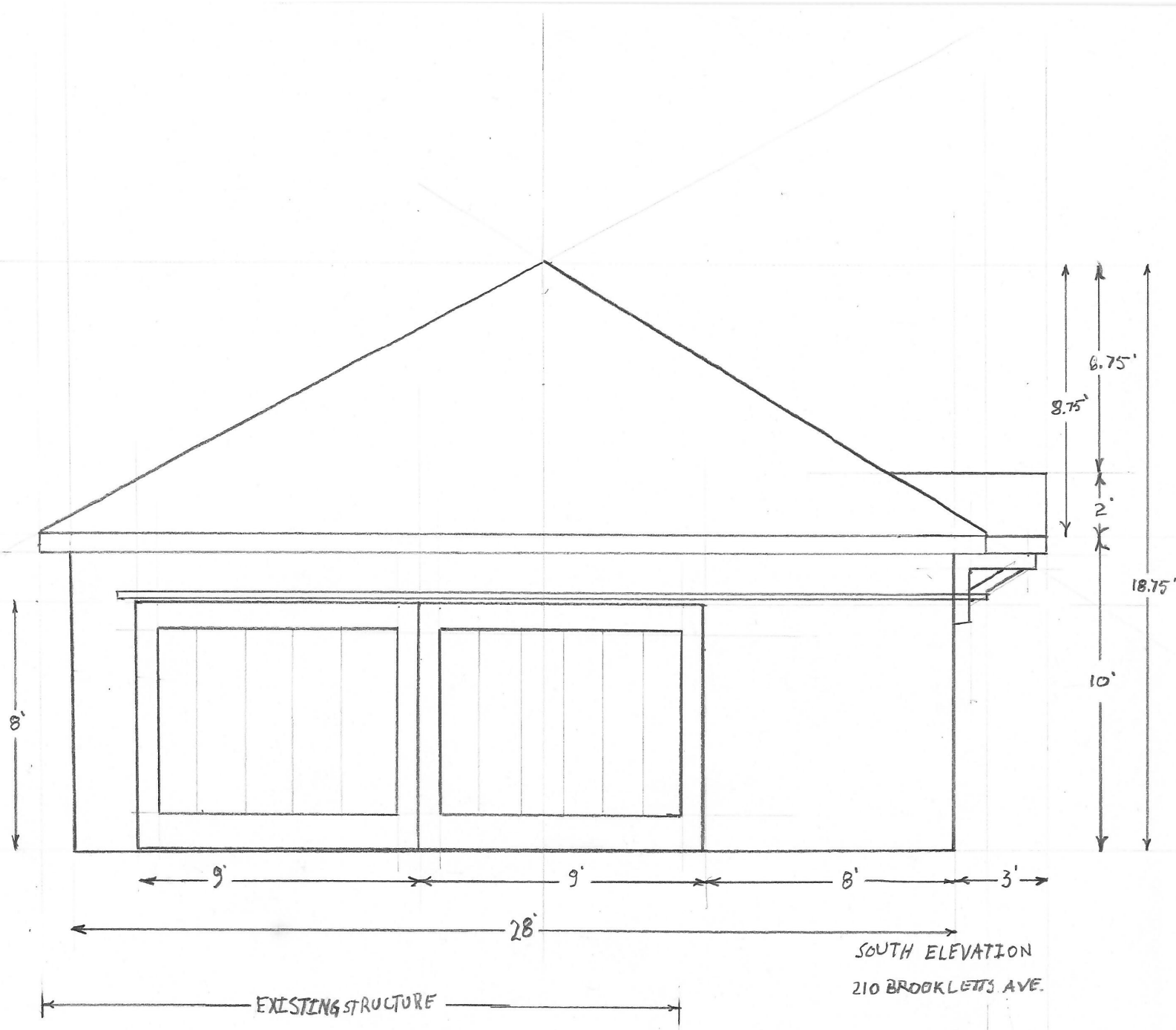
18.75'

10'

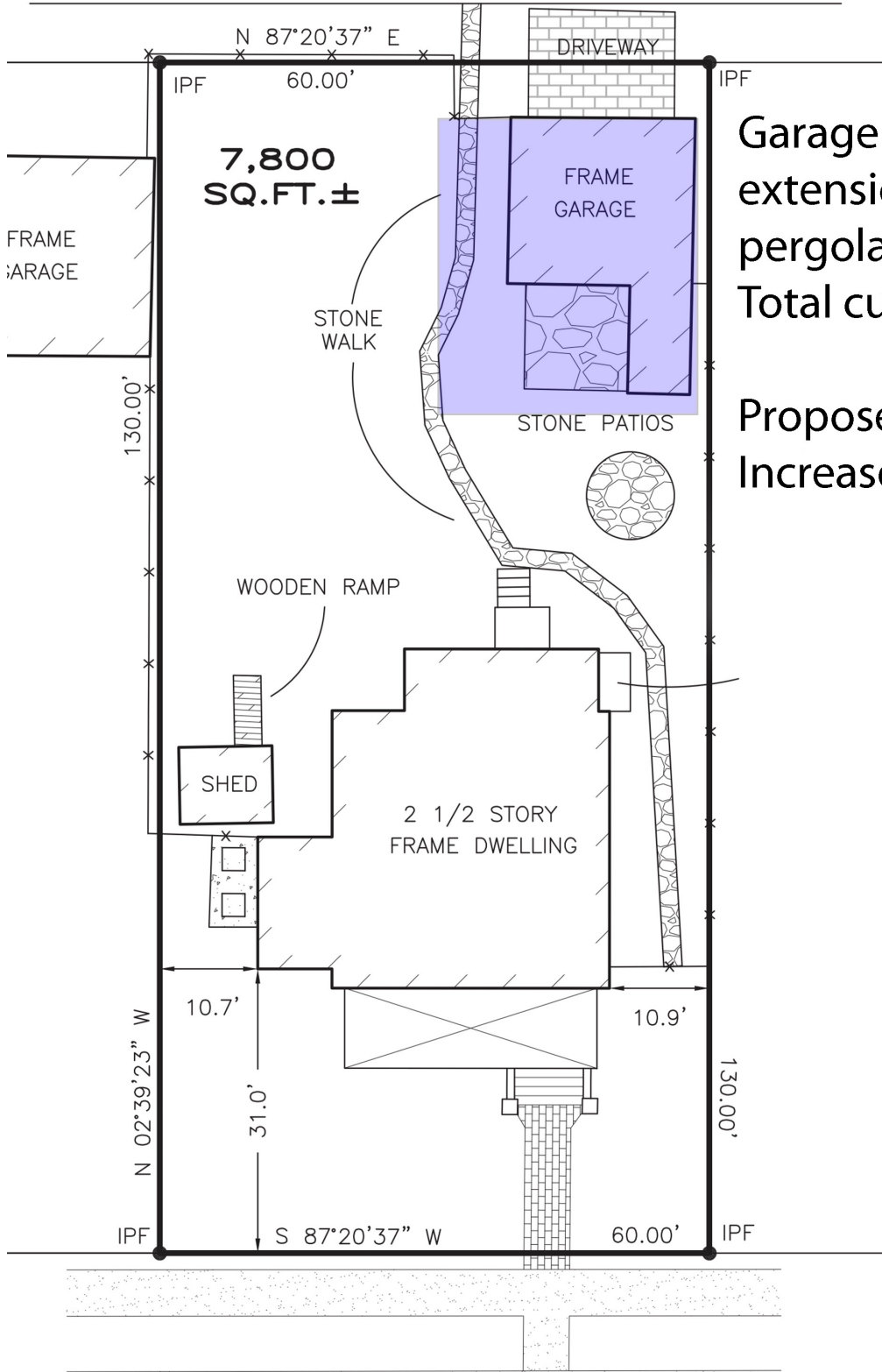
28'

EXISTING STRUCTURE

NORTH ELEVATION
210 BROOKLETS AVE.



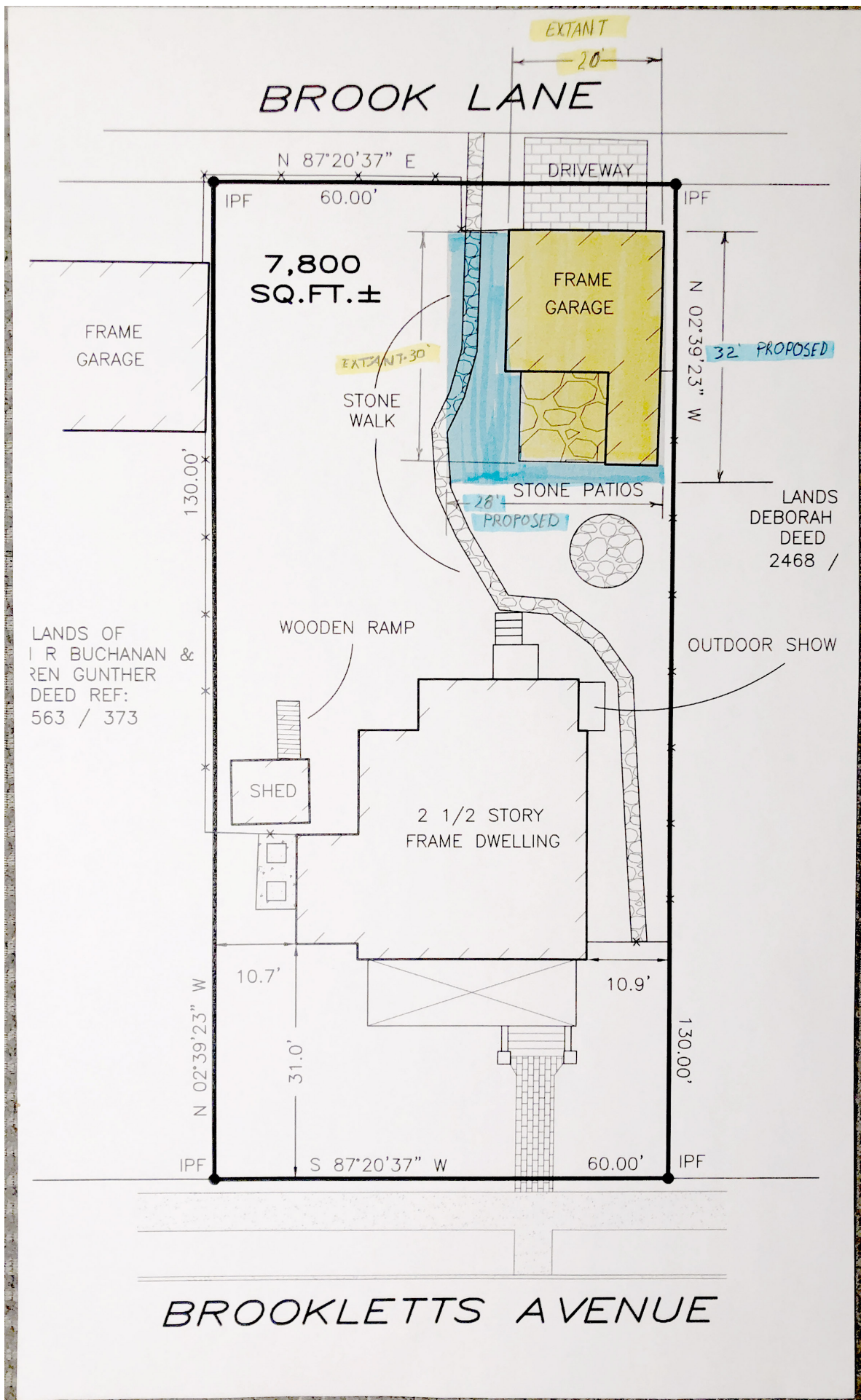
BROOK LANE

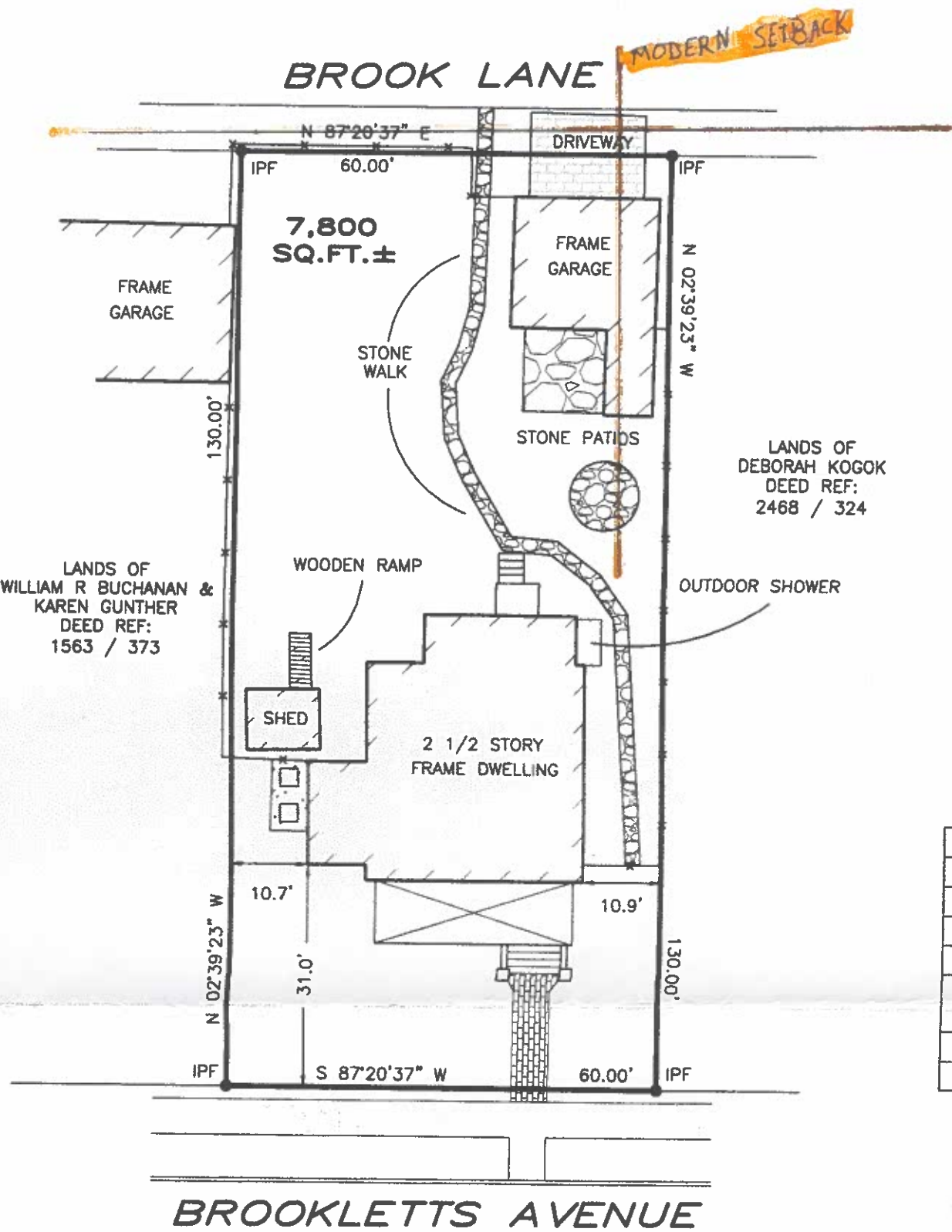


Garage current 456'
 extension 96'
 pergola 144'
 Total current 600'

Proposed 896'
 Increase 296'

BROOKLETTS AVENUE





MARYLAND STATE PLANE
COORDINATE SYSTEM (NAD83)

LOT COVERAGE

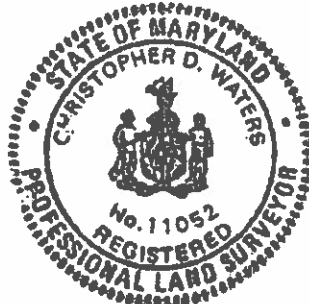
EXISTING	
DWELLING	1,178 SQ.FT.
PORCHES	241 SQ.FT.
GARAGE	448 SQ.FT.
SHEDS	86 SQ.FT.
WALKWAYS & PATIOS	654 SQ.FT.
DRIVEWAY	96 SQ.FT.
TOTALS	2,703 SQ.FT.

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.

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.



Christopher D. Waters
CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

11-22-23

DATE

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

View from Brookletts Ave. sidewalk.
Portion of garage visible from primary roadway highlighted.



View from Brook Ln. well in from the sidewalk on Aurora.



View from Aurora.
Portion of garage visible from primary roadway highlighted.



1910 garage vs. modern truck.





View from center of Brook Ln.

Neighbors garage on property line with gable facing our yard.





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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 5 South Street

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

Application Number: 2024-1368

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The project, originally approved by the Historic District Commission (HDC) on January 13th, has been amended to propose a Fixed Egress Ladder in place of the previously approved egress stairway. The original approval was conditioned upon the stairs being painted to match the siding of the structure. This structure is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

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

- a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.
- b. When permitted by law, fire escapes or fire towers shall be placed at the rear of buildings as a secondary means of egress.
- d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.

Guideline 54. Fire Escapes and Exterior Stairs

- a. Locate fire escapes and exterior stairs in the rear or on side elevations that are not visible, or minimally visible, from public rights-of-way.
- b. Fire escapes and exterior stairs should not damage architectural features. Avoid placing these units where architecture features would need to be removed to accommodate them.



Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:

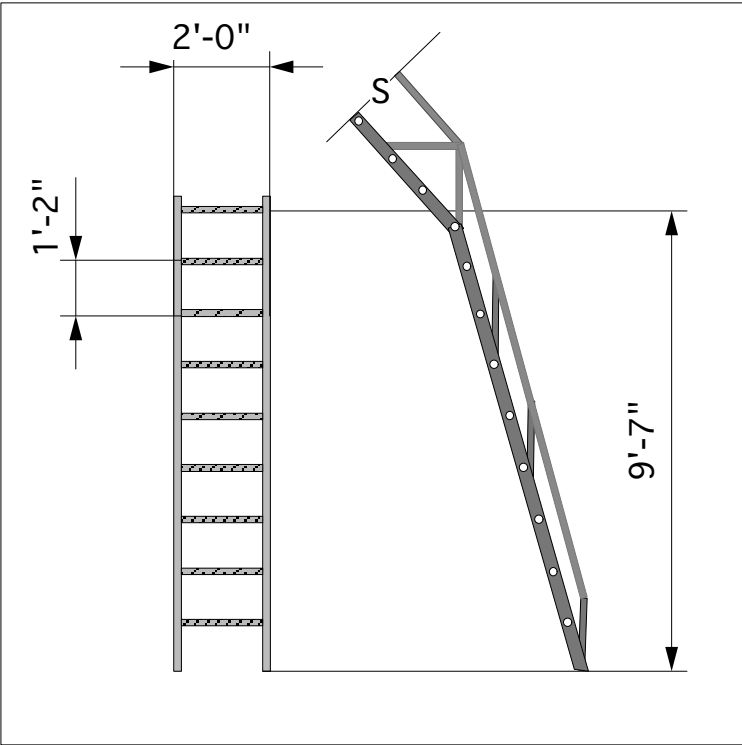


TAX ID		ADDRESS		OWNER NAME			
2101005901		5 SOUTH ST		FIVE SOUTH STREET, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1890*		EXCELLENT					
ARCHITECTURAL STYLE			ADDITION(S)				
ITALIANATE INFLUENCE			REAR LEFT SIDE ADDITION				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY GABLE FRONT SIDE PASSAGE DWELLING. LARGE 1/1 WINDOWS ON 1ST FLOOR. 3-LIGHT TRANSOM AND SIDELIGHTS A STEEP PITCHED ROOF WITH BRACKETED CORNICE. 2/2 WINDOWS ON SIDES + 2ND LEVEL. DECORATIVE GINGERBREAD ON FRONT PORCH. WEATHER BOARDS APPEAR ORIGINAL							

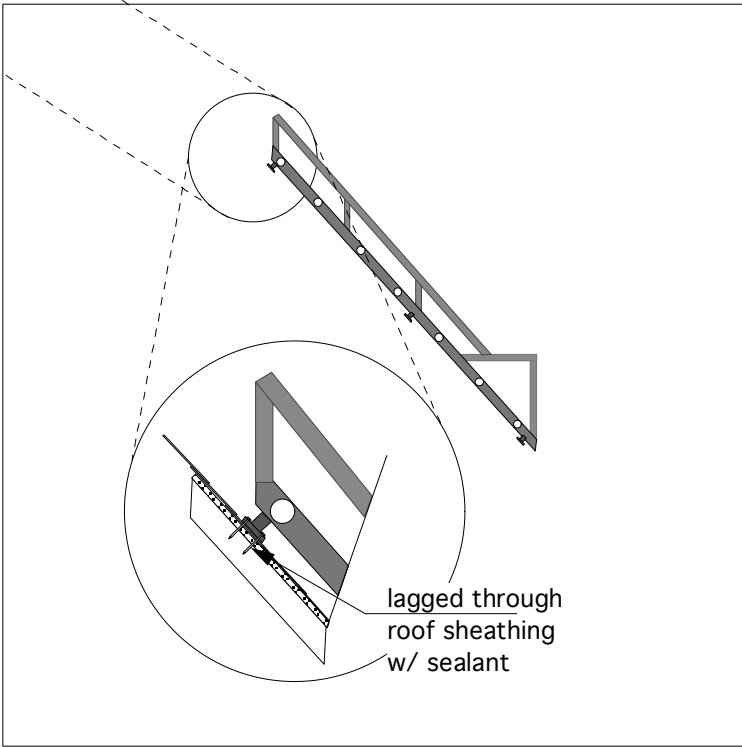


VIEW FROM FIRST FLOOR ATOP OF SHED ROOF
Looking at second to thrid f bor access ladders

After attempts to purchase stock ladder equipment we have decided to proceed with a custom installation of 2" and 3" dia. aluminum round pipe with a powder coat finish in charcoal grey, a local welder fabricator Colby Hammond will be doing the installation.



TYPICAL ELEVATIONS
of second f bor to rooftop mounted ladder



TYPICAL ELEV.
of rooftop mounted ladder



VIEW FROM GROUND
Looking from ground level to first f bor roof access ladder

JAY CORVAN ARCHITECT ,
TRAPPE, MARYLAND , 21673

5 SOUTH STREET PROJECT:
EASTON, MARYLAND
FIRE ESCAPE FABRICATIONS



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

Meeting Date: 1/13/2025
Application Number: 2024-1368
Location: 5 South Street
Applicant: Jay Corvan

Request: The applicant is proposing to install two (2) emergency egress stairs from the second floor in order to comply with applicable building codes. These stairs are located on the rear of the structure and provide a path for emergency egress from the third-floor window to the ground.

Vice Chairperson Brophy moved to **approve the application with the condition that the stairs shall be painted to match the siding of the structure.**

Commissioner Carey seconded the motion.

FOR: 6 - Demby, Brophy, Bateman, Carey, Greer, Stuart

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

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

In the event than any party is aggrieved by a decision of the Commission, the party has the right of appeal to the Board of Zoning Appeals in accordance with Article XIII of the Zoning Code. Appeal requests must be filed within thirty (30) days from the date of the Commission decision. Further appeal may be taken to the Circuit Court for Talbot County.

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

Nicholas Johnson
Representative, Historic District Commission

1/28/2025
Date



Historic District Commission MEETING AGENDA

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

Call to Order

Old Business

New Business

- 1) **Application Number:** 2024 - 1367 / HD 24 - 146
Applicant: Jennifer Read Van West
Location: 23 N. Hanson Street
Tax Map 0103, Grid 00EA, Parcel 1149
Zoning District: CB
Request: In-kind fence replacement.
- 2) **Application Number:** 2024 - 1352 / HD 24 - 138
Applicant: Yingling Renovations LLC
Location: 516 August Street
Tax Map 0104, Grid 0000, Parcel 1045
Zoning District: CB
Request: Roof replacement.
- 3) **Application Number:** 2024 - 1368 / HD 24 - 147
Applicant: Jay Corvan Architect, LLC
Location: 5 South Street
Tax Map 0104, Grid 00EA, Parcel 1512
Zoning District: CB
Request: Installation of emergency egress fire escape.
- 4) **Application Number:** 2024 - 1358 / HD 24 - 142
Applicant: Chesapeake Community Development LLC
Location: 521 August Street (the Laura House)
Tax Map 0103, Grid 00EA, Parcel 1039
Zoning District: CB
Request: New Construction and Tree Removal (Healthy).
- 5) **Application Number:** 2024 - 1360 / HD 24 - 143

Applicant:

Location:

Zoning District:

Request:

Marasun LLC

308 Needwood Avenue

Tax Map 0105, Grid 00EA, Parcel 2221

R-7A

Full roof and railing replacement.

- 6) **Application Number:** 2024 - 1365 / HD 24 - 144
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street (Framptom Funeral Home)
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning District: CB
Request: Signage and fencing installation.
- 7) **Application Number:** 2024 - 1366 / HD 24 - 145
Applicant: TLL LLC
Location: 122 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 0645
Zoning District: CB
Request: Window replacement.
- 8) **Application Number:** 2024 - 1351 / HD 24 - 137
Applicant: Sandra C. Flores
Location: 309 Brookletts Avenue
Tax Map 0104, Grid 00EA, Parcel 1882
Zoning District: R-7A
Request: Replacement of 12 windows and placement of storage shed.
- 9) Annual Election for Chair and Vice-Chair.

Discussion Item

- 1) Enforcement of Demolition by Neglect.

Approval of Minutes

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

Administrative Approval

Consent Docket



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

Historic District Commission Staff Report

Meeting Date: 1/13/2025

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

Property Address: 5 South Street

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

Application Number: 2024-1368

Code Enforcement Case: Yes ☐ No ☒

Project Description:

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

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

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- a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.
- b. When permitted by law, fire escapes or fire towers shall be placed at the rear of buildings as a secondary means of egress.
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Guideline 54. Fire Escapes and Exterior Stairs

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



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

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005901		5 SOUTH ST		FIVE SOUTH STREET, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1890*		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE INFLUENCE				REAR LEFT SIDE ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY GABLE FRONT SIDE PASSAGE DWELLING. LARGE 1/1 WINDOWS ON 1ST FLOOR. 3-LIGHT TRANSOM AND SIDELIGHTS A STEEP PITCHED ROOF WITH BRACKETED CORNICE. 2/2 WINDOWS ON SIDES + 2ND LEVEL. DECORATIVE GINGERBREAD ON FRONT PORCH. WEATHER BOARDS APPEAR ORIGINAL							



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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 5 South Street Easton, Maryland 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Anasracia McCahan and John McCahan
 TELEPHONE NO. 302-222-2445 EMAIL <jwmccahan@comcast.net>

Applicant or Agent

NAME Jay Corvan - Architect
 TELEPHONE NO. 410-476-1800 EMAIL jaycorvan@gmail.com

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Jay Corvan

12/30/24

Jay Corvan - Architect MD reg 8419

Administrative Waiver Application

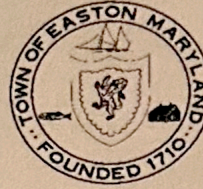
APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION.

§ 11-6.1 Administrative Waiver Process.

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

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

Revised Dec. 2024



Town of Easton

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

Office Use Only

Received Date ____ / ____ / ____

Permit or Case Number _____

Application Fee \$ _____

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

☒ Minimum Ceiling Height

☒ Stairway

☐ Hardship (Include code section)

NFPA 101: 24.2.2.4

Part 1: Property Information

12/30/24

Administrative Waiver Application Date

104

Tax Map

OEA

Grid

5 South Street

Property Address

1512

Parcel

Property Subdivision (if any)

01

Lot

Easton , Maryland 21601

Property City, State and Zip Code

CBCD

Zoning

Part 2: Owner - Tenant Information

Owner

Stacy and John and McCahan

Name

5 South Street,

Address

Easton , Maryland 21601

City, State and Zip Code

<jwmccahan@comcast.net>

Email Address and Phone Number

Tenant Information

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

Not Applicable

Name

Address

City, State and Zip Code

Email Address and Phone Number

Occupied Square Footage

Part 3: Description of & Justification for the Administrative Waiver

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

Jay Corvan , Architect

Signature of Applicant

Jay Corvan

Printed Name of Applicant

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

24.2.2.4 Two Primary Means of Escape. In buildings, other than existing buildings and other than those protected throughout by an approved, supervised automatic sprinkler system in accordance with 24.3.5, every story more than 2000 ft² (185 m²) in area within the dwelling unit shall be provided with two primary means of escape remotely located from each other.

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

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

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

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

24.2.2.3.3* It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft² (0.53 m²). The width shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610 mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:

- (1) The window shall be within 20 ft (6100 mm) of grade.
- (2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
- (3) The window or door shall open onto an exterior balcony.
- (4) Windows having a sill height below the adjacent ground level shall be provided with a window well meeting the following criteria:
 - (a) The window well shall have horizontal dimensions that allow the window to be fully opened.
 - (b) The window well shall have an accessible net clear opening of not less than 9 ft² (0.82 m²) with a length and width of not less than 36 in. (915 mm).
 - (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting the following criteria:
 - i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well.
 - ii. The ladder or steps shall not be obstructed by the window.

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



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



EGA PRODUCTS

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

Mfr # H007 Zoro # G0721425

★★★★★ 0 ratings | Write a Review

\$828.99 /ea

Item requires special delivery charges. A \$350.00 per item surcharge will be applied. ⓘ

\$828.99

-	1	+
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 Add to cart

1.7 PERFORMANCE REQUIREMENTS:

- A. Alternating Tread Stair Treads: shall be capable of withstanding a single concentrated 1000 pound load without permanent deformation; or 100 pounds per square foot or 300 pounds on an area of 4 square inches without exceeding the allowable working stress of the material.
- B. Alternating Tread Stair Guard and Handrail: shall be capable of withstanding a single concentrated load of 200 pounds or a uniform load of 50 pounds per linear foot applied in any direction at any point on the rail without exceeding the allowable working stress of the material.
- C. Alternating Tread Stair Stringers: shall be capable of withstanding a single concentrated load of 1000 pounds at any point on the stair without permanent deformation; or a uniform live loading of 100 pounds per square foot applied in a downward direction to all tread surfaces or a 300 pound load on an area of 4 square inches without exceeding the allowable working stress of the material.

1.8 CONSTRUCTION REQUIREMENTS:

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

PART 2-PRODUCTS

2.1 ACCEPTABLE MANUFACTURER:

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

- B. Substitutions will not be considered.

2.2 MATERIALS:

- A. Landings, Treads and Foot Castings: Aluminum alloy F356F
- B. Guards/Handrails:
 - 1. 1-1/2" Φ x 1/8" Tube; Aluminum Alloy 6063-T4
- C. Central Stringer:
 - 1. HSS 1-3/4" x 4" x 1/8"; Aluminum Alloy 6063-T52
- D. Miscellaneous Materials
 - 1. Rubber Spine: Hollow Neoprene strip
 - 2. Bolts: Landing to Structure, ASTM F593, SS304, SS316 or 18-8 SS-bolts
 - 3. Nuts: ASTM 594, SS304, SS316 or 18-8 SS nuts
 - 4. Washers: ASTM F844 or F436



plans prepared by:

JAY . CORVAN . AIA
Architect

20893 Tarbutton Mill Road, Trappe, Maryland 21673
410.820.7957 / jaycorvan@gmail.com

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

PERMIT 10/22/22

FS.1



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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 10 Thoroughgood Lane

Applicant: Andrew Becker

Application Number: 2025-1402

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing alterations to a contributing, shotgun style home. The existing roof composed of metal, asphalt shingles, and a flat TPO roof will be replaced. The existing wood fascia and soffit will be painted and restored on the main portion of the home and restored or replaced with painted cedar on the rear addition. Parging will be removed from the chimney or the chimney will be completely removed and reconstructed of brick. The existing asbestos and T1-11 siding will be removed on the addition and replaced with Board and Batton style fiber cement siding. Lastly, brick will be installed in gaps in the foundation on the south facade.

Proposed materials for the renovation include:

- **Siding:** Board and Batton style fiber cement siding
- **Roofing:** Standing seam metal (16" panel width, 1" rib height), TPO membrane
- **Fascia and Soffit:** Wood

Background:

A stop work order was issued on February 20, 2025 after it was discovered the asphalt shingle roof on the rear addition was being removed and replaced without a COA or building permit. The applicant subsequently submitted a building permit application and received an administrative COA for the in-kind asphalt shingle roof replacement on February 25, 2025.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features



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

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.
- c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

Guideline 3. Make Sensitive Replacements

When a historic element is deteriorated to the point that replacement is required, the replacement should replicate the element as closely as possible.

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

Guideline 4. Restore Significant Historic Features

- a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.
- b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.
- c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.



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

- d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.
- e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.
- f. Historic additions that are in keeping with the overall design of the building and are over 50 years old have achieved significance in their own right and should be retained or restored.

Guideline 55. Maintain Historic Masonry

- a. Maintain and repair character-defining brick, stone, and stucco.
- b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.
- d. Remove modern covering materials such as metal and vinyl siding applied over original masonry.
- e. Avoid covering original masonry walls.
- f. Avoid removing original masonry features.

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

Guideline 69. Perform Regular Roof Maintenance

- a. Inspect, evaluate, and monitor roof for signs of deterioration, leaks, and to ensure that flashings, downspouts, and gutters are properly functioning. Check seams of metal roofs and keep metal surfaces painted, except for copper.



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

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

Guideline 70. Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).**

Guideline 76. Preserve Historic Wood Siding

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

Guideline 78. Substitute Materials for Siding

- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.**
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.**

Guideline 79. Fiber Cement Siding

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement



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

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

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

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

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

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

Recommended Conditions:

Should the Commission issue a certificate of appropriateness, staff supports the following conditions.

1. After the asbestos and T1-11 siding has been removed and prior to new siding being installed, the applicant shall schedule an inspection with the Planning and Zoning Department to determine if original wooden siding exists. If original wooden siding is present, the applicant shall return to the Commission to determine if it is feasible to restore the siding or if replacement is necessary.
2. The standing seam metal roof panels shall be flat with closed rib ends.
3. Existing trim details at windows and doors will be maintained if new siding is installed. If necessary, the existing window and door trim will be “padded out” to maintain the existing detail, depth, and appearance.

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			
2101000748		10 THOROGOOD LANE		G.M. RENTALS, L.L.C.			
YEAR BUILT		PHYSICAL CONDITION					
1910		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
SHOT GUN FAMILY				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LEAST ALTERED OF 4 SURVIVING HISTORIC BUILDINGS ON THIS BLOCK. THIS UNDISTINGUISHED DWELLING IS VACANT. HISTORIC SETTING IS COMPROMISED BY TEAR DOWNS AND MODERN CONSTRUCTION ACROSS STREET-MAINTAINS RHYTHM OF STREET.							

RECEIVED

FEB 20 2025

HD 25 - 13



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2025 - 1402
Date Received: 02/20/2025
Fee Paid: \$75.00
HDC Meeting Date: 03/10/2025
Date Property Posted 03/03/2025

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

10 S Thoroughgood 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 Batten Fiber Cement Siding. Install brick between peers on South side to match other sides.

Specific Requirements

- The payment of fees is due at the time of application submittal.

As of December 27, 2022, the fees are as follows:

Commercial - \$200

Residential - \$75

Signs - \$75

Staff Approval \$25

- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.

- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.

- Disclose any tax credits and or grants being considered for the project.

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

20 Feb 2025Andrew 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.



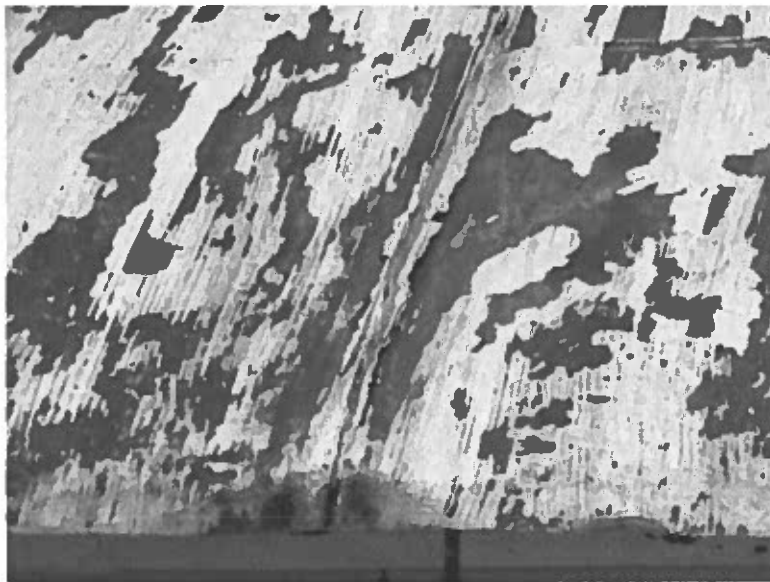
This is the main standing seam roof that has been coated multiple times. The flashing at the chimney has failed and there are holes in the panels.



These older standing seam panels have been coated multiple times and are now failing and unrepairable.

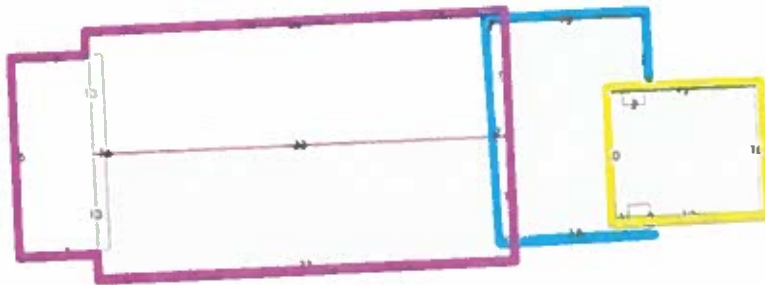


Parts of this roof have pulled up from the purlins



The panel coating have failed and exposed the metal which is now rusting. This roof is also unrepairable due to the adhesion problems of the multiple layers of previous coatings.

PROPOSED SOLUTION



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

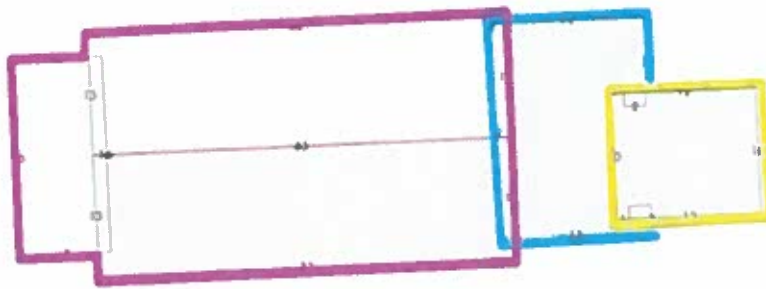
We are proposing to remove your existing Metal Roof and inspect and install new 1/2" CDX Plywood Decking. If Decking already exists, we will credit the cost of the materials and labor for the decking.

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.

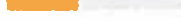


We are proposing to put the dumpster in the street as shown.

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

CR Consumer Reports™

ARCHITECTURAL / LAMINATED SHINGLES (R)

+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Owens Corning Duration \$95.00	OVERALL SCORE 64	STRENGTH  3/5 WIND  4/5 NAILING  5/5 IMPACT  4/5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES GAF Timberline HDZ \$110.00	OVERALL SCORE 61	STRENGTH  3/5 WIND  5/5 NAILING  3/5 IMPACT  3/5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Tamko Heritage \$90.00	OVERALL SCORE 60	STRENGTH  3/5 WIND  4/5 NAILING  4/5 IMPACT  4/5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES GAF Timberline Natural Shadow \$104.00	OVERALL SCORE 60	STRENGTH  3/5 WIND  5/5 NAILING  4/5 IMPACT  3/5
+		CR RECOMMENDED ARCHITECTURAL / LAMINATED SHINGLES Atlas Pinnacle Pristine \$95.00	OVERALL SCORE 60	STRENGTH  3/5 WIND  3/5 NAILING  4/5 IMPACT  4/5
+		ARCHITECTURAL / LAMINATED SHINGLES IKO Cambridge \$90.00	OVERALL SCORE 58	STRENGTH  3/5 WIND  5/5 NAILING  3/5 IMPACT  4/5
+		ARCHITECTURAL / LAMINATED SHINGLES Owens Corning Oakridge \$90.00	OVERALL SCORE 54	STRENGTH  3/5 WIND  4/5 NAILING  4/5 IMPACT  3/5
+		ARCHITECTURAL / LAMINATED SHINGLES CertainTeed Landmark Premium \$110.00	OVERALL SCORE 54	STRENGTH  3/5 WIND  4/5 NAILING  3/5 IMPACT  2/5
+		ARCHITECTURAL / LAMINATED SHINGLES CertainTeed Landmark \$95.00	OVERALL SCORE 53	STRENGTH  3/5 WIND  4/5 NAILING  3/5 IMPACT  2/5

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Select your texture



Select Cedarmill®



Smooth



Stucco



(TBZ)



(TBU)



(TCR)



(TCH)



(TAG)



(TEG)



(TBL)



(TLS)



(TGB)



(TSG)



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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 311 August Street

Applicant: Alan and Meredith Girard

Application Number: 2025-1403

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to re-construct a non-contributing garage that was destroyed by fire with a new two-story garage and accessory dwelling unit (ADU¹). The new structure will maintain the original 25' x 30' footprint and reuse the existing concrete slab. The new garage's height will be approximately four feet taller than the previous structure due to the increased roof pitch from 8:12 to 10:12 and the addition of a second-floor accessory dwelling unit (ADU).

Proposed materials for the new structure include the following:

- **Siding:** Hardie Plank vertical board and batten style siding
- **Roofing:** Architectural asphalt shingles
- **Windows:** Fiberglass-clad wood, two-over-two, with simulated divided light
- **Doors:** Bungalow-style garage doors, fiberglass entry door
- **Gutters:** Historic half-round aluminum
- **Driveway:** Porous pavement

At least two garages have previously existed on this property the most recent was approved by the Historic District and constructed in 2004. Prior to 2004, a historic outbuilding was located directly at the intersection of Locust Street and Powells Alley existed. (See Figure 1)

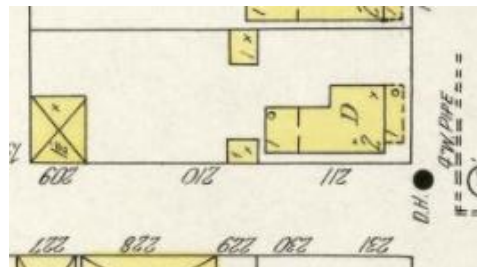


Figure 1: 1907 Sandborn Map

¹ A special exception permitting an ADU was approved by the Board of Zoning Appeals on February 18, 2025



Historic District Guidelines:

Guideline 9. New Driveways

- a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.
- b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.
- c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 11. Erect New Outbuildings Sensitively

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.
- c. **New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property. (See Figure 2)**



Figure 2: Primary Structure and Proposed Structure

Guideline 94. Style

- a. Avoid imitating earlier or historic architectural styles.



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

- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 96. Orientation, Alignment, and Setback

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.
- g. The height of a new building should be within ten percent of the height of surrounding buildings.

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 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.

Guideline 109. Energy and Sustainability

- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.**
- h. Use permeable paving where appropriate to manage stormwater.



Guideline 110. Exterior Lighting

- a. Exterior light fixtures should match the character of the building.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.
- d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 115. Roof Form

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

- a. Roof material should generally be consistent with that of surrounding buildings.
- b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

- a. Where possible, locate gutters so that they are obscured by parapets.
- b. Locate downspouts in inconspicuous locations on the façade.
- c. Half-round gutters and round downspouts are generally more appropriate than corrugated or “K-Style” gutters.

Guideline 126. Arrangement (Windows)

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type



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

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Recommended Condition:

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

1. HVAC units shall be placed on a non-visible façade and screened from view using appropriate fencing or landscaped plantings.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



TOWN OF EASTON
PLANNING & 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			
2101005421		311 AUGUST ST		BARBOUR, KATHRYN A			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ASBESTOS WALL SHINGLES AND SOME REPLACEMENT. FAUX 2/2 WINDOWS. PORCH AND FRONT DOOR ORIGINAL. LARGE OUTBUILDING APPEARS MODERNIZED BUT HISTORIC.							



TOWN OF EASTON

P.O. Box 520
Easton, Maryland 21601

February 18, 2025

Alan and Meredith Girard
311 August Street
Easton, Maryland 21601

**Re: BOZA Application: SE - 1377 / SE 25 - 02 &
V - 377 / V 25 - 01**
311 August Street
Tax Map 0103, Grid 00EA, Parcel 0174
Easton, Maryland, 21601

Mr. and Mrs. Girard,

At their regularly scheduled meeting on February 18, 2025, the Town of Easton Board of Zoning Appeals (Board) heard application *V - 1377 / V 25 - 01* for a Variance request from Section 28-302.2.C.3, the minimum 8' side setback for all uses and structures in the R-7A zoning district, and application *SE - 1377 / SE 25 - 02* pursuant to a Special Exception to permit an Accessory Dwelling Unit (ADU) to be operated within the R-7A zoning district.

At the conclusion of the hearing, the Board voted (3 - 0) to approve the Variance request as submitted.

The Board also voted (3 - 0) to approve the Special Exception request subject to the following conditions:

1. The Applicant shall obtain a rental housing license if the new dwelling is to be rented.
2. Prior to the issuance of a building permit, the Applicant shall demonstrate that one (1) additional off-street parking space will be provided. This parking space must meet the minimum dimensions found in Table 10.1 of the Zoning Ordinance, and shall be constructed of a material that is dust free and resistant to erosion.

3. The Applicant shall obtain a Certificate of Appropriateness (COA) from the Town of Easton Historic District Commission.
4. Construction shall begin within two (2) years after the date that the Special Exception is granted.

You will receive a written decision from the Board detailing the above. Any person or persons, or any board, taxpayer, or department of the Town aggrieved by any decision of the Board of Zoning Appeals may seek review by the Circuit Court of such decision, in the manner provided by the laws of Maryland and particularly by the Land Use Article, Annotated Code of Maryland and Title 7, Chapter 200 of the Maryland Rules of Procedure. Should you have questions concerning the above conditions, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

RECEIVED

FEB 24 2025

HD 25 - 14



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

Application #: 2025 - 1403
Date Received: 02/24/2025
Fee Paid: \$75.00
HDC Meeting Date: 03/10/2025
Date Property Posted: 03/03/2025

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 311 AUGUST ST
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ALAN + MEREDITH GIRARD
 TELEPHONE NO. 410 924 7052 EMAIL JIBTENDER1@gmail.com

Applicant or Agent

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED APPLICATION NARRATIVE

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

2/23/25
ALAN GIRARD

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 Commission's 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.

**Alan & Meredith Girard
311 August Street**

Historic District Commission Application Narrative

Summary

Alan and Meredith Girard (the applicant) own the parcel and improvements located at 311 August Street, including a 1,539 square-foot two-story, three-bedroom, two-bath primary dwelling, a 750 square-foot single-story detached two-car garage, perimeter fencing, and interior landscaping. There are no easements or deed restrictions on the property (see Exhibit 6).

On December 22, 2024, the single-story two-car garage was completely destroyed by fire, except for the concrete slab foundation, which is proposed to be reused during reconstruction. The applicant seeks to rebuild and improve the structure, which was originally built in 2004 by a previous owner with Town of Easton and Historic District Commission (HDC) approval (see [Exhibit 1](#)). The reconstruction is proposed to be located on the same footprint, with similar roof lines, using compatible materials and design authorized in the Certificate of Approval issued by the HDC when the structure was built (see [Exhibits 1](#) and [Exhibit 3](#)).

A second-floor efficiency apartment is proposed to be included in the reconstruction. The accessory dwelling unit may be made available for rent as permitted by the Town. In addition to adding value to the property, the unit helps achieve the Town's housing goals and objectives, including "density that creates a sense of place, uses infrastructure efficiently, [and] produces pedestrian-friendly neighborhoods" (Town of Easton 2010 Comprehensive Plan, Page 140). No tax credits or grants are being sought for the project.

Existing Conditions

Photographs of existing conditions are shown in [Exhibit 2](#). Some of these photos were taken prior to the color of the primary dwelling and garage being changed from yellow to the current grey. The garage before being destroyed by fire included two northside bays accessed by separate doors, a southside entryway, board and batten wood siding, asphalt architectural shingles, and two two-over-two windows on each of the south and west sides.

A site plan of the existing conditions is shown in [Exhibit 3](#). This is the plan believed to have been included in the HDC application that was approved in 2004. The plan shows the dimensions and location of the garage as built, including a 25' x 30' concrete slab

footprint, fencing, and proximity to the northside alley, primary dwelling, and neighboring properties. The approved construction in 2004 included removing a significantly larger garage that existed on the property as shown in [Exhibit 4](#). This large structure is of an unknown age, but may have been built when the primary dwelling was established in 1900.

Proposed Reconstruction

Renderings of the structure proposed to replace the currently destroyed garage are shown in [Exhibit 5](#) and the scale drawings included with this application. The renderings are preliminary, pending review and recommendations by the Commission. Highlights include:

1. A three-window shed dormer located on the south side of the structure to accommodate the proposed second floor ADU.
2. A side entryway located on the west side of the structure near its southwest corner to provide access to the ADU via an enclosed, conditioned stairway. A second, separate entryway is located on the south side to provide access to the garage only.
3. Hardie Plank vertical board and batten fiber cement siding with compatible trims. This product is low maintenance, visually consistent with the character of the historic neighborhood, and provides a level of fire protection beneficial to nearby properties and structures. Product information is provided in [Exhibit 7](#).
4. Two-over-two simulated divided light non-vinyl windows to match the primary dwelling and retain period authenticity. The Elevate series by Marvin is proposed, product information is in [Exhibit 7](#).
5. Grey paint color to match the primary dwelling. Color options are included in the Hardie Plank information in [Exhibit 7](#).
6. Architectural asphalt shingle roof construction to match the primary dwelling roof, product information is in [Exhibit 8](#).

A site plan of the proposed reconstruction is shown on sheet SP1 in [Exhibit 9](#). The site plan is based off the same location and footprint of the structure approved by the HDC in 2004 (see [Exhibit 1](#) and [Exhibit 3](#)). The site plan shows the 25' x 30' concrete slab footprint that will be reused and neither enlarged nor expanded to support the new building. The previous roof pitch will be altered from the earlier 8:12 pitch to a 10:12 pitch with a raised heel to provide adequate height for the second-story dwelling. The difference in height between the previous and proposed structures is approximately four feet. The height of the proposed structure is significantly less than that of the two-story primary dwelling that includes a three-foot crawl space and a large attic.

Off-street parking is proposed to be sited between the west side of the proposed structure and Locust Street in conformity with Town supplemental use standards. The 9' x 18' parking space will consist of dust free porous pavement material to minimize flooding,

stormwater runoff, and nuisances. Four-foot wood picket fencing that exists along the full length of the west side of the property will be retained to limit the proposed structure's visibility from Locust Street. Sections of fence compromised by fire will be renewed using the same design and materials.

Consistency with Easton Historic District Design Guidelines

The proposed structure is planned to meet all applicable standards of review in the Easton Historic District Design Guidelines. The proposal meets these standards as indicated below.

- *Building Forms and Types (4.2)*. The proposed structure is most closely associated with the “bungalow” style of residential building, which the guidelines report dates back to the 1900s through the 1940s. The one to one-and-a-half story compact design and large dormers planned for the proposed structure are typical of the style and era in which the primary dwelling was built.
- *Design Principles (4.5)*. Alignment of the proposed structure is similar to that of other accessory structures along the alley, all located approximately fifteen feet from the center of the alley in conformity with Town supplemental use standards. The proposed structure compliments the height, scale, spacing, and rhythm of the buildings and neighborhood in the immediate vicinity, including multiple primary and accessory structures located across Locust Street.
- *Make Sensitive Replacements (6.1 Guideline 3)*. While details about the original accessory structure built prior to 2004 are currently unknown, the structure that replaced it and was recently destroyed by fire is believed to have been designed to support the historic character of the neighborhood. The structure proposed here is planned to match the destroyed building's size, shape, profile, texture, and color to the greatest extent possible while accommodating the proposed second floor ADU.
- *Adaptive Reuse (6.1 Guideline 5)*. The Easton Comprehensive Plan prioritizes infill development and redevelopment, noting that such growth decreases demand for new undeveloped greenfield land, provides more mobility for those who do not or cannot drive, is generally less expensive to provide services, increases supply of smaller-sized housing units, offers more affordable and lower maintenance housing choices for smaller households, brings new opportunity and improved quality of life for in-Town residents, saves energy and the environment, and is consistent with State Smart Growth Policies (Town of

Easton 2010 Comprehensive Plan, page 119). The proposed structure that includes a new second-floor dwelling unit retains the historic character of the neighborhood while enabling a new use that responds to Easton's housing crisis and helps satisfy the Town's strong interest in infill development.

- *New Driveways (6.2 Guideline 9).* The 9' x 18' parking space located to the west side of the proposed structure and east of Locust Street is proposed to consist of porous pavement material. All parking spaces along the alley are currently gravel or unimproved, making the proposed parking space generally consistent with other such spaces in the neighborhood.
- *Erect New Outbuildings Sensitively (6.2 Guideline 11).* Visibility of the proposed replacement structure will be limited by an existing four-foot picket fence located on the west side of the property's perimeter. A large existing fig tree and redbud tree immediately to the south of the proposed structure will further block the building from view. The 750 square-foot first floor garage and 595 square foot second floor dwelling are smaller in scale than the floors of the main building, and the proposed bungalow design with board and batten siding is consistent with accessory buildings of the period, while matching the look of several such buildings in the immediate vicinity of the building site.
- *Perimeter Walls and Fences (6.2 Guideline 14).* The section of four-foot wood picket fence destroyed by fire along the west perimeter of the property will be replaced in kind (see figure 23, page 57 of the Guidelines for an image of the southern section). The northern section between the existing structure and the western property boundary will be removed to accommodate the new parking space that is required by the Town to serve the accessory dwelling unit.
- *Adding New Doors (6.4 Guideline 44).* A new door is proposed to be located on the west side of the proposed structure to access an interior stairway that leads to the second-floor accessory dwelling unit above the garage. A separate door will access the garage area only from the south side. The door style selected is compatible with those used in the primary dwelling.
- *Screen, Storm, and Garage Doors (6.4 Guideline 45).* Screen doors are not proposed to be installed. The two proposed garage doors will be consistent with the architecture and design of the garage. A bungalow style design has been specified, and product information is attached in [Exhibit 7](#).

- *Choose Appropriate Color Schemes (6.4 Guideline 62).* The board and batten siding is proposed to be factory painted to closely match the color of the main house (grey). Trim color will be white and will be made of compatible fiber cement materials offered by Hardie Plank. Fascia trims and gutters will be applied as painted aluminum, consistent with the trim material currently used on the primary dwelling.
- *Maintain Historic Roof Shape (6.4 Guideline 68).* The proposed gable roof form will be similar in form to the HDC-approved roof on the structure destroyed by fire. The earlier 8:12 pitch will be changed to a 10:12 pitch with a raised heel to provide adequate height for the second-story accessory dwelling unit, and a single two-over-two window will be installed on each of the gable ends. The window at the east end will be slightly larger to provide a code-required egress window for the proposed bedroom. This is the only window on this façade, which is also the least visible from the public way. A southward-facing three-window shed dormer will be installed to add adequate light and space for the dwelling unit. The gable roof with shed dormer design is complimentary to the architectural bungalow style commonly used with accessory structures in the area. The shed dormer's size, design, and placement is in keeping with the character of the building and is in scale with its size. The dormer's proposed siding and roofing matches the material planned to be used on the remainder of the structure, and the two-over-two windows match the style, type, and material used elsewhere in the building. The roof shape and slope is similar to that of the main building and several other buildings located near the proposed structure.
- *Roof Material (6.4 Guideline 70).* Asphalt architectural shingles are proposed to be installed to match the roofing material that was recently installed on the primary dwelling. Accent covers are provided at the side and rear entries, as well as above the garage bay doors. These are supported by painted cedar corbels, and feature raised seam metal roofing. These, along with the continuous band trim, are designed to lower the visual impact of the building height, and to break up the façade to present a more appropriate scale and massing in relation to surrounding structures.
- *Maintain Historic Gutters and Downspouts (6.4 Guideline 72).* Historic half-round gutters are proposed to be installed to match the primary dwelling and to be consistent with conditions in the 2004 HDC Certificate of Approval. Gutters and downspouts will be properly connected to direct water away from the structure.

- *Preserve Historic Wood Siding (6.4 Guideline 76).* The appearance of historically appropriate wood board and batten siding will be preserved with the use of Hardie Plank Vertical Board and Batten fiber cement siding, with the added advantage of reduced susceptibility to fire. It will be installed and painted to closely match the color of the primary dwelling.
- *General Guidelines for Utilities (6.4 Guideline 82).* Electric service will be delivered through an underground connection from the main house. The location and connection of cable and internet service will be supplied as Easton Utilities permits. This connection will likely be made from a utility pole on Locust Street to the western gable end of the roof, similar to most other residential connections on this block of Locust Street. If a separate meter is required, it will be placed on the south facing wall near the garage entry door.
- *Trash and Refuse Containers (6.4 Guideline 83).* Town of Easton recycling and trash containers will be placed along the north side of the proposed structure, westward of the western most garage door.
- *Mechanical Equipment (6.4 Guideline 84).* The condenser unit of a mini-split air conditioning system will be located out of view behind the red bud tree at the southeast corner of the proposed structure. Line sets between the outdoor and indoor units shall be concealed within the building walls.
- *Maintain Historic Windows (6.4 Guideline 89).* Two two-over-two simulated divided light windows will be installed on the south side of the first floor of the proposed structure, and one two-over-two window will be installed on each of the gable ends of the second floor. The gable window on the east façade will be slightly larger to conform with code requirements for egress for the proposed ADU bedroom. Three two-over-two windows will be installed in the shed dormer on the proposed structure's south side. The window design will maintain the historic shape and size of the existing historic windows of the primary dwelling.

Construction Schedule

Construction is proposed to commence once all applicable project approvals have been received. If approvals are received by April 1, 2024, construction is expected to take approximately three months.

Exhibit 1: 2004 Historic District Commission Certificate of Approval

**EASTON HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL**

To: Sandra Ziemski.

From: Easton Historic District Commission

Subject: Certificate of Approval for:

Application 9-2004: Remove existing garage and replace with two car garage.

▪ 311 August Street. - Meeting of February 9, 2004

This will constitute a Certificate of Approval for the above-identified application.

The comments and preferences described below are applicable to this action by the Commission.

This application is really a revised version of part of 23-2003. This application covers a.) The demolition of the existing garage on the rear of the property b.) Construction of a 30' x 24' garage c.) Cupola added later, and d.) Extend the current fence to the corner of the property and garage.

The proposed structure is shown on Harmon drawing A-1 dated September 24, 2003 and site sketches "current" and "after". During discussion, the HDC arrived at the following additional agreements with the applicant:

- The proposed single double car door will now be two doors with exact detail to be submitted to the HDC for approval,
- The roof pitch will be 12' over 8' not 12' over 5' as shown,
- The foundation will be 3 concrete blocks high not the 4 shown; this will lower the structure about 8",
- The exposed block foundation will be parged,
- Rain gutters will be ½ round,
- The window "lights" will match the main house (2 over 2),
- Windows will be SDL,
- The main door will have one "light",
- A cupola may be added at the time of construction or later but it must be approved by the HDC before construction (The HDC suggests the cupola be approximately (4' x 4'),
- The color of the new structure will match that of the house,
- The present gravel driveway in the backyard will be removed and the area re-sodded

- T-111 siding is approved but the applicant is encouraged to consider "board and batten" siding for a better appearance.

The HDC feels this application, as modified, is consistent with the HDC Guidelines.

APPROVED AS SUBMITTED with MODIFICATIONS 6-0

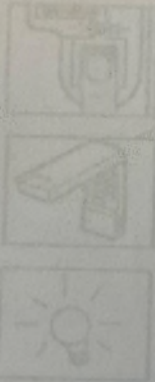
No further changes in the plans, blueprints or written requests as submitted by the applicant can be made without notification and/or approval of the Easton Historic District Commission.

Roger A. Bolaway 2/23/04
Chairman Date

1. Press and release the "Test" button on motor unit. The light indicator light will glow steadily for 30 seconds.

2. Within 30 seconds, enter a four digit personal identification number (PIN) of your choice on the keypad. Then press and hold the ENTER button.

Release the button when the motor unit lights blink. A beep indicates the code. If light bulbs are not installed, two clicks will be heard.



Reassigning existing master PIN

The master PIN is unique. It may be changed by one master unit using a hand.

1. Press and hold the "Test" button for the present PIN, then enter the new PIN.

The motor unit will blink twice. Release the button.

2. Press and hold the "Test" button for the new PIN, then enter the new PIN.

The motor unit will blink twice when the PIN has been changed.

3. Press and hold the "Test" button for the new PIN, then press Enter. The motor unit will blink twice.

Setting a temporary PIN

1. Press and hold the "Test" button for the master PIN, then enter the temporary PIN.

The motor unit will blink twice when the temporary PIN has been set.

2. Press and hold the "Test" button for the temporary PIN, then enter the temporary PIN.

The motor unit will blink twice when the temporary PIN has been set.

3. Press and hold the "Test" button for the temporary PIN, then press Enter. The motor unit will blink twice.

4. Press and hold the "Test" button for the temporary PIN, then enter the temporary PIN.

The motor unit will blink twice when the temporary PIN has been set.

1. Enter a four digit personal identification number (PIN) of your choice on the keypad. Then press and hold ENTER.

2. While holding the ENTER button, press and hold the LIGHT button on the Multi-Function Door Control.

3. Continue holding the ENTER and LIGHT buttons while you press the push bar on the Multi-Function Door Control (all three buttons are held).

4. Release buttons when the motor unit lights blink. A beep indicates the code. If light bulbs are not installed, two clicks will be heard.



2. Press the temporary 4-digit PIN you have chosen. Then press ENTER.

The motor light will blink four times.

3. To set the number of doors the temporary PIN will work, press the number of doors (up to 255), then press 0.

OR

3. To set the number of doors the temporary PIN will work, press the number of doors (up to 255), then press 0.

The motor light will blink once when the temporary PIN has been set.

Test by entering the new button for the temporary PIN. The motor light will blink once. If the light unit will not work, it is not set up correctly. To set up the temporary PIN, press the push bar on the Multi-Function Door Control (all three buttons are held).

Exhibit 2: Existing Conditions





Exhibit 3: Location and dimensions of the structure approved by the HDC in 2004

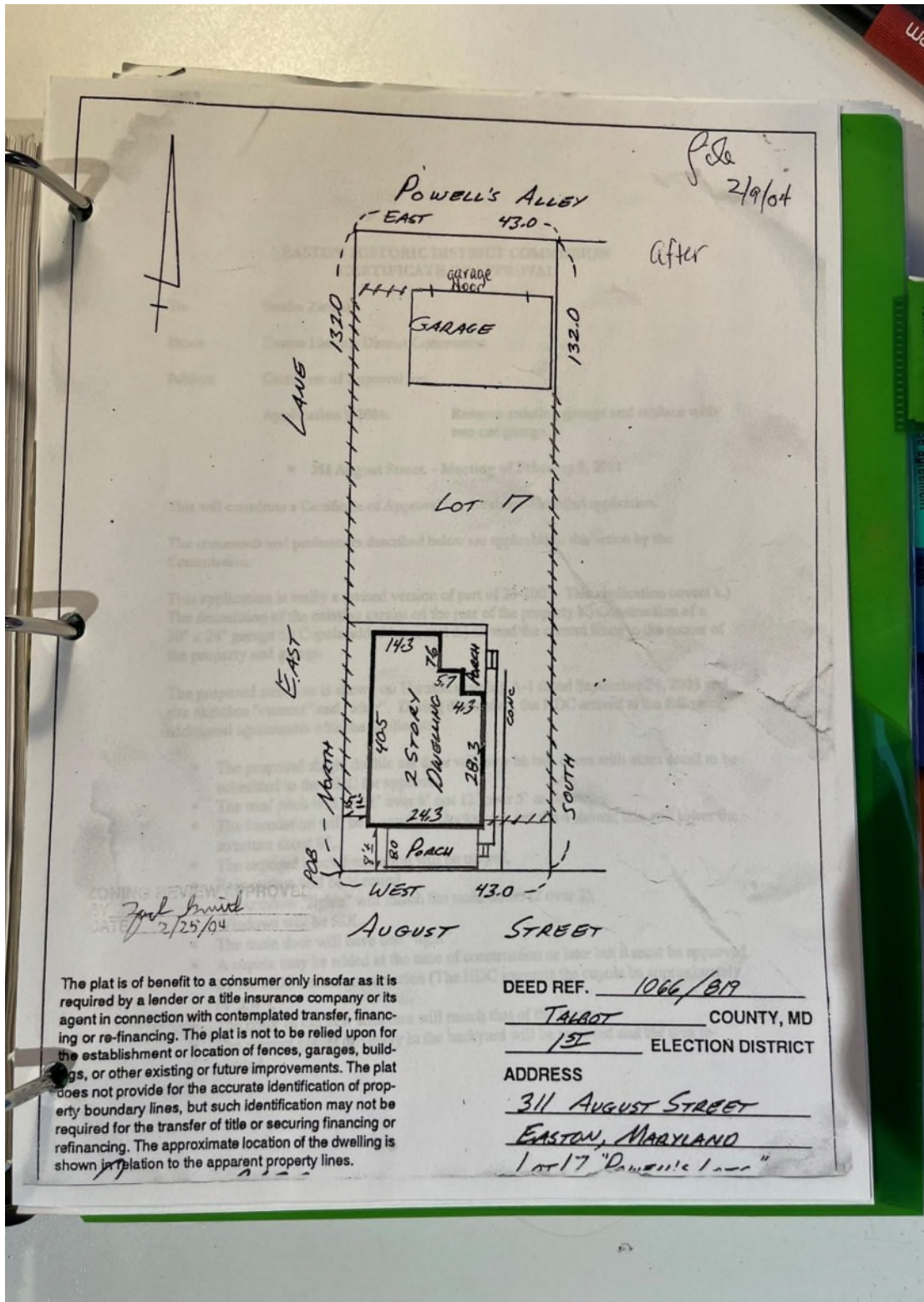


Exhibit 4: Location and dimensions of the structure that existed prior to 2004

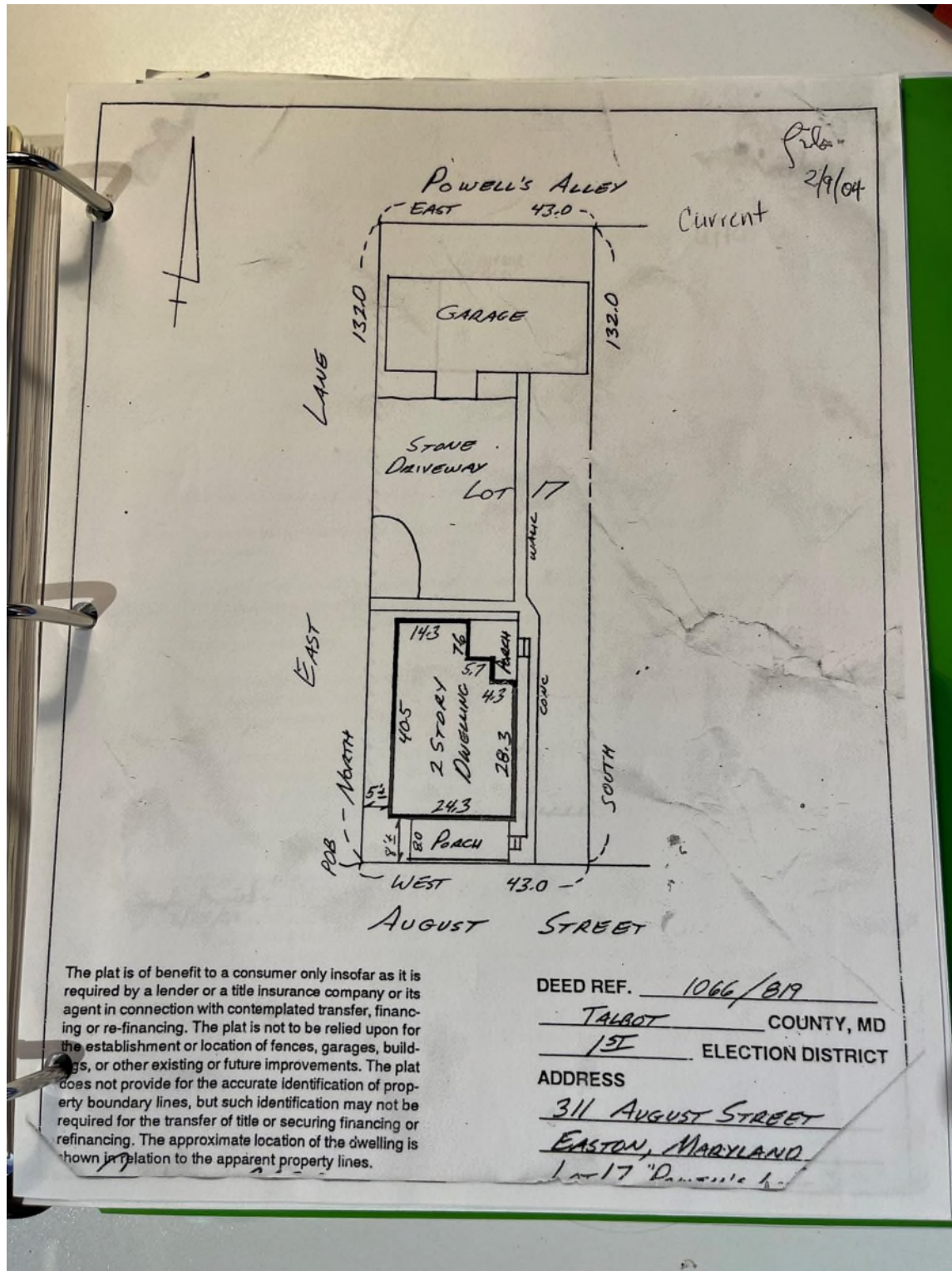


Exhibit 5: Proposed Reconstruction



See [Exhibit 3](#) and [Exhibit 9](#) for additional detail and site plan.

Exhibit 6: Fee Simple Deed

Certification is made that all taxes due on the property indicated in this deed have been paid.
Finance Office of Talbot County
Clay B. Stamp - Fin. Officer
CMP: 02/16/2021

BOOK: 2808 PAGE: 485

Talbot County Cir. Ct.	
IMP. FD. SALES	\$40.00
RECORDING FEE	\$20.00
TR. TAX STATE	\$1,425.00
TR. TAX CTY	\$2,350.00
TOTAL	\$3,835.00
KMD - MC	
Feb 19, 2021	12:32 pm

Advantage Title Company, LLC
File No. AT-93025
Tax ID # 01-005421

This Deed, made this 25th day of January, 2021, by and between **311 August Street, LLC, GRANTOR, and Alan Paul Girard, Jr. and Meredith Lathbury Girard, GRANTEES.**

Talbot County Finance Office
Recordation Tax: \$3,420.00
PK: 02/16/2021
Prop ID: 01-005421

Witnesseth –

That in consideration of the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL that parcel of ground situate in Easton, Talbot County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at the Northeast corner of said August Street and East Lane a distance of 132 feet to Powell's Alley; thence East with said alley 43 feet to the Western line of the lot now or formerly belonging to Stansbury Bowdle; thence in a Southerly direction with said line of the Stansbury Bowdle lot a distance of 132 feet to the North side of August Street; thence with the North side of said August Street 43 feet to the place of beginning, being Lot No. 17 on a Plat of Powell's Lots.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 311 August Street, Easton, MD 21601.

Tax ID#: 01-005421

BEING the fee simple property which, by Deed dated October 9, 2018, and recorded October 11, 2018, among the Land Records of the County of Talbot, Maryland, in Liber 2569, folio 483, was granted and conveyed by KEVAN K. FULL, Trustee of the Kevan K. Full Declaration of Trust Dated April 24, 2014 and CHRISTINE M. FULL, Trustee of the Christine M. Full Declaration of Trust Dated April 24, 2014 unto 311 AUGUST STREET, LLC, a Maryland limited liability company.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Alan Paul Girard, Jr. and Meredith Lathbury Girard, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

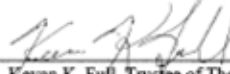
And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

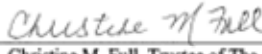
RT (Land Records) KMD 2808, p. 0485, MSA_CE91_2747. Data available 02/23/2021. Printed 01/13/2025.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.


Witness

311 AUGUST STREET, LLC

By:  (SEAL)
Kevan K. Full, Trustee of The Kevan K.
Full Trust, dated April 24, 2014, as
amended and restated, Member

By:  (SEAL)
Christine M. Full, Trustee of The
Christine M. Full Trust, dated April 24,
2014, as amended and rest, Member

[Corporate Seal]

STATE OF MARYLAND } ss
COUNTY OF Talbot

I hereby certify that on this 19th day of January, 2021 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Kevan K. Full**, Trustee of The Kevan K. Full Trust, dated April 24, 2014, as amended and restated, Member of 311 August Street, LLC, and **Christine M. Full**, Trustee of The Christine M. Full Trust, dated April 24, 2014, as amended and rest, Member of 311 August Street, LLC, and that as such members, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by themselves as such members and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My Commission Expires: 08/08/2024

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Kirsten Oliver, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784

PROPOSED IMPROVEMENTS:

Exterior Finishes – Exhibit 7

- Siding
 - The siding is proposed to be Hardie Plank vertical board and batten, with trims compatible with that system. This fiber cement product is low maintenance, visually compatible with the historic neighborhood, and provides a level of fire protection beneficial to nearby properties and structures.
- Trims
 - 1x trims for windows, doors, corners, frieze and water table to be Fiber Cement factory finished by Hardie Plank.
- Windows
 - All windows are proposed to be two-over-two simulated divided light, and non-vinyl to match the main house and retain period authenticity. The Elevate series by Marvin is proposed
<https://www.marvin.com/products/windows/double-hung/elevate-double-hung-insert-window>
- Exterior Doors
 - Exterior doors are proposed to be Thermatru Smooth Star Fiberglass style S1350 2/2 with simulated divided lite.
- Garage Doors
 - Clopay Canyon Ridge Chevron – Wood Grain Composite Exterior insulated door system
<https://www.clopaydoor.com/canyon-ridge-chevron>
- Lighting
 - At Side and Rear Entry Doors and Over Garage Doors:
 - Recessed can LED down lighting, fixtures not visible from the street. Energy efficient, Dark Skies friendly.
- Roofing
 - New roofing to match recently installed asphalt shingles on main house. See Roofing Exhibit 8.
- Foundation
 - Existing block foundation to be repaired as necessary, and parged with a concrete color complementary to the siding color.

PROPOSED IMPROVEMENTS:

Exterior Finishes – Product Info



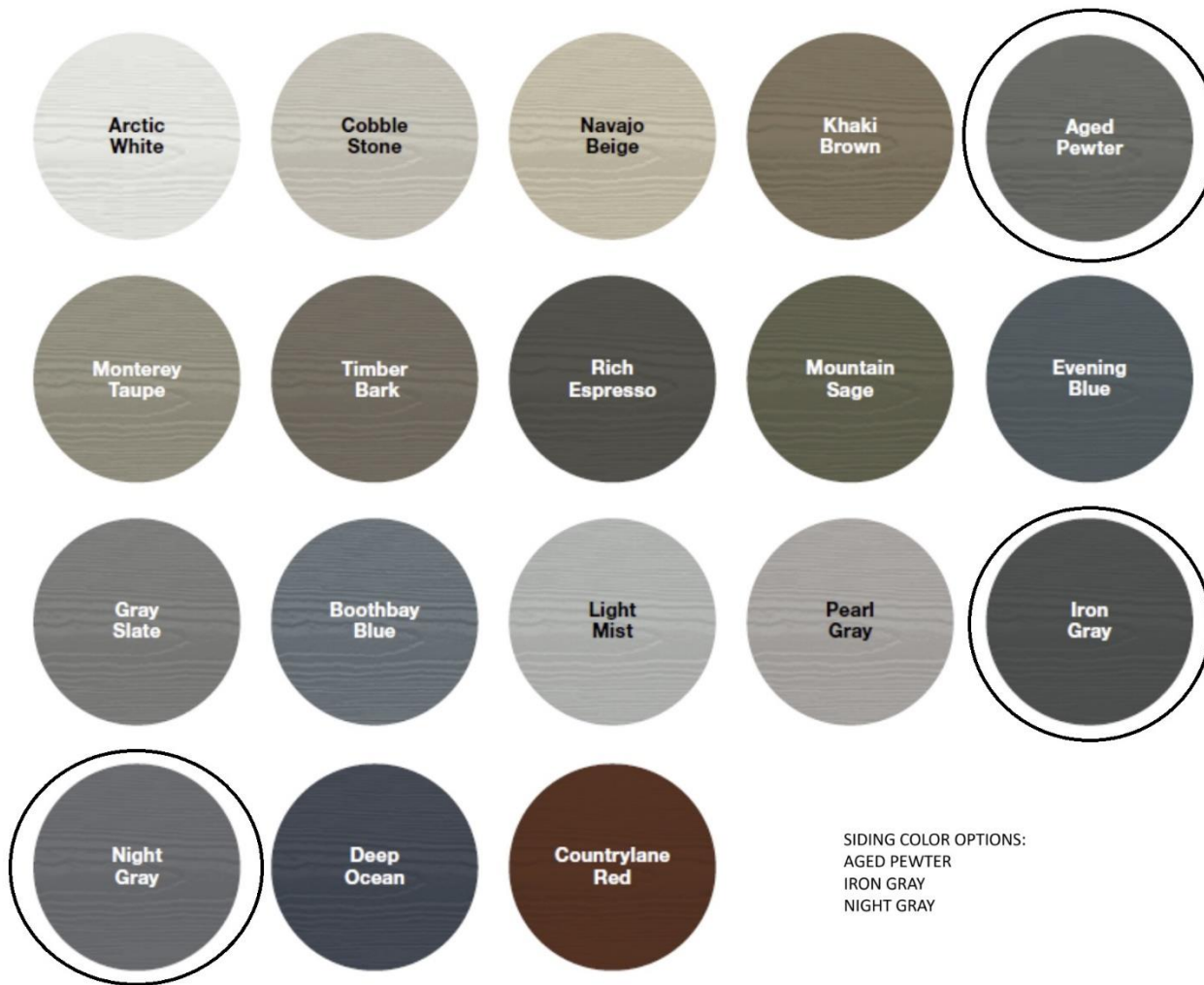
4 of 4

board-and-batten-5

- Siding: Hardie Plank Board and Batten Cement Board with separately applied battens.

PROPOSED IMPROVEMENTS: Hardie Plank Factory Finishes

HARDIE® PLANK, HARDIE® SHINGLE, HARDIE® PANEL & HARDIE® TRIM BATTEN COLORS



PROPOSED IMPROVEMENTS:

Exterior Finishes – Product Info



- Trims: Hardie Plank Cement Board 1x trims, factory finished Arctic White

PROPOSED IMPROVEMENTS:

Windows – Product Info

MARVIN  [Windows](#) [Doors](#) [Collections](#) [Solutions](#) [Inspiration](#) [Replacement](#) [For Pros](#)

Elevate Double Hung Insert Window

The Elevate® Double Hung Insert window offers traditional style with superior strength. Tilt the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior.

Material
Ultrex® Fiberglass Exterior | Wood Interior

Color
6 Color Options

Interior Finish
Bare Pine, Clear Coat, Painted Black or White

Sizing
Fits Openings up to 4.5' Wide by 6.5' High



- Windows – Elevate by Marvin. Fiberglass exterior with wood interior, 2/2 Simulated Divided Lites, Stone White

PROPOSED IMPROVEMENTS:

Windows – Product Info

Elevate Double Hung Insert Window

Why You'll Love It

Design Options

Technical Specifications

Download Catalog

Marvin dealers provide expert guidance and pricing

Find a Dealer

Divided Lites

Types

The look of multiple, individual panes of glass is popular in a wide range of architectural styles. Simulated divided lites and grilles between the glass mimic the look of these individual panes of glass without sacrificing energy efficiency.

Grilles-between-the-Glass (GBGs)

Grilles are permanently installed between the glass panes for low-maintenance and easy cleaning. Choose from six exterior colors and three interior colors.

Simulated Divided Lite (SDL)

An energy-efficient way to create the look of divided lites, SDL bars are permanently adhered to both sides of the glass.

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Grilles between the Glass (GBGs)



Simulated Divided Lite (SDL)



Simulated Divided Lite with Spacer Bar (SDLS)

- Windows – Elevate by Marvin. Fiberglass exterior with wood interior, 2/2 Simulated Divided Lites, Stone White

PROPOSED IMPROVEMENTS:

Windows – Product Info

Elevate Double Hung Insert Window

Why You'll Love It

Design Options

Technical Specifications

Download Catalog

Marvin dealers provide expert guidance and pricing

Find a Dealer

Exterior Finish

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling, and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



- Windows – Elevate by Marvin. Fiberglass exterior with wood interior, 2/2 Simulated Divided Lites, Stone White

PROPOSED IMPROVEMENTS:

Exterior Doors – Product Info

THERMATRU[®]
DOORS
Where Home Begins.

FIND
INSPIRATION

EXPLORE
PRODUCTS

PROJECT
CENTER

TECHNICAL
INFORMATION

WHERE
TO BUY

Search for doors, products... 

Smooth-Star[®]

Style No. S1350 | Half Lite 2 Panel Flush-Glazed | Glass Name: 4 Lite 2Wx2H
Divided Lite

Overview

Features & Literature

Reviews & Questions

Where to Buy

Design Your Door



PAINT OPTIONS



AVAILABLE SIZES

2'6" x 6'8"

2'8" x 6'8"

3'0" x 6'8"

LITERATURE

Full-Line Catalog

Door System Brochure

- Entry Doors – ThermaTru Smooth Star style S1350, simulated divided lite

PROPOSED IMPROVEMENTS:

Garage Doors – Product Info

[Garage Doors](#) ▾[Commercial Doors](#) ▾[Buying Guide](#)[Service & Repair](#)[Contact & Support](#) 🔍[✎ Design Your Door](#)[📍 Where To Buy/Service](#)[Home](#) / [Canyon Ridge Chevron](#)

Canyon Ridge[®] Chevron

This eye-catching geometric pattern is now available in a low-maintenance composite material that looks and feels like real wood. This moisture-resistant door won't rot, warp or crack and can be painted or stained for looks that last

★★★★★ 5.0 | 2 Reviews

[Request A Quote](#)[Customize Your Door](#)

Enter your zip code to find your local dealer

Zip Code

 🔍

- Canyon Ridge Chevron by Clopay

PROPOSED IMPROVEMENTS:

Lighting– Product Info

Recessed lights for Sheds

Install recessed lights on those extended areas & transform them



Highline LED Lighting



Wet Rated LED Recessed Downlight

 **Highline LED Lighting** \$25.00

Wet Rated LED Recessed Downlight

In stock online

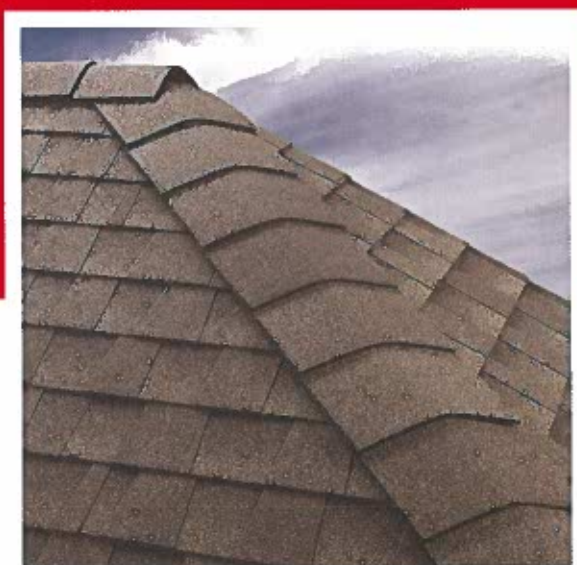
\$33.47 delivery by Feb 28 · 7-day returns

- Low voltage, Energy Efficient, Dark Skies Friendly recessed lighting placed in awnings at over doorways



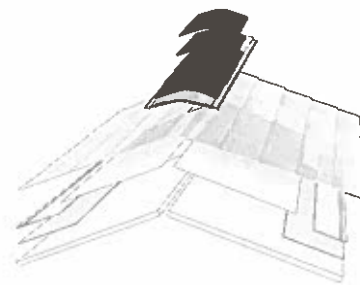
TimberTex[®] Premium Ridge Cap Shingles

Choose the perfect finishing touch for your new roof with premium, distinctive protective ridge cap shingles



- Offer double-layer protection against leaks and blow-offs at the hips and ridges
- Provide a high-quality alternative to cut-up strip shingles
- Provide enhanced limited warranty coverage¹ (vs. using typical 20- or 25-year cut-up 3-tab strip shingles as your ridge cap)

TimberTex® Premium Ridge Cap Shingles



Benefits:

- **Extra-thick, double-layer design** with large 8" (203 mm) exposure provides excellent dimension
- **Accentuate the beauty** of your newly installed GAF shingle roof
- **Manufactured by GAF to complement your GAF shingles** (unlike cut-up 3-tab shingles)
- **Dura Grip™ Self-Seal Adhesive** seals each piece tightly and helps reduce the risk of shingle blow-off
- **StainGuard® Protection** helps ensure the beauty of your ridge cap shingles against unsightly blue-green algae²
- **Eligible for up to a Lifetime limited warranty.**¹ They're also an eligible component for GAF residential system warranties.
- **Fewer pieces to install** (vs. typical cut-up 3-tab shingles) saves time on the roof

See the difference:



Before
Cut-up 3-tab strip shingles used at the hips and ridges



After
A distinct finishing look that also protects against leaks and shingle blow-offs

Product Details:

Nominal Specifications:

- 12" (305 mm) width
- 8" (203 mm) exposure

Packaging:

- 30 double-layer ridge caps per bundle

Coverage:

- 20 lineal ft. (6.1 lm) per bundle
- 5 bundles cover 100 lineal ft. (30.5 lm)
- 150 pieces cover 100 lineal ft. (30.5 lm)

Code Approvals:

- UL Listed to ANSI/UL 790 Class A³
- ASTM D3462⁴
- ASTM D3018 Type 1
- ASTM D3161 Class A
- ASTM D3161 Class F⁵
- ICC-ES AC438
- CSA A123.5
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

² StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

³ Refer to UL Online Certification Directory for actual assemblies.

⁴ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at the time of manufacture.

⁵ With sealant applied as specified in manufacturer's installation instructions for maximum wind speed coverage.

Note: See gaf.com/ridgecapavailability for regional availability



To learn more about the Lifetime Roofing System visit **gaf.com/Lifetime**



We protect what matters most™



Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge

Remove excess heat and moisture from your attic and protect your roof system from premature deterioration



- Improve energy efficiency by reducing attic heat and your summer air-conditioning load
- Limit the growth of harmful mold and mildew
- Minimize peeling of paint inside and out

Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge



Benefits:

- Allows heat and moisture to escape at the most effective location—the ridge
- Shingle-over design blends into the ridge line
- Engineered for durability with high-impact UV-resistant polymers
- External baffles with crush-resistant internal structure
- Snow Guard™ Filter helps resist snow infiltration in harsh winter climates
- Includes 3" (76 mm) ring shank nails included for proper fastening of the vent and cap shingles
- Unique EasyTear® Sizing Feature allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- Passes the 110 mph wind-driven rain test¹
- Eligible for up to a Lifetime limited warranty.² It's also an eligible component for GAF residential enhanced warranties.

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building

codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended length of Cobra® Snow Country® Advanced Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation exceed the amount of intake ventilation. Visit www.gaf.com/ventcalculator for more details.

Product details:

- For use in colder climates
- 11.5" (292 mm) width - For 12" (305 mm) width ridge cap shingles
- 9" (229 mm) width - For 10" (254 mm) width ridge cap shingles
- 18 sq. inches per linear foot (38,100m² per linear meter) of net free ventilating area
- Hand nail installation with included 3" (76 mm) ring shank nails
- For roof pitches 3:12 to 16:12

Code Approvals & Standards

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC14083-R
- UL Listed to ANSI/UL 790 Class C³



1. Warm, moist air escapes attic through Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge (installed under ridge cap shingles)
2. Fresh air enters attic through intake vent at the soffit or eave

¹ Under controlled laboratory testing conducted by GAF.

² Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/VLRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

³ Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™





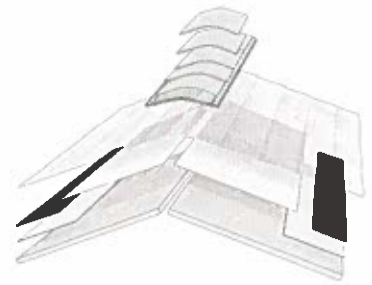
Pro-Start® Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



- A cost-effective alternative to using cut-up strip shingles as your starter course
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting of starter strips on the roof

Pro-Start® Starter Strip Shingles



Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- At least 50% more coverage per bundle (vs. typical 3-tab strip shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strips.¹
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs² and is an eligible component for GAF residential enhanced warranties.

Installation:



Tears in half easily along perforation for easy installation



Installs at the eaves and rakes to help prevent shingle blow-off

Product details:

For use with most standard English and metric-sized asphalt shingles

- Full sheet: 13" x 38" (330 x 965 mm)
- Half sheet: 6.5" x 38" (165 x 965 mm)

Packaging

- Bundle count: 19 full sheets (38 individual pieces)

Coverage

- Approx. 120.33 lineal feet (36.69 lm) (when split in half)

Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved³
- ICC-ES ESR-1475
- Meets ASTM D3462³, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A⁴

Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

² Excludes Shatter, CA product.

³ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture

⁴ Refer to UL Online Certification Directory for actual assemblies



To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



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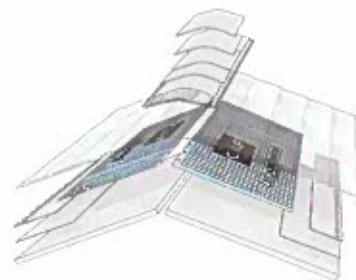
Deck-Armor™ Premium Breathable Roof Deck Protection

Help protect your home and roof system from damaging moisture with breathable roof deck protection



- Helps reduce inside moisture that can become trapped in the roofing system, which can cause mold, mildew, and expensive structural damage
- Provides a critical layer of extra protection between your shingles and roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to your roof structure
- Avoids wrinkling and buckling for a better looking finished roof

Deck-Armor™ Premium Breathable Roof Deck Protection



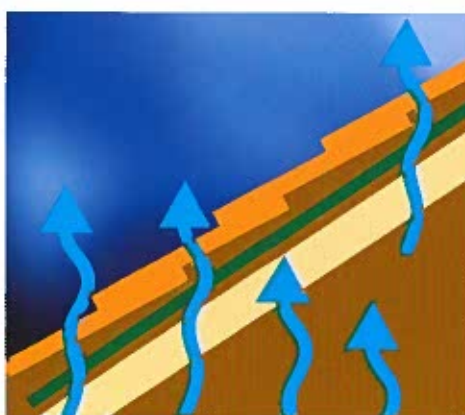
Benefits:

- **Breathable technology helps reduce common inside moisture** (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- **Premium non-asphaltic, polypropylene construction** provides long-lasting protection
- **Specially designed surface provides enhanced walkability** versus conventional felts
- **At least 600% (i.e., 7 times) greater tear strength¹** and 214% higher nail-pull strength² than conventional #30 asphalt felt
- **48" (1.22 m) wide roll provides 33% more coverage per course than conventional 36" (914 mm) wide asphalt felts**
- **Light-blue surface is cooler to work on in hot weather** than conventional black felts
- **Eligible for up to a Lifetime limited warranty** when used on Lifetime Shingle roofs³ and it's an eligible component of GAF residential enhanced warranties

GAF recommends the use of roof deck protection that helps reduce moisture that can be trapped under the roof's shingles!



Typical
"non-breathable" synthetic underlayments can trap harmful moisture



Deck-Armor™
Premium Breathable Roof Deck Protection allows excess moisture to escape

Product Details:

Nominal Specifications:

For use with asphaltic shingles and may also be used with slate, wood, metal, or tile.⁴

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 43 lb. (19.5 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 180 days⁵

Code Approvals and Standards:

- Meets or exceeds the physical requirements of ASTM D226 and D4869
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁶
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment

Deck-Armor™ Roof Deck Protection "out-breathes" typical underlayments

Deck-Armor™	16 Perms*
#15 felt	6 Perms*
#30 felt	5 Perms*
Typical synthetic underlayments	.05 Perms* (virtually non-breathable)

* Nominal MVTR perms value as measured by GAF on Mocon unit @ 82°F (28°C) and 50% R.H.

¹GAF trapezoidal tear strength testing per ASTM D4533

²GAF nail pull-through testing per ASTM D3462

³Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

⁴Contact GAF Technical Support at 1-800-766-3411 for acceptable non-asphaltic roofing systems and limited warranty coverage.

⁵180-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is NOT related to withstanding water, snow, or wind. While Deck-Armor™ Premium Breathable Roof Deck Protection is water resistant, it is NOT WATERPROOF. DO NOT USE Deck-Armor™ Premium Breathable Roof Deck Protection as a temporary roof to protect property or possessions.

⁶Refer to UL Online Certification Directory for actual assemblies

Note: Always use plastic cap nails or staples with plastic caps to install Deck-Armor™ Premium Breathable Roof Deck Protection. Do NOT use nails or staples without caps.

To learn more about the Lifetime Roofing System visit gaf.com/Lifetime



We protect what matters most™





WeatherWatch[®] Mineral-Surfaced Leak Barrier

Help protect your home and roof system from
wind-driven rain and damaging ice dams



- Helps prevent leaks at the most vulnerable areas of your roof
- Reduces the risk of costly repairs due to wall or ceiling staining from leaks
- Meets most code requirements where local building codes require the use of leak barriers¹



Timberline®HDZ™
High Definition® Lifetime Shingles

GAF

LAYERLOCK™
TECHNOLOGY



Barkwood

America's #1-selling shingle just got better

Protecting over 50 million families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.

GAF

We protect what matters most.



Charcoal



Slate



Fox Hollow Gray



Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Explore colors and styles with our Virtual Home Remodeler at gaf.com/VHR



Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.²
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty¹** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.

Installation:



The StrikeZone™ Nailing Area

The industry's largest nailing area for up to 99.9% nail placement accuracy.²



LayerLock™ Technology

Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth microgranule surface



Visit gaf.com/LayerLock

¹ 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

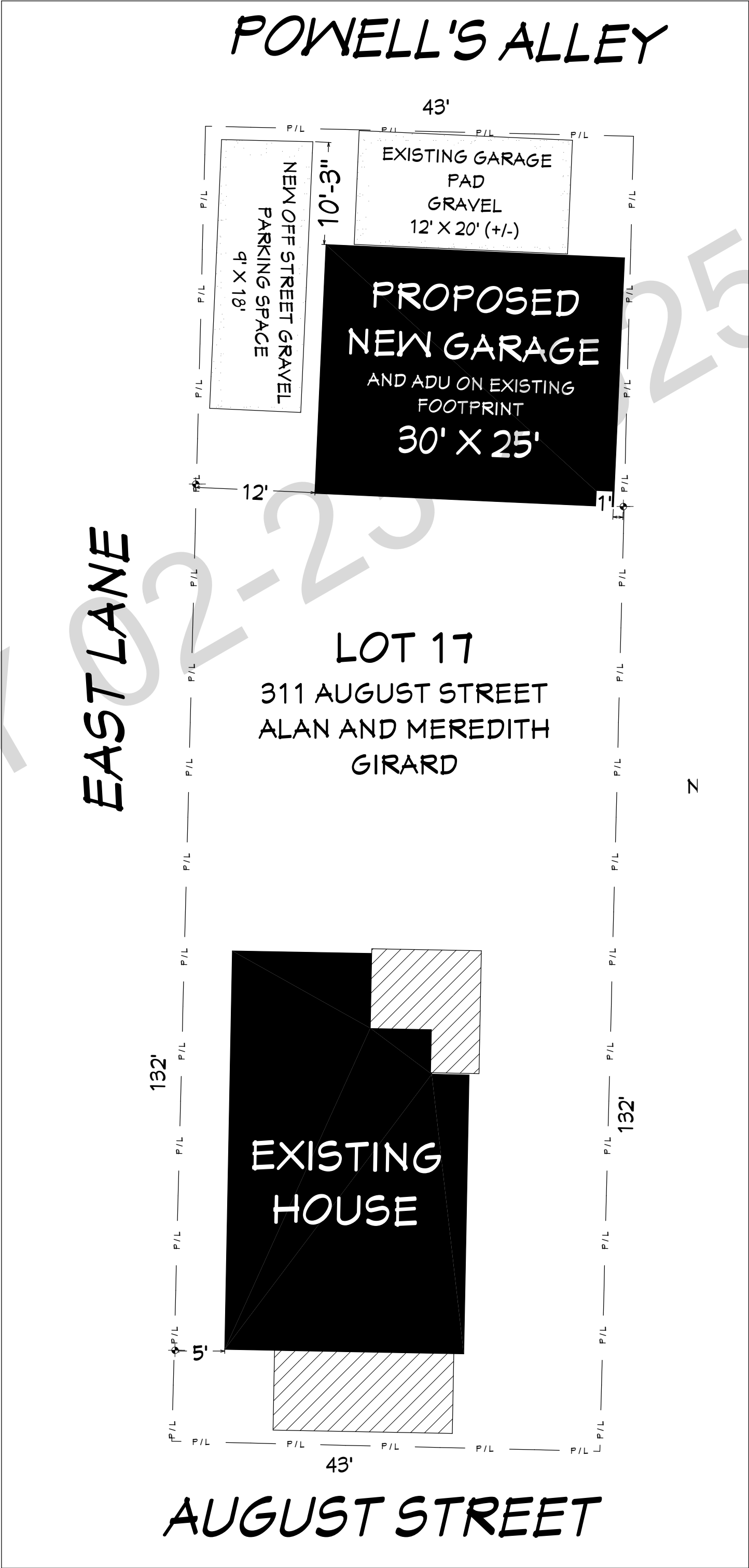
We protect what matters most™



Layout Page Table			
Label	Title	Description	Comments
SP1	SITE PLAN		
F1	FOUNDATION PLAN		
A1	FLOOR PLAN	ROOF PLAN	
A2	ELEVATIONS		
A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		

REV PRELIMINARY

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SITE PLAN
Scale 1" = 10'0"

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EASTON, MD 21601

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SHEET:

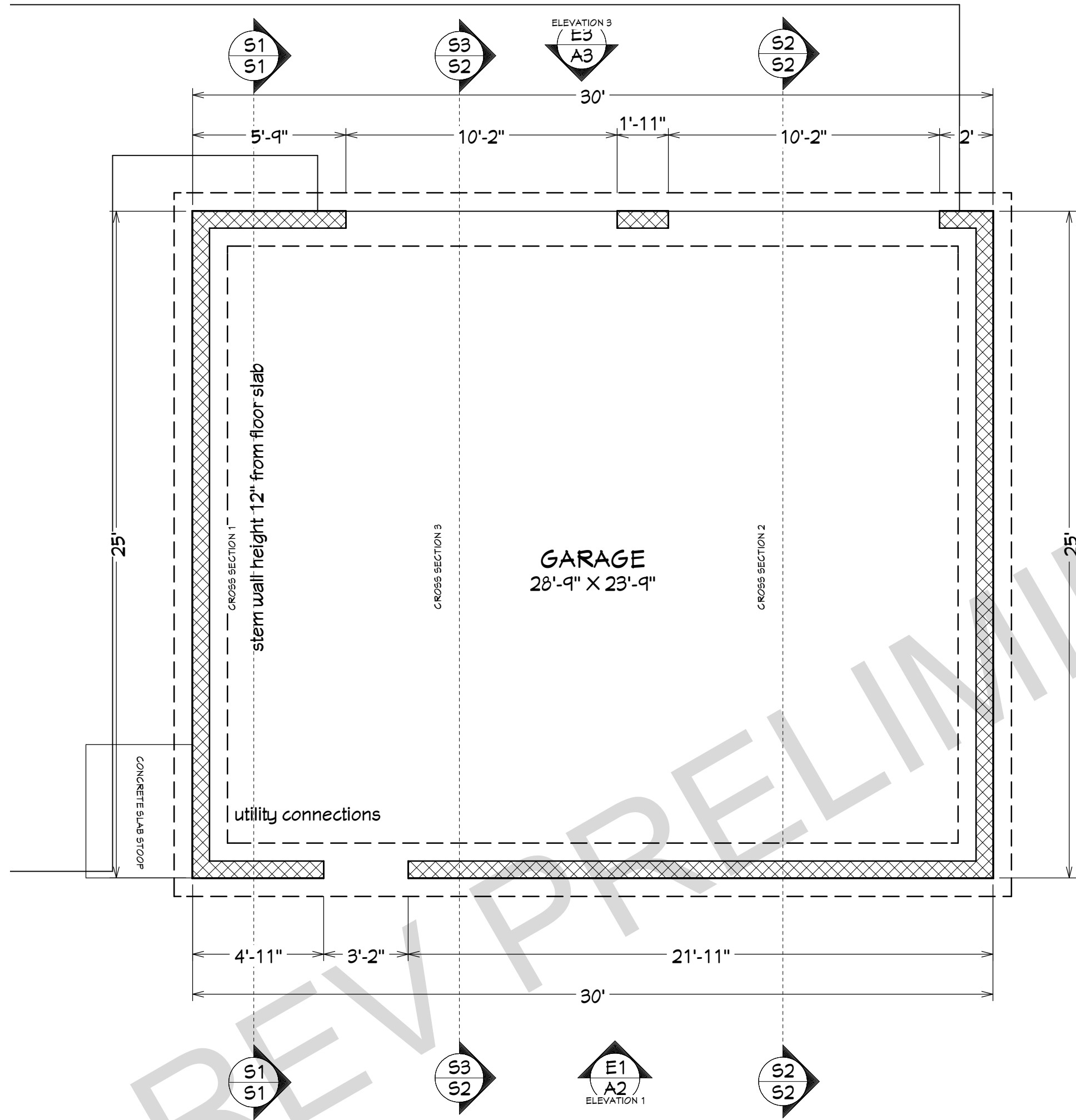
SP1

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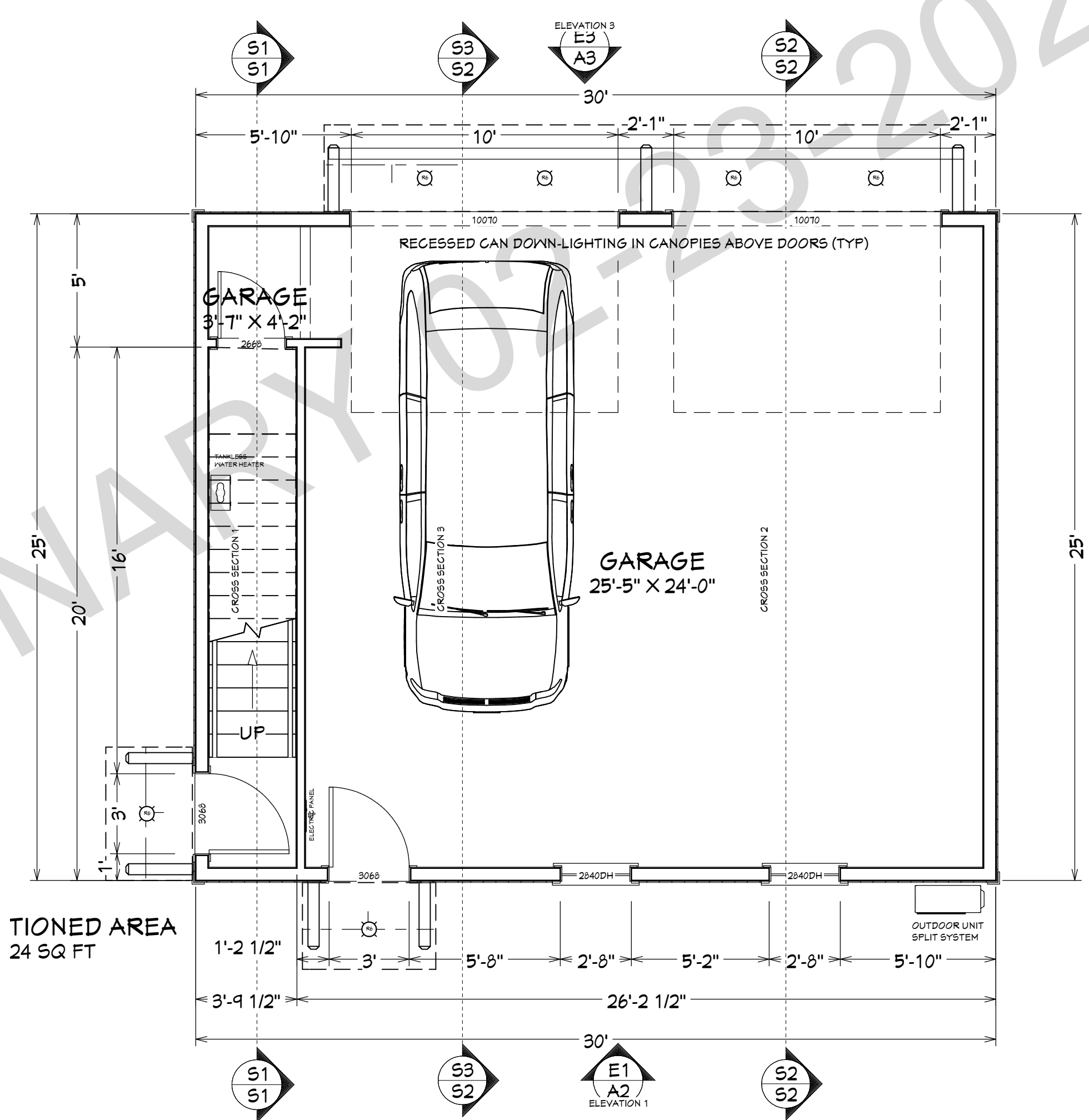


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A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		



Foundation



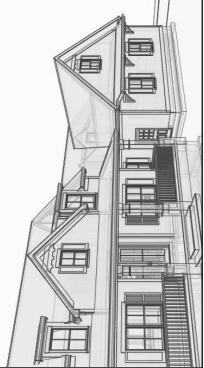
1st Floor

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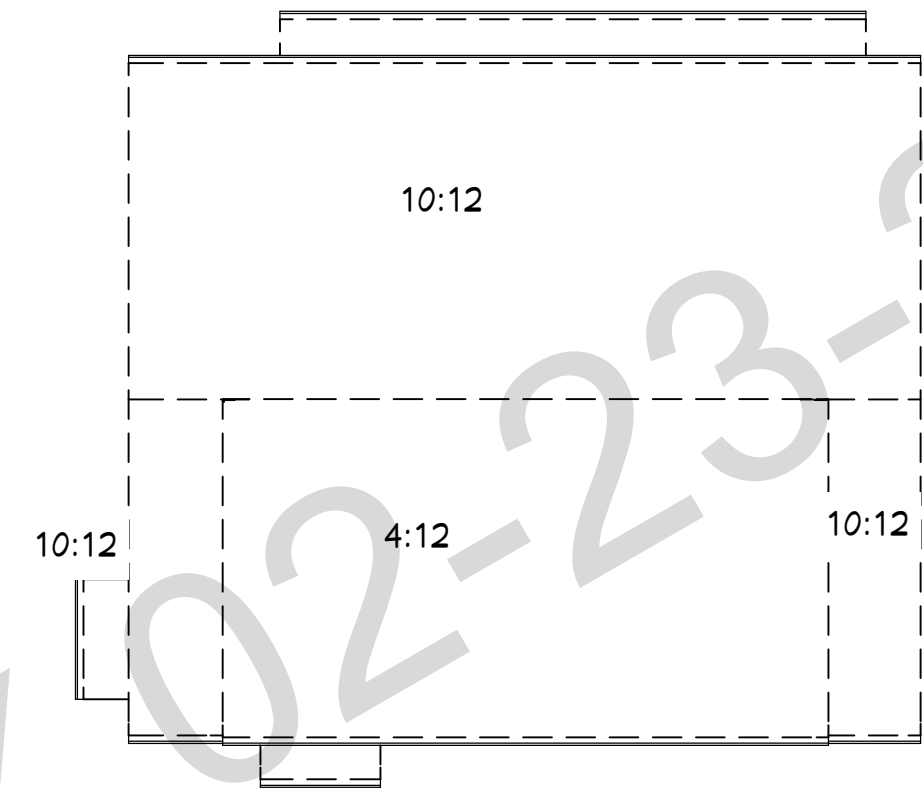
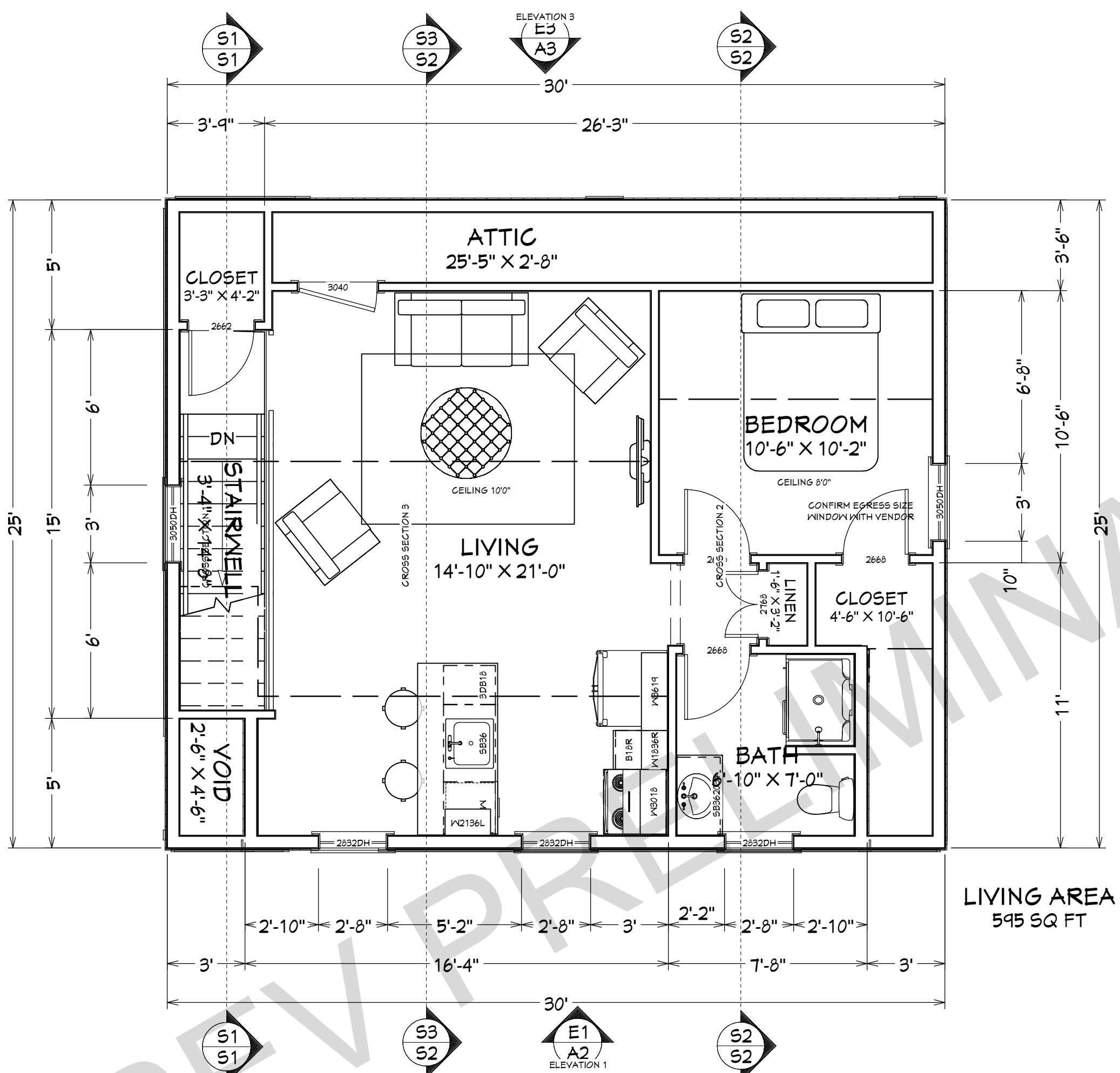
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S1	CROSS SECTIONS		
S2	CROSS SECTION		



Roof Plan
Scale 1/8" = 1'0"

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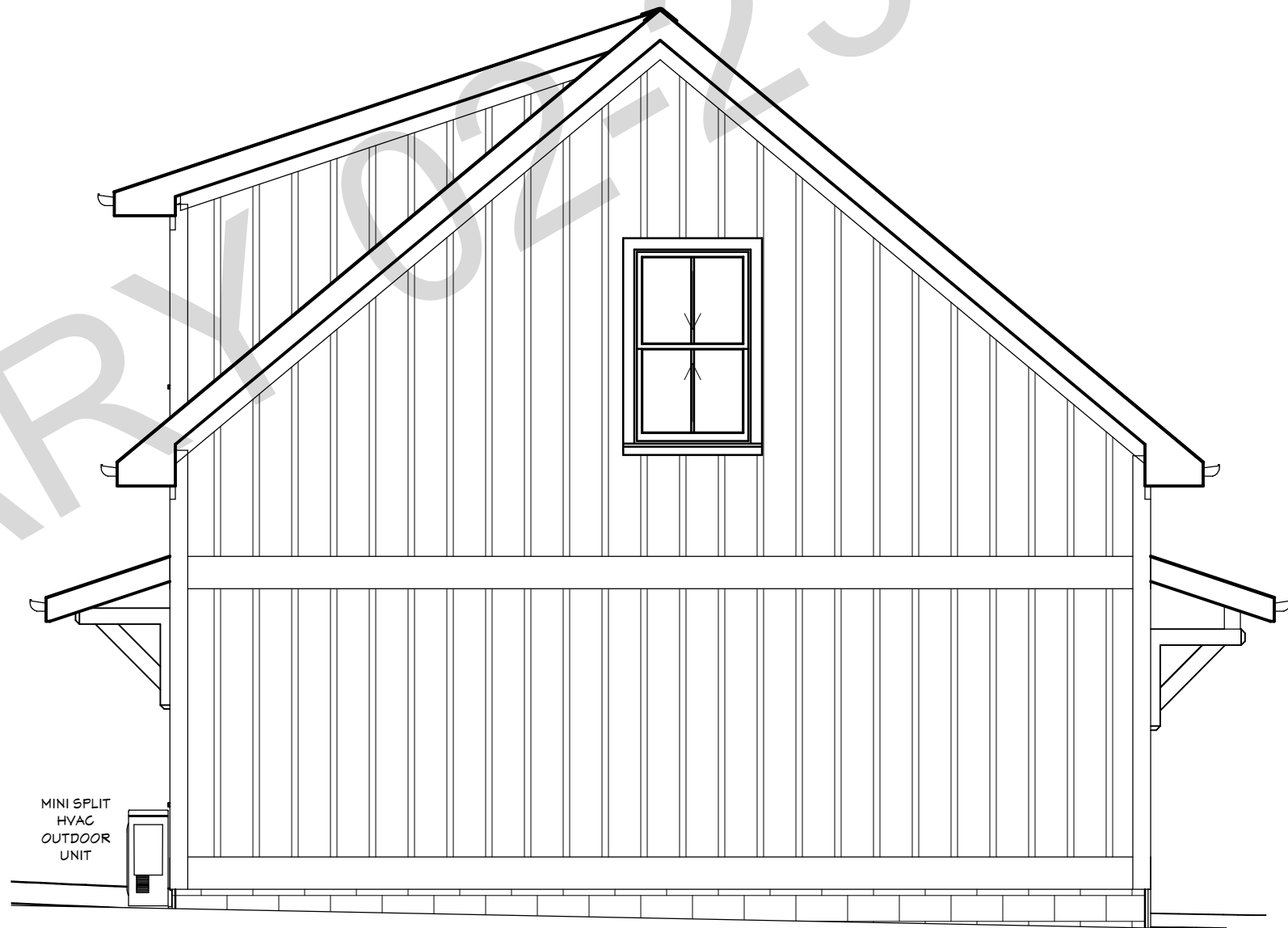
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A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		



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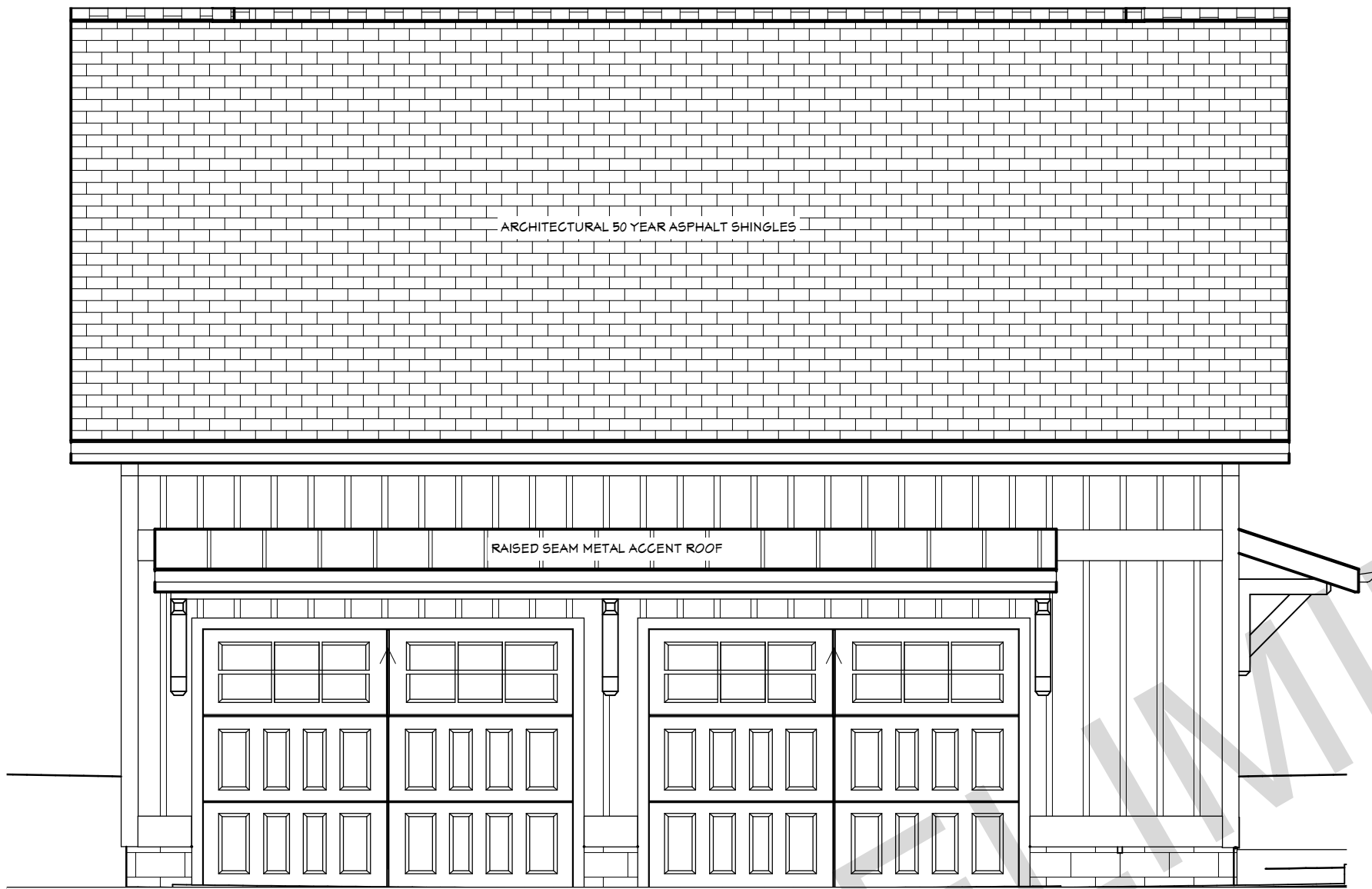
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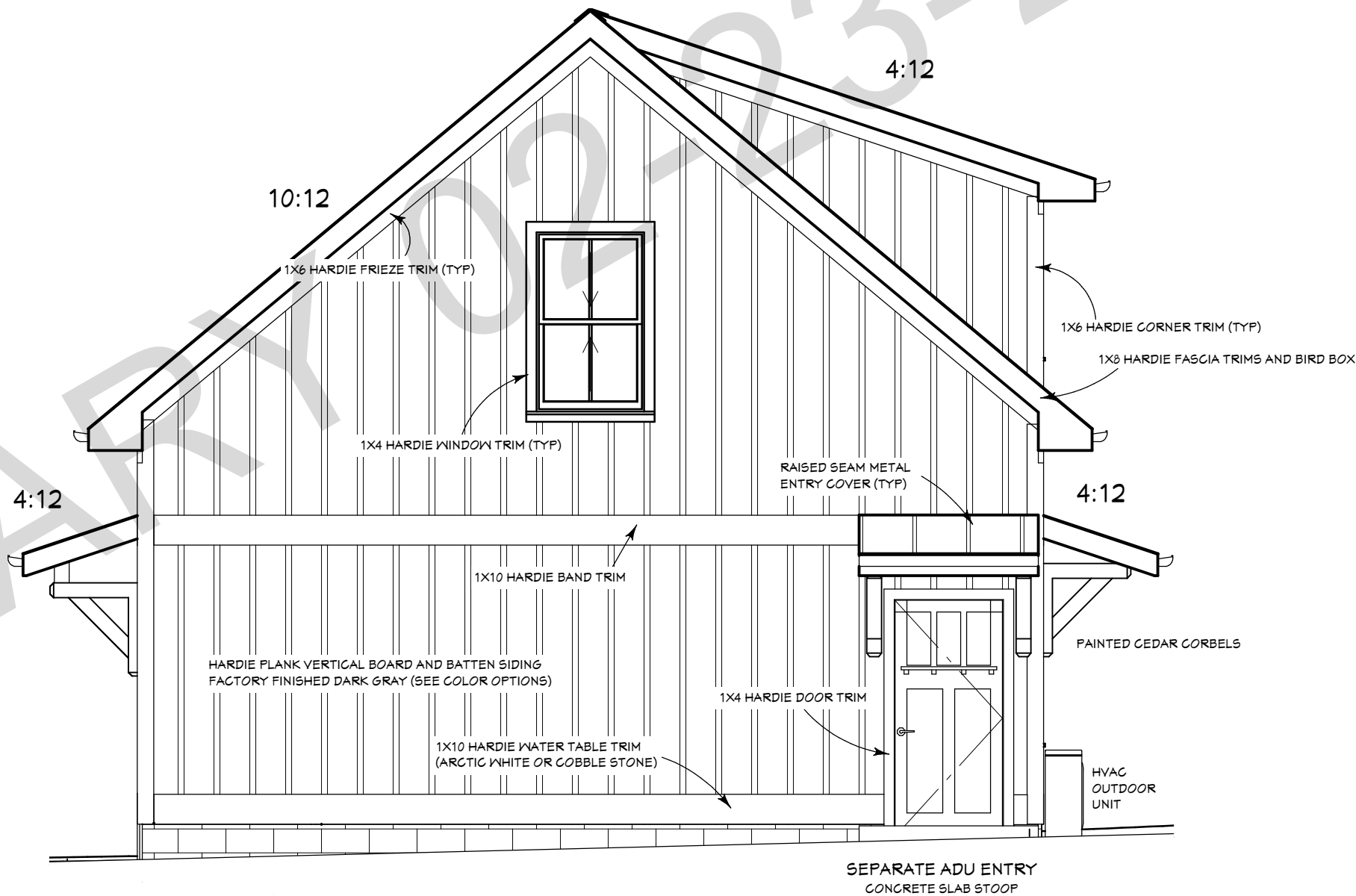
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A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		



E3 Elevation 3
1/4 in = 1 ft



E4 Elevation 4
1/4 in = 1 ft

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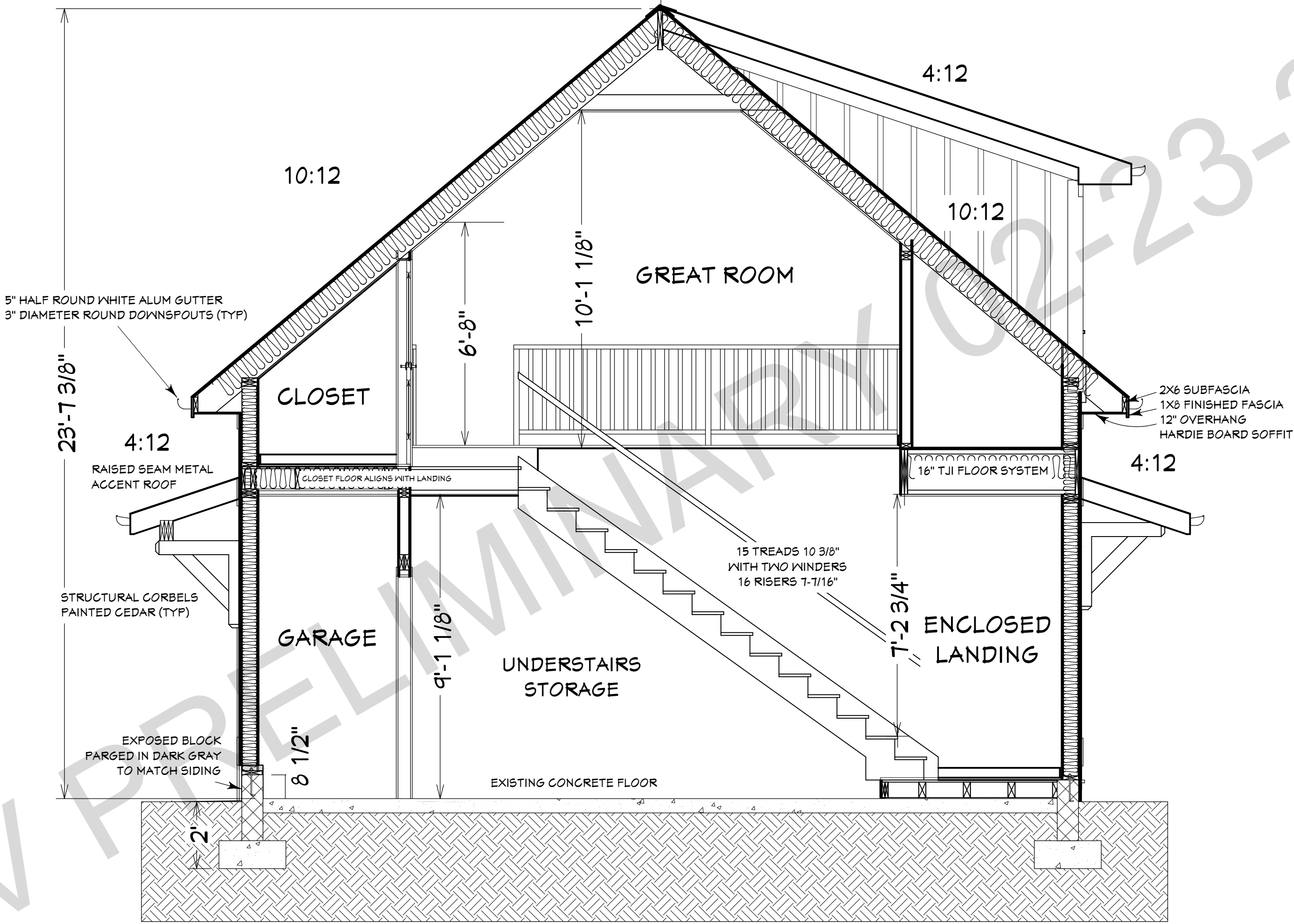
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A1	FLOOR PLAN	ROOF PLAN	
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A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		



S1 Cross Section 1
3/8 in = 1 ft

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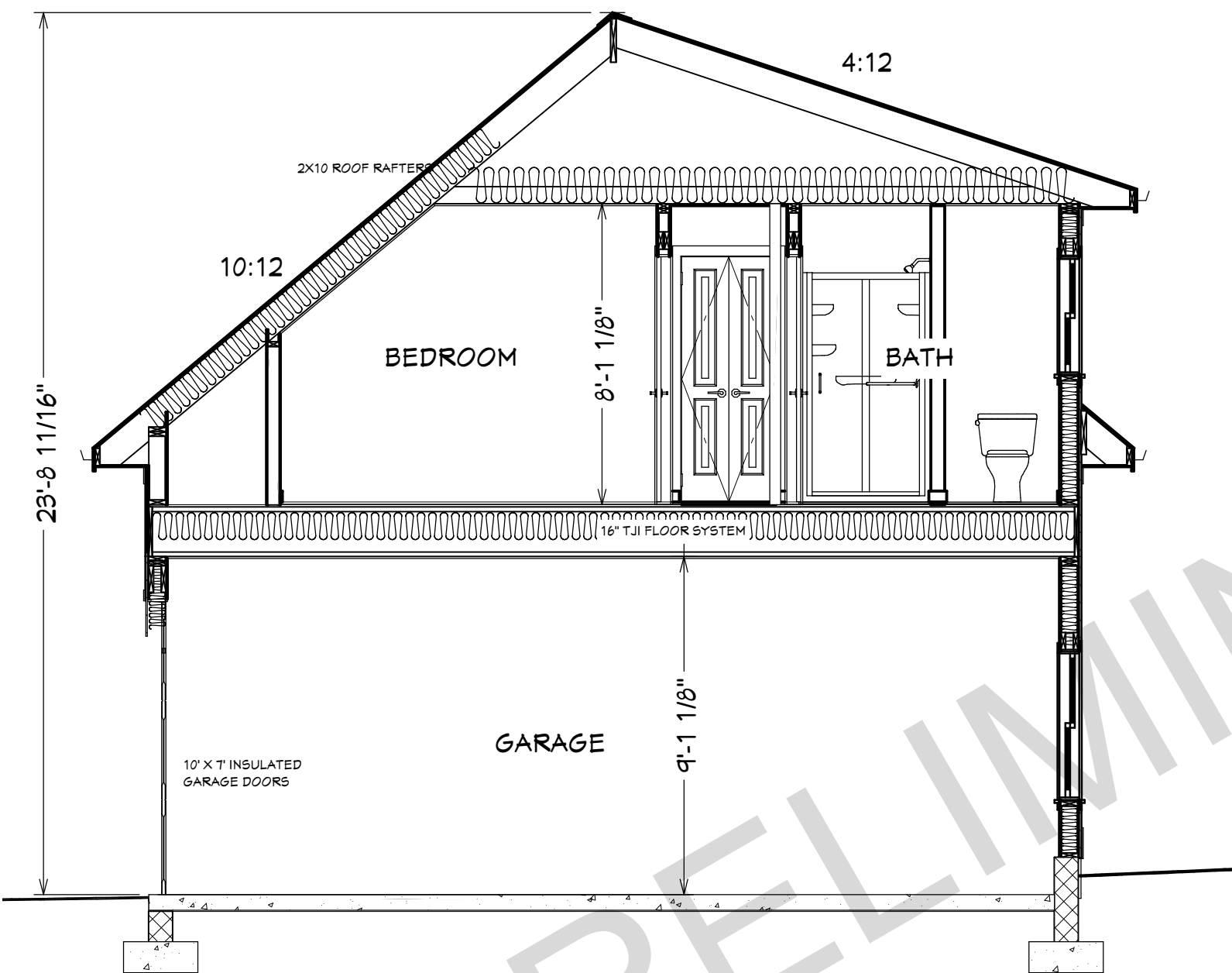
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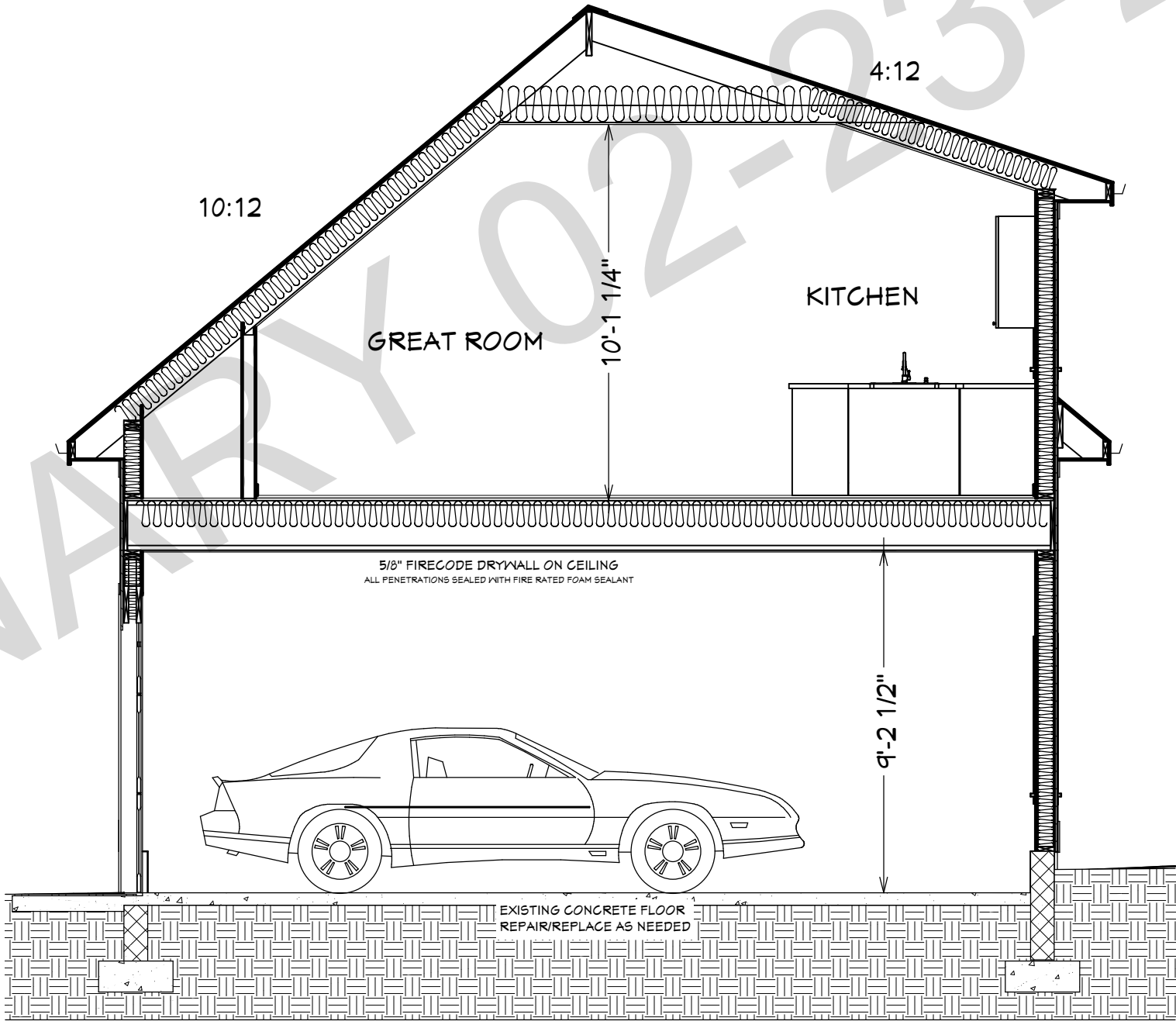
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A2	ELEVATIONS		
A3	ELEVATIONS		
S1	CROSS SECTIONS		
S2	CROSS SECTION		



S2 Cross Section 2
1/4 in = 1 ft



S3 Cross Section 3
1/4 in = 1 ft

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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 107 and 109 S Washington Street

Applicant: Christian Chute, AIA on behalf of Carstairs Row LLC

Application Number: 2025-1404

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to demolish a 180 square foot contributing rear addition to 109 S Washington Street (The Plate House). According to the Maryland Historic Trust, the rear addition was likely built around 1821 after 107 and 109 S Washington street became one property. Following demolition of the rear addition, the remain rear of the building will be renovated and restored. Proposed site work includes constructing a new brick knee wall, new brick entry steps, new bicycle storage, and the installation of new Bilco doors. Renovations to the building include the installation of new windows on the southern and western facades, two new wood doors on the western façade, replacement of a failing brick wall on the western façade with smooth Hardi lap siding, and the installation of a new standing seam metal roof/architectural asphalt shingle roof.

Background:

A request to demolish the rear addition of 109 S Washington Street and construct a new addition first appeared before the HDC on April 8, 2024. At that time, the Commission found the rear addition to be a contributing structure and requested the Maryland Historic Trust (MHT) review and comment on the application.

On May 20, 2024, the MHT provided a review letter which evaluated the historic significance of the rear addition and the effect demolishing the addition would have on the building's contributing status. The letter also commented on the proposed new construction and found that the proposed construction did not meet Standard #9 of the Secretary of the Interior's *Standards for Rehabilitation* which states "new additions, exterior alterations, or related new



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

construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

The HDC held its second hearing on the application on June 10th 2024 after receiving the MHT’s review letter. The Commission issued a certificate of appropriateness, approving the request subject to the condition that the applicant return with a plan showing the location of any mechanical equipment and a landscape plan. No such plan was ever submitted and the Certificate of Appropriateness expired on December 10, 2024 as no building permit was ever issued.



Figure 1 Previously Approved Addition



Figure 2 Proposed Renovations

Historic District Guidelines:

Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials.



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Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guideline 1. Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.
- c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

Guideline 2. Repair Rather than Replace

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

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

Guideline 4. Restore Significant Historic Features



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

Guideline 14. Perimeter Walls and Fences

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 41. Maintain Original and Historic Doors

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

Guideline 42. Make Sensitive Replacements (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.



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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 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Guideline 46. Maintain Historic Windows for Energy Efficiency

- a. When historic windows are too deteriorated to repair, install compatible and energy-efficient replacement windows that match the historic windows. They should also be durable, repairable, and recyclable.
- b. Replace missing windows with new, energy efficient windows matching the remainder of the historic windows on the building.
- c. Retrofit historic windows with high-performance glazing or clear film if the historic character can be maintained.
- d. For industrial buildings, retrofit historic steel windows and curtain-wall system to improve thermal performance. Maintain the historic character. Exterior or interior storm windows may be used.

Guideline 47. Weatherization and Insulation

- a. Caulk gaps in the exterior envelope such as around doors and windows.
- b. Install and maintain weatherstripping at windows and doors to eliminate drafts.
- c. Insulate unfinished spaces, such as attics, basements, and crawlspaces. Use appropriate materials for the space and ensure that it is adequately ventilated.

Guideline 48. HVAC

- a. Retain and maintain existing functional, efficient HVAC systems.
- b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.



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- c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.
- d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

Guideline 49. Site Features

- a. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- b. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- c. Avoid removing existing shade trees or vegetation.
- d. Use permeable paving where appropriate to manage stormwater.
- e. Items such as solar panels, batteries, electric vehicle charging equipment, etc., shall not be located in front yards and/or shall be screened from view.

Guideline 50. Maximize Daylight

- a. Retain historic features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- b. Reopen historic windows that have been blocked to provide additional light and ventilation.
- c. Add skylights or dormers on non-visible elevations.

Guideline 55. Maintain Historic Masonry

- a. Maintain and repair character-defining brick, stone, and stucco.
- b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.
- c. If a masonry wall has historically been painted, it should continue to be painted. Avoid painting or staining historically unpainted surfaces. Avoid applying waterproof coatings to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.
- d. Remove modern covering materials such as metal and vinyl siding applied over original masonry.



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- e. Avoid covering original masonry walls.
- f. Avoid removing original masonry features.

Guideline 58. Replacing Masonry Units

- a. If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence.
- b. If no evidence of the design of the feature exists, a new design compatible or consistent with the overall character of the building should be used.
- c. Where replacement of all or part of a brick or stone masonry wall is required, match the replacement units to the historic units. The new brick or stone should be the same size, type, and color as the original or should match as closely as possible.
- d. Mortar should be appropriate to the historic walls. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size.

Guideline 67. New Rear Decks and Patios

- a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.
- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.

Guideline 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.
- c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.
- d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.



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- e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.
- f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 70. Roof Material

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

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Guideline 79. Fiber Cement Siding

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

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



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- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.
- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 82. General Guidelines for Utilities

- a. Locate electric, telephone, and cable services underground whenever possible.
- b. Where underground placement is not possible, utilize the rear or other non-visible façade.
- c. Locate exterior conduit and hosing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 83. Trash and Refuse Containers

- a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.
- b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 84. Mechanical Equipment

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.
- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.
- c. Avoid placing window or air conditioning units in first-story windows or through storefront walls or transoms.

Guideline 89. Maintain Historic Windows



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- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style



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of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

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

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

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

Guideline 129. Partial Demolition

- a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.**
- b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.**

Recommended Conditions:

Should the HDC issue a certificate of appropriateness, staff supports the following conditions:

1. The applicant shall salvage historic materials including the brick, beams, fireplace surrounds, and any other applicable material. These materials shall be donated to a reputable architectural salvage organization.
2. All HVAC units shall be located on the side or rear façade and screened from view
3. Fiber cement siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.



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4. Any new brick should be the same size, type, and color as the original or should match as closely as possible.
5. New standing seam metal roofing must meet the dimensional requirements of Guideline 70e.



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Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017470		107 S WASHINGTON ST		SHOEMAKER, PAUL GEORGE			
YEAR BUILT		PHYSICAL CONDITION					
1800s*		FAIR-DETERIORATED BRICK, NEEDS REPAINTED					
ARCHITECTURAL STYLE			ADDITION(S)				
FEDERAL			3 STORY BRICK + 2 STORY FRAME				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
2 1/2 STORY 2 BAY FLEMISH BOND BRICK DWELLING, ENTRANCE HAS BEEN MOVED BUT RETAINS DENTILATED + TREFOIL CAP. STONE KEY STONE ARCHES. FRETWORK IN CORNICE MATCHES THAT OF #109. THIS UNIT WAS BUILT AT SAME TIME AS #109 (NO BREAK IN FAÇADE BRICK) BUT IS MORE ALTERED THAN ITS NEIGHBOR. #109 HAS EXCELLENTLY CRAFTED FEDERAL DOOR SURROUND.							



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

Meeting Date: 6/10/2024
Application Number: 2024-1173
Location: 107/109 S Washington Street
Applicant: C&C Architecture

Request: The applicant is proposing the partial demolition of a 180 square foot portion of the historic rear addition. Subsequent to demolition, the applicant is proposing to construct a 600 square foot, two-story rear addition.

Commissioner Bateman moved to **approve the application with the condition that the applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan.**

Vice Chairperson Brophy seconded the motion.

FOR: 5 - Demby, Brophy, Bateman, Greer, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

7/9/2024
Date

FEB 24 2025

HD 25 - 15



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

TOWN OF EASTON

Application #: 2025 - 1404
Date Received: 02/24/2025
Fee Paid: \$75.00
HDC Meeting Date: 03/10/2025
Date Property Posted: 03/03/2025

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 107 & 109 South Washington Street
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # NA

PROPERTY INFORMATION

OWNER NAME Richard Marx
 TELEPHONE NO. (410)924-1420 EMAIL rqm1@mac.com

Applicant or Agent

NAME Christian Chute, AIA
 TELEPHONE NO. (410)253-0022 EMAIL christian@candcarchitecture.net

Description of Proposal (include additional sheets, as necessary)

1 Revision of previously accepted proposal. Demolition of rear portion of structure, New exterior, stick frame walls to replace interior brick bearing wall that is failing. Hardiboard siding, 6" exposure and (2) new wood, double hung windows per the elevation drawings.

2. New 8'-0" tall pressure treated privacy fence, w. cap, 70 ft long, matching existing
 Specific Requirements fence located between Out of the Fire and R and R liquors.

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

(02.24.25)
Christian Chute

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.



Project Site: 107 & 109 South Washington Street
Easton, MD 21601

Permit #: n/a

Memo Re: Narrative regarding renovation plans

DATE: (02.24.25)

TIME:

Proposal for the renovation of 107 and 109 South Washington Street, Easton, MD. The program includes two commercial first floor spaces, and two single bedroom apartments on the second floor. There will be no changes to the original building on the east elevation (street side). There will be no changes to the south elevation that are visible from the public way. The proposed renovation includes demolition of the rear portion of 109 South Washington row house, a two and half story brick building that is located behind the "Double House." The rear portion of the structure is lacking structural integrity and missing doors and windows on the west elevation. The proposed renovation will involve the demolition of six existing windows on the south and west elevations. The proposed demolition will still maintain a portion of the ell that the Maryland Historical Trust refers to as a "portion of the structure [that] may be contemporary with it." The Maryland Historical Trust referenced the importance of the street façade and the two federal row houses that share a common wall. The portion of row house 109 that is proposed to be demolished does not share a common wall with row house 107. The significance of the "Brick Double Houses" is documented in the Historic American Building Survey, E.H. Pickering, 1933.

The client has already initiated a detailed restoration of the original structure and the commercial spaces on the first floor. During next phase of the renovation, the owner is planning on creating one bedroom rental apartments. The current layout and dilapidated state of the existing rear portion of 109 South Washington does not allow for a financially viable repurposing of the building. After the demolition of the rear portion of 109, a new stick frame exterior wall will replace the compromised, masonry interior wall. The brick facade will return to the proposed siding at the north and south corners to maintain the brick facade that is visible from the public way. The new west facade will include two new, wood double hung windows. A new bilco door entrance to the basement is proposed for the west facade of building 107.

Christian Chute, AIA

1

DOOR NUMBER

C

WINDOW LETTER

A

A-1

BUILDING SECTION DESIGNATION

REFERENCE DRAWINGS NUMBER

A

A-1

DETAIL NUMBER

REFERENCE DRAWINGS NUMBER

A

A-1

D

C

INTERIOR ELEVATION NUMBER

REFERENCE DRAWING NUMBER

1

REVISION

ELEV. -4'-4"

HEIGHT TITLE

HIDDEN LINE

REFERENCE DRAWING NUMBER

HIDDEN LINE

REFERENCE DRAWING NUMBER

CENTER LINE

COLUMN LINE

BRICK

STEEL

GRAVEL

PLYWOOD

CONCRETE

CMU

EARTH OR FILL

INSULATION BATTS

INSULATION SPRAY

INSULATION RIGID

PLASTER/ GYPSUM WALL BOARD

WOOD (BLOCKING)

WOOD (FRAMING)

WOOD (FINISHED)

NOTICE TO CONTRACTORS

PROJECT INFORMATION

CONTRACT DOCUMENT NOTES

OWNER:

GENERAL CONTRACTOR:

ARCHITECTURE FIRM:

C + C ARCHITECTURE

7760 BLOOFIELD ROAD

EASTON, MD 21601

410.253.0022

email: christian@candcarchitecture.net

Christian Chute, Project Architect

107 & 109 S. Washington Street

Easton, MD 21601

GENERAL INFORMATION

DRAWING INDEX

1. PROPERTY LOCATION:

107 & 109 S. Washington Street

Easton, MD 21601

2. TAX MAP / GRID / PARCEL:

104 / NA / 1985 / LOT 2A and 2B

3. PROPERTY ZONING CLASSIFICATION:

CB & CR

4. CRITICAL AREA DESIGNATION:

N/A

5. FLOODPLAIN CLASSIFICATION:

X

6. BUILDING TYPE:

VB

7. BUILDING USE GROUP:

M/R-3

1

C

COVER PAGE

2

SP1.0

SITE PLAN EXISTING

3

RD1.1

FLOOR PLANS EXISTING

4

RD2.1

ELEVATIONS EXISTING

5

RD1.3

ATTIC PLAN AND ROOF PLAN EXISTING

6

RD1.2

FLOOR PLANS EXISTING

7

HDC1.1

FIRST FLOOR PLAN

8

HDC1.1

ELEVATIONS

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HDC3.1

RENDER PERSPECTIVE

10

HDC4.1

EXISTING INTERIOR PHOTOS

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EXISTING EXTERIOR PHOTOS

12

HDC4.3

EXISTING EXTERIOR PHOTOS

ABBREVIATIONS

PROFESSIONAL CERTIFICATION

CODES COMPLIANCE

@

AT OR AT EACH

A.C.

AIR CONDITIONER

A.F.F.

ABOVE FIRST FLOOR

ALT.

ALTERNATE

ALUM.

ALUMINUM

ANOD.

ANODIZED

B.F.F.

BELOW FIRST FLOOR

B.S.

BOTH SIDES

B.V.

BLOCK VENT

BD.

BOARD

BLDG.

BUILDING

BOT.

BOTTOM

CAB.

CABINET

CH.

CHANNEL

CL

CENTER LINE

CLG.

CEILING

CLOS.

CLOSET

CMU

CONCRETE MASONRY UNIT

COL.

COLUMN

CONC.

CONCRETE

CONT.

CONTINUOUS

CPT.

CARPET

CSK.

COUNTERSINK

D OR Ø

DIAMETER

D.H.

DOUBLE HUNG

D.S.

DOWNSPOUT

D.W.

DISHWASHER

DWG

CAD DRAWING

E.J.

EXPANSION JOINT

E.W.

EACH WAY

ELEC.

ELECTRIC

ELEV.

ELEVATION

EPS.

EXPANDED POLYSTYRENE

EQ.

EQUAL

EXP.

EXPANSION

F.D.

FLOOR DRAIN

F.P.

FIREPROOF

FIN.

FINISHED

FLG.

FLOORING

FPHB

FROST PROOF HOSEBIB

FT.

FOOT/FEET

FTC.

FLOOR TO CEILING

FTG.

FOOTING

G.S.

GRAVEL STOP

GA.

GAUGE, OR GAGE

GL.

GLASS

GWB

HEIGHT

H.W.

HOT WATER

H.W.H.

HOT WATER HEATER

HT.

HEIGHT

I.D.

INSIDE DIAMETER

INSUL.

INSULATION

LAM.

LAMINATED OR LAMINATE

LAV.

LAVATORY

LB.

POUND

LT.

LIGHT OR LIGHTING

M.O.

MASONRY OPENING

M.S.

MOP SINK

MAS.

MASONRY

MAX.

MAXIMUM

MECH.

MECHANICAL

MIN.

MINIMUM

MTL.

METAL

N.I.C.

NOT IN CONTRACT

NO.

NUMBER

NTS

NOT TO SCALE

O.C.

ON CENTER

O.H.

OVERHEAD

OPG.

OPENING

OPP.

OPPOSITE

P.LAM

PLASTIC LAMINATE

P.T.

PRESSURE TREATED

PL

PLATE

PLAS.

PLASTIC

PTD.

PAINTED

PVB.

POLYVINYL BARRIER

R.

RADIUS

R.O.

ROUGH OPENING

REF

REFER, REFERENCE

REQ'D

REQUIRED

RES.

RESILIENT

REV.

REVERSE

RM.

ROOM

S.C.

SOLID CORE

S.S.

STAINLESS STEEL

SCHED.

SCHEDULE

SHT.

SHEET

SIM.

SIMILAR

SPEC.

SPECIFICATION(S)

SQ.FT.

SQUARE FEET

STD.

STANDARD

STL.

STEEL

STOR.

STORAGE

STRUCT.

STRUCTURAL

T&G

TONGUE AND GROOVE

T.

TREAD OR TOE

TBR.

TO BE REMOVED

TEMP.

TEMPERATURE

THRESH.

THRESHOLD

TYP.

TYPICAL

UL

UNDERWRITERS LABORATORY

V.I.F.

VERIFY IN FIELD

W.C.

WASH CLOSET

W.P.

WATERPROOF

W.R.

WATER RESISTANT

W/

WITH

WD.

WOOD

WDW.

WINDOW

WWF

WELDED WIRE FABRIC

1. The Contract Documents includes the Architectural Set drawings. The Contract Documents are complimentary to each other and are to be coordinated with and used in combination to obtain complete construction information. Any information conflicts are to be brought to the attention of C and C Architecture before proceeding with any work.

2. All Record Document set of plans and elevations are drawn showing walls plumb and roof and floor level and does not indicate settlement or any deterioration. Dimensions in the Contract Documents may vary from existing and require field verification before proceeding with work. The General Contractor is responsible for site verifying all areas affected by construction.

3. If the General Contractor or any subs or trades require additional explanation for intended work, the General Contractor shall submit in writing a Request for Supplemental Instructions to C and C Architecture. No changes to intended work shall occur without written authorization from C and C Architecture. Failure to obtain written authorization shall invalidate any claim for additional compensation.

4. The Contract Documents with the most current date or dates represents the latest information available and supersedes and replaces, all previous documents, drawings, details, information, and features unless specifically stated in writing by C and C Architecture. Upon receipt, the General Contractor is responsible for distribution of the most current documents to all of his subcontractors and applicable personnel.

COVER PAGE

PROJECT SCOPE

Richard Marx

107 & 109 S. Washington St.

EASTON, MD 21601

REVISIONS

Project number2402

Date(02.19.25)

Drawn byCC

C

ScaleAs indicated

107 & 109 S. WASHINGTON ST.

EASTON, MD. 21601

THIS PROJECT CONSISTS OF THE FOLLOWING ITEMS:

1. RENOVATION OF FIRST FLOOR AS SINGLE OCCUPANCY, MERCANTILE USE.

2. DEMOLITION OF REAR, PORTION OF BUIDLING.

3. FIRST FLOOR HEATED SPACE = 1,149 S.F.

4. NEW ADA COMPLIANT BATHROOM.

5. STABILIZE AND REPOINTING OF REAR BRICK WALLS

6. NEW BASEMENT ACCESS VIA BILCO DOORS.

7. NEW REAR ENTRY FOR FUTURE SECOND FLOOR APARTMENTS.

8. NEW PRIVACY FENCE, PRESSURE TREATED WOOD, 70 FT. LONG, 8FT. HIGH

PROFESSIONAL CERTIFICATION

CODES COMPLIANCE

I certify that these documents were prepared or approved be my, and that I am a duly licensed architect under the laws of the State of Maryland, license number 20263.

Jonathan C. Chute, AIA
C and C Architecture

1. COMAR, Code of Maryland Regulations, latest edition COMAR 05.02.03.03(2).

2. International Residential Code 2018, latest edition, as amended by COMAR.

3. Town of Easton Building Code for Residential One and Two Family Dwellings under Chapter 6, Article III

4. State Fire Prevention Code

5. NFPA 70 National Electrical Code

6. International Fuel Gas Code as amended by COMAR

7. International Mechanical Code as amended by COMAR

8. International Plumbing Code as amended by COMAR

3. International Electrical Code as required by Town of Easton and COMAR.

8. International Energy and Conservation Code 2018.

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877.923.9634

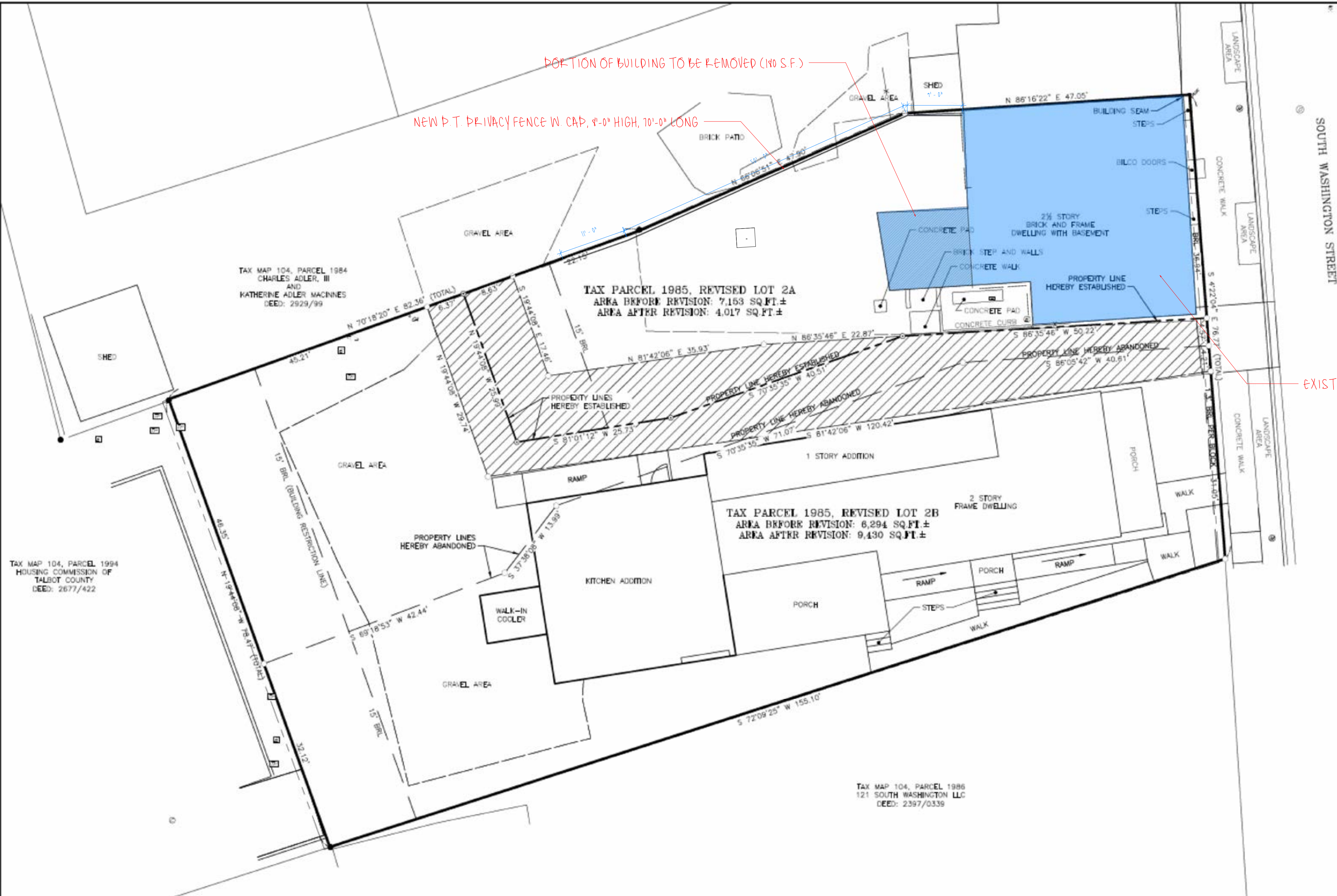
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Page 128 of 179



LEGEND

- HVAC UNIT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GUY WIRE ANCHOR
- UTILITY POLE
- OVER HEAD UTILITY LINES
- COMPUTED POINT
- LEAD PLUG
- IRON ROD FOUND
- IRON ROD SET
- ACCESS EASEMENT (1,848 SQ.FT.)

TAX MAP 104, PARCEL 1985, LOT 2A:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 107 & 109 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2333/346
PLAT REFERENCE: 83/456

TAX MAP 104, PARCEL 1985, LOT 2B:

PROPERTY OWNER: CARSTAIRS ROW, LLC
PROPERTY ADDRESS: 111 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2751/4
PLAT REFERENCE: 83/456

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN TAX PARCEL 1985, LOT 2A AND TAX PARCEL 1985, LOT 2B.

SITE NOTES

ZONING CLASSIFICATION: CB & PR (CENTRAL BUSINESS COMMERCIAL & PLANNED REDEVELOPMENT OVERLAY DISTRICT)

SETBACKS:
FRONT: 15'
REAR: 0'
MINIMUM LOT SIZE: 5,000 SQ.FT.
MINIMUM LOT DEPTH: 60'
MINIMUM LOT FRONTAGE: 30'
MINIMUM BUILDING HEIGHT: 60'
WATER SUPPLY: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON MAY 27, 2021.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MONM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C01890 FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AC, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO CARSTAIRS ROW, LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A LINE REVISION OF ALL THE LANDS CONVEYED TO CARSTAIRS ROW, LLC BY DEED DATED FEBRUARY 18, 2016 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2333, AT FOLIO 346 AND ALL THE LANDS CONVEYED TO CARSTAIRS ROW, LLC BY DEED DATED SEPTEMBER 23, 2020 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2751, AT FOLIO 4. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD, THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2023, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

DATE

OWNER'S CERTIFICATE

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY EASTON UTILITIES AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

CARSTAIRS ROW, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

CARSTAIRS ROW, LLC

RICHARD MARKS, AUTHORIZED MEMBER

DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____

NOTARY

DATE

MY COMMISSION EXPIRES ____

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 1985, REVISED LOT 2A AND TAX PARCEL 1985, REVISED LOT 2B AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03.

TAX PARCEL 1985, REVISED LOT 2A AND TAX PARCEL 1985, REVISED LOT 2B AS SHOWN HEREON IS SERVED WITH EXISTING PUBLIC WATER AND PUBLIC SEWER UTILITIES PROVIDED BY EASTON UTILITIES.

TALBOT COUNTY APPROVING AUTHORITY

DATE

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION

DATE

THE TOWN PLANNER

DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21601 (410) 822-8023
15 Washington St. Cambridge, MD 21613 (410) 221-0818
304 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2595



LINE REVISION

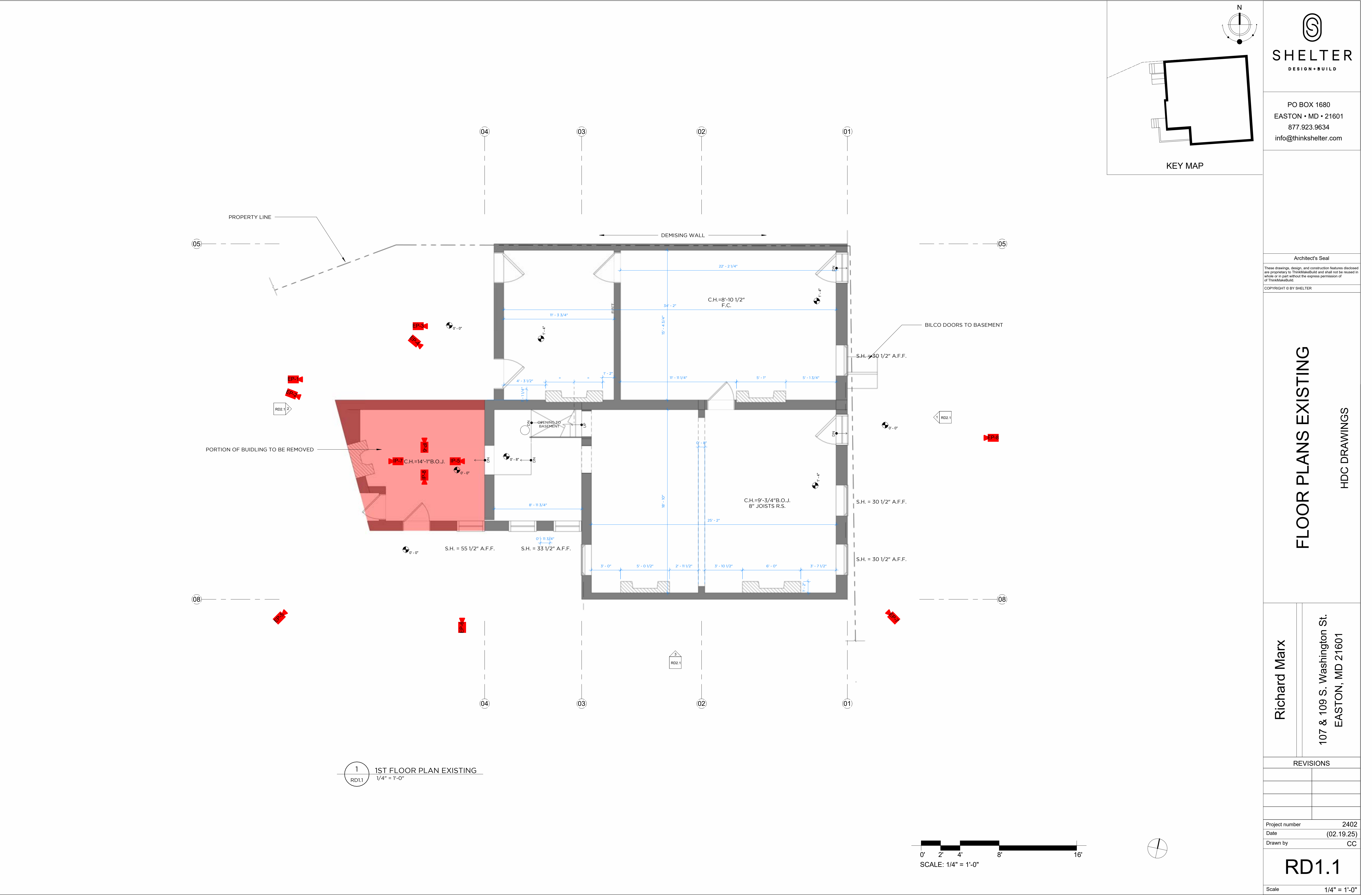
ON THE LANDS OF
CARSTAIRS ROW, LLC

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1985, LOTS 2A & 2B

ISSUED FOR: TOWN SUBMITTAL
DATE: 05-02-23
BY: TWG

SP1.0

SHEET No. 1 OF 1
DATE: 05-02-23
JOB No. 210258
SCALE: AS NOTED
FILE No. B233



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FLOOR PLANS EXISTING

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

Project number	2402
Date	(02.19.25)
Drawn by	CC

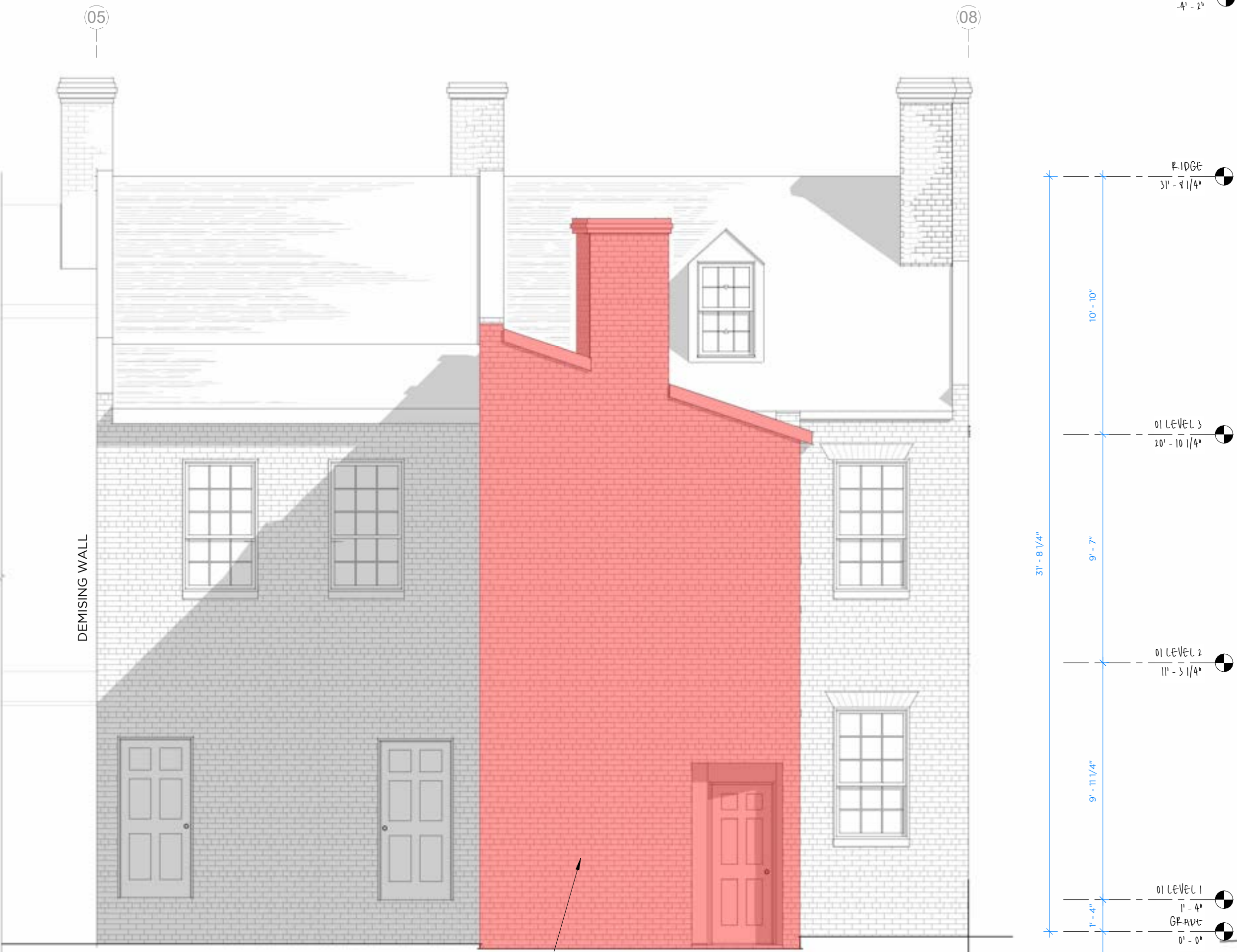
RD1.1

Scale 1/4" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

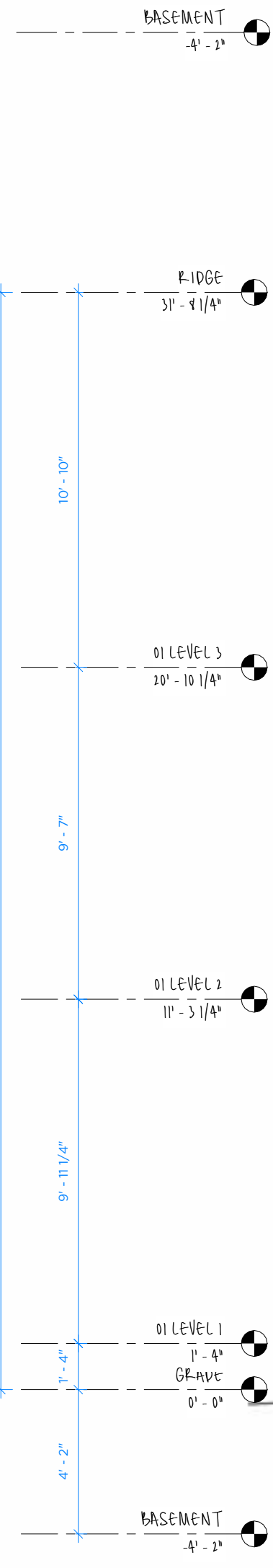


1 EAST ELEVATION EXISTING
RD2.1
1/4" = 1'-0"

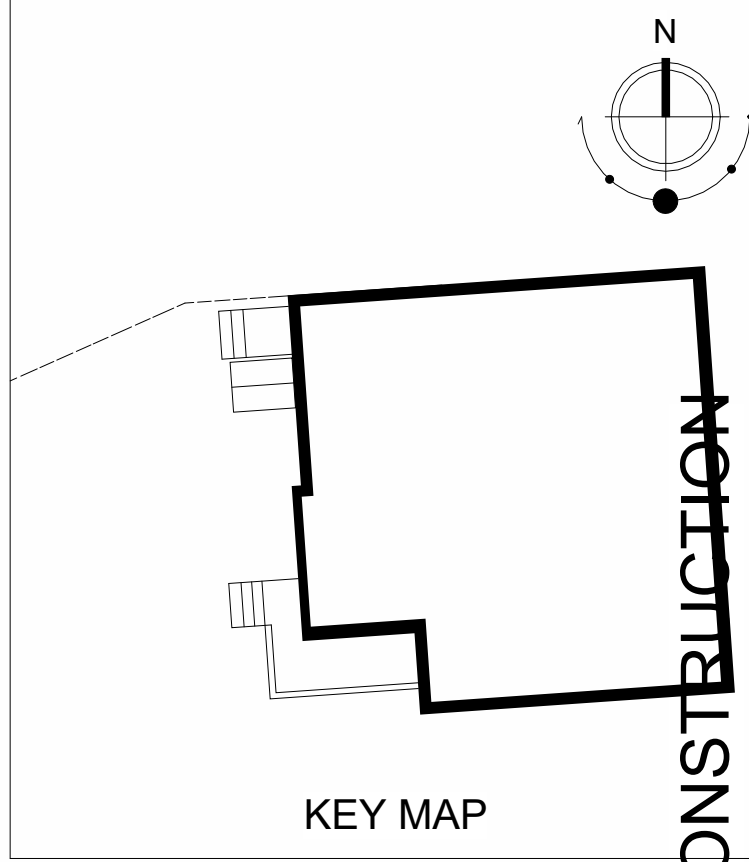


2 WEST ELEVATION EXISTING
RD2.1
1/4" = 1'-0"

PORTION OF BUILDING TO BE REMOVED



3 SOUTH ELEVATION EXISTING
RD2.1
1/4" = 1'-0"



KEY MAP

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



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ELEVATIONS EXISTING

HDC DRAWINGS

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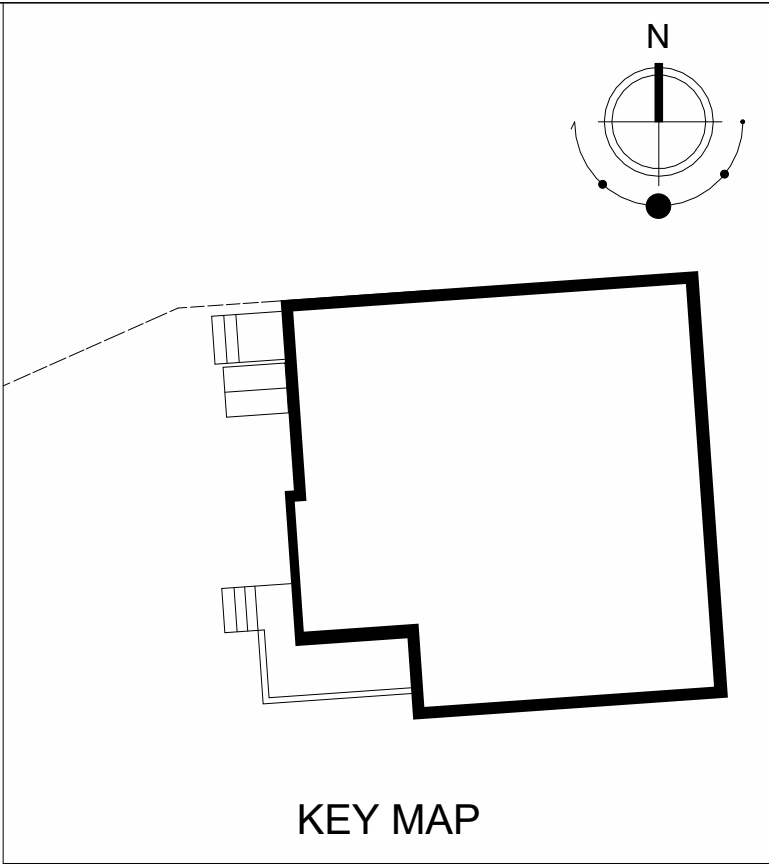
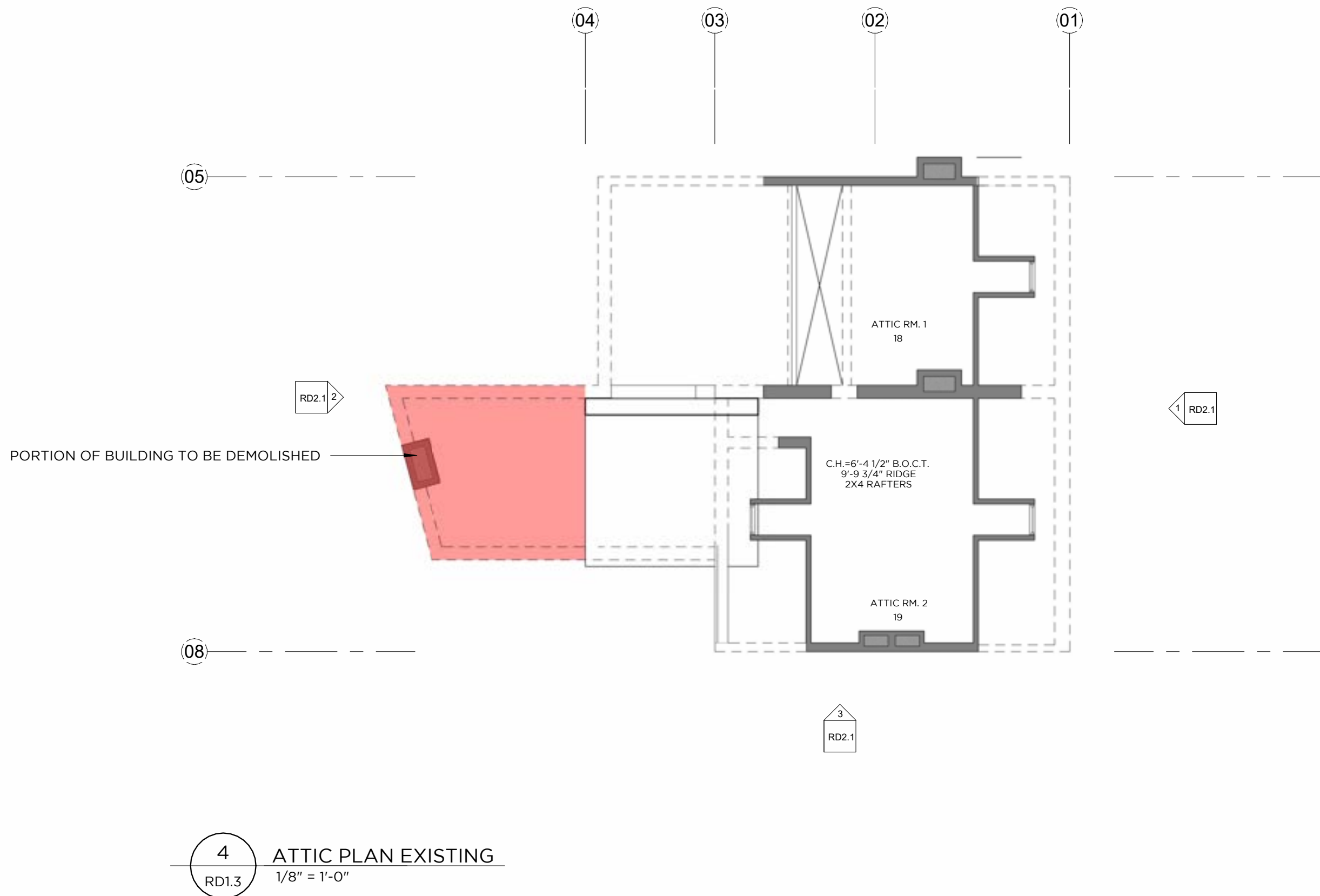
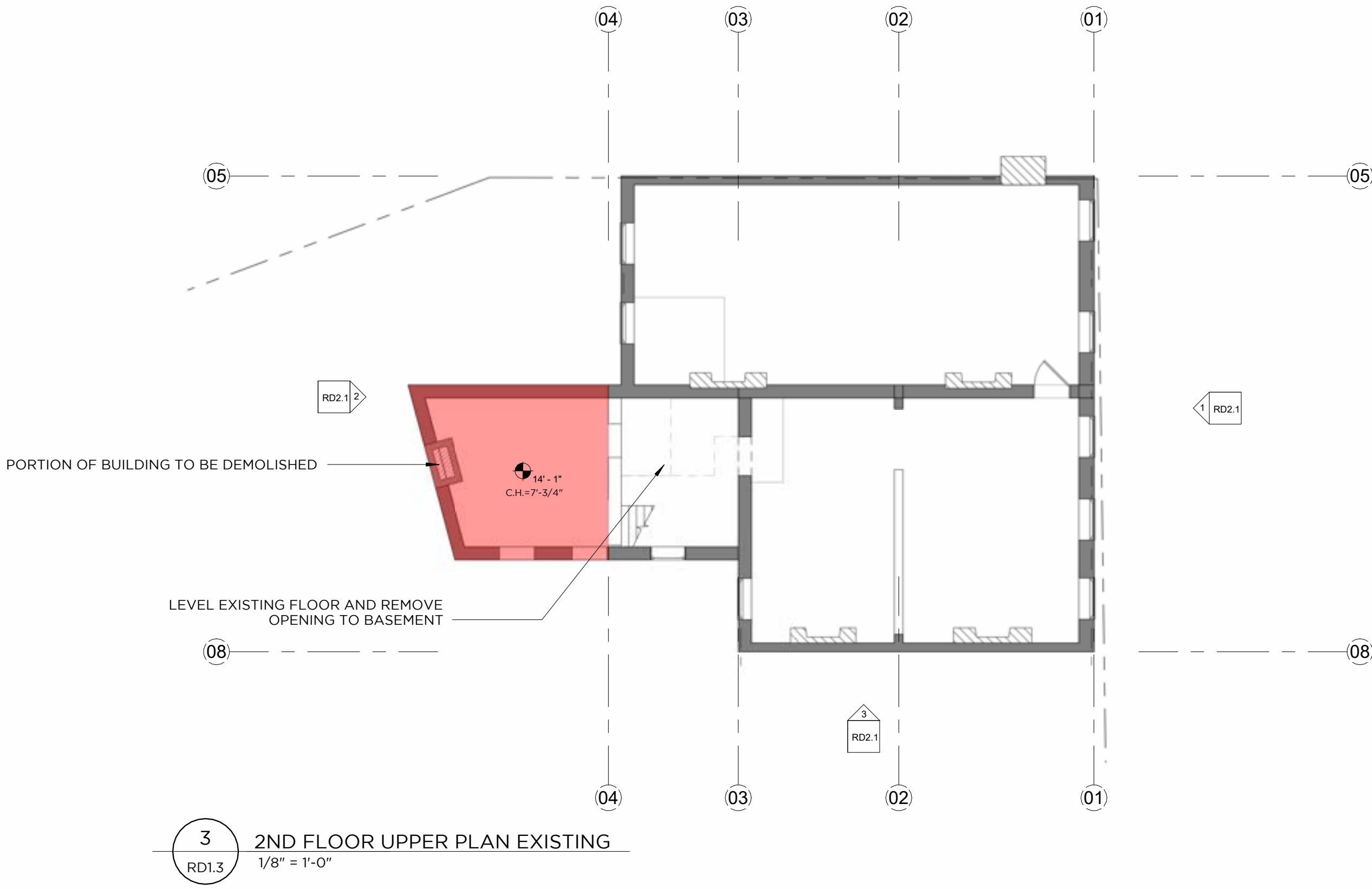
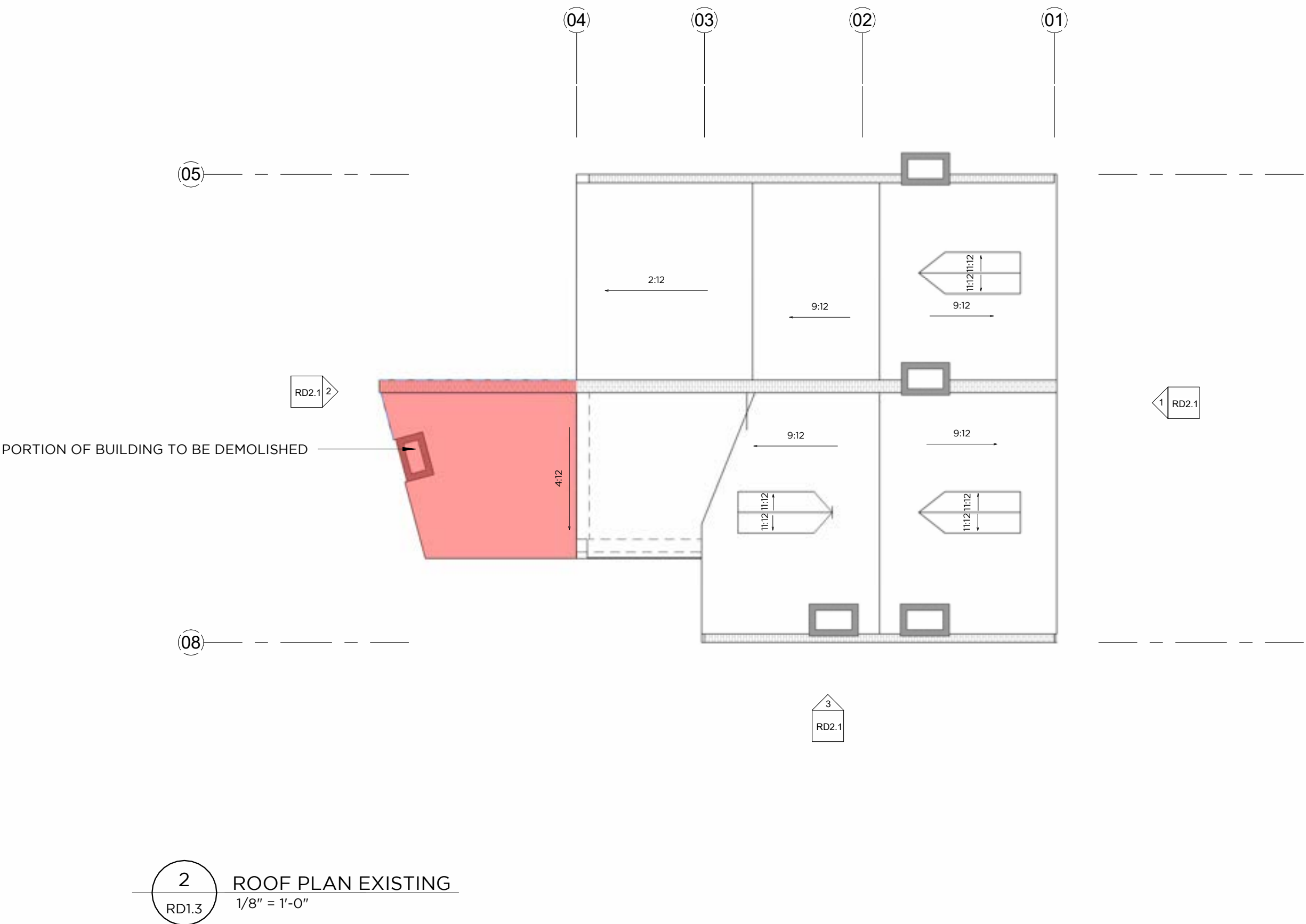
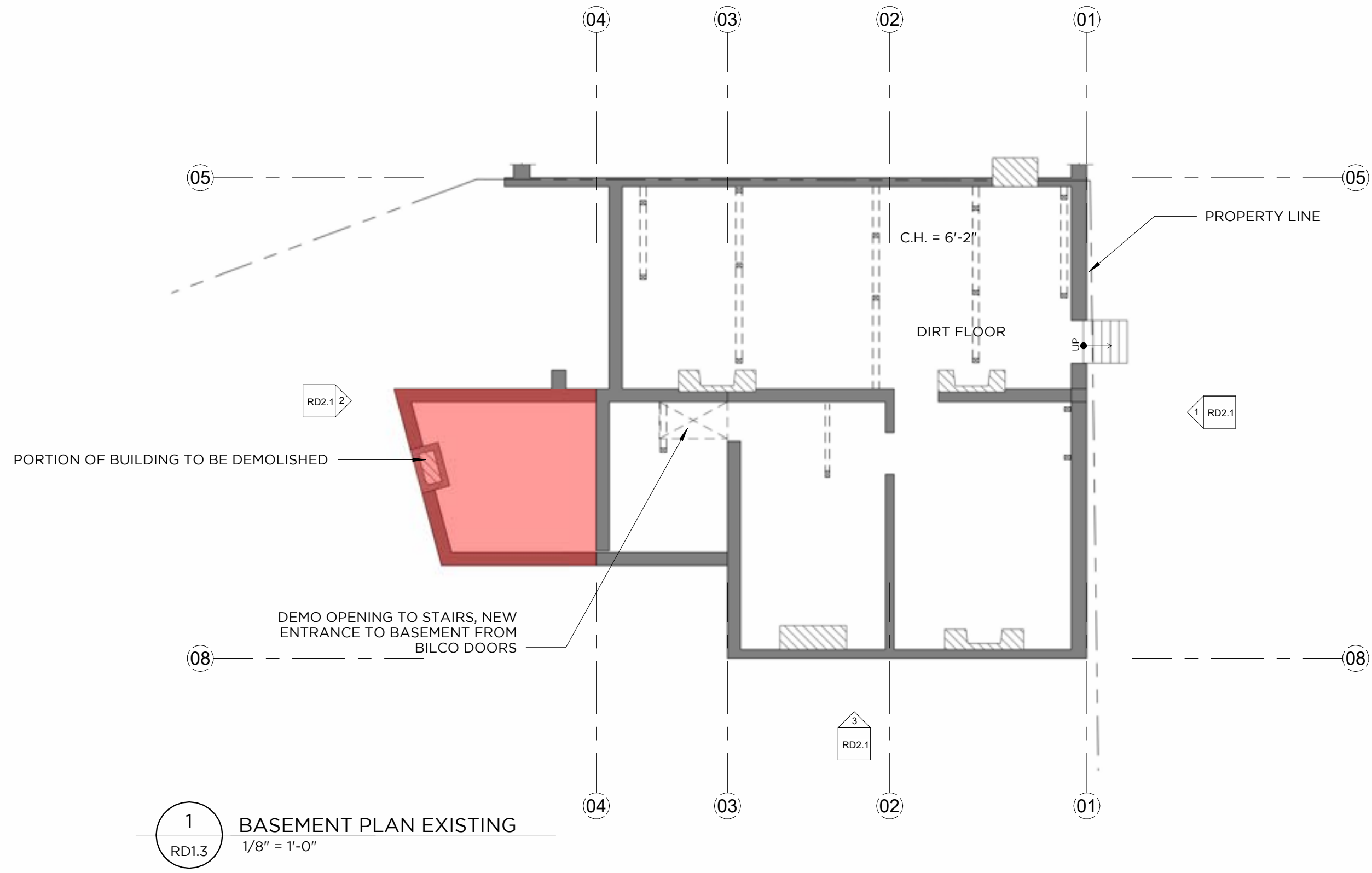
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

Project number 2402
Date (02.19.25)
Drawn by CC

RD2.1

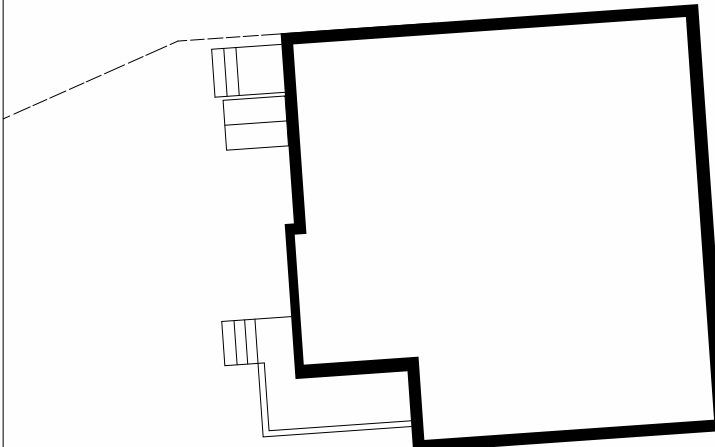
Scale 1/4" = 1'-0"



ATTIC PLAN AND ROOF PLAN
EXISTING
HDC DRAWINGS

Richard Marx
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
Project number	2402
Date	(02.19.25)
Drawn by	CC
RD1.3	
Scale	1/8" = 1'-0"



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FLOOR PLANS EXISTING

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS

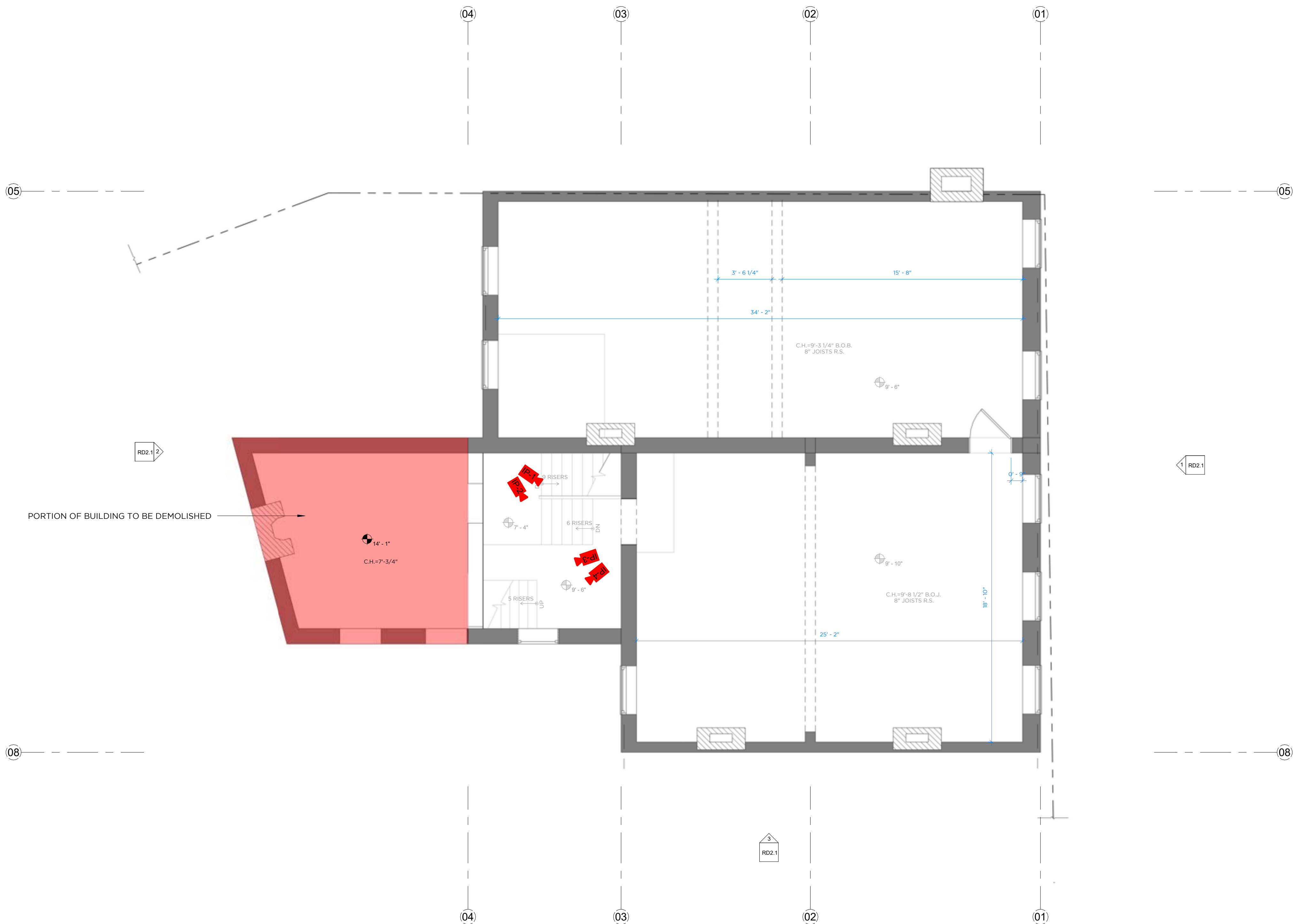
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Date	(02.19.25)
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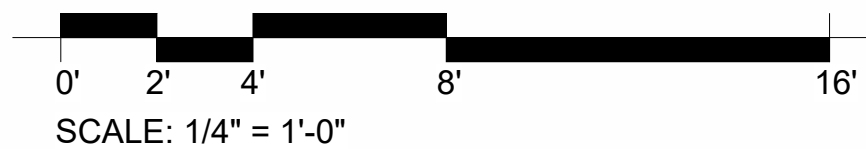
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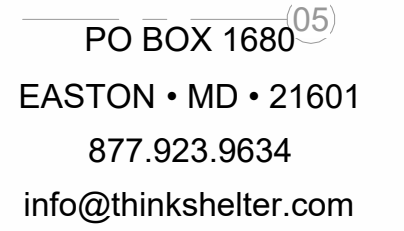
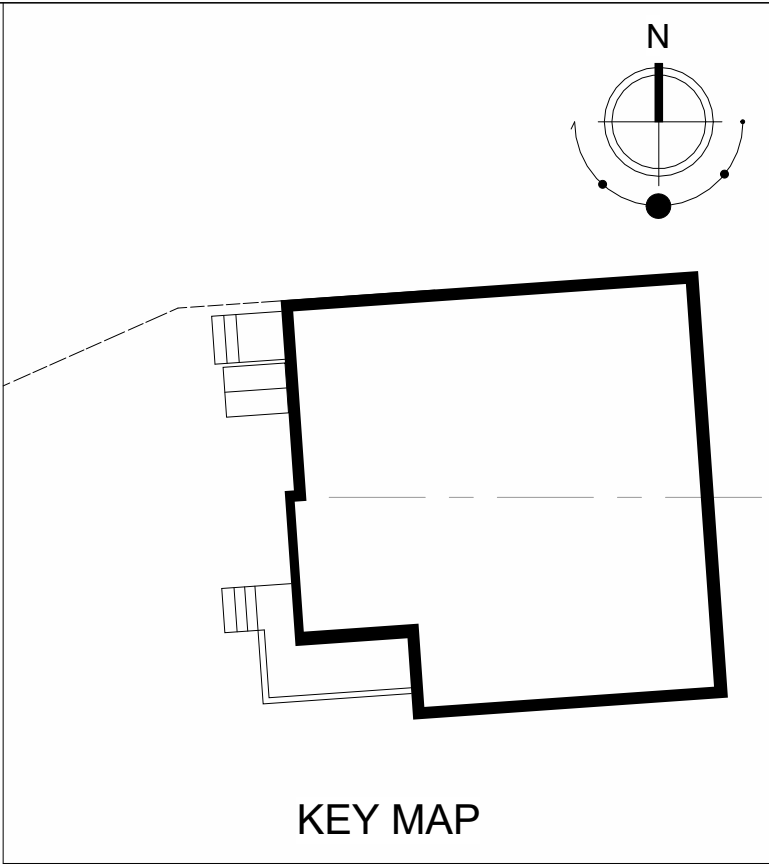
RD1.2

Scale	1/4" = 1'-0"
-------	--------------



1 2ND FLOOR PLAN EXISTING
RD12 1/4" = 1'-0"





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HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
	(08)

Project number	240
Date	(02.19.2019)
Drawn by	C

HDC1.1

scale $1/2" = 1'-0"$



Basement Door Standard Sizes and Dimensions

Classic Series Steel Sided Doors

	Size	Door Dimensions (inches)						Extension Panels*
		Outside			Door Opening			
		Width	Length	Height	Length	Width		
B	51	64	22	60	44		Extension panel lengths: 6", 12", 18", 24", 30"	
C	55	72	19.5	67	48			
O	47	58	30	58	40			
SL	51	43.25	52	60	44			

* Extension Panels are available to increase the basement door length (Size C Doors only). Two or more can be used back to back for longer areaway lengths.

Classic Series Sloped Wall Doors (BR)

	Size	Door Dimensions (inches)				 Extension panel lengths: 6", 12", 18"
		Outside		Door Opening		
		Width	Length	Width	Length	
		BR-1	43.1875	65.125	36	
BR-2	47.1875	67.625	40	60.25		
BR-3	51.1875	74.5313	44	67.375		

* Extension Panels are available to increase the basement door length. Two or more can be used back to back for longer areaway lengths.

3
HD1.1
BILCO DOOR SPECIFICATION
3/14" x 7'-0"



5
HD1.1
PRIVACY FENCE
1 1/2" x 7'-0"



TRIM EXTERIOR BOFAL 1 X TRIM



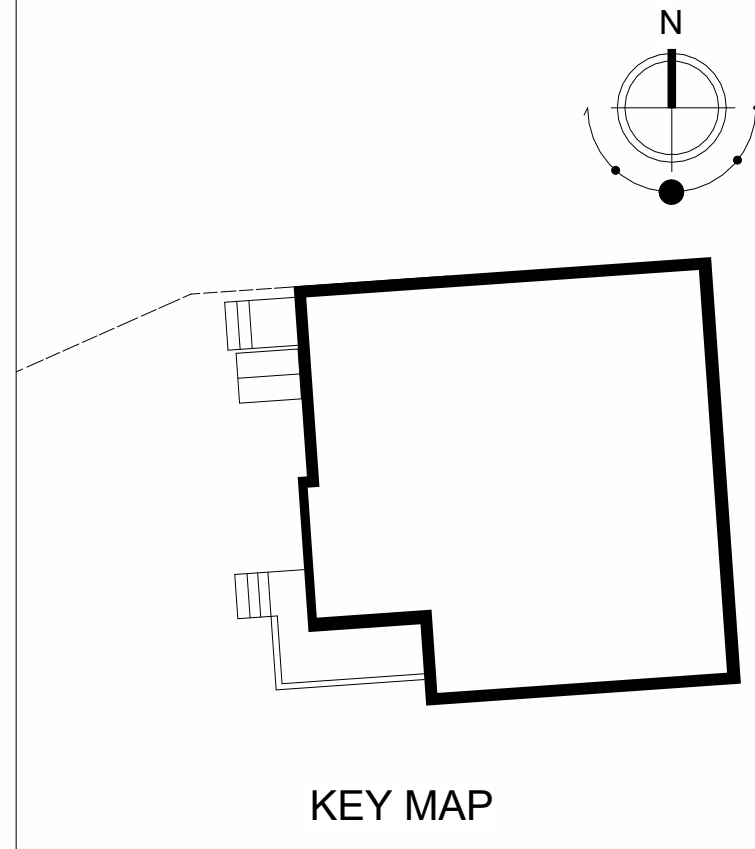
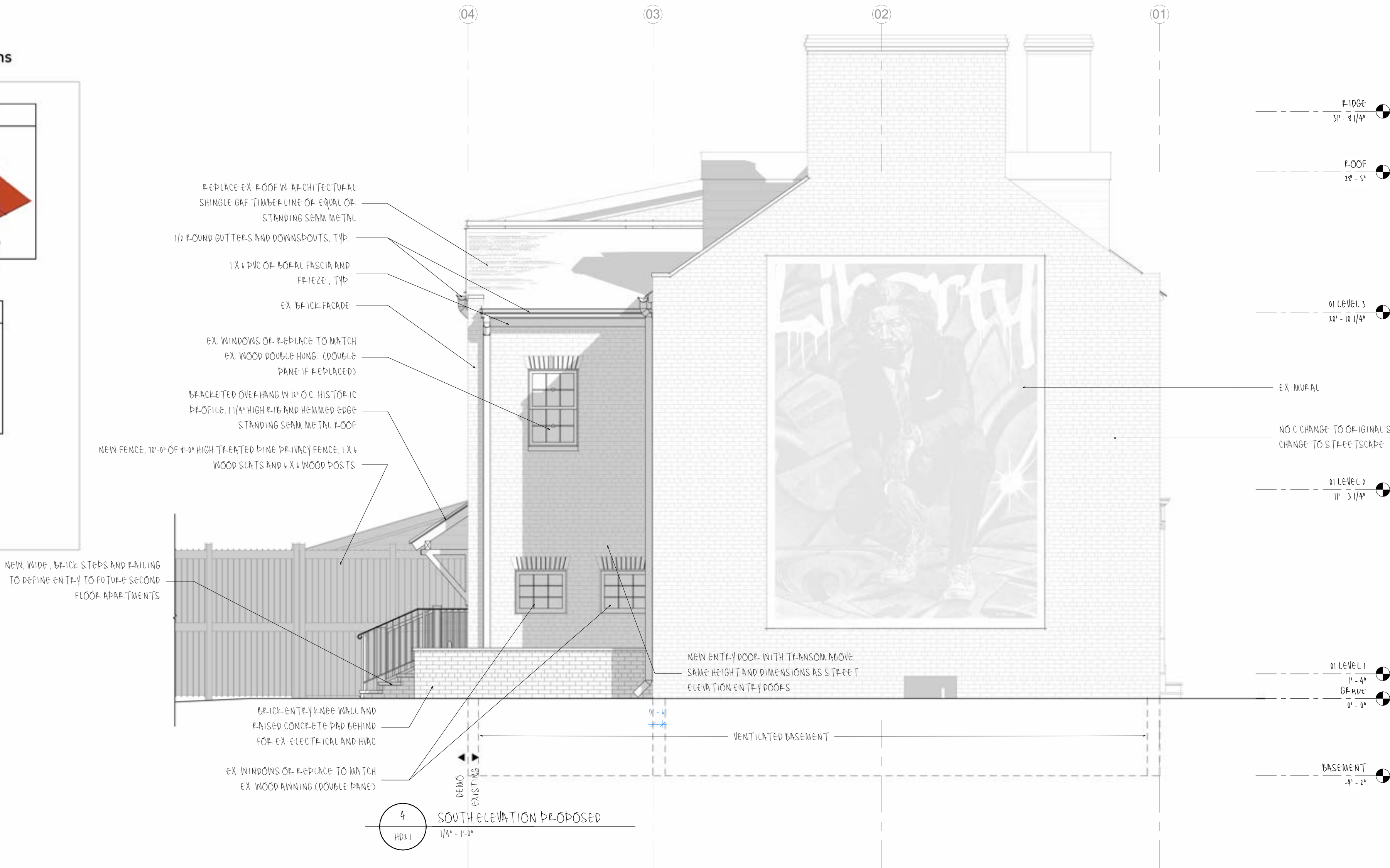
SIMPSON 100 FIB DOOR



HAF-DIE SMOOTH LAP SIDING, 1/2" EXPOSURE



EMERALD-CHAM-LESTON MOR-TISE LATCH



TYPICAL EXTERIOR MATERIALS	
1.	HAF-DIE BOFAL LAP SIDING OR BOFAL TRU EXTERIOR LAP SIDING
2.	ANDERSEN 900 SERIES WINDOWS
3.	GAF TIMBER-LINE ARCHITECTURAL SHINGLE, COLOR TBD
4.	HAZEL-FACIA AND CORNER BOARDS OR APPROVED EQUAL
5.	WESTERN STATES STANDING SEAM ALUMINUM METAL ROOFING



WESTERN STATES, 1 1/2" NAIL STRIP, 24 GAUGE STANDING SEAM METAL ROOF



PO BOX 1680
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877.923.9634
info@thinkshelter.com

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ELEVATIONS
HDC DRAWINGS

Richard Marx
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
Project number	2402
Date	(02.19.25)
Drawn by	CC
HD2.1	
Scale	As indicated



RENDER PERSEPECTIVE LOOKING NOR THEAST

RENDER PERSPECTIVE
HDC DRAWINGS

Richard Marx
107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
Project number	2402
Date	(02.19.25)
Drawn by	CC
HDC3.1	
Scale	



IP-1
VIEW STANDING ON LANDING LOOKING EAST



IP-2
VIEW STANDING ON LANDING LOOKING SOUTH



IP-3
VIEW STANDING ON LANDING LOOKING SOUTHWEST



IP-4
VIEW STANDING ON LANDING LOOKING WEST



IP-5
VIEW AT ENTRY FLOOR LOOKING EAST



IP-6
VIEW AT ENTRY FLOOR LOOOKING NORTH



IP-7
VIEW AT ENTRY FLOOR LOOOKING WEST



IP-8
VIEW AT ENTRY FLOOR LOOOKING SOUTH



EP-1
VIEW LOOKING EAST, WEST ELEVATION

AREA OF BUILDING TO BE DEMOLISHED



EP-2
VIEW LOOKING EAST, WEST ELVATION

AREA OF BUILDING TO BE DEMOLISHED



EP-3
VIEW LOOKING EAST, WEST ELEVATION



EP-4
VIEW LOOKING EAST, WEST ELEVATION

Richard Marx	
107 & 109 S. Washington St. EASTON, MD 21601	
REVISIONS	
Project number	2402
Date	(02.19.25)
Drawn by	CC
HDC4.2	
Scale	1/2" = 1'-0"



EP-5
VIEW LOOKING NORTH EAST

AREA OF BUILDING TO BE DEMOLISHED



EP-6
VIEW LOOKING NORTH, SOUTH ELEVATION

AREA OF BUILDING TO BE DEMOLISHED



EP-7
VIEW LOOKING NORTHWEST,



EP-8
VIEW LOOKING WEST, EAST ELEVATION



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

May 20, 2024

Mr. Nicholas Johnson
Planner
Town of Easton Department of Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Re: Easton Historic Preservation Commission Inquiry - 107 & 109 South Washington Street

Dear Mr. Johnson:

Thank you for reaching out to request assistance from the Maryland Historical Trust (MHT) regarding 107 and 109 South Washington Street, properties within the Easton Historic District that are listed in the National Register of Historic Places. We are responding to the information you provided as well as Easton Historic District Commission Chair Ernest Demby's email of April 16, 2024, pursuant to Title 8 of the Land Use Article, §8-205(2)b, requesting MHT's assessment of proposed changes to the buildings and their contribution to the historic district.

109 South Washington Street (MIHP No. T-10), also known as "The Plate House," was constructed by Hugh Martin prior to 1809. The building is connected on its north wall to 107 South Washington Street (MIHP No. T-442), also known as the "Early Brick Townhouse." 107 South Washington Street was built after 109 South Washington Street, between 1804 and 1809 by James Willson, and records indicated that in 1821 the two properties were put together as one when Theodore Denny bought the southern portion (109) of the double house. The rear ell was likely built around 1821 or shortly after when 107 and 109 were joined. This would explain why the only access point to the second floor of 107 is through the rear ell. The MIHP form for the Plate House says, "The ell has original material, simpler than that of the main house, although the main room has a simple early mantle with a rectangular opening and a mantle shelf." While there are few interior finishes remaining, what is left does appear to match this description. The brick ell appears on the earliest published Sanborn map for Easton in 1885. The buildings were restored in 1969 and at that time were used as an apartment building. Both buildings are considered contributing to the Easton Historic District, which is characterized as a significant collection of eighteenth, nineteenth, and early-twentieth century buildings that record the development of the historic town of Easton, showcase well-preserved examples of

major architectural trends, and contribute to streetscapes that retain the qualities associated with life in small urban centers at the turn of the twentieth century. 107 and 109 South Washington Street are two of the roughly fifty buildings from the early nineteenth century in Easton.

It is our understanding that the proposal before the Easton Historic District Commission would remove a portion of 109's rear ell and construct a new addition for the purpose of apartment units. In our view, the rear ell is important in understanding the development of the two buildings and still possesses integrity through its historic materials. However, the removal of the portion of the ell would not change the contributing status that the structure has to the National Register district. If the Commission elects to approve the demolition of the rear ell, it may be appropriate to condition approval on architectural salvage and donation of the historic material, including the brick, beams, fireplace surrounds, and any other applicable material, to a reputable architectural salvage organization.

While we believe the proposed partial demolition could move forward without changing the building's contributing status, we note that the new construction proposed does not appear to meet the Secretary of the Interior's (SOI) *Standards for Rehabilitation*. Standard # 9 states that "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." As indicated, the current plan proposes removal of a portion of the historic building which will destroy historic materials. The proposed new addition is also larger in scale than the historic ell and it appears that it may be more visible from the street. If a new addition is allowed, we recommend that it should be designed to be compatible in size and scale so as to not affect the building's National Register status.

As a contributing building within a National Register Historic District, 107 and 109 may be eligible for historic preservation financial incentives for rehabilitation, including the small commercial tax credit. Please note that any project receiving state financial incentives will be subject to review for compliance with the SOI *Standards*, and MHT's interpretation of the *Standards* for the purposes of financial incentives may be stricter than the Commission's interpretation of the *Standards* for local design review. If the applicant hopes to pursue these incentives, we recommend that they review the information available on our website at <https://mht.maryland.gov/taxcredits.shtml> and contact Carey Jones at carey.jones@maryland.gov or (410) 697-9560. This process would require a separate and more in-depth examination of the proposed new construction than we have provided here.

If you have any additional questions, please contact Nell Ziehl, Chief of Planning, Education and Outreach, at nell.ziehl@maryland.gov or (410) 697-9592.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Hughes", with a long horizontal flourish extending to the right.

Elizabeth Hughes
Director

cc: Jessica French, Administrator, National Register Program
Carey Jones, Preservation Officer, Tax Credits



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

Monday, April 8, 2024 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor
Michael Stuart

Staff:

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

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Susan Filbird, Code Enforcement Officer

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

2. Agenda Summary Review —

April 8, 2024- The Commission made an amendment to the agenda to title the Discussion Item: *“Discussion on the preliminary redevelopment of the empty lot located at 20 S. Aurora Street”*

Vice Chairperson Brophy moved to approve the April 8, 2024 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

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

3. Old Business —

- a. **File No.:** 2020 - 0219
Applicant: Ginna Tiernan
Location: 226 S. Washington Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2086
Zoning: R-10A

Request: On April 27, 2020, the applicant received approval from the Commission for the installation of cedar picket style fencing, and screening to the front porch. The applicant is now requesting an extension to the Certificate of Appropriateness to continue the installation of an additional 285 feet of cedar picket style fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14 Perimeter Walls and Fences*

Staff Presentation:

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

Applicant Presentation:

Ginna Tiernan, Owner

Public Comment — None

**Commissioner Pezor moved to approve the COA extension request as submitted.
Commissioner Bateman seconded the motion.**

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

4. New Business —

- a. **File No.:** 2024 -1170
Applicant: Nelsa and Glenn Klakring
Location: 225 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2149
Zoning: R-10A

Request: The applicant is proposing to screen in a portion of the existing front porch, and to install two (2) screen doors. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 45. Screen, Storm, and Garage Doors*
 - ii. *Guideline 64. Preserve Historic Porches*

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

Applicant Presentation:
Nelsa Klakring, Owner
Glenn Klakring, Owner

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the door shall be wood. Commissioner Stuart seconded the motion.

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

- b. File No.: 2024 - 1161**
Applicant: Mid-Shore Exteriors
Location: 313 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2250
Zoning: R-10A

Request: The applicant is requesting an in-kind asphalt shingle roof replacement, and the replacement of the existing K-style gutters with new K-style on a contributing outbuilding. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 70 Roof Material.*
 - ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Jerry Heilman, Owner

Public Comment — None

Commissioner Bateman moved to approve the application as submitted with K-style gutters. Commissioner Stuart seconded the motion.

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

c. File No.: 2024 - 1174
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1217
Zoning: CB

Request: On May 8, 2023, the Commission granted a certificate of appropriateness for alterations to the Dover Street storefront, and the installation of new windows on the East alleyway elevation with the condition that the windows shall have SDL. Subsequent to a February 2024 building permit application for the routine maintenance of the masonry on the existing chimney and a proposal to replace the existing flat roof, the applicant is now requesting the Commission's approval for the replacement of the existing flat roof on this structure. The new flat roof to be installed is proposed to be three (3) feet lower than the existing roof. The applicant is also proposing alterations to the alley facing façade including the installation of new fiber cement siding, the installation of new aluminum-clad windows to the second floor, and the existing windows of the first floor to be filled in. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 76. Preserve Historic Wood Siding*
- iv. *Guideline 78. Substitute Materials for Siding*
- v. *Guideline 79. Fiber Cement Siding*
- vi. *Guideline 89. Maintain Historic Windows*
- vii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

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

Applicant Presentation:
Richard Marks, 4 North LLC
Tim Boyle

Public Comment — None

Commissioner Stuart moved to approve the application as submitted with the finding that membrane or metal roof to be an appropriate material. The applicant shall return with an application for the installation of solar panels. Commissioner Bateman seconded the motion.

Vote	5 - 0 - 1 - 0
FOR:	5 - Brophy, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	1 - Demby
ABSENT:	0

d. File No.: 2024 - 1173
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1985 & 1986, Lots 2B
Zoning: CB

Request: The applicant is proposing the partial demolition of the 180 square foot portion of the building. Subsequent to demolition, the applicant is proposing to construct a 600 square foot, two-story rear addition. This is a contributing structure to the Historic District, and is listed in the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. *Guideline 128. Avoid Demolition*
- ii. *Guideline 129. Partial Demolition*

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

Applicant Presentation:
Richard Marks, 4 North LLC

Public Comment:
Charles Adler, 105 S. Washington Street
Robert Shannahan

Public Comment Written:
Charles Adler, 105 S. Washington Street

Commissioner Pezor moved to table the application with the determination that the rear portion of the structure is contributing; and with a request for comment from the Maryland Historic Trust on the appropriateness of the demolition of the contributing structure. Commissioner Bateman seconded the motion.

This is the first of two required meetings for the demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

- e. **File No.:** 2024 - 1172
Applicant: John Hutchison Architecture & GRT Architects
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcels 1948, 1949 & 1951
Zoning: R-7A

Request: The applicant is proposing to construct a 3,000 square foot annex to the existing Academy Art Museum. The scope of work includes the restoration of the structure at 106 Talbot Lane, and the construction of a 1,600 square foot addition. On October 20, 2022, the Planning Commission granted a parking waiver of the required parking spaces associated with the construction of the new museum; and on November 15, 2022, the Board of Zoning Appeals granted the applicant a special exception for a museum use on this property with the condition that the applicant shall meet all adequate screening requirements are met. 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 55. Maintain Historic Masonry*
- v. *Guideline 64. Preserve Historic Porches*
- vi. *Guideline 65. Make Sensitive Replacements (Porches)*
- vii. *Guideline 68. Maintain Historic Roof Shape*
- viii. *Guideline 70. Roof Material*
- ix. *Guideline 76. Preserve Historic Wood Siding*
- x. *Guideline 77. Make Sensitive Replacements (Siding)*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*

Historic District Guidelines New Construction:

- xii. *Guideline 94. Style*



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

Monday, June 10, 2024 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Agenda-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official

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

2. Agenda Summary Review —

**Vice Chairperson Brophy moved to approve the June 10, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Demby, Brophy, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business —

a. File No.: 2023 - 927
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1217
Zoning: CB

Request: The applicant is proposing to install two (2) steel doors on the East façade of the structure. One door will be located in an existing opening, and the

second will require a new opening through the historic masonry. The applicant is also proposing to install two new double hung windows on the second floor of the East façade. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On May 8, 2023 the Historic District Commission granted a Certificate of Appropriateness for various alterations to the Dover Street storefront, and the installation of new windows on the East façade with the condition that the muntin on the new windows shall be SDL. On April 8, 2024 the Commission granted approval for the replacement of the existing metal siding with fiber-cement siding, the infill of the first floor window opening facing the alley, and the replacement of the existing flat roofing with the determination that membrane or metal roof shall be an appropriate replacement material. The applicant has since indicated that membrane will be the material installed.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iii. *Guideline 44. Adding New Doors*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:

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

Applicant Presentation:

Richard Marks
Amy Haines
Tim Boyle

Public Comment:

Charles Adler, 105 S. Washington Street

Public Comment Written — None

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

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

b. **File No.:** 2024 - 1173

Applicant: Christian Chute AIA

Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1985 & 1986, Lots 2B

Zoning: CB

Request: The applicant is proposing the partial demolition of a 180 square foot portion of the historic rear addition. Subsequent to demolition, the applicant is proposing to construct a 600 square foot, two-story rear addition. This is a contributing structure to the Historic District, and is listed in the Maryland Inventory of Historic Places.

Background: The Commission reviewed this proposal at their April 8, 2024 meeting, and subsequently tabled the application with the determination that the rear ell is a contributing structure, and requested further review from the Maryland Historic Trust (MHT) on the appropriateness of the demolition of the contributing structure.

Outstanding Issue: On May 20, 2024 the Planning and Zoning department received comments from MHT regarding the proposal; including findings on the contributing status of the rear portion of the structure to the Historic District. The findings recommend that the proposed rear addition impedes with Standard 9 of the Secretary of the Interior's 'Standard for Rehabilitation'; and recommended for the new addition to be "compatible in size and scale so as to not affect the building's National Register Status".

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 5. Adaptive Reuse*
- v. *Guideline 100. Rear Additions*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 109. Energy and Sustainability*
- x. *Guideline 110. Exterior Lighting*
- xi. *Guideline 114. Landscape Features*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 117. Gutters and Downspouts*
- xv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xvi. *Guideline 122. Trash and Refuse Containers*
- xvii. *Guideline 123. Mechanical Equipment*
- xviii. *Guideline 126. Arrangement*

- xix. Guideline 127. Window Type*
- xx. Guideline 128. Avoid Demolition*
- xxi. Guideline 129. Partial Demolition*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Richard Marks
Amy Haines

Public Comment:
Charles Adler, 105 S. Washington Street

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan. Vice Chairperson Brophy seconded the motion.

Vote	5 - 0
FOR:	5 - Demby, Brophy, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business —

- a. File No.:** 2024 - 1229
- Applicant:** The Country School
- Location:** 716 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0943
- Zoning:** R-7A

Request: The applicant is proposing to construct an 832 square foot metal pole building.

Background: A lot line revision plat was recorded in 2018 that combined eight (8) smaller parcels into one (1) larger parcel now occupied by the Country School and its associated parking infrastructure and sports fields. Parcels 0950 and 0951 of this larger lot are located within the Historic District boundary. Despite the abandonment of these parcels, the Historic District boundary was never modified, and still follows the footprint of Parcels 0950 and 0951.



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code and Section 2.9 of the Town of Easton Historic District Demolition Review Procedures

March 3, 2025

To: The Town of Easton Historic District Commission

From: Charles Adler 105 S Washington St.

Re: 107/109 HDCHA of 03/10/2025

Dear Commissioners,

Thank you for your continued time and effort.

I also request that some or all of the Historic Commissioners allow me to generate a presentation and as well attend a visual inspection of 105 S. Washington Street.

There are several matters between 105 and 107/109/111 that have to be resolved before any more development should be allowed.

According to last HDC meeting of 2024, Mr. Diem stated that Mr. Marks had agreed to remove the beams from the wall. This has yet to be completed and damages repaired. Mediation has been refused and the owners of 107/109/111 have advised me to make it a civil matter.

I respectfully request postponement of tonight's hearing for a minimum of three months due to the following reasons:

- 1) Our property survey is still in progress with surveyors. FOIC requests need to be reviewed with the surveyor. At that point, the surveyor and 105 will meet with attorneys.
- 2) Beams have not been removed from the interior of our house and the property survey will demonstrate that the so-called "party wall" is actually not a party wall and owned by 105 including @8-12 inches from the wall as stated previously in public comments/written in 2024.
- 3) 105 property damage is extensive due to the weight that the beams into our property have caused to the perpendicular structurally supporting wall and chimney plus the ancillary damages to the roof, interior walls, electrical, and most importantly the basement portion of the perpendicular wall.
- 4) Utility structure in rear became compromised by removal of that portion of the structure's exterior wall
- 5) Setbacks regarding fence and utility room structure once brick wall is reestablished
- 6) Setbacks regarding parking and the proposed new fence.
- 7) Transportation analysis
- 8) Environmental Impact and Financial Assessments
- 9) Air quality and health matters
- 10) Personal health matters

Thank you again,

The above is a quick review of the many discrepancies that need to be addressed. Also, there was no sign until this morning.

Sincerely, Charles Adler, 105 S. Washington St, Easton, MD 21601



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

Historic District Commission Staff Report

Meeting Date: 3/10/2025

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

Property Address: 108 N Park Street

Applicant: Yuner Sanchez

Application Number: 2025-1406

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove and replace four (4) existing vinyl windows with a combination of vinyl casement style windows and a double hung window (Option A) or vinyl-clad wood casement style windows and a composite double hung window (Option B). This is considered a non-contributing structure to the Easton Historic District.

Background:

In September of 2024, the Historic District Commission granted a certificate of appropriateness (#24-1281) for alterations to this non-contributing structure. Alterations approved at that time included, the replacement of the existing wood trim, fascia, and soffit with metal, and the replacement of the existing wood deck boards with new composite decking. The Commission also approved the replacement of the existing wood privacy fence, the replacement of a small section of gutter, and the installation of new screen on the porch.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. **Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window**



cannot be determined, a one-over-one window configuration is usually most appropriate.

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

B.2. Common Substitute Materials

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

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

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

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

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

Recommended Conditions:

1. The double-hung windows shall be of a one-over-one configuration
2. The windows labeled as Option B (Composite and Vinyl-clad wood) shall be installed.

Draft Motions:

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

OR



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

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			
2101005065		108 N PARK ST		PHOENIX, SERUG A SR AND CARLENE T			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
I-HOUSE				NONE- ENCLOSED PORCHES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	INTEGRITY
NOTES							
AS WITH ITS NEIGHBOR 112 N PARK, IN A LESS ALTERED SETTING THIS MARGINAL + MUCH ALTERED EXAMPLE OF A COMMON HOUSE TYPE WOULD WARRANT DESIGNATION AS A CONTRIBUTING RESOURCE, HOWEVER THE ENVIRONMENTAL SETTING HAS ALSO BEEN IMPACTED BY THE DEMOLITION OF BUILDINGS AND CONSTRUCTION OF A LARGE MODERN COMMERCIAL STRUCTURE							

RECEIVED

FEB 25 2025

HD 25 - 16



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

Application #: 2025 - 1406
Date Received: 02/25/2025
Fee Paid: \$75.00
HDC Meeting Date: 03/10/2025
Date Property Posted: 03/03/2025

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: 108 N Park St Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Yuner Sanchez
 TELEPHONE NO.: 443-258-3046 EMAIL: Sanchez.Bartolon2@gmail.com

Applicant or Agent

NAME: Yuner Sanchez
 TELEPHONE NO.: 443-258-3046 EMAIL: Sanchez.Bartolon2@gmail.com

Description of Proposal (include additional sheets, as necessary)

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Yuner Sanchez</u>
<u>2-25-25</u>
<u>Yuner Sanchez</u>

Revised 4.4.2022

Previous owners have vinyl windows installed in the house, builder inspector said I need to have 1 casement window per room, I am here proposing to change 1 of the windows in each room to casement window using the following material size 3 of 30inx48in and one of 31.50 inx61.25in and the specs will be provided in picture along this application, trim/shutters will remain the same. I gave a vinyl option for all 4 windows since the house already has them installed but I have provided other options depending what you guys are willing to accept the second option would be 3 of the windows could be of wood material and the other one would be of composite material both options will be attached and specs also

2 Bathroom would need tempered glass but the builder inspector mentioned about using a tempered film to make it tempered but in case it does not work I would like to change the 2 Bathroom window to tempered









11:37

58

homedepot.com

**28 in. x 48 in. Right-Handed Not
Low-E Double-Pane New
Construction White Casement
Vinyl Window with Screen
Included**

★★★★★ (147) ✓

Option A



1,2,4

\$418⁰⁰

Pay **\$368.00** after **\$50 OFF** your total qualifying

—	1	+
---	---	---

Add to Cart

Exterior Color/Finish	White
Exterior Color/Finish Family	White
Features	Insect Screen, Integral J-channel, Integrated Nail Fin, Security Lock
Frame Material	Vinyl
Frame Type	Standard Frame
Glass Type	Energy Efficient Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Multi-Point Single

	1	
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 Add to Cart

11:39

57

homedepot.com

White Double Hung Low-E Argon Glass Vinyl Replacement Window with Grids, Screen Incl

★★★★★ (385) ✓

Option A



3

\$309⁰⁰



Pay **\$259.00** after **\$50 OFF** your total qualifying purchase upon opening a new card. [i](#)
[Apply for a Home Depot Consumer Card](#)

—	1	+
---	---	---

 Add to Cart

Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	Colonial
Hardware Color/Finish Family	White
Included	Grid, Hardware, Screen
Interior Color/Finish Family	White
Number of Grids	3 Wide 2 High
Number of Locks	2
Product Weight (lb.)	38 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.22

—

1

+

 Add to Cart

12:45

10

homedepot.com



Search



S Annapolis 6AM

21601

Andersen

28-3/8 in. x 48 in. 400 Series

White Clad Wood Casement

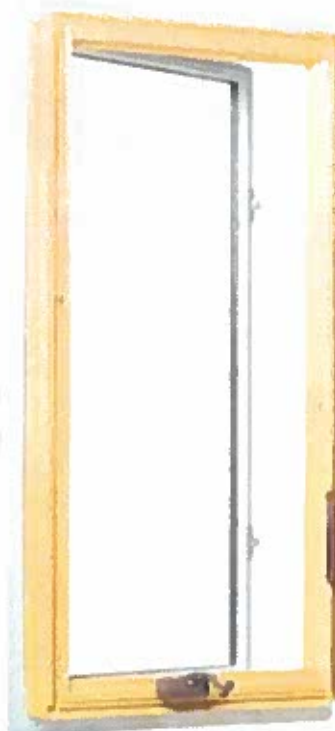
Window with Pine Interior, Low-E

Glass & Stone Hardware, Right

★★★★★ (84) ✓

Option B

1,2,4



1



Add to Cart



Shop All



Services



DIY



Me

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Argon Gas Filled, Paintable/Stainable, Security Lock, Venting
Frame Material	Wood Clad
Frame Type	Nail Fin
Glass Type	Insulated Glass, Low- E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	Gray
Included	Hardware
Interior Color/Finish Family	Unfinished Wood

 Add to Cart



Search



Columbia 6AM

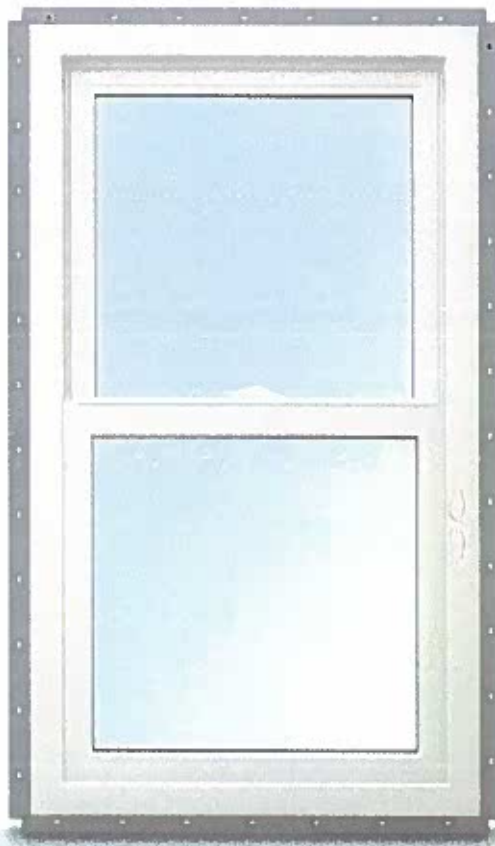
21601

Andersen

**31-1/2 in. x 59-1/2 in. 100 Series
White Single-Hung Composite
Window with White Int, SmartSun
Glass and White Hardware**

Option A

★★★★★ (2) ✓



3



Add to Cart

Shop All
Services
DIY
Me

Details

**Exterior Color/
Finish**

White

**Exterior Color/Finish
Family**

White

Features

Argon Gas Filled,
Insect Screen,
Security Lock, Venting

Frame Material

Composite

Frame Type

Nail Fin

Glass Type

Insulated Glass, Low-
E Glass

Glazing Type

Double-Pane

Grid Pattern

No Grid

Grille Type

No Grille

**Hardware
Color/Finish Family**

White

Included

Hardware, Screen

**Interior Color/Finish
Family**

White



 Add to Cart



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

Monday, February 24, 2025 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Kevin Bateman
Emily Carey
Joshua Startt
Michael Stuart

Staff:

Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer
Nicholas Ewing, Code Enforcement Officer

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review —

**Commissioner Stuart moved to approve the February 24, 2025 Agenda Summary.
Commissioner Carey seconded the motion.**

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

3. Old Business —

a. **File No.:** 2024 - 1365 / HD 24 - 144
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning: CB

Request: The Applicant is requesting an amendment to the previously approved scope of work to include the removal and replacement of the existing concrete steps, landing, and a portion of sidewalk located on the East side of the structure. The Applicant is also requesting to install a new handrail adjacent to the new concrete steps. This is a non contributing structure to the Historic District.

Background: On January 13, 2025, the Commission granted a Certificate of Appropriateness for application 2024 - 1365 / HD 24 -144 for the installation of two (2) 57.6 square foot wall signs and a freestanding monument sign, a four (4) foot tall decorative aluminum and brick fence along the rear northern and southern property lines, and the installation of HVAC equipment. This application was approved by the Historic District Commission via a 6-0 vote subject to the following conditions:

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.

On July 22, 2024, the Commission granted a Certificate of Appropriateness (application 2024 - 1248 / HD 24 - 84) for various exterior alterations including: the removal of the ATM infill, awning and landing from the western façade of the structure, the removal and relocation of an existing window from the southern façade to replace the ATM infill on the western façade, and the installation of a new metal door and ramp on the southern façade in place of the removed window. The application was approved by the Historic District Commission via a 4-0 vote subject to the following conditions:

1. The new window installed on the west façade shall be the existing window from the southern façade or a new window that matches in type, size, proportion, design, style and material.
2. The Applicant shall return to the Commission for any approvals regarding signage, lighting and modifications to the parking lot.

Historic District Guideline references:

- i. *Guideline 6. Comply with Health and Safety Codes*
- ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*

Staff Presentation:

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

Applicant Presentation:
Pamela Gardner AIA

Public Comment — None
Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

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: This application first came before the Commission on February 10, 2025 with a request to replace four (4) existing exterior doors on the side and rear facades of the structure with new steel doors. The request was unanimously tabled by the Commission pending the submission of additional designs that included paneling. The Applicant has now returned with a set of 6-panel embossed designs. 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. *B.2. Common Substitute Materials (Metal Doors)*

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

Applicant Presentation:
Trevor Newcomb, Town of Easton

Public Comment — None
Public Comment Written — None

The Applicant amended their application to propose the style of door #4 (of the northern pedestrian alleyway) to be design E601. The transom and screen door shall remain as is.

Commissioner Stuart moved to approve the amended application subject to the condition that:

1. Door #1 (second floor, southern wall) shall be design E607.
2. Door #2 (first floor, eastern wall) shall be design E603.
3. Door #3 (first floor, northern pedestrian alleyway) shall be design E607
4. Door #4 (first floor, northern pedestrian alleyway) shall be design E601.

Commissioner Bateman seconded the motion.

Vote	5 - 0 - 1
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

4. New Business —

- a. **File No.:** 2025 - 1378 / HD 25 - 03
Applicant: Eric and Julie Vance
% Andrew Yetter
Location: 210 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2141
Zoning: R-10A

Request: The Applicant is proposing to renovate and expand the existing garage with a 496 square foot addition extending into the northern and eastern façades. The proposed materials including cedar shake siding, cedar trim, wood windows and asphalt shingle roof will match those on the existing primary structure and garage. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that the garage is historic.

Historic District Guideline references:

- i. Guideline 1. Preserve Significant Historic Features
- ii. Guideline 7. Alleys
- iii. Guideline 10. Preserve Historic Outbuildings

- iv. *Guideline 42. Make Sensitive Replacements (Doors)*
- v. *Guideline 45. Screen, Storm, and Garage Doors*
- vi. *Guideline 68. Maintain Historic Roof Shape*
- vii. *Guideline 70. Roof Material*
- viii. *Guideline 100. Rear Additions*
- ix. *Guideline 101. Lateral Additions*
- x. *Guideline 103. Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

Chairperson Demby moved to table the application pending detail regarding the garage height and additional items of clarification. Commissioner Bateman seconded the motion.

Vote	5 - 0 - 1
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

5. Discussion Item —

- a. Enforcement of Property Maintenance — Mr. Tom Diem, Mrs. Susan Filbird and Mr. Nicholas Ewing were present on behalf of the Town of Easton Code Enforcement Department in the ongoing effort to enforce property maintenance, and the administration of demolition by neglect. Mr. Diem initiated the discussion by referring to the definition for routine maintenance in Section 28-601.E.6 of the Town of Easton Zoning Code, noting that the language which defines specific items of routine maintenance is rather vague. Mr. Diem referred the Commission to the procedures for corrective action in cases of demolition by neglect in Section 28-601.F; highlighting the Commission’s authority to direct the Building Inspection Department to issue written notice to property owners specifying the minimum items of repair and/or maintenance necessary to correct or prevent further deterioration. Additionally, the Commission may request that a recorded timeline be established for cases of neglect prior to the issuance of a written notice (Section 28-601.F.2). Mr. Diem advocated for the administration of these procedures, and proposed a collaborative workshop in order to develop a list of enforceable items of routine maintenance that do not require a Certificate of

Appropriateness, and to identify properties within the Historic District that are at risk of deterioration.

6. Decision Summary Review —

Commissioner Bateman moved to approve the February 10, 2025 Decision Summary. Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

7. Administrative Approval

- a. File No.:** 2025 - 1395 / HD 25 - 10
Applicant: Service Today Inc.
Location: 405 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2308
Zoning: R-10A

Request: The Applicant is requesting to replace and install two (2) outdoor HVAC units. Given that the request complies with Section 28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following conditions:

1. Any exterior line sets shall be painted to match the surface to which they are attached.
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

- b. File No.:** 2025 - 1397 / HD 25 - 11
Applicant: Real HVAC Services
Location: 212 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2142
Zoning: R-10A

Request: The Applicant is requesting to replace and install two (2) HVAC units and to run new line sets. Given that the request complies with Section 28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following conditions:

1. Any exterior line sets shall be painted to match the surface to which they are attached.
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*

- c. **File No.:** 2025 - 1401 / HD 25 - 12
Applicant: Andrew Becker
Location: 10 Thoroughgood Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1558
Zoning: R-7A

Request: The Applicant is requesting approval for an in-kind asphalt shingle roof replacement. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following condition:

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

This is a contributing structure to the Historic District.

Historic District Guideline references:

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

8. Consent Docket — None

9. Adjournment — Commissioner Carey moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:45 p.m.