Historic District Commission
MEETING AGENDA

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

Call to Order

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

Old Business

New Business

1)

Application Number:	2025 - 1412 / HD 25 - 17
Applicant:	Easton Advanced Aesthetics c/o Caroline Miller
Location:	120 N. West Street Tax Map 0104, Grid 00EA, Parcel 1268
Zoning District:	CB
Request:	Installation of a 30" x 15" sign pole.

2)

Application Number:	2025 - 1417 / HD 25 - 21
Applicant:	Bluepoint Hospitality Group LLC
Location:	20 N. Washington Street (Washington Street Pub) Tax Map 0103, Grid 00EA, Parcel 1210
Zoning District:	CB
Request:	Installation of a 90" x 44" painted PVC mural, and two (2) 11" x 44" arched signs.

3)

Application Number:	2025 - 1413 / HD 25 - 18
Applicant:	Philip Bernot
Location:	303 S. Aurora Street Tax Map 0105, Grid 0000, Parcel 2245
Zoning District:	R-10A
Request:	Replacement of the existing deck.

4)

Application Number:	2025 - 1416 / HD 25 - 20
Applicant:	Shore Projects LLC
Location:	38 S. Aurora Street Tax Map 0104, Grid 00EA, Parcel 1566

Zoning District: R-7A
Request: Replacement of the existing front windows and window panes.

Discussion Item

Approval of Minutes

1) Approval of the draft decision summary from the March 10, 2025 meeting.

Administrative Approval

1) **Application Number:** 2025 - 1420 / HD 25 - 23
Applicant: Marasun LLC
Location: 14 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2098
Zoning District: R-10A
Request: In-kind asphalt shingle roof replacement.

Consent Docket

1) **Application Number:** 2025 - 1424 / HD 25 - 25
Applicant: Town and Country Roofing
Location: 322 South Lane
Tax Map 0104, Grid 0000, Parcel 1603
Zoning District: R-7A
Request: Emergency flat membrane roof replacement *(as per the Historic District Commission Chairperson)*.

Adjournment.

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

Historic District Commission Staff Report

Meeting Date: 3/24/2025

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

Property Address: 120 N West Street

Applicant: Caroline Miller

Application Number: 2025-1412

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 30" wide by 15" high post mounted sign. The proposed height of the sign is five (5) feet. Proposed materials include a wood post, a metal bracket, and a wood sign.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

Figure 1

a. Avoid covering or obscuring architectural features.

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

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

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

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

Zoning Ordinance Requirements:

§28-1101.7.C.1 – Post Mounted Signs within the CB Zoning District

- Maximum sign area – 6 square feet
- Maximum post height – 8 feet
- Maximum sign height – 7 feet
- Maximum post thickness – 4 inches
- Sign may not extend into any pedestrian pathway or obstruct visibility for vehicular traffic.

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.

Appendix A: Easton Historic District Survey

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101004530	120 N WEST ST	HACKETT, BRUCE WARD

YEAR BUILT	PHYSICAL CONDITION
	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

ONE OF THE FEW SINGLE FAMILY HOMES LEFT ON THIS STREET. IT IS A NON-DISTINQUISHED AND SOMEWHAT ALTERED EXAMPLE OF A COMMON EASTON HOUSE TYPE BUT RETAINS ENOUGH INTEGRITY TO MERIT CONTRIBUTING STATUS.

RECEIVED

FEB 28 2025

TOWN OF EASTON

HD 25 - 17

Application #:	2025 - 1412
Date Received:	02/28/2025
Fee Paid:	$75.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	03/17/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 120 N West St. Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME: Charlotte Lee Gordon

TELEPHONE NO.: 443-3260186 EMAIL: lgprdon@parkercountslaw.com

Applicant or Agent

NAME: Caroline Miller

TELEPHONE NO.: 410-829-6755 EMAIL: carolinepagemiller@gmail.com

Description of Proposal (include additional sheets, as necessary)

Small sign to display business name out front of the building.

Specific Requirements

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

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

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

Signature of Applicant or Agent: Caroline Miller

Date: Feb. 21, 2025

Printed Name of Applicant or Agent: Caroline Miller

Revised 4.4.2022

Font: The Season
Sign pole: Green
Font and logo color: Black
Outer border: Gold

Material:
Wood pole
Metal Sign holder
Wood sign

Font: The Season
Sign pole: Green
Font and logo color: Black
Outer border: Gold

Material:
Wood pole
Metal Sign holder
Wood sign

Design Amended March 24, 2025

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

Historic District Commission Staff Report

Meeting Date: 3/24/2025

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

Property Address: 20 N Washington Street

Applicant: Allsion Gamble on behalf of ROT Ventures LLC

Application Number: 2025-1417

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install three (3) wall mounted signs. The primary sign will be constructed of PVC and hand painted. The sign as proposed, is 90" long by 44" wide and has an area of 27.5 square feet (*See Outstanding Issues*). The two smaller signs are 44" long by 11" wide and have an area of 3.36 square feet each. The signage will be externally illuminated by gooseneck lamps.

Outstanding Issues:

The maximum area of wall signage permitted by the Zoning Ordinance for individual properties is 1 square foot of signage per 1 linear feet of street frontage of the building. In this instance, building plans indicate that this building has approximately 24 linear feet of frontage. **This means that the maximum area permitted for the wall sign is 24 square feet.**

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

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

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

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

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

Guideline 30. Lighting for Signs

a. Internally illuminated signs, particularly box or cabinet signs in which the entire surface is illuminated, and neon signs, are generally not appropriate for the character of the district.

b. Halo lighting, in which individual letters contain lighting to illuminate the wall behind them, are appropriate for wall signs.

c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.

d. Lighting sources and associated conduit for signs should generally be concealed from view.

e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Guideline 35. Wall Signs

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

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

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

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

d. It is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

Recommended Conditions:

1. The wall sign shall not exceed the maximum area permitted by §28-1101.7.A.1 of the Zoning Ordinance.
2. Connections for the signs shall be through a mortar joint.

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.

Appendix A: Easton Historic District Survey

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101008331	20 N WASHINGTON ST	MARSHYHOPE VENTURES, LLC

YEAR BUILT	PHYSICAL CONDITION
1889*	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE INFLUENCE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C	T-407	Y	

NOTES

NICELY DETAILED 2 PART COMMERCIAL BLOCK BUILDING. CASTSTONE + TERRA COTTA DETAILS. CORBELLED BRICK CORNICE + PILASTERS. 1889 DATE STONE AS WITH MOST BUILDINGS ON THE BLOCK THE 1ST FLOOR FAÇADE IS RECONFIGURED.

RECEIVED
MAR 11 2025
TOWN OF EASTON

HD 25 - 21

Application #:	2025 - 1417
Date Received:	03/11/2025
Fee Paid:	$75.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	03/17/2024

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 20 N. WASHINGTON ST, EASTON, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: ROT VENTURES LLC
TELEPHONE NO.: 410-770-8903 EMAIL: MCGUCKIAN@BLUEPOINTHOSPITALITY.COM

Applicant or Agent

NAME: ALLISON GAMBLE
TELEPHONE NO.: 410-770-8903 EMAIL: MCGUCKIAN@BLUEPOINT.HOSPITALITY.COM

Description of Proposal (include additional sheets, as necessary)

90" x 44" pvc sign with hand-painted mural of a Chesapeake Retriever hunt scene
(2) 11" x 44" ARCHED SIGNS OVER WINDOWS SAYING "DRAFT BEER" & "OYSTER BAR"

Specific Requirements

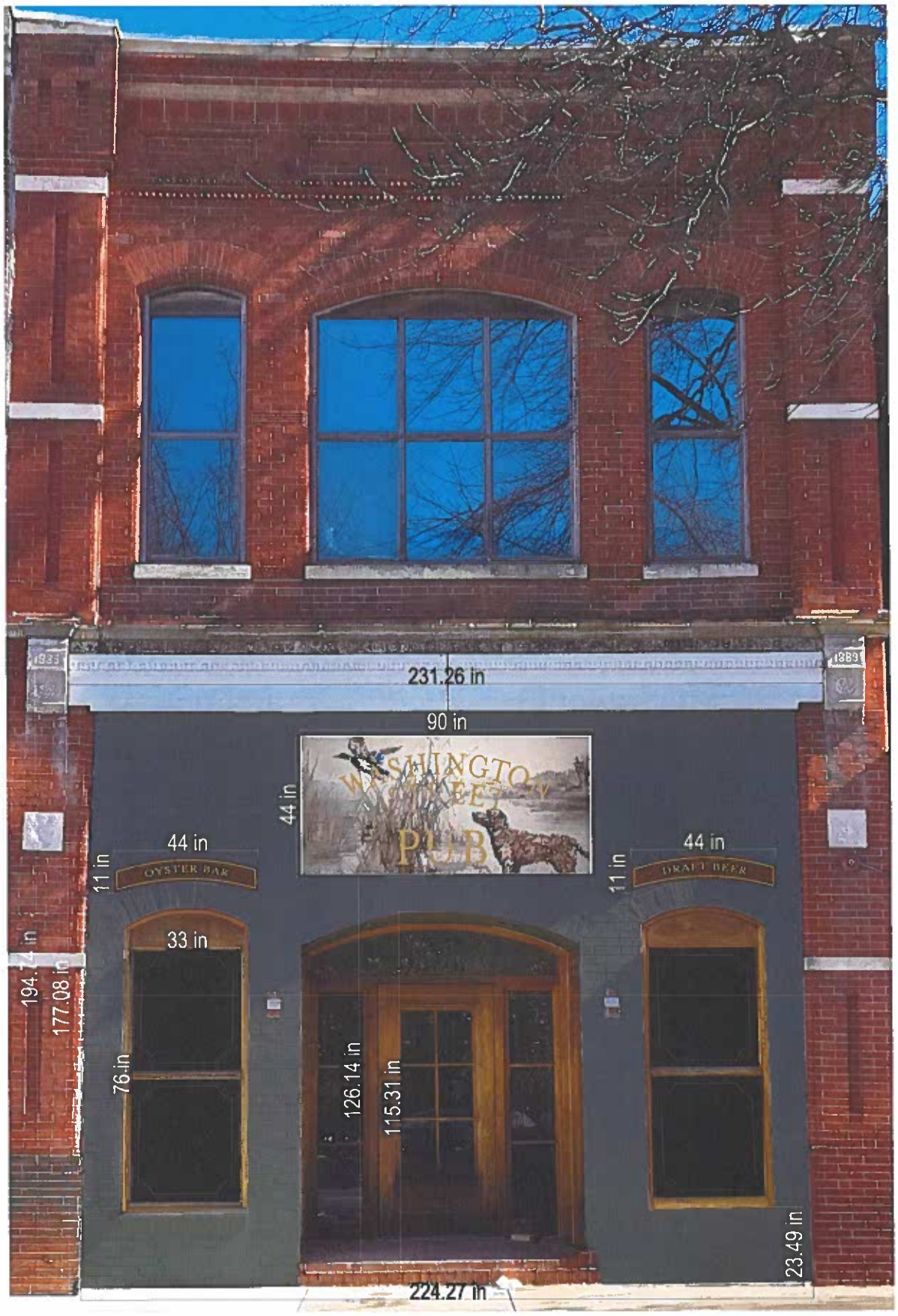
- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements 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 Allison M. Gamble
Date 3/10/25
Printed Name of Applicant or Agent

Revised 4.4.2022



SIGNCRAFT

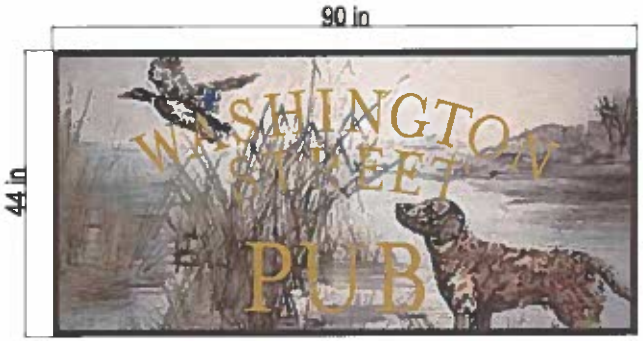
SIGNCRAFTANNAPOLIS@GMAIL.C

Washington St Pul

JOB #: J-028826

Created 3/7/25 NF
Updated 3/10/25 NF

luepoint Hospitality Washington St Pub Lettering & Signage / J-028826



90" x 44" x 1/2" th painted PVC mural mounted to building facade

6-1/2" LH x 3/4" prismatic cast aluminum lettering

10-1/2" LH x 3/4" prismatic cast aluminum lettering

lettering painted with Matthews powdered gold metallic paint

lettering is stud mounted flat to PVC through PVC and brick

44" L x 11" H x 1-1/2" HDU with 1/2" MDO backer

v-carved 2" LH text

3/8" bevel edge with a 3/4" inset 1/4" th pinstripe

text and pinstripe painted with Matthews powdered gold metallic paint

background painted Benjamin Moore HC-71 Habrouck Brown

mounted above the windows with z-clips

SIGNCRAFT

SIGNCRAFTANNAPOLIS@GMAIL.COM

Washington St Pub

JOB #: J-028826

Created 3/7/25 NF
Updated 3/10/25 NF

44" L x 11" H x 1-1/2" HDU with 1/2" MDO backer

v-carved 2" LH text

3/8" bevel edge with a 3/4" inset 1/4" th pinstripe

text and pinstripe painted with Matthews powdered gold metallic paint

background painted Benjamin Moore HC-71 Habrouck Brown

mounted above the windows with z-clips

Barn Light Gooseneck Outdoor Wall Sconce
By Canarm

LUMENS
Call Us (877) 445-4486

Barn Light Gooseneck Outdoor Wall Sconce
By Canarm

Product Options

Finish: Black

Dimensions

Backplate: Diameter 4.25"
Fixture: Width 10", Height 18.75", Depth 26.75", Weight 6.28Lbs

Lighting

Lamp Type	LED
Total Lumens	1600.0
# of Bulbs	1 (Not Included)
Bulb Type	15W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	25,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

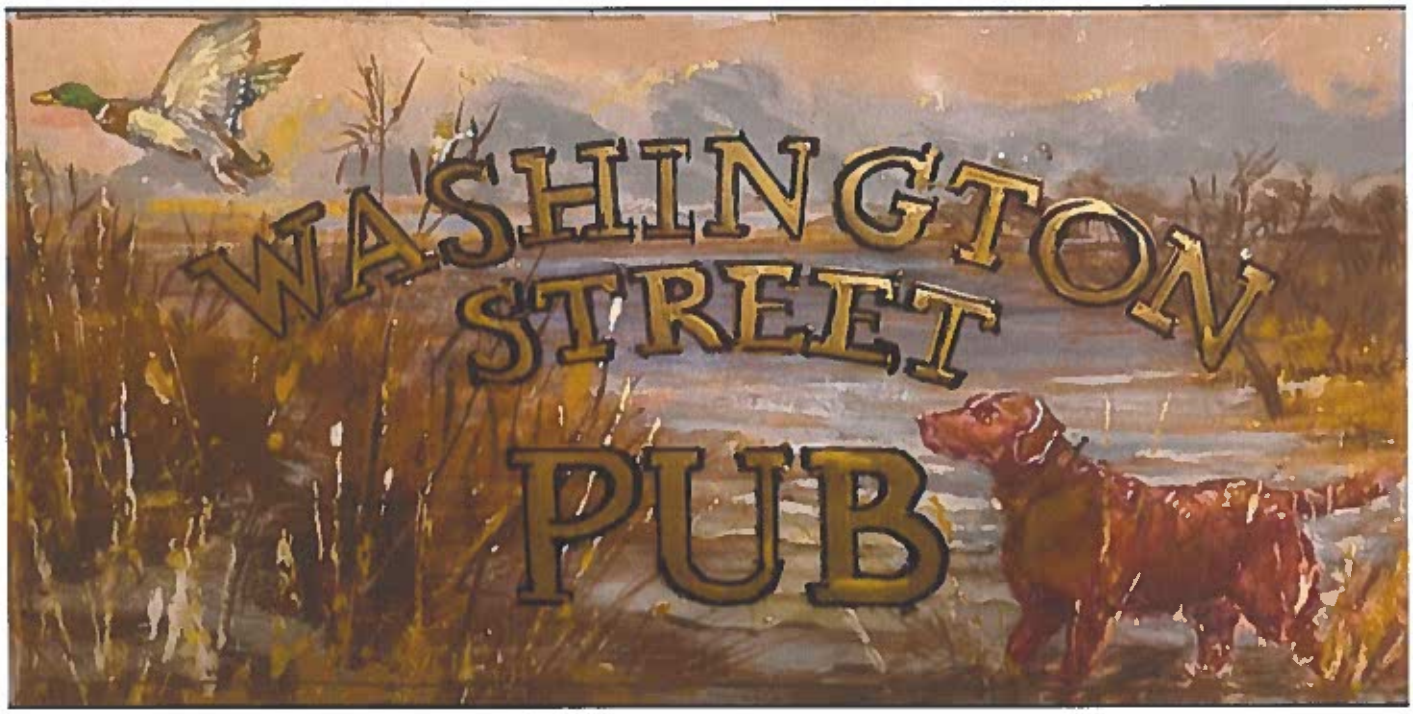
Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/barn-light-gooseneck-outdoor-wall-sconce-by-canarm-CNR2590502.html
Rating: CSA Certified

ITEM#: CNR2590502

Created March 10th, 2025



Design Amended March 24, 2025

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

Historic District Commission Staff Report

Meeting Date: 3/24/2025

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

Property Address: 303 S Aurora Street

Applicant: Philip Bernot

Application Number: 2025-1413

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove an existing 15' by 16' rear deck and construct a new 16' by 16' deck. Proposed materials for the new deck include:

- **Decking:** Treated lumber
- **Railings:** Vinyl

Historic District Guidelines:

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.

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.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101010549	303 S AURORA ST	BERNOT, PHILIP & E DARCY

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN	NONE APPARENT

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

NOTES

1 1/2 STORY SIDE GABLE BLOCK WITH PROJECTING FRONT GABLE PORCH. FRONT WINDOWS ARE 3/1 AND ARRANGED IN GROUPS OF FOUR . PORCH HAS LARGE BRACKETS AT EAVES. FRONT DOOR HAS TRANSOM. DOOR ORIGINAL OR PERIOD-APPROPRIATE REPLACEMENT EXTERIOR FIREPLACE CHIMNEY.

RUSTICATED CONCRETE BLOCK FOUNDATION. ALTERED GARAGE BLDG.

RECEIVED

MAR 04 2025

TOWN OF EASTON

HD 25 - 18

Application #:	2025 - 1413
Date Received:	03/04/2025
Fee Paid:	$75.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	03/17/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 303 S. Aurora St, Easton

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

PROPERTY INFORMATION

OWNER NAME Philip Bernot

TELEPHONE NO. 410-490-9725 EMAIL philipbernot@yahoo.com

Applicant or Agent

NAME SAME

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

replace existing deck

Specific Requirements

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

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

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

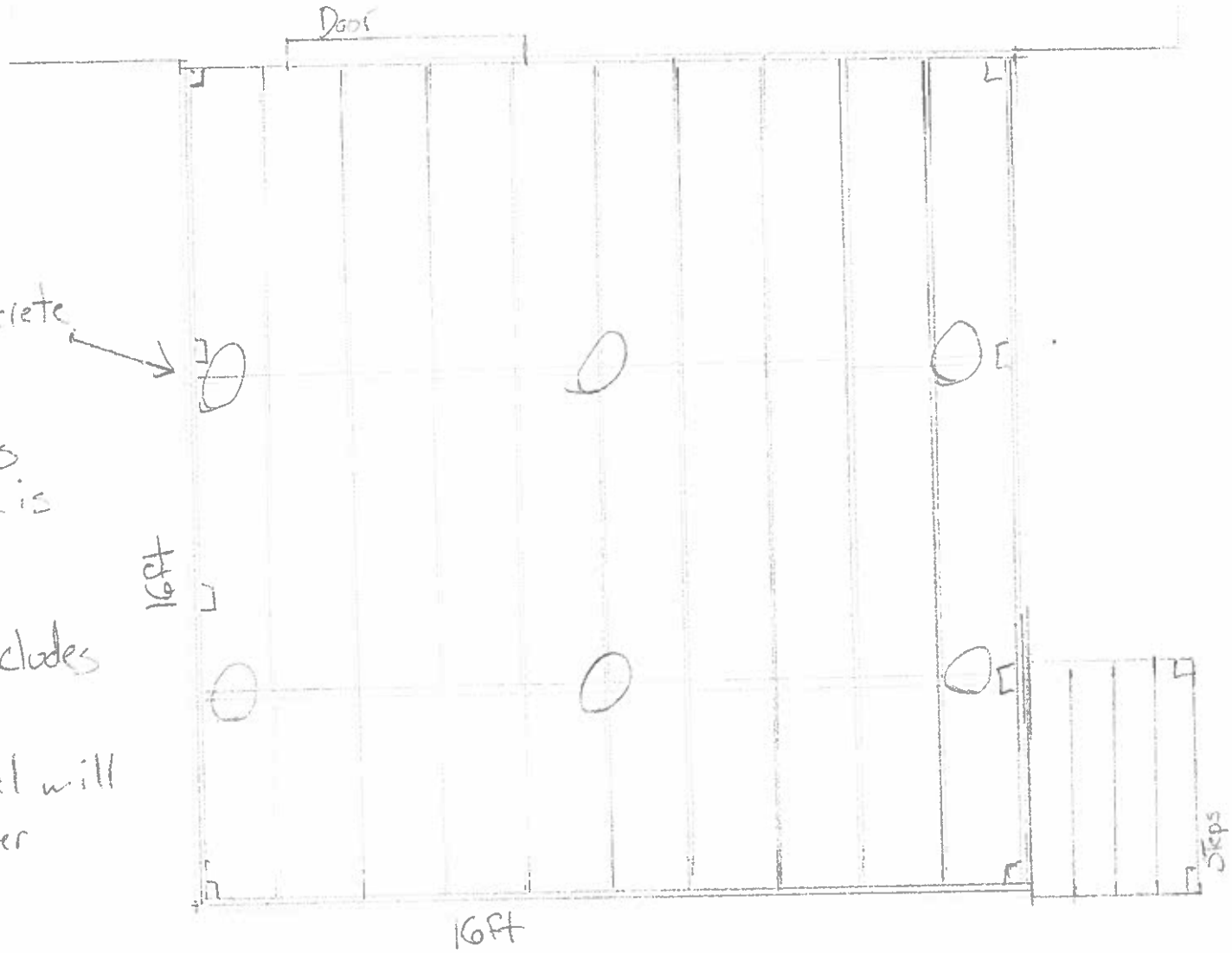
Signature of Applicant or Agent

Date 3-4-25

Printed Name of Applicant or Agent Philip Bernot

Revised 4.4.2022

Framing Layout

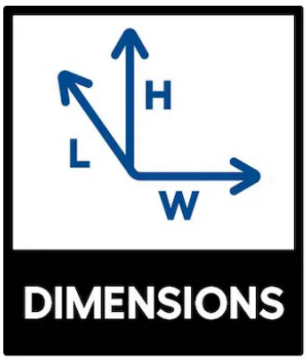


J.Salz®

CAMP CHEF

Freedom Bella Premier Series 8-Feet x 42-Inches White Vinyl Deck Rail Kit

★★★★☆ 15



8-ft L

3-in W

3.5-ft H

$192.19

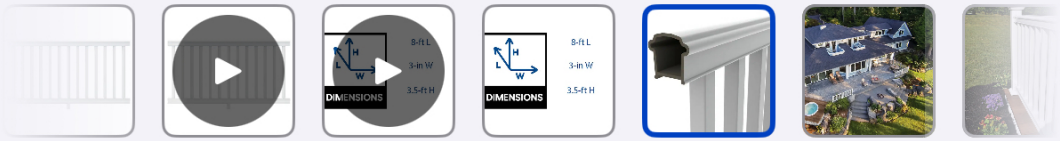
$182.58 when you choose 5% savings on eligible purchases every day.

Buy Now and Pay Later with Lowe's Pay

Item #: 1051751 | Model #: 73012456

Freedom Bella Premier Series 8-Feet x 42-Inches White Vinyl Deck Rail Kit

★★★★☆ 15



$192.19

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

Historic District Commission Staff Report

Meeting Date: 3/24/2025

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

Property Address: 38 S Aurora Street

Applicant: Addie Ruhl on behalf of BayShore Realty 144 LLC

Application Number: 2025-1416

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to a non-original but historic storefront on a residential structure. The existing window panes (with the exception of the angled windows flanking the door) on the storefront will be removed and replaced with new insulated tempered glass. The two angled glass windows flanking the front entry door will be removed and infilled with wood panels. The storefront window on the facade facing South Street will be removed and replaced with a wood double hung window. The transom windows located above the large storefront windows will remain.

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.

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

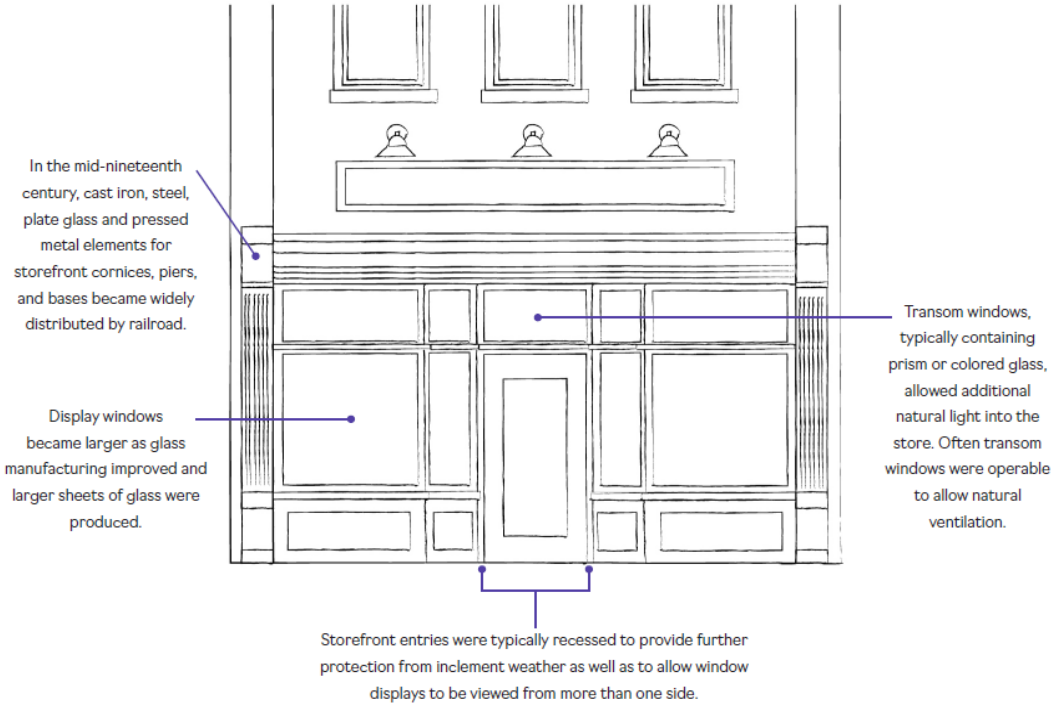
When a historic element is deteriorated to the point that replacement is required, the replacement should replicate the element as closely as possible.

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.

Guideline 80. Preserve Historic Storefronts



a. Maintain original storefronts. Repair, rather than replace, deteriorated elements.

b. Make necessary replacements in-kind. When replacement is necessary, the new unit should match the original element as closely as possible in size, shape, profile, color, and material.

c. If using the original material is not economically or technically feasible, an alternative material that resembles the original in size, shape, profile, color, and other characteristics may be used. Avoid using inappropriate materials such as vinyl and aluminum siding,

bare anodized aluminum, mirrored or tinted glass, artificial stone, and the like for a new storefront.

d. Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color, and character of the storefront.

e. If the use of the ground floor requires more privacy than allowed by the display windows, install privacy curtains or blinds. Avoid blocking in or otherwise removing or reducing storefront windows.

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

Staff Recommendation:

Staff supports either a **continuation** of the application as submitted. The proposal to replace the existing storefront glass with new insulated tempered glass is consistent with Guideline 80b. However, the proposal to remove the two angled storefront windows and infill with wood, contradicts Guideline 80e. The proposal to replace the side facing storefront window with a double hung window also contradicts Guidelines 80b and 90c.

Draft Motions:

1. I move that the Historic District Commission **continue** the application pending a revised submittal that maintains the existing historic storefront.

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the request to remove historic storefront windows is not consistent with Guidelines 80 and 90.

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101020919	38 S AURORA ST	BAILEYS CONSTRUCTION COMPANY, LLC

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NONE	PART OF REAR EXTENSION FRONT COMMERCIAL SECTION NOT ORIGINAL BUT IS HISTORIC.

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

NOTES

GABLE FRONT + WING DWELLING WITH EARLY COMMERCIAL FRONT ADDITION. COMMERCIAL FRONT VERY INTACT BUT REST OF BUILDING HEAVILY MODERNIZED.

RECEIVED
MAR 10 2025
TOWN OF EASTON

HD 25 - 20

Application #:	2025 - 1416
Date Received:	03/10/2025
Fee Paid:	$75.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	03/17/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 38 S. Aurora Street

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

PROPERTY INFORMATION

OWNER NAME: Bayshore Realty 114 LLC

TELEPHONE NO.: (410) 458-4218 EMAIL: mwillism@yahoo.com

Applicant or Agent

NAME: Addie Ruhl

TELEPHONE NO.: (410) 829-9301 EMAIL: aruhl@shoreprojects.net

Description of Proposal (include additional sheets, as necessary)

Please see attachment.

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 3/7/25

Printed Name of Applicant or Agent Addie Ruhl

Revised 4.4.2022

SHORE PROJECTS
FINE CUSTOM HOMES & RENOVATIONS

Owner: Bayshore Realty 114 LLC
3827 Beech Avenue
Baltimore, MD 21211

Address: 38 S. Aurora Street
Easton, MD 21601

Description of Proposal

- Remove existing window panes on front windows and replace with new 5/8" thick insulated tempered glass with 0.29 U-Factor. Frame to support new glass will be built inside. Existing window trim to remain intact. Transom windows above are to remain. (See attached info sheet for details)
- Remove existing window panes from two angled windows flanking Apt. A door and replace with finish grade plywood. Transom windows above are to remain.
- Remove existing window on side of building and replace with new Jeld-wen AuraLast Pine double hung window with 0.29 U-Factor. (See attached info sheet for details) Frame to support new window will be built inside. Existing window trim to remain intact. Transom window above is to remain.
- Please note: all existing trim details are to stay. If any trim is found to be rotten then it will be replaced in kind.

Transoms to remain
Replace window panes
Replace with wood panels
Replace window panes
38
TOE

STOP
Replace window with double hung.
Keep Transom above.

Front windows

GUARDIAN SUNGUARD
ADVANCED ARCHITECTURAL GLASS

SunGuard Coating:	SuperNeutral 68 (#2)
SunGuard Product Series:	SuperNeutral Low-E
Outboard Substrate:	Clear
Inboard Substrate:	Clear
Exterior Appearance:	Clear

Performance Values:

Visible Light Transmission %:	68
UV Transmission %:	30
Solar Energy Transmission %:	33
Visible Light Out Reflectivity %:	11
Visible Light In Reflectivity %:	12
Solar Energy Reflectivity %:	33
U-Value Winter Nighttime:	0.29
U-Value Summer Daytime:	0.28
Relative Heat Gain:	90
Shading Coefficient:	0.43
Solar Heat Gain Coefficient:	0.38
Light-to-Solar Gain:	1.80

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C & K GLASS, INC.
8 CREAMERY LANE
EASTON, MD 21601

PH:410-822-0497 FAX:410-822-0675

Front Windows'

Federal Tax ID: 52-1597098

P/O#:

Taken By:
Installer:
SalesRep:

Cust State Tax ID:
Cust Fed Tax ID:
Ship Via:

Adv. Code:

Workorder: W020199
Date: 3/10/2025
Time: 11:01 AM

Macgill, Willis
38 S Auora St
EASTON, MD 21601

Willis Macgill
38 S Auora St
EASTON, MD 21601

410-458-4218

Qty	Part Number	Description	List	Disc%	Sell	Total
1	MISC	THIS IS DELIVERED AND INSTALLED PRICING	$0.00	0	$0.00	$0.00
1	TEMP IGU-1/8"	(32 3/8" x 57 7/8") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 13.69 Sq Feet @ $20.00 Per Sq Foot	$345.00	0	$345.00	$345.00
1	TEMP IGU-1/8"	(34 1/2" x 58 1/2") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 15 Sq Feet @ $20.00 Per Sq Foot	$375.00	0	$375.00	$375.00
1	TEMP IGU-1/8"	(34 1/2" x 58") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 14.5 Sq Feet @ $20.00 Per Sq Foot	$360.00	0	$360.00	$360.00
1	TEMP IGU-1/8"	(25 1/4" x 58 1/8") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 10.83 Sq Feet @ $20.00 Per Sq Foot	$280.00	0	$280.00	$280.00
1	TEMP IGU-1/8"	(32 1/4" x 58") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 13.69 Sq Feet @ $20.00 Per Sq Foot	$345.00	0	$345.00	$345.00
1	TEMP IGU-1/8"	(33 1/4" x 57 1/2") 5/8 THICK CLEAR, TEMPERED INSULATED GLASS UNIT U VALUE ON WINDOW 0.29 13.69 Sq Feet @ $20.00 Per Sq Foot	$345.00	0	$345.00	$345.00

THANK YOU FOR TRUSTING C&K GLASS WITH ALL YOUR GLASS NEEDS!!

C & K GLASS, INC.
8 CREAMERY LANE
EASTON, MD 21601

PH:410-822-0497 FAX:410-822-0675

Federal Tax ID: 52-1597098

P/O#:

Taken By:
Installer:
SalesRep:

Cust State Tax ID:
Cust Fed Tax ID:
Ship Via:

Adv. Code:

Workorder: W020199
Date: 3/10/2025
Time: 11:01 AM

Macgill, Willis
38 S Auora St
EASTON, MD 21601

410-458-4218

Willis Macgill
38 S Auora St
EASTON, MD 21601

Qty	Part Number	Description	List	Disc%	Sell	Total

AUTHORIZATION TO PAY

I hereby authorize and empower the above-named insurance company to pay this invoice in full settlement, satisfaction and discharge of all loss under the above policy. Upon such payment, all rights I may have for claim and demand for loss and damage described above against the above named insurance company shall be thereby forever discharged. In the event that the above named insurance company does not make timely and/or full payment of this invoice according to its terms, I hereby accept responsibility for such payment and agree to pay all charges reflected on this invoice to the above named glass company subject to and according to all terms and conditions on this invoice.

Customer's Signature:_____

Collect From Customer	$2,173.00
Sub Total:	$2,050.00
Tax:	$123.00
Total:	$2,173.00
Balance:	**$2,173.00**

side window

JW QUICK QUOTE LIVE

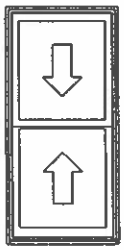
Vinny Parreco

QUOTE BY : Vinny Parreco
SOLD TO : SHORE PROJECTS
PO# :
Ship Via : Ground

QUOTE # : JW250200P17 - Version 0
SHIP TO :
PROJECT NAME: 38 S AURORA
REFERENCE :

U-Factor Weighted Average: 0.29
SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 28 X 58 5/8	Frame Size : 27 1/4 X 57 7/8 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:23.5w, 25.3h, 4.1 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-04766-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW	$771.31	1	$771.31



Viewed from Exterior. Scale: 1/2" =1'

Total:	$771.31
MD SALES TAX (6.0000%):	$46.28
Net Total:	$817.59
Total Units:	1

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Town of Easton Historic District Commission
Draft Decision Summary
Monday, March 10, 2025 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

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

Staff:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

Absent:

Commission Members:
Maria Brophy, Vice Chairperson

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

2. **Agenda Summary Review** —

   Commissioner Bateman moved to approve the March 10, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business —**

   a. **File No.:** **2025 - 1378 / HD 25 - 03**
      Applicant: **Eric Vance**
      Location: 210 Brookletts Avenue, Easton, MD 21601

Tax Map 0105, Grid 00EA, Parcel 2141

Zoning: R-10A

Request: The Applicant is seeking to renovate and expand the existing garage with an 896 square foot addition extending into the northern and eastern façades. The footprint will be expanded to 28’ x 32’ by incorporating the open portion of the structure, and raising the wall height to 18.75 feet with a roof pitch of 6:12. The Applicant is also requesting exterior alterations including the replacement of the existing siding with cedar shakes and fiber cement siding, an in kind replacement of the existing sliding wooden doors, wooden sash windows and an asphalt shingle roof to 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 existing 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:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Eric Vance

Public Comment:
Jim Carr

Public Comment Written — None

Commissioner Stuart moved to table the application subject to the submission of professional drawings. The Commission shall conduct a site visit to determine the condition of the existing garage. Commissioner Bateman seconded the motion.

Vote 5 - 0 - 1
FOR: 5 - Demby, Bateman, Carey, Startt, Stuart

AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Brophy

b. File No.: 2024 - 1368 / HD 24 - 147
Applicant: Jay Corvan Architect, LLC
Location: 5 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1512
Zoning: CB

Request: The Applicant is requesting an amendment to the previously approved scope of work to propose a Fixed Egress Ladder in place of the previously approved egress stairway. This is a contributing structure to the Historic District.

Background: On January 13, 2025, the Commission granted a Certificate of Appropriateness for application 2024 - 1368 / HD 24 - 147 for the installation of two (2) emergency egress stairs on the rear of the structure. This application was approved by the Historic District Commission via a 6 - 0 vote subject to the condition that the stairs shall be painted to match the siding of the structure.

Historic District Guideline references:

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

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

Applicant Presentation:
Jay Corvan AIA

Public Comment — None
Public Comment Written — None

Commissioner Startt moved to approve the amended application as submitted. 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 - 1402 / HD 25 - 13**
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 to replace the existing standing seam roof with a new standing seam metal. The existing wood fascia and soffit on the main portion of the structure will be painted and restored, or shall be replaced with painted cedar from the rear addition. The Applicant is also proposing to remove parging from the chimney, and to replace the existing asbestos and T1-11 siding on the rear addition with Board and Batton style fiber cement siding. This is a contributing structure to the Historic District.

Background: A stop work order was issued on February 20, 2025 after it was discovered that the asphalt shingle roof on the rear addition was being removed and replaced without a Certificate of Appropriateness or a building permit. The Applicant subsequently submitted a building permit application, and received an administrative COA (application 2025 - 1401 / HD 25 - 12) on February 24, 2025 for an in-kind asphalt shingle roof replacement.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 3. Make Sensitive Replacements*
iii. *Guideline 4. Restore Significant Historic Features*
iv. *Guideline 55. Maintain Historic Masonry*
v. *Guideline 68. Maintain Historic Roof Shape*
vi. *Guideline 69. Perform Regular Roof Maintenance*
vii. *Guideline 70. Roof Material*
viii. *Guideline 76. Preserve Historic Wood Siding*
ix. *Guideline 78. Substitute Materials for Siding*
x. *Guideline 79. Fiber Cement Siding*

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

Applicant Presentation:
Andrew Becker

Public Comment — None
Public Comment Written — None

The Applicant amended the application to include the installation of 6” half round

gutters and stated that the existing standing seam metal roof over the front porch will remain.

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

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

b. File No.: 2025 - 1403 / HD 25 - 14
Applicant: Alan and Meredith Girard
Location: 311 August Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0174
Zoning: R-7A

Request: The Applicant is proposing to construct a new two-story garage and accessory dwelling unit (ADU). The proposed materials for the new structure will include a Hardie Plank vertical board and batten style siding, architectural asphalt shingles, two-over-two fiberglass clad wood windows with simulated divided light, and Bungalow-style garage doors with a fiberglass entry door. The new structure will maintain the original 25’ x 30’ footprint however, the new garage’s height will be approximately four (4) feet taller than the previous structure due to the increased roof pitch from 8:12 to 10:12, and the addition of the second-floor ADU.

Background: According to Town record, a historic outbuilding was once located directly at the intersection of Locust Street and Powells Alley. In February 2004, the Historic District Commission approved the demolition of the prior existing garage, and the construction of a 30’ x 24’ garage.

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).

Historic District Guideline references:

i. *Guideline 9. New Driveways*
ii. *Guideline 11 Erect New Outbuildings Sensitively*
iii. *Guideline 94. Style*
iv. *Guideline 96. Orientation, Alignment, and Setback*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director

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

Applicant Presentation:
Alan and Meredith Girard

Public Comment — None
Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted. The Commission has requested for the Applicant to choose a more traditional raised panel style garage door. Commissioner Bateman seconded the motion.

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

c. File No.: **2025 - 1404 / HD 25 - 15**
Applicant: **Christian Chute AIA**
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Parcels 1985 & 1986, Lot 2B
Zoning: CB

Request: The Applicant is proposing the partial demolition of a 180 square foot contributing rear addition to 109 S Washington Street (The Plate House). Following the demotion of the rear addition, the Applicant is proposing to construct a 600 square foot, two-story rear addition. Renovations to the building include the installation of new windows on the southern and western facades, two (2) new wood doors on the western façade, the 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 and architectural asphalt shingle roof.

Background: A similar request first appeared before the Commission at their April 8, 2024 meeting (application 2024 - 1173 / HD 24 - 41). At the conclusion of the meeting, the Commission found the rear addition to be a contributing structure and requested for the Maryland Historic Trust (MHT) to review and comment on the application. The Maryland Historic Trust provided a review letter on May 20, 2024 which evaluated the historic significance of the rear addition, and the effect demolishing the addition would have on the building's contributing status. This application was approved by the Historic District Commission on June 10, 2024 via a 5 - 0 vote subject to the condition that the Applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan.

Historic District Guideline references:

i. *Chapter 5. Secretary of the Interior's Standards for Rehabilitation of Historic Properties*
ii. *Guideline 1. Preserve Significant Historic Features*
iii. *Guideline 2. Repair Rather than Replace*
iv. *Guideline 4. Restore Significant Historic Features*
v. *Guideline 14. Perimeter Walls and Fences*
vi. *Guideline 41. Maintain Original and Historic Doors*
vii. *Guideline 42. Make Sensitive Replacements (Doors)*
viii. *Guideline 44. Adding New Doors*
ix. *Guideline 46. Maintain Historic Windows for Energy Efficiency*
x. *Guideline 47. Weatherization and Insulation*
xi. *Guideline 48. HVAC*
xii. *Guideline 49. Site Features*
xiii. *Guideline 50. Maximize Daylight*
xiv. *Guideline 55. Maintain Historic Masonry*
xv. *Guideline 58. Replacing Masonry Units*
xvi. *Guideline 67. New Rear Decks and Patios*
xvii. *Guideline 68. Maintain Historic Roof Shape*
xviii. *Guideline 70. Roof Material*
xix. *Guideline 79. Fiber Cement Siding*
xx. *Guideline 82. General Guidelines for Utilities*
xxi. *Guideline 83. Trash and Refuse Containers*
xxii. *Guideline 84. Mechanical Equipment*
xxiii. *Guideline 89. Maintain Historic Windows*
xxiv. *Guideline 90. Make Sensitive Replacements (Windows)*
xxv. *Guideline 128. Avoid Demolition*
xxvi. *Guideline 129. Partial Demolition*

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

Applicant Presentation:
Richard Marks
Jim Carr

Public Comment:
Georgia Adler

Public Comment Written:
Charles Adler

The Applicant amended the application to withdraw the fence installation request.

Commissioner Carey moved to approve the amended application subject to 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.**

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.**

Commissioner Bateman seconded the motion.

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

d. File No.: **2025 - 1406 / HD 25 -16**
Applicant: **Yuner Sanchez**
Location: 108 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning: R-10A

Request: The Applicant is requesting 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 a non contributing structure to the Historic District.

Background: At their September 9, 2024 meeting the Commission granted a certificate of appropriateness (application 2024 - 1281 / HD 24 - 99) via a 6-0 vote for the replacement of the existing wood trim, fascia and soffit with metal, the replacement of a small section of gutter, the replacement of the existing wood

deck boards with new composite decking, the replacement of the existing wooden privacy fence, and the installation of a new screen on the porch.

Historic District Guideline references:

i. *Guideline 90. Make Sensitive Replacements (Windows)*
ii. *B.2. Common Substitute Materials*

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

Applicant Presentation:
Yuner Sanchez

Public Comment — None
Public Comment Written — None

Commissioner Startt moved to approve the application for the installation of the windows labeled Option B, with the condition that the casement windows have a check rail. 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. Continued discussion on property maintenance — Mr. Tom Diem and Mrs. Susan Filbird were present on behalf of the Town of Easton Code Enforcement Department in the ongoing effort to enforce property maintenance. Staff presented a draft list of routine maintenance items within the Historic District that do not require a Certificate of Appropriateness for the Commission's feedback. The Commission generally favored the items of maintenance as presented, suggesting additional detail in the roofing section for minor in-kind asphalt shingle replacements. The Commission also examined the percentage threshold for the in-kind replacement of existing decking and existing ceilings before a building permit would be required. The Commission and staff held an open dialogue on the importance of establishing a recorded timeline for issuing property maintenance notices, and consideration for matters of financial hardship. A formal draft of the Items of Routine Maintenance list will be presented before the Commission at a subsequent meeting. The list will be posted for public review, and a vote to revise the routine maintenance section in Article VI of the Zoning Code shall be taken at

a later time.

6. Decision Summary Review —

Commissioner Bateman moved to approve the February 24, 2025 Decision Summary. Commissioner Carey seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

9. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 8:09 p.m.

HD 25 - 23

RECEIVED
MAR 18 2025
TOWN OF EASTON

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

Application #:	2025 - 1420
Date Received:	03/18/2025
Fee Paid:	$25.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 14 BROOKLETTS AVE, Easton MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1905 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: LANGFITT MARK S LANGFITT SUSAN M

TELEPHONE NO.: 410-924-6508 EMAIL: susanlangfitt@gmail.com

Applicant or Agent

NAME: MARASUN

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

Description of Proposal (include additional sheets, as necessary)

Asphalt shingle roof replacement in kind. We will remove the old asphalt shingles and replace them with new shingles in kind.

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: Jonh A MArrah

Date: 03/17/2025

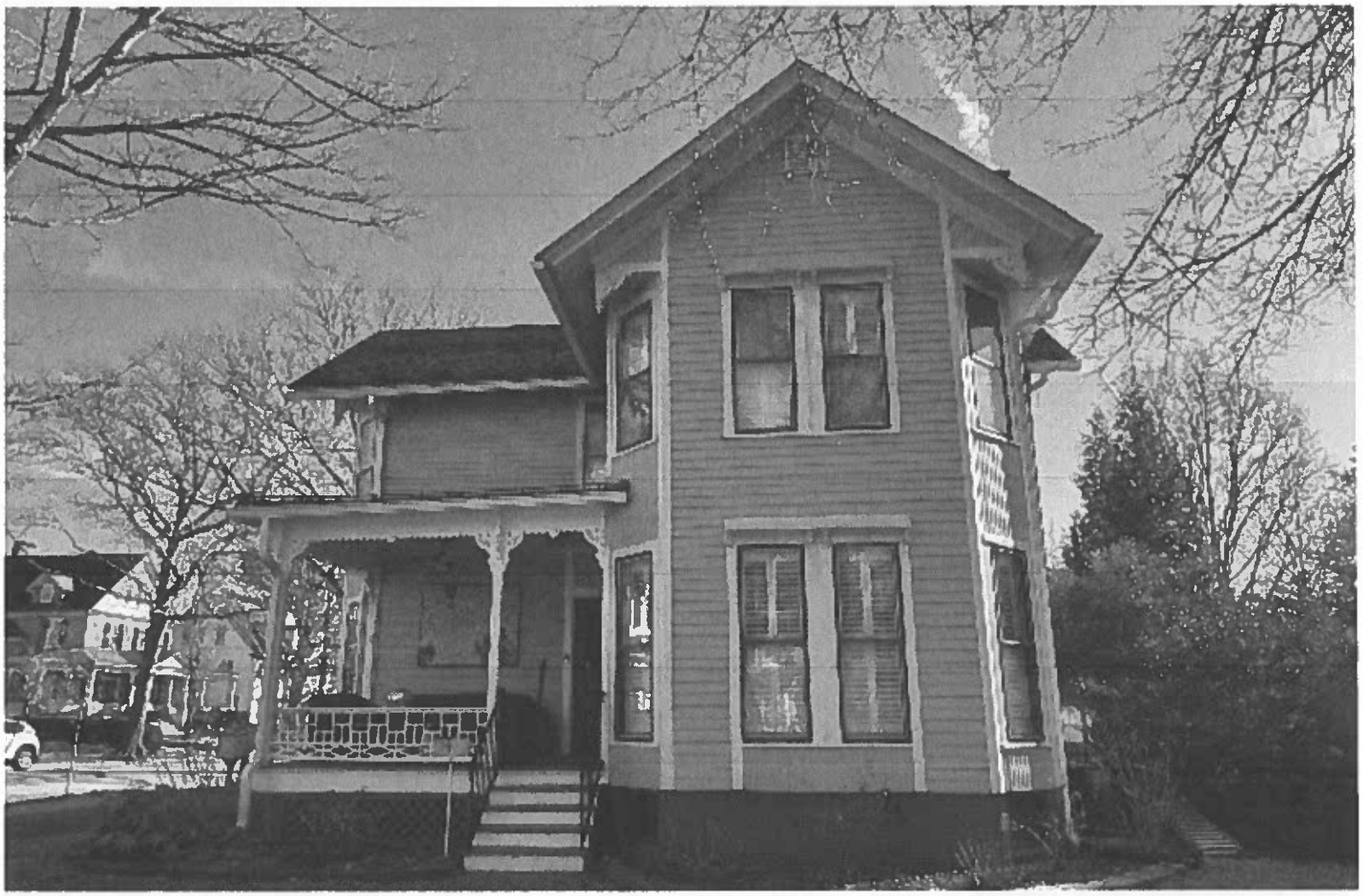
Printed Name of Applicant or Agent: John A Marrah

Revised 4.4.2022

LANGFITT: ROOFING PROPOSAL MB

MAR 05, 2025
Project #33889588799

MARASUN
roofing | siding | windows | gutters | solar



SUSAN LANGFITT

susanlangfitt@gmail.com
410-924-6508

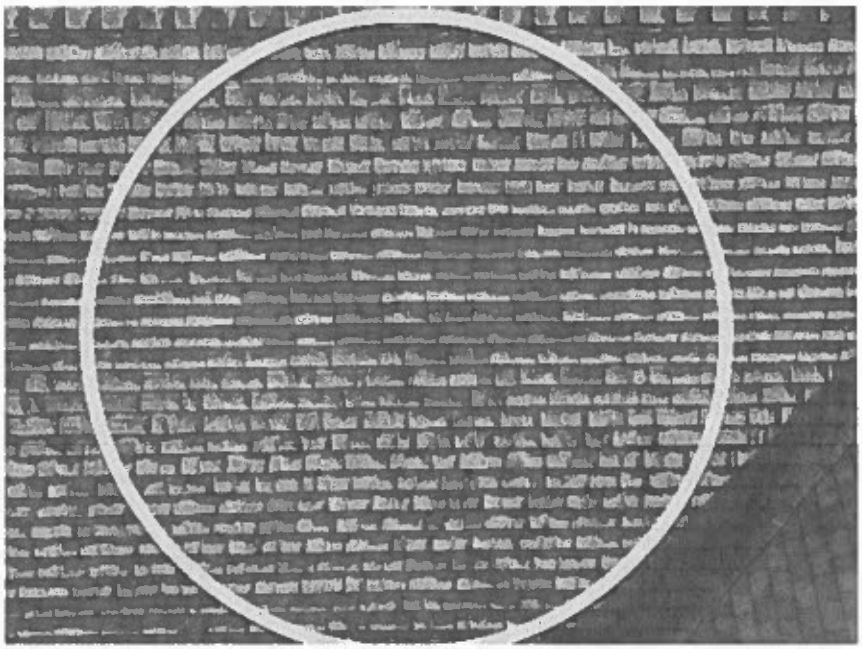
14 Brookletts Avenue
Easton, MD
21601

We can help you with

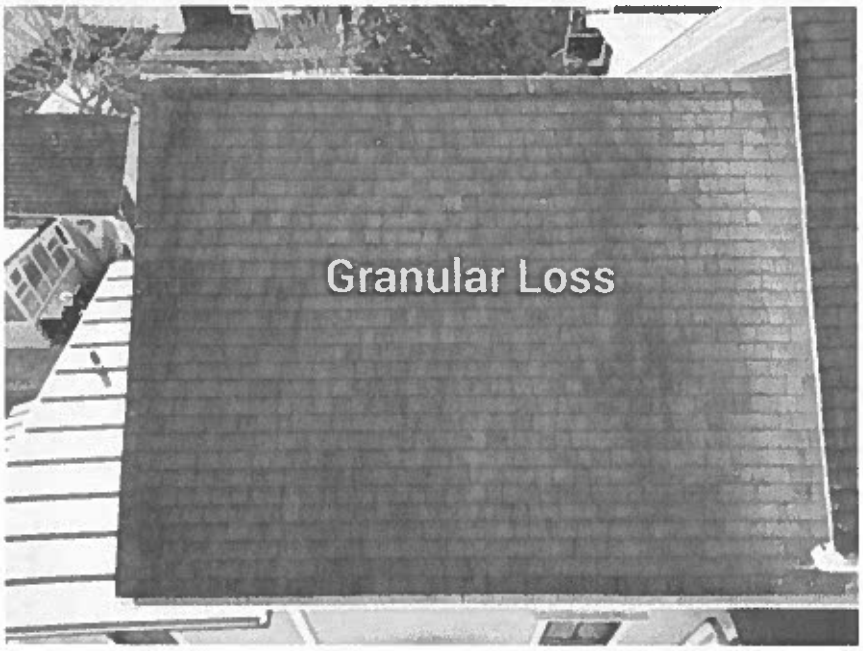
Roofing, Siding, Windows, Gutters, & Solar
913 S. Talbot Street St. Michaels, MD 21663

hello@marasunllc.com
(410) 226-6212

INSPECTION



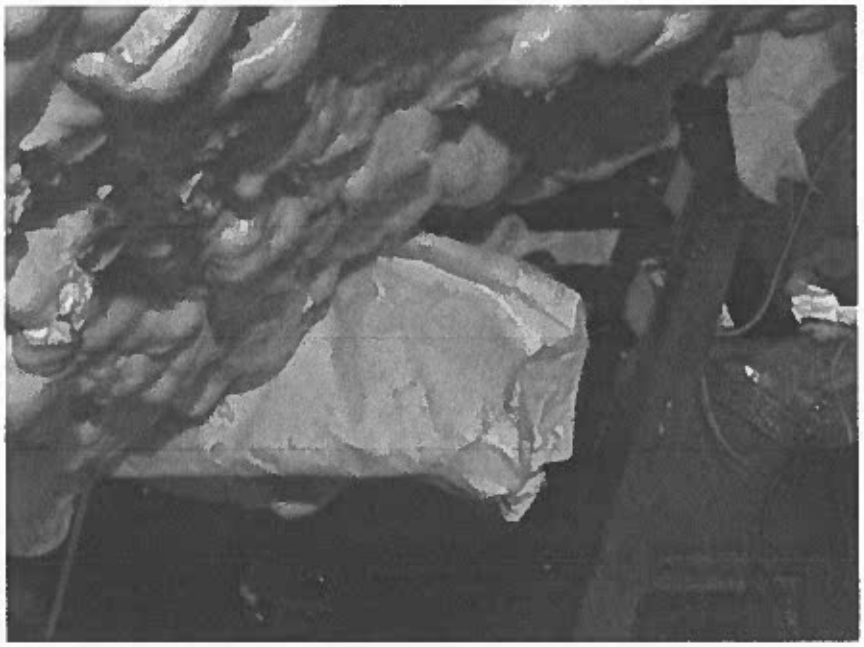
When shingles start to cup or curl, it means they're reaching the end of their lifespan. This occurs due to prolonged exposure to the sun, moisture, and temperature changes, which cause the shingles to dry out and lose their flexibility. Curled shingles can no longer lay flat, making them more prone to wind damage, leaks, and even blowing off in a storm. Once shingles start curling, they can't properly protect your roof, which increases the risk of water damage inside your home.



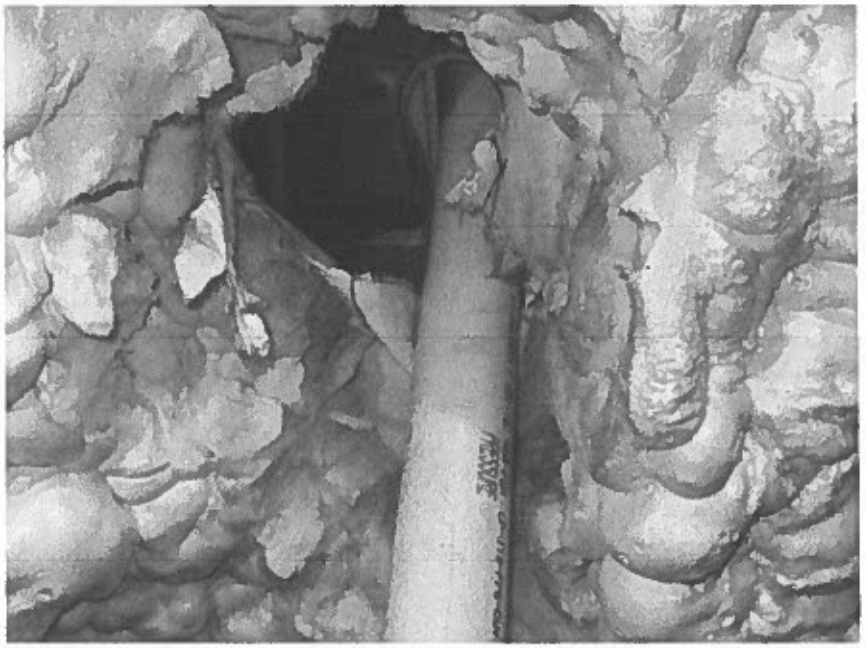
Many of your roof slopes have granular loss. These granules are essential because they protect the roof from the sun, rain, and other harsh weather conditions. Without granules, your shingles absorb more heat, making your home less energy efficient. Water can seep into exposed areas, leading to leaks, mold, and costly structural damage. Once enough granules are lost, the roof will fail much sooner than expected.

Shingles act as the first line of defense against rain and moisture. When they're missing or damaged, water can seep into the roof deck, leading to leaks inside your home. With missing shingles, the surrounding ones are more likely to lift or be blown off during the next storm, making the problem worse over time. Damaged or missing shingles leave your roof exposed to the elements, causing premature aging and potential structural issues.

Here are more examples of the shingles cupping, curling, and overall in bad health.

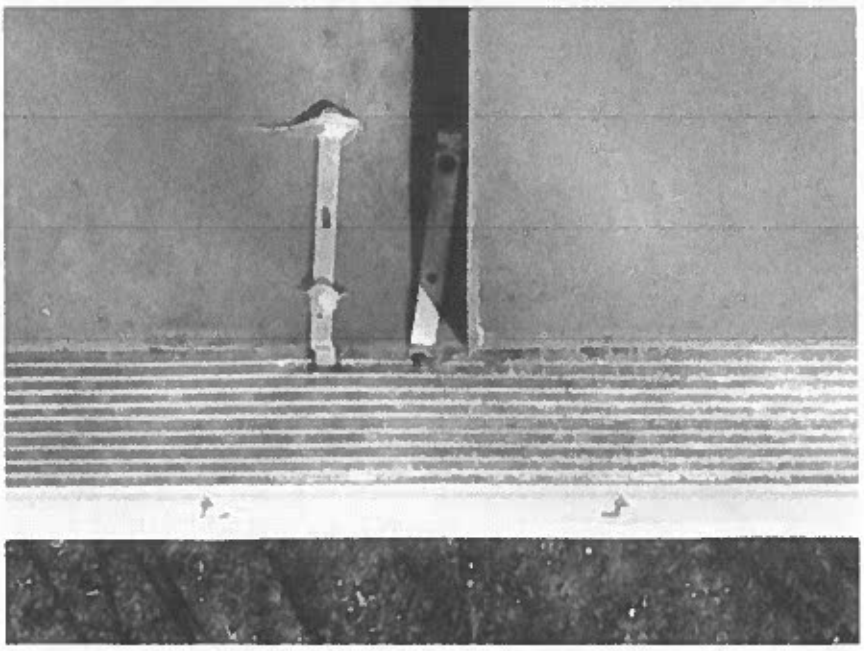


You have spray foam in your attic.



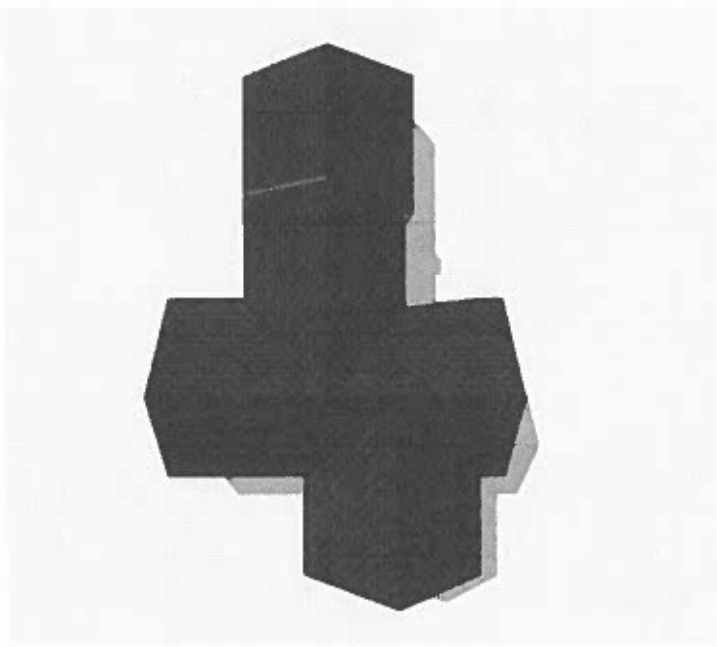
We believe the spray foam is sprayed against a layer of house wrap that is most likely secured to the cedar shakes. We will do our best to not damage the spray foam but it may be impossible to remove the cedar shakes without damaging the insulation.

Your gutters are installed with straps that will need to be removed during the installation process.



You have multiple generations of gutter straps screwed through your metal standing seam roof. Some of the screws are not covered with sealant.

PROPOSED SOLUTION



We are proposing to remove 1 layer of asphalt shingles and one layer of cedar shakes and install all new plywood as the existing shingles are over a layer of cedar shake on purlins.

We will install Ice and Watershield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the asphalt shingle roof slopes.

We will then cover the rest of these roof slopes with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

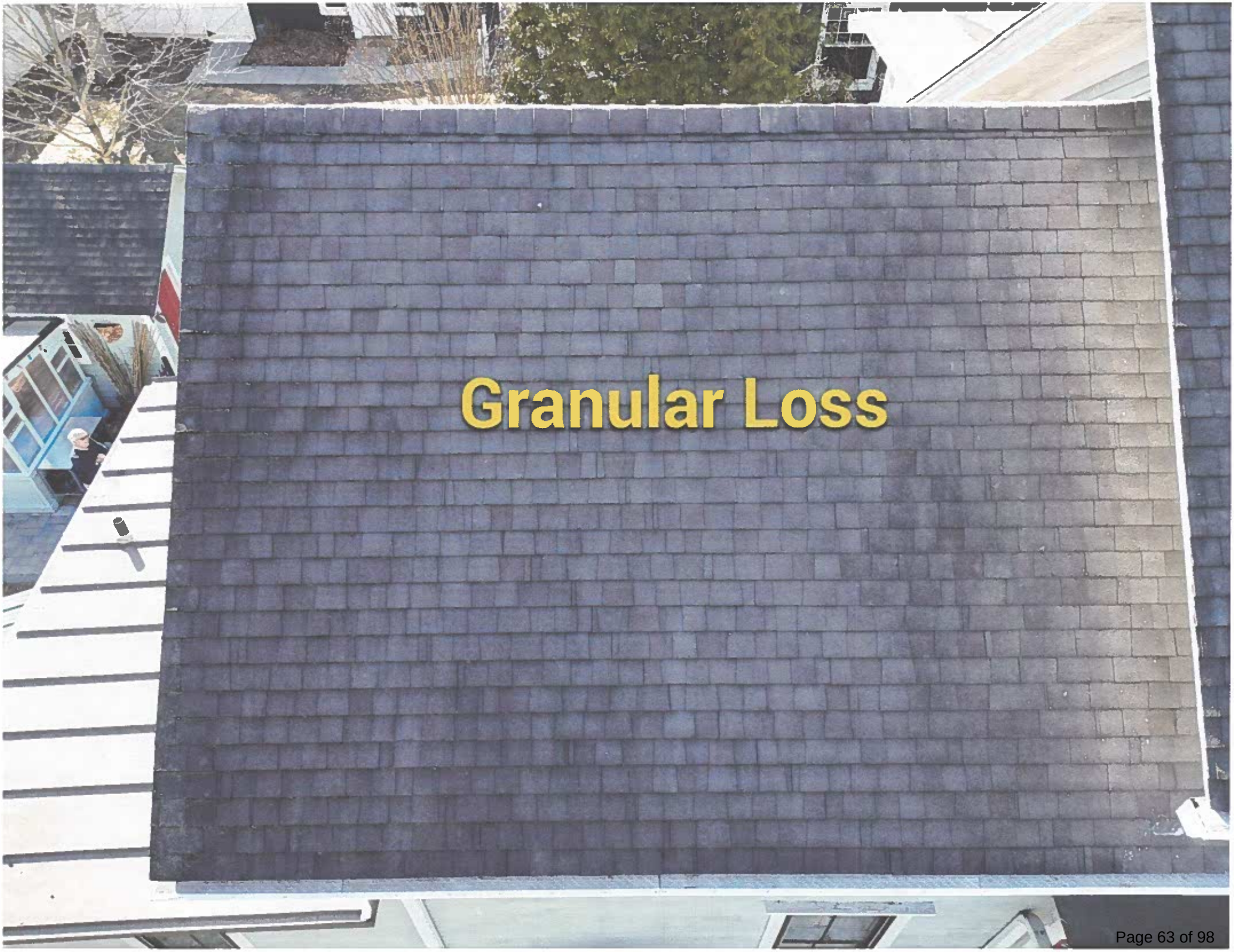
We will replace all Pipe Boots.

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

ARCHITECTURAL ROOFING SYSTEM

Description	Qty
OWENS CORNING TRUDEFINATION DURATION	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	70
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	4
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	3
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	3
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	2
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	1
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	1.25
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS	
MARASUN COMPOUND: 2" LIFETIME ULTIMATE PIPE FLASHING: made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun.	1

MARASUN COMPOUND: 4" LIFETIME ULTIMATE PIPE FLASHING: Best Pipe Boot Made. Silicone material does not degrade in the sun.	1
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	26
TRI BUILT ALUMINUM TRIM COIL 24" X 50': Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	.75
MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	4
DIMENSIONAL LUMBER	
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	72
DECKING NAILS 2 1/2": used to fasten down the material that is to be installed. These come in various lengths and are used in various applications. 5lb box	1
ASPHALT ROOF REPLACEMENT LABOR	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	14
ASPHALT ROOF REPLACEMENT 9/12 - 12/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	10
CEDAR LAYER REMOVAL: Covers the additional cost of labor for an cedar layer. ***During the removal process, this cedar layer will create a heavy amount of debris. Careful consideration of the items in the attic will have to be addressed prior to the removal process.***	20
PLYWOOD DECKING INSTALL: Covers the cost of time and labor to install plywood and use plywood as property protection.	72
GUTTER STRAP REMOVAL AND REPLACEMENT	101
CHIMNEY AND CUPOLA LABOR	
CHIMNEY FLASHING (MASONRY): A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	2
ROOFING SERVICES	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	80

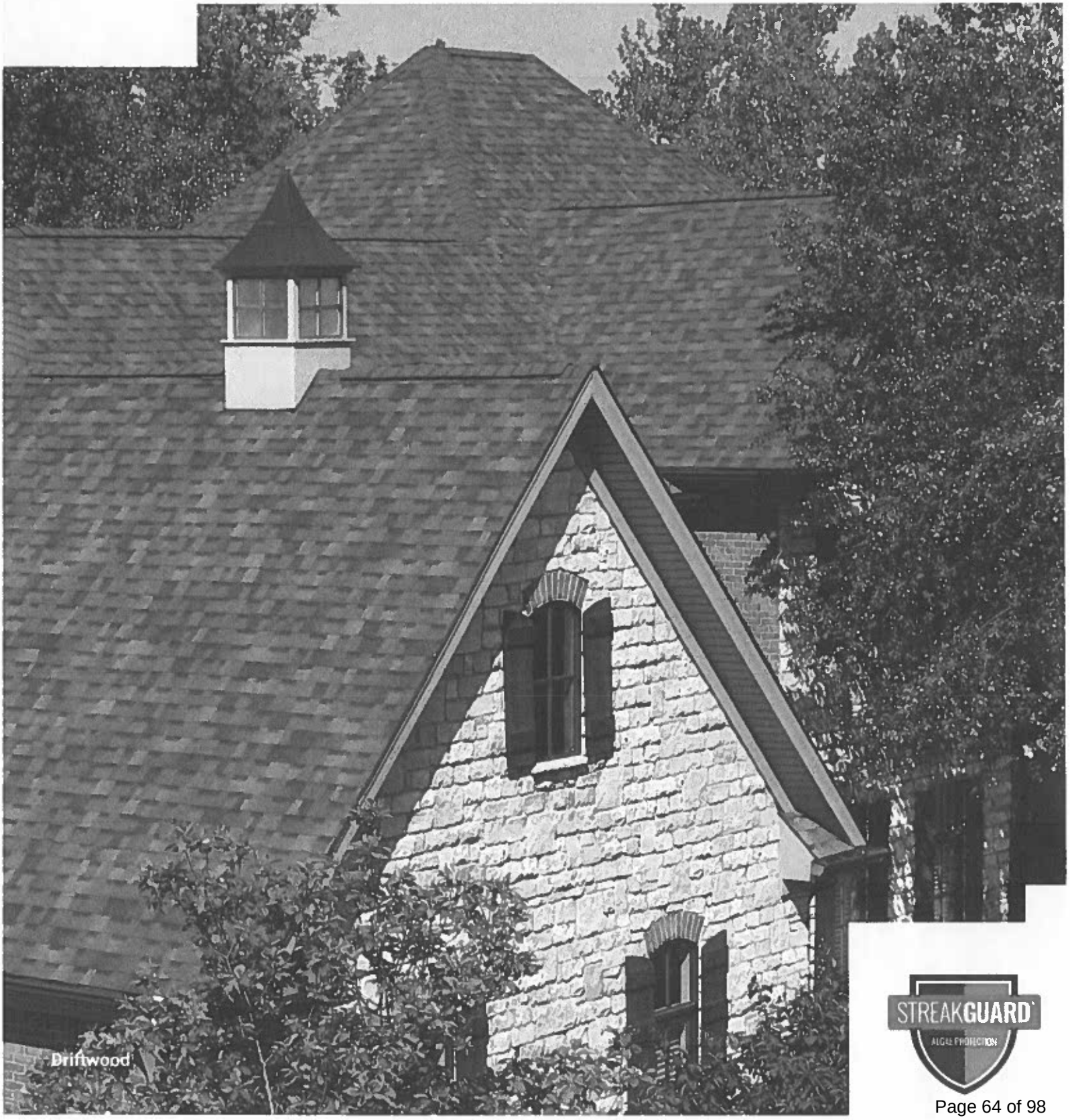

Granular Loss

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®

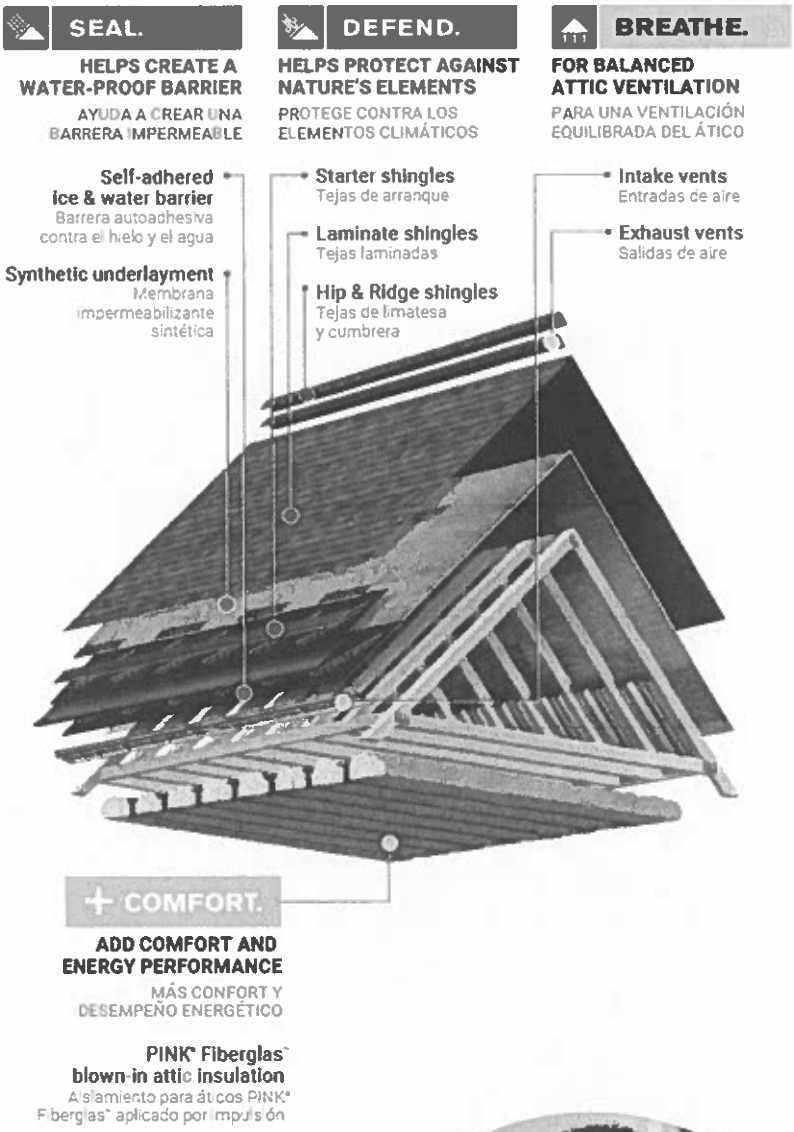


TOTAL PROTECTION SIMPLIFIED™

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

PROTECCIÓN TOTAL SIMPLIFICADA™

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



REGISTER YOUR WARRANTY

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

SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

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

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*,‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty[3,§]

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

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

STREAKGUARD

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

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

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

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

THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

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

EL TOQUE FINAL

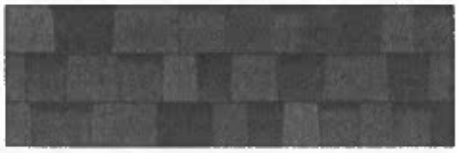
TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

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

TruDefinition®

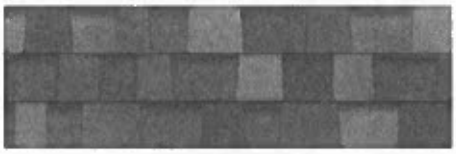
DURATION®

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

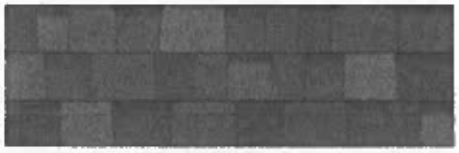


Brownwood

Chateau Green



Colonial Slate



Desert Rose

Driftwood

Estate Gray

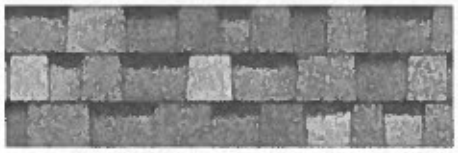
Harbor Blue

Midnight Plum

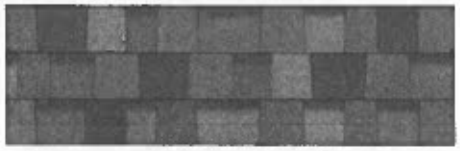
Onyx Black

Peppercorn

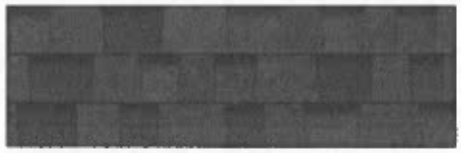
Sand Castle



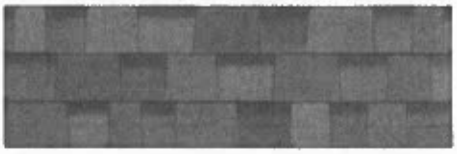
Sierra Gray



Slatestone Gray



Teak



Terra Cotta

Williamsburg Gray

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

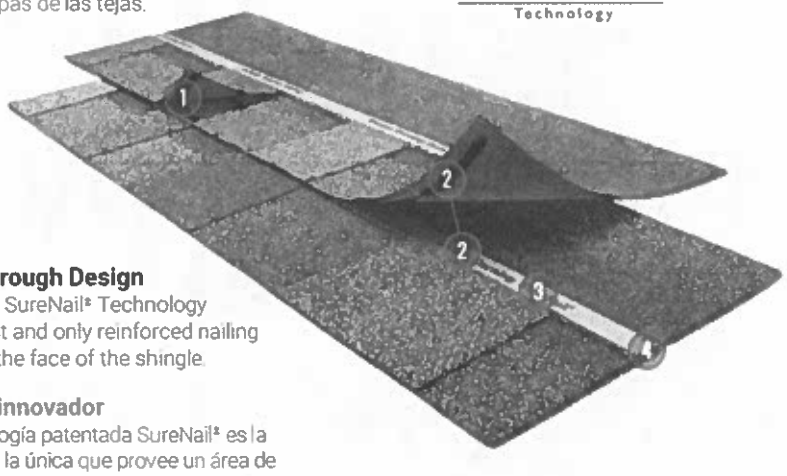
HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

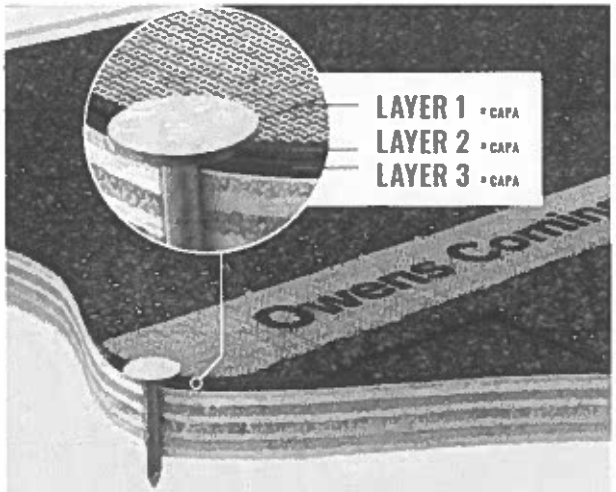
4

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

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

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO

Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5 VECES MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS

Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9 VECES MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS

Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2 VECES MEJOR** RESISTENCIA A LA DELAMINACIÓN

Product Attributes

Warranty Length*

Limited Lifetime‡
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*,§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438#

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval²

Características del producto

Período de garantía*

Garantía limitada de por vida‡
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*,§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438#

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

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

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade²

* See actual warranty for complete details, limitations and requirements

‡ 40-Year Limited Warranty on commercial projects.

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

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

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

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles

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

~ See Color Disclaimer information on page 2 for additional details

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

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

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details

For Patent information, please visit owenscorning.com/patents

SureNail® Technology is not a guarantee of performance in all weather conditions

± Owens Corning® Black Sable shingle includes a patented design.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera

~ Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 2.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami-Dade

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®

Para información sobre la patente, visite www.owenscorning.com/patents

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas

± Las tejas Black Sable de Owens Corning® incluyen un diseño patentado.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

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

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(Kearny)

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RECEIVED

MAR 21 2025

TOWN OF EASTON

HD 25 - 25

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

Application #:	2025 - 1424
Date Received:	03/21/2025
Fee Paid:	$75.00
HDC Meeting Date:	03/24/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER ROOFING

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 322 SOUTH ST

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

PROPERTY INFORMATION

OWNER NAME SANDRA FLORES

TELEPHONE NO. 410-253-6050 EMAIL townandcountryroofing@goeaston.net

Applicant or Agent

NAME TOWN & COUNTRY ROOF

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

(EMERGENCY STORM DAMAGE)

REMOVE OLD BLOWN OFF ROOF

INSTALL A DURO-LAST MEMBRANE ROOF.

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 3/10/25

Printed Name of Applicant or Agent FRANK SIMKOSKY

Revised 4.4.2022

ArcGIS Web Map

3/21/2025, 1:14:43 PM

1:300

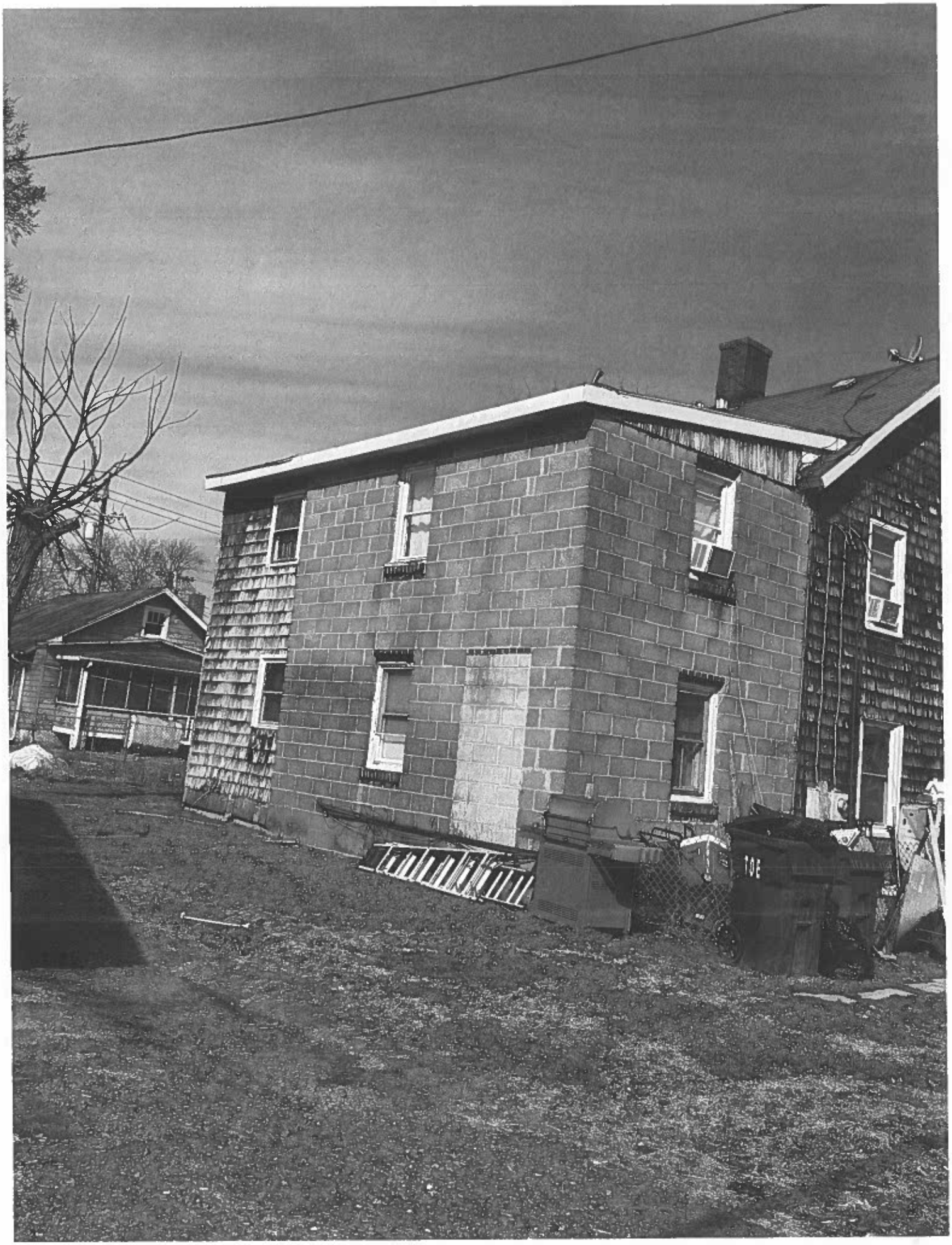
0 0 0.01 0.01 mi

0 0 0.01 0.02 km

Maxar, Microsoft, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA, MDIMAP, DoIT

GAF TimberLine Arch. Shingles

GAF Liberty


TOE

LIBERTY™ Self-Adhering Cap Sheet

An SBS-modified, granule-surfaced roofing membrane provides durable protection for residential low-slope areas

- Perfect for low-slope roofs such as on porches, garages, carports, and sheds
- Self-adhering installation eliminates the need for open flames, hot asphalt, or dangerous chemicals on your roof

GAF LIBERTY™ Self-Adhering Cap Sheet

LIBERTY™ Self-Adhering Cap Sheet

Description:

LIBERTY™ Self-Adhering Cap Sheet is a durable SBS-modified bitumen, granule-surfaced membrane designed and manufactured to meet relevant industry and code requirements. We reinforced this waterproofing membrane with a polyester mat coated with polymer-modified asphalt.

Advantages:

- **LIBERTY™ systems are applied** without torches, open flames, or hot asphalt, and are suitable for primed plywood decks and other substrates.
- **Available in seven popular colors** to help complement Timberline® and other GAF asphalt shingle colors. (Black, Hickory, White, Weathered Wood, Shakewood, Tan, and Slate.)
- **Up to 20-Year Limited Warranty** against manufacturing defects available, depending on systems.[1]

Uses:

LIBERTY™ Self-Adhering Cap Sheet is designed to be used with LIBERTY™ Self-Adhering Base/Ply Sheet to help protect low-slope areas (¼:12 – 3:12) of your roof such as porches, garages, carports, and sheds.

Application:

LIBERTY™ Self-Adhering Cap Sheet is applied to approved substrates using its unique self-adhering formulation. Technical and sales information can be obtained through Technical Services at 877-GAF-ROOF.

Application Standards:

- **UL Classified to ANSI/ UL790[2], Class C Roofing Fire Rating**
- **Miami-Dade County Product Control Approved**
- **State of Florida Approved**
- **Meets or Exceeds the Requirements of the Texas Department of Insurance.**
- **ASTM D6164 Type I, Grade G**
- **UL Evaluation Report UL ER1306-02**

This product meets or exceeds the following ASTM D6164 Type I, Grade G minimum requirements:

Properties	Test Method	Value
Tensile strength @ 0°F (min.), lbf/in.	ASTM D5147	70
Elongation @ 0°F (nom.), %	ASTM D5147	20
Low-temperature flexibility (max.), °F	ASTM D5147	0
Tear strength (min.), lbf	ASTM D5147	55
Dimensional stability, (max.) %	ASTM D5147	1

Note: Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. GAF reserves the right to change or modify, at its discretion, any of the information, requirements, specifications, or policies contained in this document.

Product details:

Roll size	1 square — excludes laps[3] 111.6 gross sq. ft. (10.4 m²)
Roll length	34.0' (10.4 m)
Roll width	39.375" (1.0 m)
Aprox. roll weight	96.4 lb. (43.7 kg)
Product thickness	0.157" (4 mm)

[1] Exclusions apply. See *Limited Warranty on LIBERTY™ SBS Self-Adhering Materials* for complete coverage and restrictions.
[2] Refer to UL Product iQ for actual assemblies.
[3] Installed coverage will be lower and depend on quantity and width of side and end laps.

For further information on this product, please visit **gaf.com/Liberty**.
For questions on application, contact GAF at **877-GAF ROOF**.

We protect what matters most™

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GAF Timberline HDZ®

High Definition® Lifetime† Shingles

As featured on *This Old House*, the Timberline HDZ® shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

We protect what matters most™

It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, "You're going to be safe, dry, and warm under this roof."

Choosing a Timberline HDZ® roof is a great way to help keep that promise.

It's our first shingle ever to come with patented LayerLock® Technology. That means it's engineered for the best possible installation.

It's a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline HDZ® shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock® Technology allowed GAF to create the StrikeZone® nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.[1]

LayerLock® Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® shingles are eligible for the WindProven™ Limited Wind Warranty when installed with the required combination of four qualifying GAF accessories.[2]

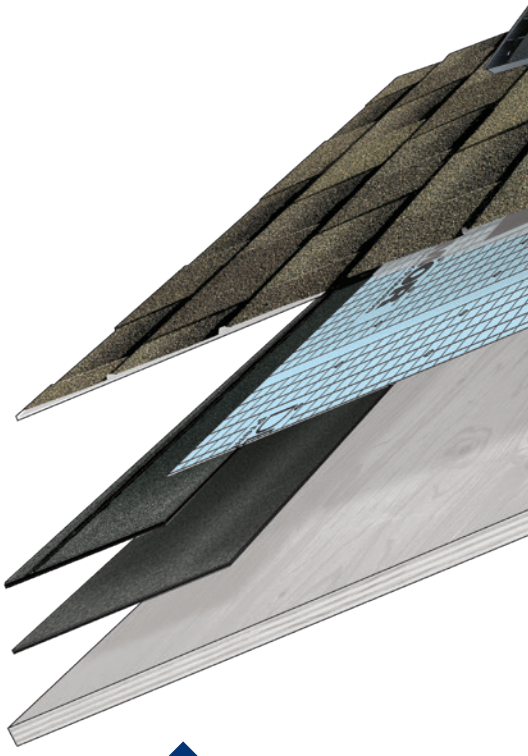
GAF LAYERLOCK® TECHNOLOGY

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY [2]

[1] 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.

[2] 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® Technology 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. For installations not eligible for the *GAF WindProven™ Limited Wind Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

It's a system, built to protect

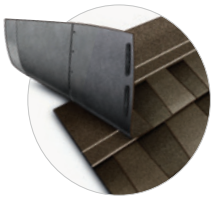


A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® shingles eligible for the WindProven™ Limited Wind Warranty.[1]

Timberline HDZ® shingles also feature GAF time-release algae-fighting technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.[2]

Visit **gaf.com/LRS** for qualifying GAF products.

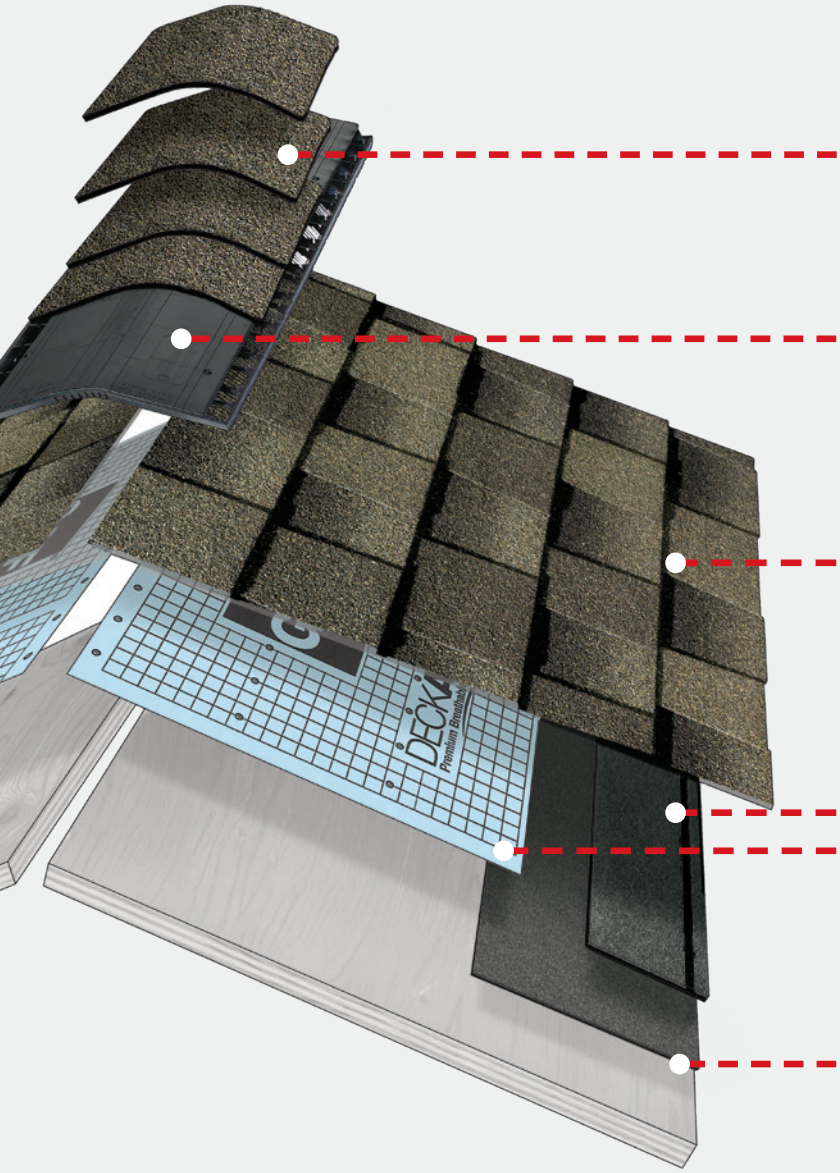


LayerLock® Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone® — the industry's widest nailing area.

[1] 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® Technology 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. For installations not eligible for the *GAF WindProven™ Limited Wind Warranty,* see the *GAF Shingle & Accessory Limited Warranty.*

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

The GAF Lifetime† Roofing System



6 — Ridge Cap Shingles
Helps defend against leaks at the hips and ridges

5 — Attic Ventilation
Helps reduce attic moisture and heat

4 — Lifetime† Shingles
Helps beautify and protect for years to come

3 — Starter Strip Shingles
Helps guard against shingle blow-offs

2 — Roof Deck Protection
Helps shield the roof deck from moisture infiltration

1 — Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† shingle and at least 3 qualifying GAF accessories and get a Lifetime† Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[1] about enhanced GAF warranties.

GAF
LIFETIME†
LIMITED WARRANTY TERM

† 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. See the *GAF shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty,* see the *GAF Shingle & Accessory Limited Warranty.* Visit gaf.com/LRS for qualifying GAF products.

[1] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use.* Visit gaf.com/gaf-contractor-terms-of-use for details.

Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

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.

Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

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.

Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

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.

Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

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.

Shakewood

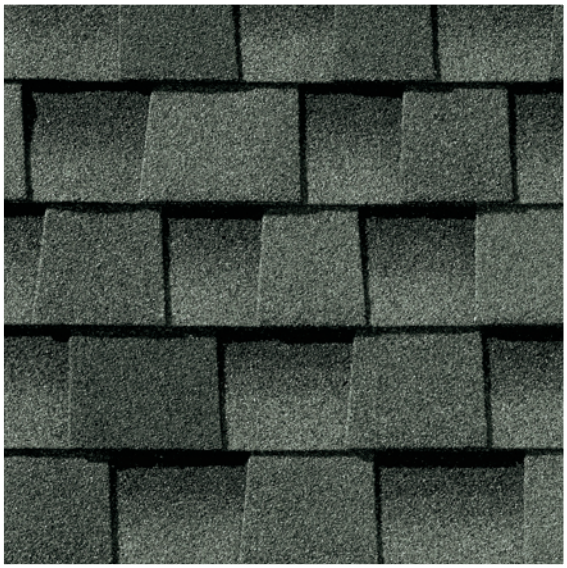
An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

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.

Hickory

An inviting brown shade with a red undertone, Hickory is an excellent companion to brick and stone homes and works well with browns, beiges, yellows, and golds.

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.



Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

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.

Mission Brown

Emulating the rustic shades and tones of the earth, Mission Brown provides a simple natural backdrop that allows other colors to appear richer and brighter.

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.

Hunter Green

A rich color with dramatic undertones, Hunter Green makes people take notice.

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.

Nantucket Morning

Harvest Blend Color

Features cool gray tones that partner perfectly with blues and grays.

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.

Photo credit: Jared Kuzia for This Old House,
or @jaredkuziaphotography and @thisoldhouse

Appalachian Sky

Harvest Blend Color

Appalachian Sky offers a subtle variety of dark grays, black, and browns, bringing appealing definition to homes with brick facades.

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.

Golden Harvest

Harvest Blend Color

A striking color that provides warmth to almost any siding or brick, this blend also offers exceptional contrast, for a light, yet colorful roof.

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.

Cedar Falls

Harvest Blend Color

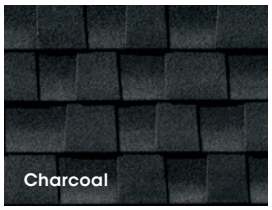
The clay-colored background and subtle gray highlights create a refined and polished look that offers a wonderful complement to stone.

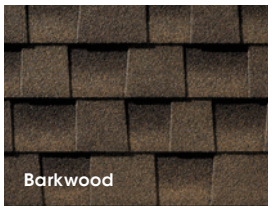
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

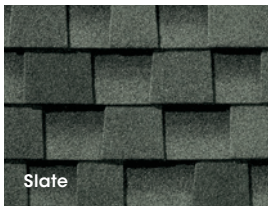
Color Availability

GAF Timberline HDZ®
High Definition® Lifetime† Shingles

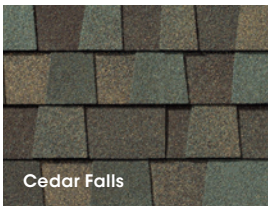
Nationally Available Colors



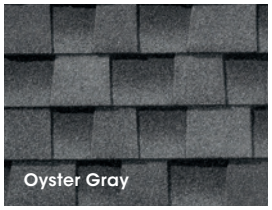




Harvest Blend Colors



Regionally Available Colors (See next page for details.)

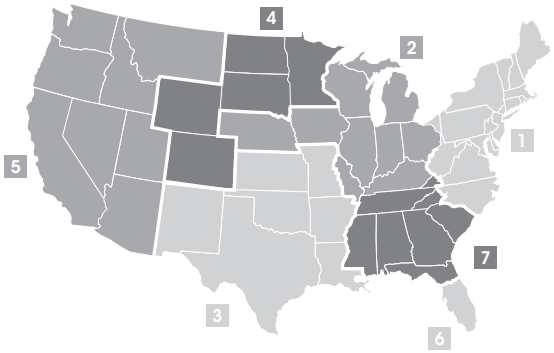


For more details visit gaf.com/TimberlineHDZ

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.

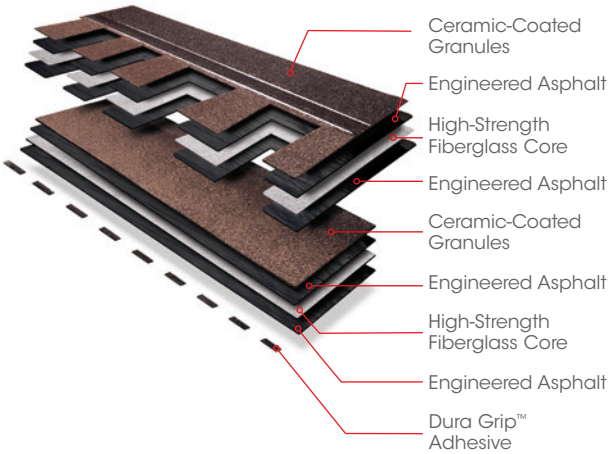
Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	●	●	●	●	●	●	●
Charcoal	●	●	●	●	●	●	●
Hickory	●	●	●	●	●	●	●
Hunter Green	●	●	●	●	●	●	●
Mission Brown	●	●	●	●	●	●	●
Pewter Gray	●	●	●	●	●	●	●
Shakewood	●	●	●	●	●	●	●
Slate	●	●	●	●	●	●	●
Weathered Wood	●	●	●	●	●	●	●
Harvest Blend Colors:							
Nantucket Morning	●	●	●	●		●	●
Appalachian Sky	●	●	●	●		●	●
Golden Harvest	●	●	●	●	●	●	●
Cedar Falls	●	●	●	●	●	●	●
Regional Colors:							
Birchwood		●		●	●	●	●
Biscayne Blue	●						
Copper Canyon*					●		
Driftwood						●	●
Fox Hollow Gray	●	●					
Golden Amber*					●		
Oyster Gray	●					●	●
Patriot Red	●						
Sunset Brick						●	
Williamsburg Slate	●	●					



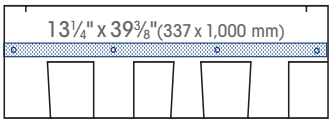
* Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Birchwood, Copper Canyon, and Golden Amber are rated by the CRRC; Can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[2] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[3] Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

Hip & ridge cap shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.

gaf.com/ridgecaps

TimberTex® and TimberCrest® premium ridge cap shingles are designed to complement the color of your Timberline® shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® premium ridge cap shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF time-release algae-fighting technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]

[1] These products are not available in all areas. See gaf.com/ridgecapavailability for details.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

America's #1-selling shingle just got better — *again*.

Here's why Timberline HDZ® shingles are our most popular shingle. First, LayerLock® unlocks our WindProven™ Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.[1] Second, our time-release algae-fighting technology unlocks our 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration. Add GAF hip and ridge cap shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty[2] for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

[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. For installations not eligible for the *WindProven™ Limited Wind Warranty*, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage restrictions and qualifying products.

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